PLANNING BOARD MINUTES 1968 and prior

1968 - Complete

1967 - Missing from January 1, 1967 to February 28, 1967 and from April 21, 1967 to October 31, 1967

1966 - Missing April 14, 1966 to May 24, 1966 and from September 15, 1966 to December 31, 1966

1965 - No Minutes

1964- If Board met every other week, this year is complete

1963 - If Board met every other week, this year is complete to October, 1963, some minutes are missting through December 31, 1963

1962 - Minutes in file for every other week through October 25th. Missing from October ~~4th~~ 25th through December 4th.

~~1962~~

1961 - No minutes

Didn't go back any further.

MEDFIELD PARK AND PLANNING BOARD

Minutes of Special Meeting Held on January 2, 1958

PRESENT: Messrs. Hardy, Cain, Spencer, and Mrs. Smith

A special meeting was called to order this date at 8:00 P.M. with Mr. Hardy, Chairman, presiding and the following business was conducted:

BUDGETS AND REPORTS: The Board's financial statement for the year 1957 was reviewed and the proposed budget read and approved. The clerk was advised to prepare the budget for presentation to the Board of Selectmen and the Finance Committee.

The annual report was also reviewed for final approval.

The following articles were drafted for insertion in the town warrant:

(a) To see if the Town will raise and appropriate the sum of two hundred fifty dollars ($250.00) for the purpose of repairing the existing rail fence along Frairy Street beside Baker's Pond, or do or act anything in relation thereto.

(b) To see if the Town will raise and appropriate the sum of one hundred fifty dollars ($150.00) for the purpose of installing a drinking fountain adjacent to the tennis court on Adams Street or do or act anything in relation thereto.

LITTLE LEAGUE FIELD: A letter was received from Mr. Kennedy, Town Counsel, stating that the Little League Association had requested him to prepare an Article for the annual town meeting which would provide funds to help with the repair and maintainence of the Little League Field. The funds to be turned over to the Planning Board since the Field is owned by the town and under the jurisdiction of the Planning Board.

Mr. Handy of the Little League Association was contacted and he appeared before the Board to discuss the details more fully. Mr. Handy felt that the association needed assistance to repair and keep the field in good playing condition, and the following were the items that could not be taken care of by volunteer help:

(a) Replace the infield fence.
(b) Mowing of outfield.
(c) Maintaining infield.

Respectfully submitted,
Claire H. Smith
MRS. CLAIRE H. SMITH,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on January 9, 1958

PRESENT: Messrs. Hardy, Cain and Wills

The meeting was opened at 8:00 P.M. with Mr. Hardy, Chairman, presiding and the following business was conducted:

ANNUAL REPORT: The annual report was read and signed and turned over to the clerk for delivery to the Board of Selectmen.

PARKS: Mr. Wills was appointed liason officer to supervise the care of the parks. The clerk was requested to notify Mr. Caswell of this appointment and also notify him in writing that his bid had been accepted.

MINUTES: The minutes of the meeting held on December 12, 1957, were read and approved as read.

TENNIS COURT: It was reported that we had received an estimate from the Driscoll Company for surface treatment of the tennis court for the amount of $300. The Board agreed to include this amount in their budget for 1958.

BAXTER SQUARE: Mr. Hardy suggested that the Planning Board place markers with reflectors on them along the Spring Street side of Baxter Square to prevent the parking of cars on the park property. The Board felt that it would be wise to consult with Mr. McCarthy on this matter.

ZONING BY LAW: It was voted to hold a hearing on January 23rd at the Town House at 8:00 P.M. in the Selectmen's rooms on the proposed article to amend the Zoning By-Law regarding single or multi-family residences.

MEETING ADJOURNED AT 9:50 P.M.

Respectfully submitted,

Everett J. Wills

EVERETT J. WILLS,
Acting Secretary

MEDFIELD PARK AND PLANNING BOARD

Report of Public Hearing held on January 23, 1958

The hearing was called to order at 8:00 P.M., at the Town House, with Mr. Hardy, Chairman of the Planning Board, presiding.

Mr. Hardy read the Notice of Hearing as published in the Milford Daily News on January 14, 1958. Before the discussion began it was requested that each item in the article be considered separately.

Item (1) Reread. No questions or discussion.

(2) Reread. No questions or discussion.

(3) Reread. Discussion not pertaining to the subject.

(4) Reread. The wording "complete housekeeping unit" was discussed. Some felt that this should be defined more clearly.

(5) Reread. A question was raised as to whether or not this item violated some of the terms of Section VII. After considerable discussion, it was agreed to consult the town counsel on this matter.

It was also suggested that the stairs if added to the outside of a building be covered for appearance and safety.

(6) It was also suggested that the following wording be added to Item (6):

> Plans and sketches must be submitted to the foregoing Boards showing clearly all proposed alterations and additions for their approval.

In general, Mrs. Laura Smith stated that she felt it would preserve the old houses of the town and also the character of the neighborhoods if it were possible for owners of large homes to readily change them into multi-family use.

Also, Mrs. Munson insisted that off street parking should be taken care of so as not to create a hardship for the neighborhood.

Respectfully submitted,
Claire H. Smith
MRS. CLAIRE H. SMITH,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on January 23, 1958

PRESENT: Messrs. Hardy, Cain, Wills, Spencer, and Mrs. Smith

The meeting was called to order following the public hearing held at 8:00 P.M. Mr. Hardy, Chairman, presided and the following business was conducted:

MINUTES: The minutes of the meetings held on Dec. 26, 1957, January 2, 1958, and January 9, 1958, were read and approved as read.

REZONING: The Board discussed the hearing held previously this evening and agreed to contact Mr. Kennedy before the report to the town is written.

SUBDIVISIONS: Mr. Hardy read a letter received from the Selectmen stating that it would be very helpful in the procedure of laying out, and accepting and completing the details of a legal layout if the developer would include on his plan the frontage of each lot and the area that will be taken for the street.

MEETING ADJOURNED AT 9:50 P.M.

Respectfully submitted,

Claire H. Smith

MRS. CLAIRE H. SMITH,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on February 13, 1958

PRESENT: Messrs. Hardy, Cain, Wills, [redacted], and Mrs. Smith

The meeting was opened at 8:00 P.M. with Mr. Hardy, Chairman, presiding and the following business was conducted:

ROBERT SPROUL ROAD: The following persons appeared before the Board:

(1) Warren Fenton, Medfield
(2) Joseph Bravo, Medfield
(3) Mrs. Eugene Bravo, Medfield
(4) Michael Nesta, 32 Central St., Holliston, Mass.

and requested that a plan entitled, "Plan of Land in Medfield, Mass., Scale: 1 in. equals 40 feet, Nov. 5, 1928, Frank L. Cheney, C.E., Medfield, Mass", be considered by the Board for development under the subdivision control laws of the Town of Medfield.

After studying the plan and the history of the development, the Board was in disagreement as to whose responsibility it was to construct the street and under which specifications it should be done. It was decided to hold a special meeting with the following town officials present if possible:

(1) Joseph S. Kennedy, Town Counsel
(2) W. F. McCarthy, Superintendent of Streets
(3) William Rogers, Planning Board Nominee

The Secretary was requested to set the date of the meeting and then notify the Board Members and the above-named persons.

STREETS: A letter was received from the Superintendent of Streets informing the Board of the amount of mileage that had been added to the town's accepted streets during the year 1957.

APPEALS BOARD: Mr. Hardy read the notice of Public Hearing held by the Appeals Board on February 12, 1958, on petition of Robert J. Larkin.

GROVE STREET: In regard to the "Notice of Intention to Lay Out a Portion of Grove Street as a Public Way" received from the Selectmen, the Board reviewed the Plan of Grove Street.

MINUTES: The report of the public hearing held on Jan. 23, 1958, was read. The minutes of the meeting held on January 23, 1958, were also read and approved as read.

MEETING ADJOURNED:

Respectfully submitted

MRS. CLAIRE H. SMITH, Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Special Meeting held on February 19, 1958

PRESENT: Messrs. Hardy, Cain, Wills, Spencer, Mrs. Smith, and Mr. William Rogers.

ROBERT SPROUL ROAD: This special meeting was called to discuss the plan presented at the previous meeting by Mr. Michael Nesta, Holliston, Mass.

Mr. Cain reported that Mr. Kennedy was unable to be present at this meeting but wished to have the following information conveyed to the Board:

(1) That the lots owned by Mr. Bravo should conform to the present zoning regulations.

(2) That a revised plan be brought before the Planning Board upon which the Planning Board would give its conditional approval.

(3) That if corner lots are to be assessed under the Betterment Act, that all four corners be assessed at the same rate.

Mr. Hardy reported that Mr. McCarthy was ill and unable to attend this meeting but wished to state that he definitely wanted this subdivider to construct the street according to our present street regulations and without betterments being assessed.

Mr. Hardy stated that he felt that this was a subdivision and the subdivider, not the town, should construct the street.

Mr. Rogers was asked for his opinion and he stated that

(1) The lots should be divided according to our present regulations.
(2) No betterments be assessed.
(3) Road to be constructed under specifications similar to the standards set for the R. H. Brown subdivision.

Mrs. Smith stated that she was in agreement with Mr. Rogers and felt that the subdivider should construct the street.

It was noted at this time that if the street were constructed under the Betterment Act, it would first have to be approved by the Town.

[redacted] '20

Mr. Cain stated that he would go along with the rest of the Board on the construction of the street, but he felt that each one of the corner lots and Mr. Clark, owner of a lot fronting on this proposed street, should pay their share of the cost of the construction of the street as each would be deriving some benefit therefrom.

Mr. Spencer stated that he felt that the street should be constructed by the builder and to be of a standard better than the streets constructed in the Brown development although not according to our present regulations. Mr. Spencer referred especially to the curbing.

Mr. Wills stated that he was in agreement with the majority of the Board.

It was decided that it would be advisable to contact the Board of Selectmen to see if they would be willing to accept this proposed street for presentation to the town if it were constructed under the old specifications.

After considering each members opinions, the Board agreed and unanimously voted that this plan be put through as a subdivision plan and the street not to be constructed under the Betterment Act.

In accordance with the above vote, the Board agreed on a proposed set of specifications which were to be reviewed by the Board Members, the Town Counsel, the Selectmen, the Water Board, and the Superintendent of Streets.

MEETING ADJOURNED:

Respectfully submitted,

MRS. CLAIRE H. SMITH,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on February 27, 1958

PRESENT: Messrs. Hardy, Cain, Wills and Spencer.

The meeting was opened at 8:00 P.M. with Mr. Hardy, Chairman presiding and the following business was conducted:

TOCCI: Mr. Mathew Tocci appeared before the Board in connection with a subdivision plan which he had filed with the Board at a previous date. He was not presenting an application at this time but did wish the Board's comments and suggestions on his proposed plan. The Board stated that they felt that the lot layout was in order, but that a profile must be presented since drainage in that area was a particular problem.

ROBERT SPROUL ROAD: The following persons appeared before the Board in regard to the proposed subdivision of property owned by Mr. Joseph Bravo and located between Main and Pound Streets:

(1) Mr. and Mrs. Thomas Aylward
(2) Mr. Warren Clark
(3) Mr. and Mrs. Thomas F. Sheridan
(4) Mrs. Maurice Bouin

All of the above persons are abutters to the property and were interested in the action that was being taken since various rumors had been circulated.

Mr. Hardy informed the group of the action that the Board had taken to date, and read the specifications which the Board was proposing for this subdivision.

All of the abutters stated that they did not wish to have the street constructed under the Betterment Act, but that they did want the street completed.

MINUTES: The Minutes of the Meeting held on February 13, 1958, and the Minutes of the Special Meeting held on February 19, 1958, were read and approved as read.

ROBERT SPROUL ROAD: The specifications for this proposed subdivision were reviewed and revised, and the clerk was requested to send copies to the following:

(1) Mr. Michael Nesta
(2) Mr. Warren Fenton
(3) Mr. Joseph Bravo
(4) Board of Selectmen
(5) Superintendent of Streets
(6) Water and Sewerage Board
(7) Mr. Joseph Kennedy, Town Counsel

REZONING: The Board discussed and drafted their report on ARTICLE 20 of the Town Warrant.

MASS. DEPT. OF COMMERCE: Mr. Hardy read a letter from the Mass. Dept. of Commerce dated February 18, 1958, in regard to the planning of Enumeration Districts for the 1960 Census of Population.

Respectfully submitted,

Ernest L. Spencer

ERNEST L. SPENCER,
Acting Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on March 13, 1958

PRESENT: Messrs. Hardy, Cain, Wills, Spencer, and Rogers.

The meeting was opened at 8:00 P.M. with Mr. Hardy, Chairman, presiding and the following business was conducted:

REORGANIZATION: Mr. Hardy opened the meeting with a suggestion that the Board reorganize for the coming year. He opened nominations for the office of Chairman. Mr. Wills was nominated for this position. Nomination seconded and Mr. Wills was unanimously voted to serve as Chairman.

Mr. Hardy then turned the meeting over to the newly elected Chairman who continued the meeting by opening nominations for the office of Vice Chairman. Mr. Cain was nominated, and it was moved and seconded that nominations for this office be closed. Mr. Cain was unanimously voted for Vice Chairman.

Mr. Wills then opened nominations for the office of Secretary. Mr. Spencer was nominated. Nomination seconded. The Board unanimously voted that Mr. Spencer be elected to serve as Secretary.

Continuing with reorganizing, it was agreed to hold regular meetings the second and fourth Thursdays of each month. Meetings to be held at the Town House and to begin at 8:00 P.M. The clerk was advised to place notice to this effect in the local paper.

Mr. Cain was redesignated the authority to sign plans which fall under the category of "Subdivision Control Law Not Required".

Mr. Wills was delegated the authority to serve as liason officer for care of the parks, and also to expend whatever sum or sums needed to carry out the park program properly, but not to exceed the amount set up by the Board for this item.

PARKS: For the Board's information the clerk was requested to check the town records and report the date and manner in which the Board acquired the jurisdiction of the following town properties:

1. Baxter Square
2. Baker's Pond
3. Brook Street Property
4. Metacomet Park
5. Tennis Court

FILES: Mr. Wills stated that as a first item of business for the coming year, he would like to have the plan file reorganized. The Board agreed and a special meeting was scheduled for the first

Thursday in April to work on this project. Also at this meeting it was decided to go over the zoning map and zoning laws in order that a new set may be printed as soon as possible.

ZONING BY-LAWS: Mr. Wills noted for the records that Article 20 (Multi-Family Residences) was passed at the Annual Town Meeting, and that the Town Clerk had been sent all necessary records required by the Office of the Attorney General.

It was also noted at this time that the proposed budget for $1880.00 and the articles allowing $150 to install a drinking fountain at the Tennis Court and $250 to repair the rail fence along Baker's Pond were passed.

In connection with the drinking fountain, the Board discussed a possible location. Since there were various opinions, it was agreed that the members would look the court over and the decision would be made at the next meeting.

METACOMET PARK: Mr. Alfred Zullo appeared before the Board on behalf of the Lions Club and requested permission to use land in Metacomet Park on which to hold a carnival the last week in June.

Mr. Zullo agreed that the Lions Club would be responsible for the condition of the park after the carnival was over.

The Board agreed to write a letter to Mr. George Shaw, Chairman of the Field Day Activities for the Lions Club, giving him permission to use the park, exclusive of the Little League Field. This letter was not to be sent until the Board had the afore-mentioned information on Metacomet Park.

ROBERT SPROUL ROAD: Mr. Wills read the letter sent to Mr. Nesta which included the specifications the Board had set up for this proposed subdivision.

A letter received from the Superintendent of Streets regarding this matter was also read.

A great deal of discussion was had on the questions which Mr. McCarthy had raised; namely, whether this was a revision of our rules, or if this was a precedent, or was it a departure from the established regulations.

The Board stated that under advice from Town Counsel they were waiving strict compliance under Section 81-R which reads as follows:

"A planning Board may in any particular case, where such action is in the public interest and not inconsistent with the intent and purpose of the subdivision control law, waive strict compliance with its rules and regulations, and with frontage or access requirements specified in said law, and may, where the ways are not otherwise deemed adequate, approve a plan on conditions limiting the lots upon which buildings may be erected and the number of buildings that may be erected on particular lots and the length of time for which particular buildings may be maintained without further consent by the planning board to the access provided. The planning board shall endorse such conditions on the plan to which they relate, or set them forth in a separate instrument attached thereto to which reference is made on such plan and which shall for the purpose of the subdivision control law be deemed to be a part of the plan."

Mr. Hardy stated that the builder could build almost any type of road he desired under the old regulations, but that it would not have to be accepted by the Town. In order to avoid this, he felt that the proposed specifications would set up a street which would not be a hardship on the builder to construct and would be an asset to the town and also enhance the present situation in that area.

It was agreed to draft a letter to the Superintendent of Streets, but to consult the Town Counsel to receive his ruling on it before it is sent.

ZONING: A letter from Mr. Kennedy, Town Counsel, to Mr. Carr regarding whether or not a piggery may be established in a residential zone was read and a motion made that this letter be placed on file.

MINUTES: The minutes of the meeting held on February 27, 1958, were read and approved as read.

FINANCE COMMITTEE: Mr. Hardy suggested that a notice of hearing be sent to the Finance Committee on any zoning changes since they make a recommendation on all zoning articles.

TOCCI: Mr. Cain reported that Mr. Tocci had presented a profile plan to him to complete the plans which Mr. Tocci had filed with the Board previously for comments and suggestions.

Mr. Hardy suggested that special drainage be installed at the bottom of the hill to eliminate a right angle entry into Philip Street. Mr. Rogers agreed that a right angle entry into a manhole should not be permitted.

PARKS: Mr. Wills stated that the parks were being cleaned up and Mr. Caswell was getting ready to fertilize the lawn areas.

BUILDING CODE: Mr. Rogers stated that he felt that the Building Code should be revised especially for industrial construction. The Board discussed the matter and agreed that this should be a major project for the year.

Before proceeding with this revision however, the Board felt that they should receive a request from the Building Inspector to review our present code.

HAVING NO FURTHER BUSINESS THE MEETING WAS ADJOURNED.

Respectfully submitted,

Ernest L. Spencer

ERNEST L. SPENCER
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on March 27, 1958, Medfield, Mass.

PRESENT: Messrs. Wills, Cain, Hardy & Spencer

MINUTES: The minutes of the meeting held on March 13, 1958, were read and approved as read.

TENNIS COURT: After having made a survey of the tennis court area, the Board agreed to have the drinking fountain erected on the northerly corner approximately three or four feet from the court.

Mr. Hardy agreed to supervise the project for the Board.

PARKS: The Board discussed the repair of the railing on Baker's Pond. Mr. Hardy stated that he would contact Mr. Clancy to see if he would be available to do the welding, also contact the Superintendent of Streets to see if the Highway Department would loan the Planning Board their welding equipment for this project.

APPEALS BOARD: A notice of a hearing to be held by the Appeals Board was read. Said hearing to be on petition of Mr. Powers of Philip Street who requests permission to change his house into a multi-family dwelling. The Board felt that no action need be taken on this since the amendment passed at the annual town meeting placed cases of this type directly in the hands of the Appeals Board.

ROBERT SPROUL ROAD: The proposed letter to Mr. McCarthy, Superintendent of Streets, was read. After discussion it was agreed to hold the letter until the Board could check on the locations of the catch basins on Main and Pound Streets.

PARKS: The clerk was requested to obtain an estimate from Mr. Leonard for painting the flag pole in Baxter Square.

R.H. BROWN SUBDIVISION: Mr. Robert H. Brown appeared before the Board stating that he was ready to bond Pine Grove Road from Bartlett Avenue to the intersection of Arnold Drive, Station 0 plus 0 to 3 plus 90, a distance of approximately 390 feet. Mr. Brown also stated that the drainage, catch basins, manholes, and the services were already in. He also stated that he had notified the Highway Department and the Water Board to this effect.

After discussing the matter the Board decided to inspect the area together with the Superintendent of Streets and then as soon as possible thereafter notify Mr. Brown of the amount of the bond which the Board felt was needed to cover the completion of the construction.

TOCCI: Mr. Matthew Tocci and Mr. Frank Cheney, Engineer, appeared before the Board with an application for subdivision of land in the Town of Medfield, dated March 27, 1958. Subdivision to be approved under section 81-U of the Subdivision Control Law.

The Board reviewed the application and the plans. Except for the drainage outlet on Philip Street, the Board agreed that in general the plans were in good order. Since Mr. Tocci felt that he could furnish a profile plan showing said drainage almost immediately, the Board set the hearing date for April 24, 1958, at 8:00 P.M. However, the Board warned Mr. Tocci that if said plan was not received by the date of the hearing, the Board would recommend dismissal.

It was also noted that the mortgagee had not assented to this application in writing. Mr. Tocci stated that he would present the Board with an agreement from the mortgagee.

The clerk was requested to notify the interested town boards of this application and place in their hands a copy of the plan.

ZONING: Mr. Wills reported that he had attended the meeting of the Board of Selectmen in connection with the piggery question, and that it was ruled that the piggery was not in accordance with our zoning regulations.

PARKS: Dr. Christian of the Little League Association had requested through Mr. Wills permission to advertise for bids for building the fence around the field. However, since the Little League could not legally conduct any financial business in connection with town funds, it would be necessary for them to present their specifications to the Planning Board who would then advertise for bids if necessary. In order to clarify this matter with both the Planning Board and the Little League, it was decided to invite Dr. Christian to the special meeting to be held on April 3rd.

MEDFIELD PARK AND PLANNING BOARD

MINUTES OF SPECIAL MEETING HELD ON APRIL 3, 1958

PRESENT: Messrs. Wills, Cain, Hardy and Rogers

This special meeting was called to reorganize the plans in the plan file.

During the evening Dr. Christian of the Little League Association appeared to discuss the specifications which they required for the building of the fence. He presented old bids which could not be accepted since they were not addressed to the Planning Board and did not include the specific specifications set up by the Little League. Dr. Christian agreed to turn over copies of the plan which had been drawn up by the Little League Association which included thereon the specifications. The Board agreed that they would send out invitations to bid with all bids to be received not later than 8:00 P.M. April 10, 1958.

Several members present went down to the field with Dr. Christian in order to become more familiar with the area.

Work on the plan file was partially completed. Another special meeting to be called in the near future to finish this project.

Respectfully submitted,

Roger E Hardy

ROGER E. HARDY,
Acting Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on April 10, 1958

PRESENT: Messrs. Wills, Cain, Hardy, Spencer and Rogers

The meeting was opened at 8:00 P.M. with Mr. Wills, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meeting held on March 27, 1958 were read and approved as read.

PARKS: It was reported that Mr. Clancy of Medfield had been contacted to do the repair work on the railing on Baker's Pond, but he was unable to do the work. Mr. Clancy suggested that we contact the firm of L. Antonelli, 177 Willard St., Quincy, 69, Mass., and he also stated that he would be willing to go over the work to be done with Mr. Antonelli.

Mr. Hardy reported that considerable more damage had been done to the railing in the past few weeks.

ROBERT SPROUL ROAD: After inspecting this area it was reported that there was a catch basin on Main Street near the proposed street but none on Pound Street. However, it was felt that no catch basin would be needed on Pound Street since there would be very little drainage onto it from the proposed street. The Board also felt that the town would install drainage on the entire street when the new school was built.

R.H. BROWN SUBDIVISION: Mr. Wills read a letter from the Superintendent of Streets stating that he had inspected Pine Grove Road but because there were no established grades it was impossible to check the drainage or to determine the sub-grade of the road. He recommended that Mr. Brown have an engineer establish grades so that a proper determination could be made.

Due to this report from Mr. McCarthy no bond could be set at this time.

A question was brought up regarding the possibility of a suit being brought against the town for water drainage due to imcompleted drainage in a subdivision. Such a case might exist in the Brown subdivision where the development is proceeding down the slope instead of upwards. The Board felt that some sort of blanket easement should be obtained from Mr. Brown in order to protect the town. The Town Counsel is to be contacted regarding this matter.

TOCCI: Mr. Wills read the correspondence sent to the Selectmen notifying them of Mr. Tocci's subdivision application. It was reported at this time that Mr. Tocci had received verbal agreement for a drainage easement from Miss Jewell. However, the formal agreement had to be taken care of through the Jewell Estate. Mr. Cain emphasized the fact that the agreement must be taken care of before the hearing as per agreement of last regular meeting.

Mr. Spencer brought up the question of whether or not a builder should construct the stubs in subdivisions. This matter was discussed and the Board agreed to keep it in mind for the time being.

FLAG POLE: Mr. Wills read the letter sent to Mr. Leonard requesting an estimate for painting the flag pole.

ZONING: Mr. Hardy reported that the piggery on old Mt. Nebo Road could not be inspected until the weather permitted travel in that area.

PARKS: Mr. Wills read a letter from the Superintendent of Streets requesting advise as to the status of the maintenance of the island at the head of Spring Street designated as Bravo Square.

The Board agreed to take care of the area this year under their present budget, but that next year it would have to be included as an extra expense. Verbal notice of this decision to be given to Mr. McCarthy.

WESTVIEW ROAD: Mr. Wills read a letter from the Water and Sewerage Board stating that they had received complaints from residents on the upper end of Westview Road as to insufficient water pressure. The Water Board stated that they were not blaming the Planning Board for this; but were requesting that the Planning Board's final approval be withheld, for any future building lots located in areas above an elevation of 250 feet above sea level, until satisfactory agreements had been made for the installation of booster pumps or other provisions for adequate water supply (at no expense to the Town) if such action appeared necessary.

The Board discussed the letter and agreed that plans of all proposed subdivisions are submitted to the Water Board for their study and if they felt the need for auxiliary water supply equipment, the Planning Board would be happy to cooperate with them.

LITTLE LEAGUE: Mr. Wills opened the sealed bids which had been received from the following parties for the construction of the Little League Fence:

1. Mr. George Lemmler, Medfield.....$428.00
2. Eric Nilson & Son, Medfield.....$455.00
3. R. E. Johnson & Son, Medfield.....$415.00

A motion was made and seconded that the Board accept the lowest bid of $415.00 made by R. E. Johnson & Son. Vote carried unanimously. Clerk advised to send letters to all bidders.

PARKS: Mrs. Myron Smith representing the Garden Club had requested through Mr. Wills a sign to be erected near Baker's Pond to help protect the shrubs from the children.

The Board discussed this problem and agreed that they felt that a sign would not help the situation. They suggested that the Garden Club request extra protection for that area from the police department.

WATER AND SEWERAGE BOARD: It was noted that the Water Board is having trouble with the transite pipe which has been installed in the town.

HILLCREST CORPORATION (formerly Cindie Construction Co., Inc.): Mr. Hardy of the Hillcrest Corporation requested the Planning Board to set the amount of bond they would deem necessary for the six hundreed feet of construction of Hillcrest Road. He stated that the roadway had just been opened up and that was all. No water or drainage had been installed.

The Board discussed the bond requirement and requested that Mr. Hardy construct the street to the intersection of Della Avenue, station 6 to station 14 plus 0, a distance of approximately eight hundred feet. Mr. Hardy stated that he thought they could comply with this request.

Before the Board could set the amount they stated that they would have to have the Superintendent of Streets inspect the roadway and receive his opinion as to the amount that would be necessary to cover the completion of the construction of this section of proposed street.

Mr. Hardy informed the Board that the Cindie Construction Co., Inc. had become the Hillcrest Corporation.

BROWN SUBDIVISION: Mr. R. H. Brown appeared before the Board to see if the Board had set the amount for the bond on his proposed street construction. Mr. Wills read the letter which the Board had received from the Superintendent of Streets. Mr. Brown agreed to have an engineer establish the grades and then contact the Superintendent as soon as this had been done.

The Board ppomised to expedite the matter just as soon as a report had been received from Mr. McCarthy.

Mr. Wills mentioned to Mr. Brown the matter discussed earlier in the evening regarding a blanket easement to cover the drainage in his subdivision. The Board stated however that they would initiate the matter.

MEETING ADJOURNED.

Respectfully submitted,

Ernest L. Spencer

Ernest L. Spencer,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Report of Public Hearing held on April 24, 1958

SUBJECT: Application of Mr. Matthew J. Tocci, et ux, Philip St., Medfield, Mass. to subdivide land, lay-out and construct a way to be known as Fairview Road according to plan and profile submitted to the Town Planning Board.

Mr. Everett J. Wills, Chairman of the Park and Planning Board, opened the hearing at 8:00 P.M.

Mr. Tocci presented the Board signed receipts for notices which he had sent to the abutters of his property.

Mr. Wills then read the notice of hearing as published in the Milford Daily News on April 5th and April 8th.

Mr. Tocci together with Mr. Cheney, Engineer, explained the lay-out and profile plans of the proposed subdivision and also stated their intent.

Mr. Tocci stated that he did not have a formal easement from the Jewell Estate as yet. He had planned on bringing it to the hearing but Mr. Jewell had been out of town until late this afternoon and the attorneys could not get the papers signed. Mr. Cain stated that he felt that the easement must be in the hands of the Planning Board before the Board could give approval to the plan.

At this time the Board reviewed the plans again, and requested that a fifteen inch pipe be installed across the street instead of a twelve inch one. Mr. Tocci agreed to do this and the plan was changed accordingly.

Continuing with the hearing, an interesting discussion was held on the rights in a turn around easement.

It was noted that Mr. A. E. Wills had an agreement with Mr. Tocci to purchase a small parcel of land, and if this agreement were completed it would be necessary to receive sloping rights from Mr. Wills. Mr. Tocci stated that the land is not to be conveyed until the plan has been approved by the Planning Board.

Mr. Tocci was questioned as to whether or not he had a written assent from the mortgagees.

Mr. Tocci stated that he did not have the assent because as soon as the plan is approved by the Planning Board, the mortgage will be removed from the property.

Since there was a difference of opinion on this matter, the Board decided to contact Mr. Kennedy, Town Counsel, for his ruling.

The Chairman called for any objections to the plan, but heard none.

It was the general concensus of the Board that the plan was in good order. However the two items, namely; the assent of the mortgagee and the drainage easement, must be taken care of.

As a matter of interest, Mr. Tocci stated that he intended to bond up to and including lots three and twelve.

HEARING ADJOURNED:

Respectfully submitted

Ernest L. Spencer

Ernest L. Spencer,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on April 24, 1958

PRESENT: Messrs. Wills, Cain, Hardy, Spencer, and Rogers

The meeting was opened at 9:00 P.M. with Mr. Wills, Chairman, presiding and the following business was conducted:

ZONING: (Omit Mr. Hardy reported that he had tried to locate the piggery on Mt. Nebo Road but could not find it.) Correction: Mr. Hardy reported that he had inspected the old piggery on Mt. Nebo Road and found it to be abandoned.

MINUTES: The minutes of the special meeting held on April 3rd were read and approved as read.

The minutes of the meeting held on April 10th were also read and approved as read.

LITTLE LEAGUE: It was reported that the Little League fence had been completed by Mr. Johnson.

The Board felt that the fence should have a coat of paint immediately to protect it, and Mr. Rogers stated that he felt that if possible, he would like to see it get two coats. Dr. Christian stated that the Little League Association would furnish the labor if the Planning Board would furnish the paint. Mr. Hardy was requested to obtain some prices on paint and report at the next meeting.

BAKER'S POND: Mr. Hardy stated that he had made an appointment with Mr. Antonelli in regard to the repair of the fence, but that Mr. Antonelli did not appear. Mr. Hardy agreed to try to make another appointment.

BROWN: Mr. Hardy reported that he had contacted Mr. Kennedy regarding a blanket easement for drainage and that Mr. Kennedy had agreed to draw up a form to cover this.

FLAG POLE: An agreement was received from Mr. Leonard to furnish all labor and materials to apply one coat of paint to the flag pole at Baxter Square for $25.00.

The Board voted to accept Mr. Leonard's agreement and clerk was requested to notify him of this decision.

ZONING: Mr. Wills read the copy of the letter sent by the Board of Selectmen to Mr. Charles Rigoli notifying him that he was operating a piggery in violation of the Zoning Laws of the Town of Medfield.

A discussion was held on whether or not the Zoning Laws should be revised to more clearly cover such items as piggeries, mink farms, etc. However the majority of the Board felt that the Town's Zoning Laws gave sufficient protection. Mr. Rogers stated that he felt that care should be taken so as not to infringe on a man's personal rights to earn a living. He felt that such matters should be left to the Board of Appeals.

The Board agreed to discuss this problem more in detail at a later date.

APPEALS BOARD: Decision #22 of the Appeals Board regarding petition of Howard A Powers, Philip St. was read.

SUPERINTENDENT OF STREETS: Mr. Wills read a letter from Mr. McCarthy stating that he had received a copy of Mr. Tocci's subdivision plan but that he had not received a notice that Mr. Tocci was beginning construction of his road. Mr. McCarthy felt that he should receive such a notice so that he could make inspection in the very earliest phases of the construction.

Mr. McCarthy also stated that he had not received a plan for the continuation of Pine Grove Road.

Mr. Hardy reported that he had taken care of the latter.

PARKING LOT: Mr. Rennie J. Spring had stated to one of the Board Members that he would donate to the Town of Medfield for the annual sum of $600.00 the strip of land he owned next to the railroad tracks on Park Street.

The Board discussed the matter and agreed to delay action on it until the parking problem becomes more acute in that area.

METACOMET PARK: Mr. Cain and Mr. Hardy agreed to look up the deed of this property so the Board would know what specific area they had jurisdiction over.

HILLCREST DEVELOPMENT CORP.: Mr. Hardy requested that the Board set a bond for construction of 120 feet on Hillcrest Road so that he could get a release on lots 16 and 17. He stated that only the rough grade was in.

The Board agreed to set a bond for the amount of $2,400 to cover construction from Station 6 plus 10 to Station 7 plus 30. As soon as said bond is received the Board agreed that they would release the two lots.

It was noted that the Board had not received a formal notice of the transfer from the Cindie Construction Co. to the Hillcrest Development Corp.

PLAN FILES: Mr. Wills requested a special meeting for May 1 to continue work on the plan files.

MEETING ADJOURNED:

Respectfully submitted,

Ernest L. Spencer

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Special Meeting held on May 1, 1958

PRESENT: Messrs. Wills, Cain, Hardy and Spencer

This special meeting was called to continue work on the plan files; however, the following urgent business was brought before the meeting and the work on the plan files was postponed to a later date.

HILLCREST DEVELOPMENT CORP.: Mr. Hardy appeared before the Board with a request for release of Lots 16 and 17 on Hillcrest Road. In lieu of a bond, Mr. Hardy presented a certified check (No. 5-4014) in the amount of TWO THOUSAND FOUR HUNDRED DOLLARS ($2,400) from the Hillcrest Development Corporation payable to the Town of Medfield and to be held by the Town until such time as Hillcrest Road is completely constructed to the satisfaction of the Planning Board from Station 6 plus 10 to Station 7 plus 30 as shown on the layout plan, or until such time as a bond is given covering the same.

Mr. Hardy was questioned as to the intent of the Corporation in regard to a bond. Mr. Hardy stated that it was the intent of the Corporation to bond Hillcrest Road to and including the intersection of Della Avenue within a two or three month period.

A motion was made and seconded that the certified check be accepted and that lots No. 16 and 17 be released for building purposes. The Board also agreed that upon receipt of a bond covering this section, Station 6 plus 10 to Station 7 plus 30, they would instruct the Town Treasurer to return the certified check to the Hillcrest Corporation.

TOCCI: Mr. Wills reported that he had received a statement from Arthur E. Wills, dated April 29, 1958, in which he stated that he would grant Mr. Tocci sloping rights.

Mr. Wills also reported that he had received the assent of the mortgagee to the subdivision of land owned by Mr. Tocci and upon which they held a mortgage.

MASS. FEDERATION OF PLANNING BOARDS: A notice was received from the Mass. Federation of Planning Boards notifying the Board of a dinner meeting to be held on May 28th at Holbrook. Several members of the Board stated that they would plan to attend.

MEDFIELD PARK AND PLANNING BOARD
Minutes of Special Meeting held on May 1, 1958.....2

LITTLE LEAGUE: A discussion was held on the painting of the newly erected Little League Fence and it was agreed to authorize Mr. Wills to purchase eight gallons of paint from Wills Hardware Store and then present it to the Little League Association.

TENNIS COURT: Mr. Cain was requested to contact the Driscoll Company in regard to the re-surfacing of the tennis court.

BAKER'S POND: Mr. Hardy stated that again he was unable to make a contact with the firm of Antonelli, but that he would try to make an appointment through the main office.

MEETING ADJOURNED:

Respectfully submitted,

Ernest L. Spencer

ERNEST L. SPECER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on May 8, 1958

PRESENT: Messrs. Wills, Cain, Hardy, Spencer and Rogers

The meeting was opened at 8:00 P.M. with Mr. Wills, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the public hearing held on April 24th were read and approved as read.

The minutes of the regular meeting held on April 24th were read and approved as read with the following correction:

> Paragraph entitled "ZONING" to read: "Mr. Hardy reported that he had inspected the old piggery on Mt. Nebo Road and found it to be abandoned."

ZONING: In connection with the zoning control of piggeries, etc., the Board again discussed whether or not to strengthen the zoning laws of the town governing them. It was suggested that two articles be put before the townspeople regarding this matter and let them make the final decision.

HILLCREST DEVELOPMENT CORP.: Mr. Hardy reported that the grades were in on Section 6 plus 10 to Station 8 plus 30 of Hillcrest Road and that the rough grading was completed. He also stated that Mr. McCarthy had inspected the construction.

LITTLE LEAGUE: Mr. Wills reported that Dr. Christian had obtained the paint for the Little League Fence from Mr. Walter Frank without consulting the Board.

PARKS: It was reported that complaints had been received on the condition of Baxter Square. This matter was turned over to Mr. Wills, Liason Officer for care of the parks.

TENNIS COURT: Mr. Cain stated that he had not contacted the Driscoll Company as yet in regard to the resurfacing of the Tennis Court.

METACOMET PARK: Mr. Cain also reported that he and Mr. Hardy had not had a chance to look up the deed on Metacomet Park.

TOCCI: Mr. Tocci appeared before the Board and presented a drainage easement from the Jewell Estate. Mr. Tocci also requested at this time that the bond be set. He said that the rough grading was completed and that the water pipes were installed leaving only the hard top and the sidewalks to be finish.

The Board agreed to set the amount of the bond later in the evening and would inform Mr. Tocci as soon as possible.

The Board read and discussed the drainage easement ~~and~~ and ~~agreement and~~ it was decided that the Board should receive an opinion from Town Counsel before accepting it.

At this time it was voted unanimously to approve and sign the subdivision plan entitled "Plan of Land in Medfield, Massachusetts, Owned by Matthew J. Tocci, et ux, Scale 1 in. equals 40 ft., Cheney Engineering Co., Needham, Mass., dated Nov. 18, 1957, Revised April 18, 1958" with the following conditions noted thereon:

> "MEDFIELD PARK AND PLANNING BOARD, May 8, 1958---Approval of this subdivision plan is hereby granted subject to the following conditions; namely, that lots numbered one (1) through sixteen (16) inclusive shall not be sold, conveyed, mortgaged, or otherwise hypothecated nor shall a building permit be issued for any of said lots until such time as the streets or ways as shown on this plan has been completed to the satisfaction of the Planning Board and it has given its written approval thereof."

After studying the proposed construction of Fairview Road, the Board agreed to set the amount of the bond at seven thousand ($7,000.00) dollars.

The Secretary advised to inform Mr. Tocci of this decision, and also notify him that the Board had approved his plan with the conditions noted thereon.

MINUTES: The minutes of the special meeting held on May 1st were read and approved as read.

HILLCREST DEVELOPMENT CORP. (formerly Cindie Construction Co.): Mr. Hardy presented the Board with a modification of its conditional approval thereby permitting the Cindie Construction Company to sell the lots, as described in said modification, as a unit to the Hillcrest Development Corp. Modification dated May 8, 1958, and signed by majority of the Planning Board is filed with the Board.

BUILDING CODE: The subject of revising the building code was brought up and Mr. Rogers stated that Wayland had just revised their code and he suggested that we obtain a copy of it before proceeding further.

FUTURE PLANNING: A discussion was held on the proposed renovation of the town hall.

Having no further business the meeting was adjourned at 10:35 P.M.

Respectfully submitted,

Ernest L. Spencer

ERNEST L. SPENCER,
Secretary

P.S. MATTHEW J. TOCCI, et ux.

Special Meeting held at Dedham, Mass., on May 9, 1958.

A further discussion was held on this date by Mr. Cain and Mr. Hardy after they had received the opinion of Mr. Kennedy, Town Counsel, who felt that the drainage agreement was not in proper form. This, therefore, necessitated the addition of the following clause to the conditions under which the Board approved Mr. Tocci's plan:

> "Also that no building permits shall be issued until such time that a drainage easement is established to the satisfaction of the Planning Board and it has given its written approval thereof."

The other Board members were notified of this change and all were in accord.

Respectfully submitted,

Charles C. Cain

CHARLES C. CAIN,
Vice Chairman

MEDFIELD PARK AND PLANNING BOARD

Minutes of Special Meeting held on May 15, 1958

SUBJECT: Matthew J. Tocci Subdivision

This special meeting was held at the home of Mr. Rogers with Mr. Cain, Mr. Wills, and Mr. Hardy being present; and was called for the purpose of setting up a bond to cover the drainage down Philip Street or an easement onto land of Pliny Jewell et al.

The Board agreed that the sum of three thousand ($3,000.00) dollars would be sufficient.

Respectfully submitted,

Charles C. Cain

CHARLES C. CAIN,
Vice Chairman

P.S.

On May 16th, Mr. Tocci presented a bond in the amount of ten thousand ($10,000.00) dollars to cover construction of Fairview Road and also the drainage down Philip Street or an easement onto land of Pliny Jewell et al.

Upon receipt of this bond, the Town Treasurer is to be instructed to return the former bond in the amount of seven thousand ($7,000.00) dollars.

Therefore, having received satisfactory security, the Planning Board agreed to release lots numbered 1, 2, 3, 4, 11, 12, 13, 14, 15, 16, all as shown on plan. See "Modification of Statement of Conditions of Approval by Planning Board" dated May 16, 1958.

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on May 22, 1958

PRESENT: Messrs. Wills, Cain, Hardy, and Rogers.

The meeting was opened at 8:10 P.M. with Mr. Wills, Chairman, presiding and the following business was conducted:

BROWN: Mr. William McCarthy appeared before the Board to report on the progress of the construction of Pine Grove Road from intersection of Bartlett Avenue to Station 4 plus 0. He stated that the grade stakes, the man-holes, and the catch basins were in. Although the conditions were not entirely satisfactory, Mr. McCarthy felt that the Board could go ahead and set the amount of the bond.

MINUTES: The minutes of the meeting held on May 8, 1958, were read and approved as read with one correction.

PARKS: Mr. Wills reported that he had talked to Mr. Caswell who has agreed to get the walks edged and the parks in good condition for Memorial Day.

Mr. Hardy suggested that the two dead maple trees in Baxter Square be removed before Memorial Day. The Board were in agreement with this suggestion and Mr. Wills was asked to contact Mr. Allen to have this done.

TENNIS COURT: Mr. Cain reported that he had contacted the Dennis-Driscoll Company and arrangements had been made for an inspection of the court.

MINUTES: The minutes of the meeting held on May 15, 1958, were read and approved as read.

LITTLE LEAGUE: It was reported that the Little League Fence had been painted one coat and a second coat was to be applied as soon as possible.

BROWN: Mr. Robert Brown appeared before the Board with a request that the Board set the amount of his bond. He explained at this time why the man-holes and catch-basins were high or out of line in some places. He stated that some of the variation was due to the different sizes of the man-holes which he had purchased.

The Board discussed the matter and agreed to set the bond at the rate of $7.00 per running foot for a distance of 400 feet, or a total of $2,800.00. Bond to cover the section of Pine Grove Road running Westerly from Bartlett Avenue to Station 4 plus 0.

It was noted that the construction card had not been signed by the Highway Department nor the Water Board. Therefore the Board agreed that they would not accept the bond until Mr. Brown presented them with approval signatures from the various departments.

The Board also agreed that when the above condition had been complied with, and Mr. Brown had presented the Board with a bond in the amount of $2,800.00, they would then release lots No. 16A and 17 on the Northwesterly side of Pine Grove Road and lots No. 20 and 43 on the Southeasterly side of Pine Grove Road.

ZONING MAPS: The subject of getting the zoning maps reprinted was discussed.

FUTURE PLANNING: The Board discussed the renovation of the Town Hall. Mr. Rogers stated that he felt that the execution of the work should be headed up by some capable person hired by the town. Mr. Rogers also felt that the Board should try to iniatiate this matter by putting an article into the next annual town meeting thus letting the townspeople express their opinion.

INDUSTRIAL COMMITTEE: Mr. Rogers questioned the Board as to whether or not the Planning Board had discussed any future town planning with the Industrial Committee.

Mr. Hardy, a member of the Industrial Committee, reported that the committee had met only three times in four years with only a minority of the members showing any interest in the town's problems. Mr. Hardy felt that the interested members should go before the Selectmen and ask that the committee be reappointed.

Mr. Rogers suggested that Mr. Hardy check with the Selectmen to see what has been done with this committee.

A motion was made and seconded that Mr. Hardy act on behalf of the Planning Board in accordance with the above suggestion.

HILLCREST DEVELOPMENT CORP.: Mr. Hardy asked the Board if they would release two more lots once the water and drainage had been installed for a distance of 250 feet, using the certified check of $2,400.00 for security.

The Board stated that they felt that they would be agreeable to this, but would give their final decision at the time the water and drainage had been installed.

BAKER'S POND: Mr. Rogers presented a plan and specifications for the proposed repair of the railing around Baker's Pond. The Board studied the plan and then authorized Mr. Rogers to have ten prints made which are to be sent to various welding concerns requesting their estimates of cost for proposed repairs.

MEETING ADJOURNED AT 11:00 P.M.

Respectfully submitted,

Roger E. Hardy

Roger E. Hardy,
Acting Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting Held on June 12, 1958

PRESENT: Messrs. Wills, Cain, and Rogers

The meeting was opened at 8:15 P.M. with Mr. Wills, Chairman, presiding and the following business was conducted:

LITTLE LEAGUE: The Little League Association presented a bill for repairs to the dugouts which the Board decided they could not honor because they had not authorized the work. The clerk was requested to return the bill with this explanation.

It was also noted that a portion of the fence remained to be painted.

TENNIS COURT: Mr. Cain reported that he had not received an estimate for the Tennis Court resurfacing but that he had contacted the Dennis-Driscoll Company and was waiting their reply.

MINUTES: The minutes of the meeting held on May 22 were read and approved as read with one correction as follows:

> Paragraph entitled "Little League"---Note that the Little League Fence has not been completely painted.

BAKER'S POND: Mr. Rogers reported the estimates of cost he had received for repairing the fence around Baker's Pond and also the estimates for installing a new fence.

It is noted at this time that at the special town meeting the sum of $950.00 was voted and this sum to be added to the amount allocated at the annual town meeting.

Mr. Rogers suggested that two or more members of the Board be given the authority to work with Mr. Kennedy on this project thereby enabling the Board to expedite the repair of the fence as quickly as possible.

Mr. Rogers requested authorization from the Board to check with the Labor and Industries Commission to see whether or not the minimum wage rates had to be contended with on this project.

The Board concurred on this matter and Mr. Rogers was given said authorization.

ZONING MAPS: The Board agreed to hold a special meeting at the home of Mr. Rogers on June 19th to complete the work on the zoning maps and zoning by-laws.

TENNIS COURT: Mr. Wills, at Mr. Caswell's suggestion, asked whether or not the Board would be interested in obtaining a refuse container for the Tennis Court area. The Board discussed the matter and asked Mr. Wills to contact Mr. McCarthy to see if he could obtain an oil barrel and then have it painted.

MEETING ADJOURNED.

Respectfully submitted,

Charles C. Cain

Charles C. Cain,
Acting Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on June 26, 1958

PRESENT: Messrs. Wills, Hardy, and Rogers

Meeting was opened at 8:00 P.M. with Mr. Wills, Chairman, presiding and the following business was conducted:

BAKER'S POND: The meeting was temporarily adjourned so that an inspection could be made of the Pipe Rail Fence around Baker's Pond.

After the inspection, the Board discussed various methods of repairing the fence and then Mr. Rogers agreed to revise the plans and specifications, and when these were completed he would have prints made.

ZONING MAPS: Mr. Cain reported to Mr. Hardy that the linen copy was being revised and would be ready this week.

TENNIS COURT: Mr. Cain also reported that he had contacted the Dennis Driscoll Company and they had promised to come out to inspect the Tennis Court and would submit an estimate for the resurfacing of the Tennis Court by the next meeting.

PARKS: A discussion was held on the negligent manner in which Mr. Caswell was carrying out his contract for care of the parks.

It was agreed to have Mr. Wills request Mr. Caswell to attend the next meeting.

BROWN: An error was noted on the bond of Mr. Brown's and the Secretary was requested to send a letter to the Aetna Insurance Co. for a certification of their intentions.

APPEALS BOARD: Mr. Wills read the decision of the Appeals Board on the petition of Dr. and Mrs. George A. Gagliani, 424 Main St.

BROWN: A request was received from the Wildey Savings Bank, Boylston St., Boston, asking the Board to let them know the numbering of the property covered by Lots 16A, 17, 20, and 43, Pine Grove Road. The Secretary was requested to inform them that up to the present time the Planning Board had not established any street numbers in Mr. Brown's Development and suggested that the lot numbers as designated on the subdivision plan be used.

McCARTHY: Mr. Wills reported that Mr. Robert K. McCarthy was circulating a petition to have the property he recently purchased on Main Street rezoned.

MEETING ADJOURNED AT 9:30 P.M.

Respectfully submitted,
Roger E. Hardy
ROGER E. HARDY, Acting Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on July 10, 1958

PRESENT: Messrs. Wills, Cain, Spencer, and Hardy

Meeting was opened at 8:10 P.M. with Mr. Wills, Chairman, presiding and the following business was conducted:

ROBERT SPROUL ROAD: The Board read a letter received from Mr. William A. Murray, Counsellor at Law for Mr. Joseph Bravo in which he requested a certification from the Board that the approval of the plan entitled "Plan and Profile of Robert Sprould Road Sta. 0 plus 0 to Sta. 6 plus 92 Medfield, Mass. Scale: Hor. 1" equals 40' Vert. 1" equals 4' Carlton B. Colburn, Civil Engineer, October 8, 1951" dated November 8, 1951 has not been modified, amended or rescinded or the plan changed in accordance with Chapter 41, Section 81X so that the plan may be recorded.

The Board reviewed the records on the matter and then called in the following persons:

(1) Mr. William A. Murray, Counsellor at Law
(2) Mr. Joseph Bravo
(3) Mrs. Eugene Bravo
(4) Mr. Warren Fenton

After discussion, the Board agreed to contact Mr. Kennedy, Town Counsel, before taking any definite action.

PARKS: Mr. Spencer suggested to the Board that when any person or organization requests permission to use the town's parks for carnivals, fairs, etc., that they be required to show a bond or place a cash deposit with the town to insure that toilet facilities will be supplied for the public and to also insure that the area will be cleaned up. Mr. Spencer stated that he had received complaints from neighbors in the area of the Metacomet Park after the Lion's Club Carnival this year.

The Board discussed this matter and decided to act on it at a later date.

LITTLE LEAGUE: The following persons appeared before the Board representing the Little League Association:

(1) Dr. Howard Christian
(2) Mr. Arthur Cook
(3) Mrs. Marie Tray

and they presented the following bills which they requested the Board to honor for payment:

(1)	R. E. Johnson & Son	$25.00	Repair to Dugouts
(2)	Sherwin Williams Co.	$29.50	Paint

The members of the Association reported that the fence had not been completely surface painted, but assured the Board that it would be as soon as weather permitted.

A motion was made and seconded to honor the bills as presented.

Vote carried as follows: Three members approved with Mr. Cain dissenting for the following reasons:

(1) The amount of paint was not given on the bill so that the Board would know how much was purchased.
(2) It was Mr. Cain's understanding of the original agreement that the painting was to be completed before any work was to be started on the dugouts.
(3) Also that the purchases were not authorized.

Mrs. Tray agreed to write a letter to the Board giving more details on the paint, and also explain further the Associations actions and intentions.

BAKER'S POND: Mr. Wills reported that Mr. Rogers had contacted him stating that he would be unable to attend the meeting but that he was working on the specifications for the railing. Mr. Rogers also wished conveyed to the Board that he had a question as to where the Board preferred having the posts set up.

It was agreed to hold a special meeting on July 17th to work with Mr. Rogers on the various problems in connection with the railing.

ZONING MAP: The Board proof read the print of the revisions to the zoning map. Finding everything in good order, the print was turned over to Mr. Hardy who agreed to take care of having it printed.

TENNIS COURT: Mr. Wills reported that he had made some minor repairs to the tennis net.

HILLCREST DEVELOPMENT CORP.: Mr. Hardy reported

(1) That the drainage was in on Hillcrest Road to Station 8 plus 56,
(2) That the water would be in by July 11th, and
(3) That the street was rough graded; therefore,

he requested that he would like to have the Board extend the amount of area which his certified check covered to include 120 more feet.

Mr. Hardy also requested the release of Lots No. 18 and No. 19, from Station 7 plus 30 to Station 8 plus 50.

The Board agreed to release the said lots.

MEETING ADJOURNED AT 10:00 P.M.

Respectfully submitted,
Ernest L. Spencer
ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Special Meeting held on July 17, 1958

PRESENT: Messrs. Cain, Wills, Rogers, Hardy, & Spencer

The meeting was called to order at 8:00 P.M. with Chairman, Mr. Wills, presiding and the following business was conducted:

MASS. DEPT. OF COMMERCE: A letter was received from the Mass. Dept. of Commerce regarding recent changes in Zoning Enabling Act voted by the Legislature. These changes are as follows:

(a) In 81U--Extends time for Board of Health to act on subdivision plan to 45 days and Planning Board to 60 days.

(b) A change in description of "Hardship Cases" so as to be of assistance to the Board of Appeals.

BOARD OF APPEALS: Chairman announced two public hearings to be held by the Board of Appeals on Wednesday, July 24, 1958, regarding the following:

(a) Deering, 428 Main St.--Appeal a ruling of Board of Selectmen that they are in violation of Zoning Regulations with respect to Zone "B". Board decided to give its opinion to Board of Appeals, if requested, after the hearing and possible inspection of property.

(b) Varnum, Oak St.--Appeal a ruling of Building Inspector with respect to applying asphalt shingles over asphalt shingles which are in turn over wood shingles. Board decided this was outside its jurisdiction.

McCARTHY: A letter was received from McCarthy Caterers, Main St. with regard to rezoning a plot of land west of their present plot from Residential to Business. This would enable the land to be used as a parking lot for their customers. Board decided to set the Public Hearing for August 14, 1958, at 8:00 P.M.

HAGERMAN LAND, Main St.: The question as to the division of this land between Business and Residential has been raised. Board decided that they wanted owner to submit a plan of the land by an engineer showing area with Zoning Boundaries indicated before any decision with respect to use of land is requested from the Board.

ROBERT SPROUL ROAD: Mr. Wills reported that Town Counsel, Mr. Kennedy, had OK'd the following statement to be writted on Plan and Profile drawing: "We hereby certify that the approval of this plan and profile dated November 8, 1951, has not been modified, amended, or rescinded, nor has this plan and profile been changed." After due consideration it was decided to add to the foregoing the following sentence: "This plan and profile is for the one purpose only of establishing the grade of the street."

BAKER'S POND(Repairs to Pipe Rail Fence): Mr. Rogers showed two drawings of proposed reconstruction of this fence and indicated them as Alt. I and Alt. II. It was decided to advertise for bids during the week of July 21 with the bids returnable on August 7, 1958, at 5:00 P.M. Mr. Rogers stated that he would take care of this.

MEETING ADJOURNED AT 9:30 P.M.

Respectfully submitted,

Ernest L. Spencer

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on July 24, 1958

PRESENT: Messrs. Wills, Cain, Spencer, and Hardy

The meeting was opened at 8:20 P.M. with Mr. Wills, Chairman, presiding and the following business was conducted.

MINUTES: The minutes of the special meeting held on July 17th were read and approved as read.

APPEALS BOARD: It was reported that Mr. Wills and Mr. Cain attended the hearing held by the Appeals Board on the petition of Mr. Deering.

ROBERT SPROUL ROAD: Mr. Wills stated that he had contacted Mr. William A. Murray's office and told them that the Board had signed the plan of Robert Sproul Road, certifying that there had been no modifications or changes to the plan.

BAKER'S POND: It was reported that advertisements had been placed in the local and Boston papers for bids on the rail fence.

McCARTHY: It was noted that an error had been made in the article for rezoning Mr. McCarthy's property. It read as follows:

".....adopted April 5, 1938, and as revised April 30, 1951,...."

and it should read as follows:

".....adopted April 5, 1938, and as revised December 31, 1956..."

A phone call was made to Mr. McCarthy regarding this and he agreed to notify the Selectmen of the correction.

TENNIS COURT: The Dennis Driscoll Co., Inc. submitted a proposal for resurfacing the tennis court. The Board voted to accept this proposal and the Secretary was requested to instruct them to proceed with the work as soon as possible.

APPEALS BOARD: Mr. Wills read the decision of the Appeals Board on the petition of Mrs. D. B. Eldridge, Dover, Mass.

HILLCREST DEVELOPMENT CORP.: Mr. Wills reported that he had a request from Mr. Carr for a letter stating that the Planning Board had released Lots No. 18 and No. 19 on Hillcrest Road.

MEETING ADJOURNED AT 9:47 P.M.

Respectfully submitted,

Ernest L. Spencer

ERNEST L. SPENCER, Secretary

MEDFIELD PARK AND PLANNING BOARD

Report of Public Hearing Held on August 14, 1958

SUBJECT: Petition of Robert K. McCarthy to see if the town will vote to amend the Zoning By-Laws of the Town of Medfield by removing a certain parcel of land from "A" Residence District Uses and placing the same under Business District Uses.

Mr. Everett J. Wills, Chairman of the Planning Board, opened the hearing at 8:00 P.M. and read the "Notice of Public Hearing" as published in the Milford Daily News on July 25, 1958.

Mr. Wills then requested comments from any person or persons in favor of the zoning change.

Mr. Robert McCarthy, the petitioner, stated that he had purchased this parcel of land situated adjacent to his property and occupied by the Colonial Inn in order to increase the parking facilities for the Inn. At the present time cars are being parked across the street and along Route 109 which presents a dangerous situation. Mr. McCarthy also pointed out the possibility of Route 109 being widened which might reduce his parking areas by twenty feet.

Having purchased the land for the above reasons, Mr. McCarthy stated that he would like to have it rezoned so that it would be the same as the rest of his property.

Mr. Wills then asked for comments from those persons or person who were in opposition.

Mr. and Mrs. Robert Davidson, abutters, stated that they had no objection to the parking lot being enlarged and rezoned, but they did object to having the business area come to their property line.

At the present time, Mr. McCarthy is using only a portion of the land that he as asked to be rezoned and he assured Mr. and Mrs. Davidson that it would be a long time before he would need to expand again, also that the cost of fill, etc. was too high.

After some discussion, Mr. McCarthy agreed to leave a lot of land with a 120 foot frontage, beginning at Mr. Davidson's property line, in "A" Residence District Use; thereby requesting rezoning to "Business District Uses" the lot of land described as follows:

"Situated on the southeasterly side of Main Street with a frontage of 327.20 feet by a depth of 200 feet.

In accordance with the above, the Planning Board stated they would make an amendment to the original article at the Town Meeting.

HEARING ADJOURNED:

Respectfully submitted,

Ernest L. Spencer

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on August 14, 1958

PRESENT: Messrs. Wills, Hardy & Spencer

The Meeting was opened at 8:45 P.M. with Mr. Wills, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the following meetings were read and approved as read:

(a) June 26, 1958
(b) July 10, 1958
(c) July 24, 1958

ROBERT SPROUL ROAD: Mr. Fenton appeared before the Board requesting that the Board notify Mr. Murray in writing as to the statement they had agreed to place on the "Plan and Profile of Robert Sproul Road". (See Minutes of Meeting held on July 17th.)

PARKS: Mr. Wills stated that he had talked to Mr. Caswell in regard to the care of the parks but received no satisfaction. The Board agreed to discuss the matter when a full Board was present.

ZONING MAPS: The Board proof read the proofs of the revised zoning laws and it was agreed that they were in good order. Mr. Hardy said he would proceed with having them printed.

TENNIS COURT: It was reported that the resurfacing of the Tennis Court had not been started.

BOARD OF SELECTMEN: A memo was received from the Selectmen requesting that the Board send in an inventory of property owned by the Board.

APPEALS BOARD: The decisions of the Appeals Board on the following cases were read:

(a) Ann C. Deering, 428 Main St.
(b) John Varnum, 12 Oak St.

HILLCREST DEVELOPMENT CORP.: Mr. Hardy, representing the Hillcrest Development Corp., appeared before the Board and requested the Board to determine the amount of bond required to cover Hillcrest Road from Station 6 plus 10 to Station 12 plus 50. He reported that of this 640 feet, 400 feet was

rough graded only and 240 feet was rough graded and the water and drainage installed. Mr. Hardy also requested that the Board release his certified check when the bond was received since the new bond would cover the same construction as covered by the check.

The Board discussed the matter and agreed to set the amount of bond at $8,000.00.

HARDY: Mr. Hardy also presented at this time a preliminary plan for subdivision of land.

MEETING ADJOURNED AT 10:05 P.M.

Respectfully submitted,

Ernest L. Spencer

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on August 28, 1958

PRESENT: Messrs. Wills, Cain, Spencer, Hardy, and Rogers

The meeting was opened at 8:00 P.M. with Mr. Wills, Chairman, presiding and the following business was conducted:

PROPOSED SHOPPING CENTER: Mr. Charles Patsos appeared before the Board. He represented the group that are planning to put a shopping center in Medfield on land adjacent to Vincent Palumbo on Main Street. He showed the Board the sketch of the proposed center, and wished to know what procedure he should follow in order to get all of the area rezoned for business. The Board discussed the matter and recommended to Mr. Patsos that the area be surveyed first.

BRAMMAN: Mr. and Mrs. David Bramman, South St., appeared before the Board with a zoning problem on a lot which they wished to purchase from Mr. Kelly, South St.

FINANCE COMMITTEE: Mr. Rogers reported that the Finance Committee requested a meeting with the Board on Friday night to discuss Article I of the Warrant for the Special Town Meeting.

SUBURBAN FREE PRESS: Mr. Rogers also reported that Mrs. Henderson of the Suburban Free Press had contacted him stating that she would like to receive reports of the Planning Board meetings for publication in her paper. The Board agreed to review the business of each meeting and have the clerk relay to Mrs. Henderson the items which they wished to have printed.

MINUTES: The report of the public hearing held on August 14th was read and approved as read.

McCARTHY REZONING: As a result of the above hearing, the Board discussed and drafted an amendment to Article I. This amendment was to be presented to Mr. Kennedy for his approval.

MINUTES: The minutes of the regular meeting held on August 14, 1958, were read and approved as read.

ZONING MAPS: Mr. Hardy reported that the zoning maps were completed and had been placed in the file cabinet.

R. E. HARDY SUBDIVISION: The Board again reviewed the preliminary plan for subdivision of land owned by Mr. R. E. Hardy and located off Nebo Street. The Board was undecided as to whether or not the area was going to have sufficient drainage. Mr. Cain suggested that the Board make an inspection of the area and Mr. Rogers suggested that Mr. Hardy have an engineer establish the estimated run-off in that area and then the Board would be able to set up a proper drainage system.

PARKS: In regard to the care of the Town's parks, a motion was made to write a letter to Mr. Caswell informing him that his services were no longer required since he had failed to fulfill his contract. Letter to be approved by Town Counsel.

The above motion was seconded and the Board voted unanimously in favor of it.

HILLCREST DEVELOPMENT CORP: The Secretary reported that a letter had been written to the Town Treasurer transferring the bond received from the Hillcrest Development Corp. to the Town of Medfield, and also at the same time the Board requested that the Treasurer return certified check No. S04014.

BOARD OF APPEALS: Mr. Wills read the decision of the Board of Appeals on petition of R. L. Palumbo.

PROPOSED SHOPPING CENTER: The Board resumed discussion on the proposed shopping center. The question of who should instigate the petition for rezoning was debated. Some of the Board members felt that it should be started by the property owner, while others felt that it should be done by the Planning Board since the town would be deriving the following benefits from having such a center in the town:

(a) A parking area for approximately 300 cars at no cost to the town, and

(b) Increase the property value of the town over a million dollars.

LITTLE LEAGUE: It was reported that an inspection of the Little League Fence had been made and that a portion of the fence still remained unpainted. The Secretary was requested to write a letter to the Association in regard to this matter.

MEETING ADJOURNED AT 10:30 P.M.

Respectfully submitted,
Ernest L. Spencer
ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on September 11, 1958

PRESENT: Messrs. Wills, Cain, Spencer, Hardy and Rogers

The meeting was called to order at 8:00 P.M. with Mr. Wills, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meeting held on August 28, 1958, were read and approved as read.

PARKS: Mr. William Caswell appeared before the Board and presented his bill for services up to the date of the termination of his contract.

PROPOSED SHOPPING CENTER: Mr. Hardy reported that the surveying, the setting up of the boundaries and the establishment of the present zoning areas had not been completed on the land being proposed for the new shopping center.

BAKER'S POND: It was reported that no work had been started on the pipe rail fence. Mr. Nye to be contacted about this matter.

PARKS: A discussion was held regarding the care of the parks for the rest of the season. It was agreed not to expend more than $100.00 since the Board might be compelled by suit to pay Mr. Caswell's bill in full. Mr. Wills was delegated to contact several people to see if they would be interested in caring for the parks for the balance of the year. All work to be done on an hourly basis.

TENNIS COURT: It was reported that no work had been done on the tennis court either. The Secretary was requested to write a letter to the Dennis Driscoll Co. stating that the Board would like to have the project completed within the next two or three weeks. If they are unable to do so, they are to advise the Board immediately.

MASS. FED. OF PLANNING BOARDS: Mr. Wills read the notice of the fall meeting to be held on September 30th in Cohasset. Two and possibly three members of the Board stated that they planned to attend.

HILLCREST DEVELOPMENT CORP.: Mr. Hardy presented the Board with the drainage facts which his engineer had prepared and which the Board had requested at their last meeting.

Mr. Hardy also presented an "Application and Agreement" dated September 10, 1958, and a definitive plan for subdivision of land off Nebo Street. Ways of said subdivision to connect with Hearthstone Drive, a proposed street in a former subdivision.

The Board reviewed the application and the plan and agreed to set a public hearing for October 9th at 8:00 P.M. at the Town House, also to notify the Board of Health, the Highway Dept., and the Water and Sewerage Board of the receipt of this application.

Mr. Hardy was requested to have a letter sent to the Board giving the date that he was elected President of the Hillcrest Development Corp., and also the date on which he was authorized to act for the Corporation.

PARKS: The Board discussed the bill which Mr. Caswell had presented earlier in the evening. It was agreed not to honor it at the present time, but to have Mr. Wills contact Mr. Kennedy, Town Counsel, for advice in the matter since Mr. Caswell threatened suit.

MEETING ADJOURNED:

Respectfully submitted,

Ernest L. Spencer

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on September 25, 1958

PRESENT: Messrs. Wills, Cain, Hardy, Spencer and Rogers

The meeting was opened at 8:05 P.M. with Mr. Wills, Chairman, presiding and the following business was conducted:

PROPOSED SHOPPING CENTER: Mr. Charles C. Patsos, representing the group who are proposing the shopping center, appeared before the Board and presented a survey of the area. Said survey was made by the McCarthy Engineering Service, Inc.

The Board questioned Mr. Patsos in regard to the progress of the shopping center. He stated that they are now working on obtaining potential tenants. This and getting the area rezoned were vital steps to be taken care of before any actual construction could be planned. Also the control of traffic at the intersection of Main and Spring Streets was brought up.

The Board again discussed whether or not to initiate the article for rezoning. Mr. Cain expressed the opinion that he was in favor of the rezoning but would like to have Mr. Hagman, the owner, petition for the article. Mr. Hardy suggested that the Industrial Committee might be interested in sponsoring this article. A meeting was arranged with them for Sunday, September 28th at 3:00 P.M.

Not having sufficient time to await the response of the Industrial Committee, the following motion was made and voted upon:

> "That the Planning Board sponsor the article for rezoning the remaining area of the Hagman property from "A" Residence District to Business District."

Vote carried with four in favor and one opposing.

In accordance with the above vote, the Board set the public hearing for October 9, 1958, at 9:00 P.M., and proceeded with drafting the article for advertising.

GREEN ST. EXT.: Mr. David H. Locke, Attorney, appeared before the Board with his client Mr. Harold Prettoni. Mr. Prettoni is the owner of Lot 9 off Greet St. and which he purchased from Joseph Bravo. Mr. Locke stated that Mr. Prettoni had been refused a building permit on Lot 9 because it did not conform to the Zoning Regulations. However, Mr. Locke felt that it should be considered under "Subdivision Control Law Not Required".

The Board discussed the matter and agreed that the lot did not conform with the meaning of "Subdivision" as explained in the regulations under "Municipal Planning and Subdivision Control Legislation", page 10, which reads as follows:

> "Subdivision" shall mean the division of a tract of land into two or more lots and shall include re-subdivision, and, when appropriate to the context, shall relate to the process of sub-division or the land or territory subdivided; provided, however, that the division of a tract of land into two or more lots shall not be deemed to constitute a subdivision within the meaning of the subdivision control law, if at the time when it is made, every lot within the tract so divided has frontage on (a) a public way, or (b) a way shown on a plan theretofore approved in accordance with the subdivision control law, or (c) a way in existence when the subdivision control law became effective in the city or town in which the land lies, having, in the opinion of the planning board, sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffice in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon. Such frontage shall be of at least such distance as is then required by zoning or other ordinance or by-law, if any, of said city or town for erection of a building on such lot, and if no distance is so required, such frontage shall be of at least twenty feet.--------"

The Board ~~felt that the lot did not meet with the above requirements,~~ and suggested that Mr. Prettoni ~~should~~ present his case to the Appeals Board with a request for variance.

SUPERINTENDENT OF STREETS: Mr. McCarthy appeared before the Board with a request for permission to remove the remains of the stone wall on Curve Street along Metacomet Park. The Board granted Mr. McCarthy this request.

MINUTES: The minutes of the meeting held on September 11, 1958, were read and approved as read.

PARKS: Mr. Wills stated that he had hired Mr. Robert Kennedy after consulting with various members of the Board by phone, to take care of Baxter Square for the remainder of the year. Mr. Kennedy to be paid at the following hourly rates:

Clean-up work, raking, etc.....$1.65
Mowing(Including use of mower).....$3.00

Mr. Hardy offered the services of his truck for rubbish removal.

Mr. Wills also reported that he had contacted Town Counsel in regard to Mr. Caswell's bill. Mr. Kennedy advised the Board to write Mr. Caswell offering him the sum of $100.00 for his claim under the contract. Secretary was instructed to write said letter.

HILLCREST DEVELOPMENT CORP.: Mr. Cain reported that he had made an inspection of the proposed Hearthstone Drive area and he stated that he felt that the drainage should be connected with the brook, which he felt was reasonably close enough for this type of drainage.

Mr. Hardy stated that he felt that the soil in that area was excellent for drainage and that piping it into the brook would be an added expense and unnecessary.

Mr. Cain made the following motion:

"That the two catch basins at the corner of Hearthstone Drive and Nebo Streets as shown on the plan on file be connected directly to the brook which is the natural water course."

Mr. Hardy interrupted the business at hand to make the following statement:

"On any matters pertaining to the Hillcrest Development Corp., I will not act upon."

Foregoing motion was not seconded.

Mr. Rogers then made the following motion:

"That the Planning Board accept the two catch basins at the corner of Hearthstone Drive and Nebo Street as per calculations on file with the Board. Both catch basins to be connected together with a twelve-inch pipe.

Above motion seconded and vote carried with three in favor and Mr. Cain opposing.

MEDFIELD PARK AND PLANNING BOARD
Minutes of Meeting held on September 25, 1958.....4

BAKER'S POND:(Pipe Rail Fence) Mr. Rogers reported that he had contacted Mr. Nye about the progress of the fence. Mr. Nye said that he had the ~~lower~~ upper portion of the fence ready.

HILLCREST DEVELOPMENT CORP.: Mr. Wills read the "Certificate of Vote" received from Maurice B. Holsberg.

FUTURE PLANNING: Mr. Wills read the notice from the First National Bank of Boston in regard to preferred dates for meetings which they were planning to hold in regard to Municipal Planning and Financing.

BROWN: Mr. Hardy reported that he had checked with the Supt. of Streets to see if Mr. Brown had any inspections lately. Mr. McCarthy stated that Mr. Brown had not requested any.

ZONING MAPS: A letter was received from the Supt. of Streets in which he stated that he had noticed that Lincoln Lane, a blocked off street, is still shown on our zoning map.

This letter was placed on file and a note made to have this street eliminated on the next copy of the zoning map.

BOARD OF APPEALS: Mr. Wills read the decisions of the Board of Appeals on the following:

(a) Mr. Manning A. Legge, Needham, Mass. (Lot #1, Corner of Main St. and Robert Sproul Road)
(b) John J. McLaughlin, 21 Lowell Mason Road

Mr. Wills also stated that he had had a request from the Board of Appeals for the Planning Board's engineers to inspect a lot on Meade Avenue to see if it needed elevation for better drainage. The engineers agreed to meet with the Appeals Board on October 1st.

LITTLE LEAGUE: It was reported that the fence was still unpainted. The Secretary was instructed to write a letter to the Little League Association requesting that some member meet with the Board on October 9th at 7:45 P.M.

MEETING ADJOURNED AT 11:15 P.M.

Respectfully submitted,

Ernest L. Spencer

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Report of Public Hearing held on October 9, 1958

SUBJECT: REZONING OF LAND OFF MAIN STREET (Hagman)

The hearing was opened at 9:00 P.M. with Mr. Wills, Chairman of the Planning Board, presiding. Mr. Wills proceeded with reading the notice of the public hearing as it was published in the Milford Daily News on September 30, 1958, copies of which were sent to the following abutters:

Camillio Granchelli
Mary F. Porcell
Nicolo Flumeri
Vincent A. Palumbo
John W. Hagman
James T. Frame
Antonio Iafolla
Walter Sabbag
Henry E. Young, Jr.

Mr. Charles Patsos, who was representing the group sponsoring the proposed shopping district, outlined their reason for requesting the zoning change.

He stated that the proposed shopping center was being planned to serve Medfield and the surrounding areas of Medway, Westwood, Millis, Dover, Norfolk, Walpole, and Sherborn. Mr. Patsos also presented the sketch of the proposed shopping district explaining in detail the layout of the stores, parking space, etc.

Mr. Frame brought up the question of what would happen if these towns could not support such a project.

It was noted at this time that Mr. Henry E. Young did not own any property abutting this area. It was owned by Mr. William Young.

Mr. Frame stated that he had recently purchased land abutting this property and on which he planned to put up two houses. He felt that putting this area in business district would lessen the value of his property and that was the reason he was against the rezoning. Mr. Frame also stated that once the area was rezoned almost anything could go in and naming as a possibility, a bowling alley.

Mrs. Sabbag was opposed to the shopping district because her property would be facing the rear of the shopping district and she would have trucks, trash, etc. to contend with. Also, it might cause a dangerous hazard in connection with the children in the neighborhood.

Mr. Kennett made the following statement: "I don't know if the Town of Medfield has said it needs this shopping district. Once the land is rezoned nothing can be done about it. I don't think Medfield needs this one 'IOTA'."

Mr. Bamberg represented Mr. Hagman who could not appear at the hearing and stated that, of course, Mr. Hagman was very interested

in having the area rezoned for personal financial reasons.

Mr. Patsos brought up the fact that the town would have their revenue increased greatly by having this shopping district in the town. Mr. Patsos also guaranteed that they would hardtop all driveways to cut down the dust problem and would, if the abutters wished, put up a solid high fence so that they would not have to look onto the rear of the stores.

The discussion at this time centered around whether or not the shopping district would become a reality if the area were rezoned. There was no definite assurance that the shopping district would be built.

Mr. Cain outlined the possibility of using the present business area for stores and then when they have shown good faith by doing this, then come in and ask for the rest to be rezoned.

Mr. Frame said he felt that if this were rezoned they might as well rezone the entire area down as far as the cemetery.

A representative of the Hunneman Company, a firm that engineers such projects, spoke and said that they had several stores that have shown interest in renting.

Mr. Rogers of the Park and Planning Board stated that he felt that the town was going to need every bit of revenue it could get since the town is faced with building a million and a half school.

Mr. Sabbag pointed out that he thought they would not have to have the entire area rezoned, but would set the stores at an angle which would provide as many stores, and place only a portion in the business district.

Mr. Kennett stated that he felt that if a supermarket were interested they would come forth and state what they would do if the town would rezone the area.

Mr. Frame stated that even as an abutter, he would not oppose the rezoning if the town could get some assurance that these proposed stores would be built.

Mr. Patsos stated that they had gone into this as fully as was possible before they had signed a contract with the Hunneman Company. This he felt was one sign of showing good faith.

The representative from the Hunneman Co. and Mr. Patsos stated that they would be willing to leave a buffer zone of twenty feet if this was agreeable to the abutters.

Mr. Hardy suggested that he felt that the Hunneman Company and Mr. Patsos's group would have to present as many facts as possible in order to show the people of the town that they have every intention of developing this shopping district.

The question was raised as to why they didn't purchase the property no on sale by Mr. Sauer. The answer to this was, "No parking area".

The representative from the Hunneman Co. and Mr. Patsos stated that they thought that they would be able to disclose more pertinent facts at the town meeting.

Hearing adjourned at 10:12 P.M.

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Public Hearing held on October 9, 1958

SUBJECT: Application for Subdivision of Land off Nebo St., Medfield, by Hillcrest Development Corp.

Mr. Wills, Chairman of the Park and Planning Board, called the hearing to order and proceeded by reading the notice of the public hearing as it was published in the Milford Daily News on September 26th and 29th.

Mr. Hardy, representing the Hillcrest Development Corp., outlined his subdivision plan and his intentions.

Mr. Williams of the Water and Sewerage Dept. asked the Board if this plan was in accordance with the rules and regulations of the Town.

Mr. Cain explained that the Board felt that the plan was in accordance with the rules and regulations except that he, himself, did not feel that the drainage was sufficient. He recommended drainage directly to the brook.

Mr. Hardy explained that he felt that the leaching basins with the leaching lines would be adequate because of the good condition of the soil for drainage. He also pointed out that he had had his engineer work up the run-off figures on this area and had recommended definite sized leaching basins.

Mr. Kennett of the Finance Committee, but speaking as an individual citizen, cited the drainage problem on Curve Street as an example of poor drainage construction. This situation alone is going to cost $9,000.00 to remedy. Also on Spring Street, the cost of repairing improper drainage construction is going to cost approximately $8,000.00. Mr. Kennett felt that if the drainage situation could be taken care of now at a minor cost to the developer, then the town would be safeguarded against a costly repair in ten or fifteen years. Mr. Kennett also expressed the opinion that we should insist on maximum security instead of taking a chance on whether or not the drainage would work. He did not think it would be feasible to have the developer put up a bond to guarantee that a drain would work.

Mr. Hamilton of the Board of Selectmen stated that the Board had looked into the situation and it was the opinion of the Board that the extra drainage to the stream should be made. He stated that the Board had consulted engineers from the Dept. of Public Works and that they were of the same opinion, therefore the Board of Selectmen felt that in the best interests of the Town, the extra drainage should be constructed.

Mr. Pfeifer reported that after the two recent rainstorms Nebo Street was covered with water. He felt that leaching basins do not take care of the water when you have heavy storms.

Mr. Hardy stated that they were taking care of the drainage of 270 feet of road not all of Nebo Street. He also said that Nebo Street has always been wet and he had no intention of draining it.

Mr. Pfeifer then stated that they never had any water on Nebo Street until this development started.

At this time the developers suggested a compromise by changing the grade so the water would drain onto their own land.

Mr. Cain stated that he would be in agreement to this if the grade was fixed so that none of the water would drain onto Nebo Street.

Mr. Kennett also wished conveyed to the people present that Mr. McCarthy had reported to the Finance Committee that something must be done about the water coming down Charlesdale Road and entering the intersection. In view of all of these costly drainage corrections, he insisted that the Park and Planning Board take the utmost care so that the Town would be protected to the maximum.

Mr. Hardy then expressed the opinion that what it amounted to was the honest opinion of his engineers to those who have just inspected the area, and in the eyes of the Town, they would either have to put in the extra drainage or reverse the water so that it would not drain onto Nebo Street.

Mr. Hardy and Mr. LaVerghetta of the Hillcrest Development Corp. agreed to take care of the drainage in accordance with the wishes of the Town.

NOTE: All present stated that they were not opposed to the development, only to the drainage.

Hearing adjourned.

Respectfully submitted,

Everett J. Wills

EVERETT J. WILLS,
Chairman

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on October 23, 1958

PRESENT: Messrs. Wills, Cain, Hardy, & Rogers

The meeting was opened at 8:00 P.M. with Mr. Wills, Chairman, presiding and the following business was conducted:

HILLCREST DEVELOPMENT CORP: The Board agreed to draw up a waiver of compliance if necessary to take care of any extra time which might be needed for the engineering of the drain on Nebo Street.

MINUTES: The minutes of the meeting held on September 25, 1958, were read and approved as read with one correction. See page 4, line 3.

LITTLE LEAGUE: It was noted that the fence still remained unpainted.

BRAVO: Mr. Cain stated that he had signed the Plan of Lot 9 off Green Street under the "Subdivision Control Law Not Required". This approval was in accordance with an opinion received from the Town Counsel.

PARKS: The Board discussed the matter of Mr. Caswell and drew up an estimate of the work which the Board felt had been completed by Mr. Caswell up to the time of his dismissal. This estimate place on file for future reference.

In order to avoid a similar situation in the future, the Board made a motion that whoever shall be appointed liason officer for the care of the parks shall keep a daily record book of inspections made. Motion seconded and vote carried unanimously.

A second motion was then made to obtain said diary book in 1959.

Motion seconded and vote carried unanimously.

PARKS(Continued): Mr. Wills reported that he had spent $75.00 on the care of the parks. A great deal of Mr. Kennedy's time was consumed cleaning up the sluiceway; therefore Mr. Wills stated that he would like an additional appropriation in order to get Baxter Square cleaned up for the winter.

The Board agreed to allow Mr. Wills an additional $50.00 so that the leaves could be raked and the grass mowed once more.

All members felt that the condition of Baxter Square had improved greatly.

It was also agreed at this time to request an annual appropriation for cleaning up Baker's Pond.

The Board also discussed the possibility of dividing the care of the parks with separate bids to be received on each area.

TENNIS COURT: Mr. Hardy suggested that the water be drained at the drinking fountain. Mr. Wills stated that he would contact the Water Department.

MINUTES: The minutes of the public hearings held on October 9th were read and approved as read.

CHARLESDALE ROAD: Mr. Cain brought up the question as to what happened to the catch basin on Charlesdale Road. After discussing the matter, the Board agreed that they felt that its failure to function correctly was not due to the design.

REZONING (Main St.): Mr. Hardy reported that a representative of the Hunneman Company and of the firm that is planning to build the supermarket in the proposed shopping area were planning to attend the Town Meeting to answer any questions which might arise concerning the proposed shopping district.

TENNIS COURT: It was reported that the newly painted court had been damaged before it had a chance to dry even though the court had been locked and signs place on it.

HILLCREST DEVELOPMENT CORP.: The Board signed the release of Lots 17A and 19A at this time.

REZONING: Mr. Wills reported that the article for inclusion in the Town Warrant had been turned over to the Selectmen on October 21st.

TOCCI: Mr. Hardy reported that Mr. Tocci had received the drainage easement from the Jewell Estate.

MEETING ADJOURNED AT 10:15 P.M.

Respectfully submitted,

Roger E. Hardy

ROGER E. HARDY,
Acting Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Special Meeting held on November 6, 1958

PRESENT: Messrs. Wills, Cain, Spencer, and Hardy

This special meeting was called to order by Mr. Wills at 8:10 P.M. for the main purpose of signing the subdivision plans of the Hillcrest Development Corp.

The Board unanimously agreed to approve the plans with the following conditions noted thereon:

(Plan entitled) "Subdivision of Part of Lot #28 (as shown on Ld Ct. #16428-14) in Medfield, Mass., owned by: Hillcrest Development Corp., Scale 1" equals 40', September 4, 1958, MacCarthy Engineering Service, Inc., Natick, Mass.

(Approval as appears on above plan) Approval of this subdivision plan is hereby granted subject to the following conditions, namely that lots numbered 34, 35, 36 and 175, 37, 38, 39, 40, 173A, and 174A as shown on this plan shall not be sold, conveyed, mortgaged, or otherwise hypothecated nor shall a building permit be issued for any of said lots until such time as the streets or ways as shown on this plan have been completed to the satisfaction of the Planning Board and it has given its written approval thereof. Also included with this approval, the drain in Nebo Street as shown on plan by MacCarthy Engineering Service Inc., dated November 1, 1958, on file with the Planning Board, shall be completed to the satisfaction of said Board.

(Signed by) Everett J. Wills
Charles C. Cain
Ernest L. Spencer

After the plans had been signed, the Board decided to go ahead with other business.

AERIAL SURVEYS: Some literature which Mr. Cain had gotten at the Federation Meeting regarding aerial surveys was presented to the Board.

APPEAL BOARD: Mr. Wills read the decisions of the Appeals Board on the following petitions:

1. Robert Kreger, East Main St., and Robert Ridley, Farm St.

   The Board granted approval to Messrs. Kreger and Ridley for the use of the described area of land for a boarding stable.

2. Alfred Zullo, 84 No. St.

   The Board granted Mr. Zullo a variance from present side lot line requirements for the garage on his property at 84 No. St.

LITTLE LEAGUE: Mr. Wills reported that he had talked to Dr. Christian about completing the painting of the fence. Dr. Christian stated that he still was unable to get anyone to do the work, but would make every effort to get it done before winter.

The Board discussed the matter and Mr. Cain suggested that we have Robert Kennedy paint it using the funds remaining in that account, and to be paid at his hourly rate of $1.65 per hour.

Mr. Hardy made a motion that we have the fence painted under a contract price of $25.00 with the Board furnishing the paint and the brush.

Mr. Hardy's motion was seconded and vote carried unanimously. Dr. Christian was advised of this action to which he approved heartily.

TENNIS COURT: Mr. Hardy reported that the water in the drinking fountain had been drained for the season.

MASS. FED. OF PLANNING BOARDS: Mr. Cain reported that he and Mr. Wills had attended the annual meeting in Gardner on October 25th.

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on November 13, 1958

PRESENT: Messrs. Wills, Spencer, Hardy, and Cain

The meeting was called to order at 8:00 P.M. with Mr. Wills, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meetings held on October 23rd and November 6th were read and approved as read.

MASS. FED. OF PLANNING BOARDS: Mr. Wills read the notice of the regional meeting of the Mass. Fed. of Planning Boards which is to be held on December 10th at Foxboro. At least three members of the Board stated that they would plan to attend.

ZONING: A discussion was held on the zoning requirement pertaining to a lot that has only a frontage of twenty feet on a public way. Some members of the Board felt that it was being used by contractors and builders to avoid subdivision, others felt that it was needed to develop small plots of back land. Further study to be made at a later date.

PARKS: The Board started preparing the bid for the care of the town's parks for the coming year. Mr. Spencer agreed to draft a bid for discussion at the next meeting.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on December 4, 1958

PRESENT: Mr. Wills, Mr. Cain, and Mr. Hardy

The meeting was opened at 8:00 P.M. with Mr. Wills, Chairman, presiding and the following business was conducted:

KENNEY: Mr. Frank Cheney of the Cheney Engineering Co., Needham, Mass. appeared before the Board together with Mr. Kenney & Sons and presented a preliminary plan for subdivision of land off Green and Summer Streets, on land formerly of William Callow and including approximately twenty-five acres.

The Board reviewed the plan and suggested some minor changes. Plan left with the Board for further study.

MINUTES: The minutes of the meeting held on November 13th were read and approved as read.

FUTURE PLANNING: Mr. Hardy suggested that the Board obtain a topographical plan of the town. He felt that such a plan would prove very beneficial to the Board when working with large subdivisions.

PLANS: Mr. Cain presented plans which he had signed that did no require subdivision control.

R. H. BROWN: A letter was received from the Wildey Savings Bank in regard to numbering of property in Mr. Brown's subdivision. Secretary was directed to write a letter referring them to our letter of July 24th.

HILLCREST DEVELOPMENT CORP: Mr. Wills read a letter from the American Surety Company in regard to the progress of the construction of the street covered by the bond which they wrote for the Hillcrest Development Corp. Mr. Hardy stated that he would have the Corporation's accountant fill in the form.

ORCHARD AND CAUSEWAY STREETS: The Board signed a petition to the County Commissioners for the relocation and widening of Orchard Street in its entirety and Causeway Street from Orchard Street to Dwight Street. This widening and relocation being necessitated by the beginning of development in that area.

TOWN COUNSEL: Mr. Hardy urged the Board members to attend the meeting being held by the Town Counsel to discuss new legislation.

LITTLE LEAGUE: It was reported that the painting of the Little League Fence had finally been completed.

BUDGETS AND REPORTS: A notice was received from the Board of Selectmen requesting that all budgets be turned in by January 9th and the annual reports by January 15th.

APPEALS BOARD: Mr. Wills read the decisions of the Appeals Board on the following:

(a) Ellis Allen, Pine St.
(b) Bertha K. & Herbert J. Wilkins, Spring St.

TENNIS COURT: It was agreed to have Mr. Wills purchase a new net for the tennis court.

BUDGET: The Board reviewed their expenditures for 1958 and began working on the proposed budget for 1959.

MEETING ADJOURNED:

Respectfully submitted,

Roger E. Hardy

ROGER E. HARDY,
Acting Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on December 11, 1958

PRESENT: Roll call was neglected.

The meeting was opened at 8:00 P.M. with Mr. Wills, Chairman, presiding, and the following business was conducted:

TENNIS COURT: The Board approved the bill of the Dennis Driscoll Co. for resurfacing of the tennis court. The bill included an additional $75.00 over the contract price. This additional expense was for the repair of the paint job which had been damaged by vandalism before it had had a chance to dry.

TENNIS NET: Mr. Wills reported that he had purchased a net for $62.50. The Board voted to approve this bill.

PARKS: Robert Kennedy's bill for the care of the parks in the amount of $147.80 was approved.

Mr. Wills stated that he had received a bill from Mr. Caswell in the amount of $175.00. The Board agreed to settle the contract for this price and the following to be noted on the bill:

"Payment in full for services rendered during the year 1958."

BAKER'S POND: It was reported that the work on the pipe rail fence had been completed except for the second coat on approximately 60 feet of the fence.

REGIONAL MEETING: Mr. Spencer reported on the regional meeting held in Foxboro on December 10th.

PARKS: The Board discussed whether or not an article should be placed in the warrant to see if the Town wished to transfer the care of the parks to the Highway Department as of January 1, 1960. The Board agreed to place said article in warrant and Mr. Spencer agreed to draft it.

ZONING: A discussion was held on the zoning by-law which permitted building on lots with twenty-foot frontage on a public way.

BROWN: Mr. Hardy reported that Mr. Brown had not requested any inspections to date from the Superintendent of Streets, but that he had had the water and drainage inspected.

ZONING: Mr. Wills reported that Mrs. Henry Bridge wished to run a gift shop in her home which was not zoned for business. A discussion was held on home industries. Mr. Rogers suggested that they be controlled by the number of employees. He also suggested that the Board check with the Chamber of Commerce to see if any action had been taken elsewhere in the state on this matter. He agreed to study the matter further.

PARKS: A discussion was held on whether or not to maintain the island at the junction of Spring and Main Streets. A motion was made and seconded that the Board would not maintain the island due to the liability which they might incur in care of an accident.

BAKER'S POND: Mr. Cain suggested that the Board discuss with the Highway Department the possibility of having a culvert placed on Upham Road to end the debris from collecting in the sluiceway and grate.

MEETING ADJOURNED AT 10:40 P.M.

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on January 8, 1959

PRESENT: Messrs. Cain, Hardy, Rogers, and Wills

The meeting was opened at 8:00 P.M. by Mr. Cain, Vice Chairman, acting in the absence of Mr. Wills. However, Mr. Wills did arrive later in the evening.

NOTICE OF MEETING: Mr. Hardy reported that the notice of the meeting had been duly posted.

PARKS: Mr. Cain invited all persons into the meeting who were interested in hearing the bids for care of the parks. He then proceeded with reading the advertisement for the bids which was published in the Milford Daily News on December 17, 1958. The following is an account of the bids as received:

(a)	Robert E. Kennedy Medfield, Mass.	$695.00
(b)	J. R. Hedges, Medfield, Mass.	$600.00
(c)	H. R. Brown 45 Spring St. Medfield, Mass.	$1,035.00

Mr. Rogers questioned whether or not the Board could accept the bids by separate items. The majority of the Board felt that the intent of the Board was to have it all as one bid.

Mr. Hedges was present and stated that he was familiar with all of the park areas.

A motion was made that the bid of Mr. Hedges for $600.00 be accepted. Motion seconded and vote carried unanimously.

The clerk was advised to notify the bidders.

CHARLES A. CIMINO: Mr. Frank Cheney, Engineer, appeared before the Board with Mr. Charles A. Cimino, 4 Webster St., Needham. Mr. Cimino has purchased the land of Hope Day between No. St. and Winter St., and he presented the Board with two preliminary plans. The second plan containing 26 lots with two entrances was preferred by the Board. Mr. Cain felt that he would like to check the assessor's plans before giving temporary approval in order to get a better scope of the entire area and also the roads involved.

ROY: Mr. Henry ~~Roay~~ Roy, 60 Essex St., Bellingham, presented the Board with a preliminary plan and application for subdivision. This plan for subdivision was on land between Cross St. and Elm Street and contained approximately 23 lots. Since Mr. Roy was a new subdivider in town, the Board explained to him the different ways that he could present his subdivision to the Board.

The preliminary plan was reviewed, but Mr. Roy decided not to present the application or the plan until he had them in proper form.

NOON HILL CORPORATION: Mr. McIntyre, Engineer for Mr. Roberts of the Noon Hill Corp., brought in a plan of the lots on which he is planning to build along Orchard St. and Causeway St. The Board studied the plans with the forethought of future street layouts into the back land.

HILLCREST DEVELOPMENT CORP: The Board signed a "Statement of Conditions of Planning Board Approval", dated January 9, 1959, on Part of Lot #28 off Main Street.

MASS. FED. OF PLANNING BOARDS: A letter and form was received from the Federation requesting information as to the Board's control over mobile homes. The form was filled in the clerk requested to return it.

Also, the Board voted to pay a bill of $20.00 for dues to the Federation, but payment to be withheld until after the election of officers for the coming year.

FUTURE PLANNING: Mr. Hardy suggested that each subdivider be required to present a topographical survey with each subdivision, or if the Board wished, obtain one of the entire town. It was agreed to look into this matter further.

CIMINO: The Board discussed further the property of Hope Day. Mr. Cain suggested that they have Mr. Cheney place a plan of this proposed subdivision on the assessor's plans in order that the Board can more easily determine whether or not a stub should be left to the back land now owned by Mr. Stackpole.

MEETING ADJOURNED at 10:15 P.M.

Respectfully submitted,

Roger E. Hardy

ROGER E. HARDY,
Acting Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on January 22, 1959

PRESENT: Messrs. Wills, Cain, Spencer, Hardy and Rogers

The meeting was called to order at 8:00 P.M. with Mr. Cain, Vice Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: Mr. Hardy reported that the notice of this meeting had been duly posted.

MINUTES: The minutes of the meetings held on December 4th, December 11th, and January 8th were read and approved as read.

CROWNRIDGE REALTY AND TRUST: Mr. Michael Picariello, 390 Hunnewell St., Needham, Mass., representing the Crownridge Realty and Trust, appeared before the Board in regard to Charlesdale Road. Mr. Picariello has purchased the interest of the Janice Construction Co. and wishes to continue the construction of Charlesdale Road. When questioned, he stated that he planned to go along with the original plan as approved by the Board, and was at this time requesting the Board to set the amount of the bond they would require to complete the construction of Charlesdale Road from Station 13 plus 0 to Station 21 plus 52.94. The water and drainage have already been installed.

The Board reviewed the plan and agreed that it was in order, and that the Board would require a bond in the amount of $6,800.00 to cover the 850 feet of proposed construction.

Mr. Hardy made a motion that the Board write a letter to the Crownridge Realty and Trust stating that a bond in the above amount be presented to the Board to cover the construction of Charlesdale Road from Station 13 plus 0 to Station 21 plus 52.94 at Dale Street, and being a total distance of 850 feet, covering lots No. 14, 15, 16, 17, 18, 19, 28, 29, 30, 31, 32, and 33.

Above motion seconded and vote carried unanimously.

The Board also suggested to Mr. Picariello that he contact the Superintendent of Streets before beginning the construction of the Street.

R.H. BROWN: Mr. Brown appeared before the Board requesting them to set the amount of the bond they would require to cover the construction of Arnold Drive from the intersection of Pine Grove Road to the intersection of Kingsbury Drive, being Stations 0 plus 0 to 6 plus 50, a total distance of 640 feet.

The Board questioned Mr. Brown about inspections and he reported that his construction had been inspected, that the water and drainage were in, and that the road was up to grade except for a distance of about fifty feet where construction had been held up due to frost.

Since it would be necessary for Mr. Brown to use inspection cards from now on, the clerk was requested to type them out and turn them over to him as soon as possible.

The Board told Mr. Brown that until he had the cards initialed properly they could not set the amount of the bond.

A motion was made that the Board make and inspection this weekend of Arnold Drive. Motion seconded and vote carried unanimously.

ROY: Mr. Henry Roy appeared before the Board with subdivision plans and an application. The Board noted that the application was not in order and that the plans contained no cross section. The Board assisted Mr. Roy in checking the description of his property. The Board decided to make an inspection of this proposed subdivision area also.

HERSEY: Mr. Cain reported that he had received a plan showing a drainage easement on South Street. He stated that he had not signed the plan (since it was not in good order and returned it for revisions.) Corrections (as he wished find out first what their intentions were and where the drain was going to end up.)

CIMINO: Mr. Cain presented the Board with a preliminary sketch of Mr. Cimino's property laid out on an area plan. This enabled the Board to see more clearly the overall street layouts in that section.

Mr. Cain also stated that he had signed the plan covering the lots fronting on the street.

R.K. McCARTHY & SON(Request for Zoning Change): A letter was received from R. K. McCarthy & Son advising the Board that they had submitted an article for inclusion in the Town Warrant to the Board of Selectmen, and was now requesting that the Board set a date for the hearing.

The Board discussed the matter and agreed that they should have an engineered plan showing the location of the proposed area involved in the zoning change. Said plan to show the area and its relation to Main Street, the Colonial Inn, present business zone boundaries, and also the land owned by Mr. McCarthy. The Secretary was instructed to write a letter advising Mr. McCarthy of the above action.

WINTER STREET: A notice of intention of relocating Winter Street was received from the Board of Selectmen with hearing to be held on January 27th. The Board discussed the layout and all agreed that it should be laid out to a minimum of fifty feet.

A motion to this effect was made, seconded, and the vote carried unanimously.

MASS. FED. OF PLANNING BOARDS: Mr. Cain read the information received from the Mass. Fed. of Planning Boards regarding proposed legislation. All members agreed to study this further.

HILLCREST DEVELOPMENT CORP: Mr. Hardy stated that he had started work on Carole Road and Hearthstone Drive.

MISCELLANEOUS: Mr. Spencer reported that when he reviewed the minutes of the past year he noted that the Board had not taken action on the following suggestions made throughout the year:

(a) New Flag
(b) Reflectors on the Spring St. side of Baxter Square
(c) Easement on property of R. H. Brown.
(d) Deed to Metacomet Park

ZONING: Mr. Cain reported that he had attended the court case of Mr. Charles Rigoli and the Town of Medfield at the request of Mr. Kennedy, Town Counsel. Mr. Cain stated that Mr. Rigoli was granted six months to cease operation of his ~~pigery~~ piggery.

MEETING ADJOURNED AT 10:40 P.M.

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on February 12, 1959

PRESENT: Messrs. Wills, Cain, Hardy, and Rogers

The meeting was called to order at 8:00 P.M. with Mr. Wills, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: It was reported that the notice of this meeting had been duly posted.

A motion was made and seconded that the business at hand be taken care of first and that the reports be postponed until later in the evening.

R. H. BROWN: Mr. Brown appeared before the Board with the inspection cards which the Board had presented to him the previous week for signatures of approval. It was noted that the cards had been signed by the Water Board but not by the Superintendent of Streets. Mr. Brown was asked to explain shy Mr. McCarthy had refused to approve the construction work.

Mr. Brown explained that he had contacted Mr. McCarthy when he started to lay the pipe. Mr. McCarthy did come down and at that time Mr. Brown asked him if he had any suggestions or recommendations concerning the laying of the drain. Mr. McCarthy, according to Mr. Brown, answered in the negative. Mr. Brown stated that he then asked if he could back fill, and Mr. McCarthy stated that he could. Mr. Brown then said that he told Mr. McCarthy that he would be laying pipe all week and asked him to make inspections at his own convenience. Mr. Brown said that Mr. McCarthy did not make any more inspections that week. Mr. Brown said that he did go ahead and back fill without them. One of the reasons being that he was requested by the building inspector to fill in the trenches in order to avoid a hazardous condition for the children in that area.

The Board commended Mr. Brown for his consideration of the children but did feel that he could have had the inspections also.

The question of not cementing the man holes and the catch basins arose. Mr. Brown stated that he had cemented the man holes and the catch basins but that the joints on the drians had not been cemented.

Mr. Rogers questioned why one subdivider was required to caulk all pipe and another one not. He felt that the procedure should be standard.

NOTE: It was suggested at this time that when the regulations were revised that this situation be spelled out more clearly.

Mr. McCarthy was then called to appear befored the meeting to help clarify the matter. Upon arrival he explained his reason for refusing to sign the inspection card. He stated that the drain back of the intersection of Kingsbury Drive and Arnold Drive was not in order. Mr. Brown then stated again that he had not been requested to cement any of the joints in the drain pipes in his previous construction.

It was pointed out to Mr. Brown by Mr. McCarthy that this was standard procedure and no one received special instructions.

Mr. Rogers questioned Mr. Brown as to the type of soil that predominated in that area. Mr. Brown stated that it was mostly sandy. Mr. Rogers then stated that since there was no water condition in the area, the possible damage caused by this neglect could not be too great, and he suggested on this basis that Mr. Brown be permitted to continue work without being made to dig up the pipe for proper cementing and inspecting. HOWEVER, Mr. Rogers wanted it clearly pointed out that henceforth Mr. Brown would construct the streets and drains according to all regulations, that the manholes would be plastered and mortared, that the joints in the pipes would be cemented and everything inspected. Mr. Brown stated that he clearly understood and all work would be done to the specifications of the Town.

Mr. Rogers made the above suggestion into a motion and it was seconded by Mr. Hardy.

Mr. McCarthy was then called on to give his opinion on the suggestion and motion. Mr. McCarthy stated that he also felt that the damage was not excessive, only a possibility that sand might get into the drain. He also stated that since the inspection by the Planning Board on January 31st, Mr. Brown had continued his construction in a very satisfactory manner.

Motion then voted on and vote carried unanimously. (Correction: Motion then voted on and vote carried with Mr. Cain dissenting.) See Feb 26th Minutes)

Mr. McCarthy then signed the inspection card.

Mr. Brown now requested the Board to set the amount of the bond that would be required for the completion of Arnold Drive.

Mr. Cain noted at this time that a portion of the road had not been excavated.

The Board studied the amount of construction to be completed which included the following:

(1) 650 feet of street to construct
(2) 10 bounds to be set.
(3) 75 feet to be rough graded with a three-foot cut
(4) Signs to be installed

The Board agreed that it would set the amount of $5,700.00 for the bond and this would cover the construction of Arnold Drive from Station 0 plus 0 to Station 6 plus 5, to and including the intersection of Kingsbury Drive, a total distance of 650 feet.

Mr. Brown and Mr. McCarthy to be notified in writing of the amount of the bond.

ZONING: Mr. Charles Evans appeared before the Board wondering if the Board could determine whether or not he could build a residence on the land owned by his mother and located off Brook Street.

The Board would not establish which zone the land was in, so suggested that Mr. Evans determine this fact and then contact Town Counsel for further advice.

ROY: Mr. Henry Roy appeared before the Board with an application and definitive plan of land. It was noted that the "cross-section of the street" was not shown on the plan in accordance with the intent of the developer. Mr. Roy agreed to have this corrected and to obtain six copies of the plans for the Board. The application was read and studied and was accepted as of this date, February 12, 1959.

PALUMBO: Mr. Vincent Palumbo appeared before the Board with a plan of land which he wished approved under the "Subdivision Control Law Not Required". Mr. Cain signed the plan with the following notation: "Lot No. 2 as shown does not conform to the subdivision control law. Lot No. 1 and Lot No. 2 are to be conveyed to the same grantee thereby making one conforming lot."

RECREATION COMMISSION: Mr. Palumbo, who is the Chairman of the Committee appointed to see if a Recreation Commission was needed in the town, stated that his committee had found that such a commission was needed and that they would like permission to recommend to the town that one member of the Park and Planning Board be appointed to this commission. Since the commission would be using park facilities, the Board agreed, and a motion was made that one member of the Planning Board would become a member of the Recreation Commission if so appointed by the

moderator. Motion seconded and vote carried unanimously.

McCARTHY REZONING: Mr. Perry of the Finance Committee appeared before the Board requesting the Board's recommendation on the article of the Town Warrant pertaining to the McCarthy rezoning.

The Board stated that they could not make such a report until after the hearing. Copy of the report to be sent to Mr. Perry as soon as possible.

SOUTH STREET PROPOSED SUBDIVISION: Mr. Cain presented to the Board a preliminary sketch of a proposed subdivision of land off South Street, formerly property of Robert Justis, and containing 13 lots.

The Board studied the sketch and voted to approve it as shown.

HILLCREST DEVELOPMENT CORP.: Letter received from the American Surety Company requesting information as to the progress of Hillcrest Road. The Board filled in the form.

WINTER STREET: Mr. Hardy and Mr. Cain reported that they had attended the hearing on the relocation of Winter Street and had recommended, in accordance with the Board's agreement, that the street be layed out to a 50-foot way. They reported that the Selectmen however are laying it out as a 40 foot way.

McCARTHY REZONING: The engineered plan requested from Mr. McCarthy was received and the Board agreed to set a public hearing for 8:00 P.M. February 26th. Secretary advised to place notice in the paper and also notify Mr. McCarthy and the abutters.

APPEALS BOARD: Mr. Cain read the decision of the Appeals Board on the case of Arthur Kirby, Curve Street.

HOME OCCUPATIONS: Mr. Rogers reported that he had looked into the matter of home occupations with regard to zoning. A motion was made to defer action on this until after the annual town meeting.

PARKS: A discussion was held on whether or not the Board would permit Mr. Hedges to purchase the supplies for the care of the parks. It was agreed that Mr. Hedges would notify the Board through the park liason officer, and the Board would then authorize said officer to make the purchases.

Mr. Hardy suggested that Mr. Hedges send a sample of the park's soil to the agricultural school for testing and then have the report sent to the Planning Board.

FLAG POLE: The clerk was requested to write a letter to Mr. Leonard and obtain an estimate to paint the flag pole and replace the rope.

HILLCREST DEVELOPMENT CORP.: Mr. Hardy requested a modification of Conditional Approval for mortgaging purposes. The paper was not in order, therefore the matter deferred.

MEETING ADJOURNED AT 11:45 P.M.

Respectfully submitted,

Roger E. Hardy

ROGER E. HARDY,
Acting Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Public Hearing held on February 26, 1959

SUBJECT: Request for Rezoning by Robert K. McCarthy, Main Street

Mr. Wills, Chairman of the Park and Planning Board, called the hearing to order at 8:04 P.M. He then proceeded by reading the notice as published in the Suburban Free Press on February 19, 1959.

NOTE: All abutters had been notified and return receipts on file.

Mr. Wills called upon Mr. Robert K. McCarthy, the petitioner, to explain to the people present his reasons for requesting the zoning change.

He stated that he had been in business in this area for 24 years and he felt that his business had increased enough to warrant building a banquet hall in order that he could use the facilities of his Inn at all times for regular dining service. Mr. McCarthy went on to explain that when he had wedding parties, etc., in the Inn, he was unable to accomodate the everyday trade which he would like to keep and also increase.

He stated that his intentions were to build a small building, approximately 60 by 40, in the back and to the right of his Inn. This proposed building would accomodate between 250 and 300 people.

A question was brought up as to whether he intended to use the grove for outside eating.

Mr. McCarthy stated that he had not planned to do so.

Mr. Rogers questioned whether or not Mr. McCarthy should request that his entire property be rezoned instead of having it rezoned "piece-meal".

Mr. McCarthy stated that he did not wish any of the rest rezoned.

Mr. Wills questioned whether or not the building would be a permanent structure.

Mr. McCarthy stated that it would be a permanent building.

Mr. Gronroos questioned what safeguards there would be against increased fire hazards and nuisances.

Mr. McCarthy stated that he did not feel that the new building would increase the fire hazard as he intended to build it of fire-proof materials. As far as nuisances were concerned, he stated that he had always tried to run a very respectable place and had had to call for police protection only once and that was fourteen years ago. He felt that this was proof that there would be no or very little nuisances with the addition of another building.

Mr. Gronroos wished to know if Mr. McCarthy would be willing to put up a chain link fence to protect the neighborhood.

Mr. McCarthy felt that this would be unnecessary and would be very expensive.

Mr. Rogers questioned him as to whether or not there were any sewerage problems.

Mr. McCarthy stated that they now have about seven cesspools operating successfully.

Mr. Hardy questioned him as to whether or not he would need any additional parking area.

Mr. McCarthy stated that they planned to use the area behind the hill to the rear of the Inn for parking facilities for the banquet hall.

Mr. and Mrs. Robert H. Brown, and Mrs. Frederick Anderson stated at this time that they were in favor of the rezoning.

Mr. and Mrs. Hendersnn stated that they opposed the zoning change, and Mr. Gronroos stated that he was in opposition because he was afraid of the neighborhood nuisances which might arise from such a building. He also stated that Mr. McCarthy had been in previously for zoning change and at which time he stated that he did not intend to enlarge any further. Mr. Davidson also stated that he was in opposition.

Mr. McCarthy said that he wished to convey to the people that since he had increased his parking area, there had been very little parking on Route 109 and thereby he had eliminated a very hazardous condition.

Mr. Gronroos granted that this was a major improvement.

HEARING ADJOURNED AT 8:32 P.M.

Respectfully submitted,
Roger E. Hardy
ROGER E. HARDY,
Acting Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on February 26, 1959

Mr. Wills turned the meeting over to Mr. Cain, Vice Chairman, after conducting the public hearing.

Mr. Cain then called the regular meeting to order and the following business was conducted:

NOTICE OF MEETING: It was reported that the notice of this meeting had been duly posted.

R.H. BROWN: Mr. Brown appeared before the Board with a bond from the Aetna Insurance Company in the amount of $5,700.00.

A motion was made to accept Bond No. S421595 of the Aetna Ins. Co., but only after it has been approved by the Town Counsel. Said bond to cover the construction of Arnold Drive from Station 0 plus 0 to Station 6 plus 50, to and including the intersection of Kingsbury Drive.

The above motion seconded and vote carried unanimously. The Secretary was requested to turn the bond over to Mr. Wight, Town Treasurer, and to obtain receipt for same, and also to notify the Building Inspector, the Supt. of Streets, the Board of Selectmen, the Water and Sewerage Board and the Aetna Insurance Co. of the receipt of the bond and that the Planning Board was releasing lots No. 21, 22, 23, 24, 39, 40, 41, and 42.

MINUTES: The minutes of the meeting held on January 22, 1959, were read and approved with the following correction:

> Page 2 (HERSEY): Mr. Cain requested this paragraph be corrected to read as follows: "Mr. Cain reported that he had received a plan showing a drainage easement on South Street. He stated that he had not signed the plan as he wished to find out first what their intentions were and where the drain was going to end up."

The minutes of the meeting held on February 12, 1959, were read and approved as read with the following correction:

> Page 2, (R.H.BROWN, Paragraph 7): Mr. Cain wished to correct the paragraph to read as follows: "Motion then voted on and vote carried with Mr. Cain dissenting."

Mr. Cain then explained that he still felt that he would not be fully satisfied with the drain until a light was run through or a portion of the drain dug up. Mr. Hardy also stated at this time that he would like a water test run on it.

McCARTHY REZONING: The Board discussed the hearing held earlier in the evening and the following points brought out:

Mr. Rogers still questioned whether or not this was the end of the requests that Mr. McCarthy would be making for rezoing.

Mr. Cain stated that he felt that it was generally a residential area.

Mr. Hardy said that he felt that if the Board were going to keep extending business in that area why not just set up a large business zone. He also stated that he felt that the new building was bound to cause a nuisance.

Mr. Hardy was questioned in connection with being an abutter.

He stated that he had no objection to the zoning change as far as Hillcrest Development was concerned.

It was brought out at this time that Mr. McCarthy had purchased this additional land from Mr. Ehnes in the last year or two.

The Board agreed to defer action on this until later when perhaps Mr. Spencer would arrive.

REZONING: Mr. Cain read information received from the Cambridge Planning Board regarding changing of zoning for educational institutions. The Board agreed that this was not of interest to this Board.

MASS. FED. OF PLANNING BOARDS: Mr. Cain reviewed the memo received relative to the legislative bills which have been filed with the General Court regarding planning and zoning.

R.H. BROWN: The Board again discussed the drainage easement which they felt was necessary to obtain in order to cover the town's interests in this subdivision.

ROY: The Board reviewed the plans of Mr. Roy's subdivision and it was agreed that each member should take a copy home for further study.

TOCCI: It was noted that the drainage easement Mr. Tocci was to receive from the Jewell Estate had not been filed with the Board.

McCARTHY: The Board continued discussion of Mr. McCarthy's rezoning. Mr. Cain placed the question before the Board for a vote. Two members of the Board voted in favor of the rezoning and two were opposed. Matter then deferred until all members could be present.

The Board agreed to call a special meeting for March 5, 1959. Town Clerk to be so notified.

MEETING ADJOURNED:

Respectfully submitted,

Roger E. Hardy

ROGER E. HARDY,
Acting Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Hearing held on March 12, 1959

SUBJECT: Application for Subdivision of Land in the Town of Medfield by Henry and Rebe Roy, 60 Essex St., South Bellingham, Mass., on land located between Elm and Cross Streets.

Mr. Wills, Chairman of the Planning Board, opened the hearing by reading the notice as published in the Milford Daily News on February 20th and 24th.

NOTE: The abutters were notified and return receipts filed with the Board.

Mr. Wills requested Mr. Roy, the subdivider, to explain his subdivision to the Board and the people present.

Mr. Roy presented his plans and agreed to answer any questions he could.

Mr. Stanley Burgess pointed out that the proposed street, Knollwood Road, came out onto Elm and South Streets right at the intersection. Mr. Burgess felt that this was a bad corner anyway and the addition of this road would make the intersection even worse, and he asked the Board to consider this problem when approving the plan.

Mr. Roy explained that both he and his engineer felt that it would be better to have just one intersection instead of bringing the street out onto South Street thereby avoiding having two intersections within a short distance. However, Mr. Roy stated he would bring the street out onto South Street if the Board so wished.

Mr. Rawding, representing his mother and the Murray Estate, stated that he wished to convey his mother's feelings in the matter. He said that she was opposed to having a subdivision on adjacent property as she wished to have that area remain as a country area.

Mr. Cain pointed out that Mr. Roy owned the property and had a right to subdivide and construct streets as long as he did so in accordance with the rules and regulations of the town.

Mr. Rawding at this time stated that he wished to go on record as being opposed to the subdivision.

Mr. Cain asked Mr. Roy if he would go along with the Selectmen if they wished to relocate the corner of Elm and South Street in order to get away from a blind corner.

Mr. Roy stated that he felt that it was not to sharp a curve but would go along with such a relocation if it did not mean losing the use of a lot.

Mr. Cain brought up the following problems which he felt should be taken care of before the plan could be approved:

(1) Carry drain that goes through Lots 26 and 26A all the way through to the natural water course.

(2) Drain on South Street end of development should be carried down South Street to the natural water course which flows under South Street.

(3) A suitable drainage easement for the Cross Street end of the development.

(4) Have profile plans of all of the above-mentioned drainage.

(5) Change the grade on the profile as recommended by the Planning Board in order to allow for a grade with a greater sight distance.

Eight of the people present voiced themselves as being opposed to the subdivision and three were in favor.

HEARING ADJOURNED AT 8:45 P.M.

Respectfully submitted,

Roger E. Hardy

ROGER E. HARDY,
Acting Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on March 12, 1959

PRESENT: Messrs. Wills, Cain, Hardy and Rogers

After conducting the hearing, Mr. Wills turned the regular meeting over to Mr. Cain, Vice Chairman, and the following business was taken care of:

NOTICE OF MEETING: It was reported that the notice of the meeting had been duly posted.

HAYNES-KUNIHOLM CORP.: Mr. Cheney , Civil Engineer, appeared before the Board representing the Haynes-Kuniholm Corp., 336 Washington Street, Wellsley Hills 82, Mass., and presented a definitive plan for subdivision of land off South Street. Mr. Cheney did not file an application, therefore the Board could not take any action at this time, but suggested that Mr. Cheney appear at the next meeting to be held on March 19th.

CHARLES A. CIMINO: Mr. Cheney also presented definitive plans for a subdivision of 26 lots off Pine Street. The Board reviewed the plans with Mr. Cheney and since he had no application for this subdivision either, the Board suggested that he present this at the next meeting also. The Board requested that Mr. Cheney try to have the owners of the property present also.

ROY SUBDIVISION: The Board called Mr. Roy in and they went over the plans and the problems which the Board felt should be remedied as stated in the minutes of the hearing.

BAKER'S POND: During the past week a car owned by the Richard Hat Company went over the wall into Baker's Pond thereby damaging the wall. Mr. Wills presented an estimate from Mr. Welch for the necessary repairs to the wall. It was suggested that this estimate be turned over to the Town Counsel for ~~collection~~ action.

The above suggestions was made into a motion, but action on the motion was deferred until the Board could obtain a letter from the Police Department verifying the facts.

FUTURE PLANNING: In discussing activities for the coming year, the Board agreed that the following projects should be taken care of if possible:

(1) Building Code
(2) Topographical map of the town
(3) Plans filed
(4) Home Occupations
(5)

REORGANIZATION: The Board discussed whether or not to go ahead with the reorganization since Mr. Spencer was absent. In view of the fact that Mr. Spencer had conveyed his wishes in the matter to Mr. Hardy, the Board decided to go ahead with the elections of the officers.

Nominations were opened for the office of Chairman. Mr. Cain was nominated. Nomination seconded. Mr. Cain was unanimously voted for Chairman.

Nominations were opened for the office of Vice Chairman. Mr. Hardy was nominated. Nomination seconded. Mr. Hardy was unanimously voted for Vice Chairman.

Mr. Hardy wished to convey to the Board for Mr. Spencer, that Mr. Spencer would be very glad to continue serving the Board as Secretary.

Nominations were then opened for the office of Secretary. Mr. Spencer was nominated. Nomination seconded. MR. Spencer was unanimously voted for Secretary.

Mr. Wills was delegated the authority to serve as liason officer for care of the parks.

The Board agreed to hold their meetings on the second and fourth Thursdays of each month.

The clerk was requested to send a letter to the Mass. Fed. of Planning Boards notifying them of the change in officers, also notify all of the Town Boards and the Post Office.

FUTURE PLANNING: The Board agreed that in order to expedite some of the work ahead of them a little quicker, that various members be delegated to do the ground work on each project and then present them to the Board. Mr. Rogers stated that he would like to go ahead with the zoning regulations for "Home Occupations".

Mr. Hardy made a motion to have Mr. Rogers acquire information pertaining to the use of dwellings in residential areas for home industries and bring a rough draft to the Board. Motion seconded and vote carried unanimously.

Building Code: A motion was made to have Mr. Hardy and Mr. Wills contact the Building Inspector and the local carpenters in connection with the wood frame and concrete specifications for residential buildings, and to have Mr. Rogers and Mr. Spencer work on the specifications for public and private buildings for business and industrial use and for places for public gathering. Said buildings to fall in "A" and "B" categories.

Street Specifications: Mr. Hardy suggested that the street specifications be worked on this year also. Mr. Cain and Mr. Hardy were delegated to this project. It was also suggested that the "Application and Agreement" form be studied for revisions.

OTHER PLANS: The Board also discussed the possibility of obtaining a topographical plan of the town and also the problem of stubs which are left in subdivisions.

ROY SUBDIVISION: Mr. Hardy reported that he had distributed the plans of Mr. Roy's subdivision to the various departments.

MEETING ADJOURNED AT 11:10 P.M.

Respectfully submitted,

Roger E Hardy

ROGER E. HARDY,
Acting Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on March 19, 1959

PRESENT: Messrs. Cain, Hardy, Wills, and Spencer

The meeting was called to order at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

NOTICE: It was reported that the meeting had been duly posted.

CIMINO: Mr. Charles A. Cimino and Mr. Frank Cheney, Engineer, appeared before the Board and presented an application and definitive plans for subdivision of land off Pine and Winter Streets.

The Board studied the application and finding it in order agreed to set the public hearing date for April 9th at 8:15 P.M.

As a note of interest, Mr. Cimino stated that he had purchased the property of North Avenue Inc. off South Street. Said property contains approximately 129 lots.

THE HAYNES KUNIHOLM CORP.: Mr. Haynes and Mr. Kuniholm together with Mr. Cheney appeared before the Board and presented their application and definitive plans for subdivision of land located off South Street, formerly property of Robert Justis.

The Board agreed that this application was in order and set the public hearing for April 9th at 9:15 P.M.

NOON HILL CORP.: Mr. Robert Johnson appeared before the Board with Mr. Vincent Roberts of Noon Hill Corp. and presented preliminary plans for subdivision of land off Orchard and Causeway Streets. This proposed subdivision contains approximately 250 lots. Mr. Roberts stated that they planned to build between twelve and fifteen houses per year and they would be in the twenty one thousand dollar bracket.

The Board reviewed the plans and requested that the drainage be lead to natural water courses if possible. The Board also stated that they would like a contour plan of the area.

The preliminary plan was left with the Board for further discussion and study.

Mr. Roberts questioned the Board about the possibility of having town water run into this area. This was discussed at length and it was agreed that both Mr. Roberts and the Planning Board should contact the Water Board and then hold a joint meeting.

TOCCI: Mr. Tocci appeared before the Board stating that he wished to continue his subdivision and would like the Board to compute the bond cost for the completion of Fairview Road in its entirety.

Mr. Tocci also presented at this time the drainage easement which he had received from the Jewell Estate. The Board studied the easement and agreed to turn it over to the Town Counsel for approval. The Board suggested to Mr. Tocci that he place this on record as soon as possible.

In regard to the present status of the street, Mr. Tocci stated that up to the present time only the top soil had been removed on the last section. However, he did not want the bond to cover the installation of the water pipe or the drainage as it was his intent to have these installed and the street constructed to subgrade by the time he was ready for releases.

BAKER'S POND: Mr. Cain read the letter received from the Police Department in regard to the damage to Baker's Pond wall. The Secretary was instructed to turn this letter along with the estimate for repairs over to the Town Counsel for immediate action.

DALE STREET: Mr. Cain read the notice of the hearing to be held on March 31st by the Board of Selectmen in regard to their intention to relocate a part of Dale Street.

A motion was made to recommend that the street be made a 50' layout and that some of the curves have increased radiuses. Motion tabled and action postponed until next meeting awaiting proposed action of the Industrial Commission.

ROY: Mr. Hardy reported that he had delivered all plans to the various departments and the Board would receive a report from Mr. Carr, agent for the Health Dept., by the next meeting. Mr. Hardy stated that he had suggested to Mr. Roy that he request the Board for an extension of time because of the time that would be involved in obtaining a drainage easement.

HILLCREST DEVELOPMENT CORP.: Mr. Hardy reported that they were in the process of constructing Carole Road. He requested the Board to write a letter to the Soloman H. Rubin Co., a bonding firm, giving the status of the construction of Hillcrest Road. The Board agreed and a copy to be placed on file.

Mr. Hardy also requested the Board to compute the cost of a bond to cover the construction of Carole Road from Station 2 plus 75 to Station 9 plus 0. The Board stated that they would require a

bond in the amount of $5,000.00; and upon receipt of this bond, the Board would release lots numbered 31, 32, 33, 34, 63, 64, 65, and 66.

Mr. Hardy also stated that he would like to turn over to the town a certified check to cover the cost of construction of Hillcrest Road from Station 14 plus 50 to Station 16 plus 0. Said check to be held by the Town until such time as Hillcrest Road is completely constructed between said stations or until such time as a bond is given covering the same. The Board agreed that this would be satisfactory and set the amount at $1,200.00. Upon receipt of this certified check the Board would release lots 104 and 128.

MINUTES: The minutes of the Public Hearing and also of the regular meeting held on February 26th were read and approved as read.

KENNEY: It was noted at this time that a drainage easement should be obtained on this subdivision in order to protect the town.

TOCCI: Mr. Cain reported that he had checked with Mr. Kennedy, former Town Counsel, in regard to Mr. Tocci's drainage easement. Mr. Cain stated that Mr. Kennedy felt that the easement was in order but that it was his intent that it should be turned over to the town and at that time a taking should be made to perfect any defects.

MINUTES: The minutes of the hearing held on March 12th were read and approved as read.

MEETING ADJOURNED:

Respectfully submitted,

Ernest L. Spencer

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on March 26, 1959

PRESENT: Messrs. Cain, Hardy, Wills, and Spencer

The meeting was called to order at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

NOTICE: It was reported that the notice of this meeting had been duly posted.

KENNEY: Mr. Cheney, Civil Engineer, together with Messrs. Kenney, appeared before the Board and presented an application and definitive plans for subdivision of land located off Green Street.

The Board studied the plans and the application and agreed to set the date for the public hearing for April 23rd at 8:15 P.M.

The Board requested Mr. Robert Kenney to send them a letter from the Clerk of the Corporation stating that he had the authority to act for the corporation and on what date said authority was voted.

CROWNRIDGE REALTY AND TRUST: Mr. Michael Picarello appeared before the Board with a problem in regard to obtaining a bond. He stated that he was unable to obtain one unless he was willing to put up full collateral. He inquired of the Board if they would be willing to accept his savings account for the full amount required. This he said would enable him to keep his money earning interest.

The Board discussed the matter and felt that this could be done, but that they would have to find out from the Town Counsel the proper proceedure to follow and also find out what instrument would be required in order that the Board would have the authority to use the funds in the event that Mr. Picarello did not complete the road construction.

Mr. Picarello also wanted to check with the Board to see if the relocation of Dale Street would affect his lots.

The Board checked the plan and felt that his lots would not be affected in any way. Mr. Frank Cheney concurred with the Board on this.

PROPOSED SHOPPING CENTER: Mr. James Frame appeared before the Board and suggested that the town should rescind the action that it took when it rezoned the Hagman property to business. Mr. Frame stated that he understood that the firm backing the proposed shopping district had pulled out and that now only a super market was going to be built and this was to be constructed on the property owned by Mr. Palumbo. Mr. Frame felt that this would leave the rest open for any type of business, desirable or not, and he did not think that this was the understanding of the

townspeople when they voted for the rezoning.

The Board discussed the matter and felt that they should first check to see if the rezoning had been passed by the Attorney-General; also the Board did not feel they should start any action until the definite status of the proposed shopping center could be established.

Mr. Frame requested that the Board consider the matter in order to protect the neighborhood if possible.

Mr. Hardy stated that he would check the matter through immediately and then contact Mr. Frame.

ROY: Mr. Roy appeared before the Board with a request for the Board to extend the time within which the Planning Board would take final action. A motion was made to accept Mr. Roy's application for an extension to June 30, 1959. Motion seconded and vote carried unanimously. Secretary instructed to send letter to Town Clerk notifying him of the change.

PARKS: Mr. Wills stated that the Legion had requested permission to put the flag up in Baxter Square on holidays. The Board agreed to grant request.

Note: The Legion has donated a new flag for use in Baxter Square.

BAKER'S POND: Mr. Cain read a note from Mr. McCarthy stating that the Highway Department had cleaned the rubbish out of the pond and that the Board would incurr no expenses for this since they had to drain the pond in order to clean the culvert on the North Street side of the pond.

PARKS: Mr. Wills also stated that Mr. Hedges would like some loam for use on Baxter Square. The Board agreed to purchase some but not more than five yards.

NOON HILL CORPORATION: The Board studied the preliminary plan of Noon Hill Corp. and agreed to write a letter to them stating that the plan had been received and that the general design of the streets met with the Board's approval, but that the grades of the streets would require a more detailed study.

PARKS: Mr. Wills requested the authority to purchase fertilizer for Baxter Square. The Board questioned him as to whether or not he had received the report from the Agricultural School on the condition of the soil. Mr. Wills reported that it had

been tested by Mr. Johnson of Medfield Garden Shop. The Board still wanted it tested by the Agricultural School, however, as originally requested of Mr. Hedges, and as soon as the report was received, Mr. Wills was instructed to purchase fertilizer in accordance with it.

MASS DEPT. OF COMMERCE: Mr. Cain read the Planning Memo received for the month of March.

APPEALS BOARD: Mr. Cain read the decision of the Appeals Board on the petition of Miss Eleanor Atherton, Mitchell St.

MEETING ADJOURNED:

Respectfully submitted,

Ernest L. Spencer

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Public Hearing held on April 9, 1959

SUBJECT: Subdivision of Land by Charles A. Cimino, Pine and Winter Streets.

The hearing was called to order at 8:15 P.M. with Mr. Cain, Chairman of the Park and Planning Board, presiding. Mr. Cain began the meeting by reading the notice of the Public Hearing as it was published in the Suburban Free Press. Mr. Cimino turned over to the Board the receipts of the certified letters which he had sent to the abutters.

Mr. Cain then opened the hearing for discussion and called on Mr. Cimino to explain what he proposed to do with this property.

Mr. Cimino showed the group present his plans and asked if there were any questions.

Mr. Cimino was asked whether or not he intended to fill in the pond. He stated that he did plan to fill it in. The abutters suggested that he leave it as a beauty spot instead and thought it might be a good selling point. They also felt that if the pond were filled in it would cause a drainage problem. Also in conjunction with the pond, it was pointed out that it was the source of Winter Brook, and if the pond were filled in, Winter Brook would dry up entirely. The Allens, the Whitesides, and the Daniels stated that they enjoyed the pond and the brook very much and did not want them destroyed.

Mrs. Daniels stated that she was opposed to the subdivision. She stated that she had seen two separate plans of this subdivision; one showing the stubs to her property line paved and the other one not. Mrs. Daniels asked Mr. Cimino if he intended to pave these stubs to her property line. Mr. Cimino stated that he would complete the roads to the Daniels line. Mr. Cain pointed out that this was under the control of the Planning Board.

Concerning the water situation, Mrs. Daniels stated that she wanted the flow of the water to stay exactly as it is now. She did not want one pint more or one pint less of water on her land.

Mr. Spencer explained that as long as the brook is spring fed, the water will still seep through the ground to the brook together with the street drainage.

Mr. Frame stated that he felt that this street drainage would present another drainage problem such as some of those which the town is already faced with.

Mrs. Allen stated that she was afraid that the cess pools and the septic tanks would drain into the brook and thus pollute it.

Mr. Cain pointed out that after the contents of a cess pool are drained through sixty feet of soil, the water is purified.

At this time Mr. Cain read a letter from Mr. Daniels who was out of town and was unable to attend the hearing. It expressed his reasons for opposing the subdivision. Letter placed on file.

Mrs. Allen read a letter from Mr. Paul D. Cavanagh, owner of the Whiteside property. Mr. Cavanagh stated that they were in opposition to any action to fill the pond which feeds the brook. This letter was turned over to the Planning Board and also placed on file.

Mr. Cimino felt that filling in the pond would not affect the brook as the water would still seep through the ground and still feed it as it has in the past.

The Board questioned the abutters and the engineer about the present culverts in that area and their size.

No more discussion was held on the subdivision; however, the abutters did wish to know what action the Board would take next.

Mr. Cain explained that the Board would now study the plans of the subdivision further in accordance with the various facts presented at this hearing. After going over these, the Board would then vote to approve or disapprove the plan. Mr. Cain went on to explain that from the date the plan is signed, anyone has a right within twenty days to make an appeal.

Mrs. Daniels questioned the Board as to how they would know what action the Board had taken. The Board agreed to notify her and also anyone else who might be interested.

The following persons also requested to be notified:

Mr. and Mrs. Charles Allen
Wardner Farm Trust, Noel Morss, Treas., 24 Milk St., Boston
Grace Stackpole (Notified Secretary by phone that she would also like to be sent a notice)

Mr. and Mrs. Allen stated that they had no objection to the building of the houses, but they did not want to have the Brook changed.

HEARING ADJOURNED:

Respectfully submitted, Ernest L. Spencer
ERNEST L. SPENCER, Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Hearing held on April 9, 1959

SUBJECT: Application for subdivision of land by The Haynes Kuniholm Corp.

Mr. Cain, Chairman of the Park and Planning Board, opened the hearing at 9:15 P.M. and proceeded by reading the notice of the hearing as pbulished in the Suburban Free Press.

Mr. Haynes presented the Board with the receipts for the certified letters which he had sent to the abutters.

Mr. Cain asked the developer to explain to the people present what his subdivision plans were.

Mr. Haynes then showed a copy of his plan so that all could view it. He stated that the property consisted of twelve acres and he planned to build houses in the general price range of twenty-five to twenty-seven thousand dollars.

The Board questioned the developers about the narrow strip of land lying between the proposed road and the property of Lord. Mr. Haynes stated that they had not contacted Mr. Lord yet, but would do so to see if a trade could be made for a corner radius. If not, Mr. Haynes said that he would convey it to the nearest abutting lot after the subdivision is completed.

Mr. Spencer stated that he would like to have it disposed of before the bond is released.

Hearing no more discussion or questions, the Chairman declared the hearing closed.

Respectfully submitted,

Ernest L. Spencer

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on April 9, 1959

PRESENT: Messrs. Cain, Spencer, Wills, Rogers and Hardy

The meeting was opened at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

PARKS: A question was raised as from whom the Board should purchase the fertilizer and lime. Mr. Wills stated that he had received an estimate from Mr. Gilmore and Mr. Johnson of the Garden Shop agreed to meet the same price. A motion was made that they be purchased from Mr. Gilmore. Motion was not seconded. A second motion was made to purchase the fertilizer from Mr. Gilmore and the lime from Mr. Johnson. Motion seconded and vote carried.

HIGHWAY DEPT: A letter was received from Mr. McCarthy requesting the Board to ask the developers for a linen and six copies of their plans when submitting streets for acceptance.

The Secretary was instructed to suggest to Mr. McCarthy that he contact the engineer of the plans and order what he needed directly.

CIMINO: The Board discussed Mr. Cimino's plans and noted proposed changes thereon. The Board also talked to Mr. Cimino and Mr. Cheney in regard to putting the cellar floors two feet above the drain line in the wet areas. Mr. Cimino felt that this restriction was not necessary as he said he stood behind his houses for a period of one year.

Some of the Board members felt that this should be the responsibility of the Building Inspector.

A discussion was held on whether or not a notation should be put on the plan to bring the fact to the attention of the Building Inspector.

CROWNRIDGE REALTY & TRUST: Mr. Picarello appeared before the Board. Mr. Cain showed the Board the savings book and the assignment.

The Board signed a letter to the Needham National Bank acknowledging receipt of the savings account, and the Secretary was instructed to turn the savings account over to the Town Treasurer along with the assignment and obtain receipt for same.

TOCCI: Mr. Tocci appeared before the Board with linen copy of drainage easement and instrument from the Jewell Estate covering it. Mr. Cain suggested that these be placed on record immediately.

Mr. Tocci also presented a bond to cover the construction of Fairview Road in its entirety and also the drain across the Jewell Estate.

The Board agreed that the bond was in order, but questioned Mr. Tocci as to the status of the street construction. Mr. Tocci stated that the water pipe was in and the drain was going in the following day. The Board suggested that when the street was up to subgrade, then he should come before the Board for his releases. Bond to be approved by the Town Counsel.

BAKER'S POND: It was reported that Mr. Nourse, Town Counsel, had collected the funds from the Richard Hat Co. for repairs to the wall, and they had been turned over to the Town.

Alson in regard to Baker's Pond, it was reported that Mr. Nye had finished painting the fence railing but was going to go over it again before he presented his final bill.

PROPOSED SHOPPING DISTRICT: In accordance with Mr. Frame's suggestion at the last meeting, Mr. Hardy had sought out the various persons backing the proposed shopping district and asked them to come to this meeting together with the abutters of the property in question.

Mr. Patsos, Mr. Graeme Elliot of the Hunneman Co., Mr. Collins and Mr. Crane were present and Mr. Patsos was called on first.

Mr. Patsos stated that they were still very much interested in producing other stores on this land but the time element was against them as it took a great deal of time to promote such a project.

Mr. Patsos was questioned as to how long his option ran, and he replied that it expired in 1960.

QUESTION: Is the new market going to be as large as the first one that was proposed.

PATSOS: No. The first one was to large for practicability and economy.

Mr. Collins stated that they planned to get the plans for the super market started in two or three weeks, and he stated that it would be one of the chain of stores known as Red and White. The nearest store of this type is in Billerica.

Mr. Frame stated that he did not think it was the intent of the town when they voted for the zoning change to have only one store and leave the balance free for any type of business. He felt that the town should be given some guarantee that this land would be used as was the original intent.

Mr. Hardy: What kind of assurance would you want?

Mr. Frame: Why can't they give some sort of assurance such as subdividers give referring to bonds or other security, also submit plans.

Mr. Patsos went on to explain that they were going to build the super market and then hoped very much to build additional stores. He could give positive assurance on this but could not do so on the rest of the stores, but he would like to be given the opportunity to try to get them established. He stated that if it were rezoned back to residential, he would have a very difficult time to get leases.

The abutters still wanted assurance that a used car lot, a sport center, or similar businesses would not be put in. They stated that they were still in favor of the proposition as long as the businesses were respectable to a residential neighborhood.

Mr. Patsos stated that they were not intending to put in a used car lot as it certainly would not add to a store.

Mr. Frame stated that he would like some concrete assurance.

Mr. Patsos again stated that it takes a long time to put a proposition of this sort into action. He felt that they had tried and had completed the first phase of this operation successfully. He said that the supermarket building alone would cost approximately one quarter million dollars.

Mr. Hardy stated that something like this has to be a promotional deal and he felt that it would be foolhardy at this point to rezone the area back to residential. Mr. Hardy wondered if they could guarantee the abutters in some way so they would be protected against anything objectionable going in. He felt that this was the assurance they were looking for, expecially in case the land were sold to someone else.

Mr. Cain: "Can you and the abutters come to some agreement so that if you decide to sell they will be notified."

Mr. Rogers suggested that some sort of instrument to the town would be in keeping as to what will not be put in, and this assurance to be held during the time of the option.

Mr. Patsos appealed to the abutters to give him a chance to complete the proposition. He stated that he was going to live in Medfield and also have a definite interest in the supermarket.

The discussion was closed at this point.

PLANS: The Board again discussed whether or not to put a restriction on plans in regard to basement floors when the lots are in wet areas.

FLAG POLE: A letter was received from Mr. Leonard giving his estimate for painting the flag pole.

A motion was made and seconded that we write a letter accepting his proposal. Vote carried unanimously.

HILLCREST ROAD: It was noted that the bond covering Carole Road and the certified check for Hillcrest Road had been turned over to the Town Treasurer.

PINE GROVE ROAD: A questionnaire was received from the Aetna Insurance Co. in regard to the status of the construction of Pine Grove Road. It was noted that the water and drainage were in and the street approximately 60% complete.

SUPT. OF STREETS: A letter was received from the Supt. of Streets in which he explained the need for additional funds next year to pay for the time consumed in inspections. Letter placed on file.

Another letter was received from Mr. McCarthy in regard to new culverts, etc. Letter placed on file.

MEETING ADJOURNED.

Respectfully submitted,

Ernest L. Spencer

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD
Minutes of Meeting held on April 23, 1959

PRESENT: Messrs. Cain, Hardy, Wills, and Rogers

The meeting was opened at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: Mr. Wills reported that the notice of this meeting had been duly posted.

TOCCI: The Board voted to approve the release of Mr. Tocci's remaining lots. He has presented the Board with a satisfactory performance bond, and it was noted that the drainage was in and approved.

BUILDING INSPECTOR: Mr. Carr appeared before the Board to discuss the problem of whose responsibility it was to establish what grades the cellar floors whould be set at.

CIMINO: Mr. Cimino appeared before the Board to see if the Board would sign his plan. Mr. Cimino said that he proposes to leave a small pond within his subdivision, but that the majority of the pond would be filled in. The Board did not sign the subdivision plan as the stations were not in order. Mr. Cimino agreed to take care of this.

ZONING: Mr. Stevenson, Pound Street, appeared before the Board to see if the Board would allow him to put up a real estate sign in order that he might use his home for a real estate office.

In reference to this same matter, the Board had received a copy of a letter sent to the Board of Selectmen from Mrs. Murphy, Main Street, who reported the zoning violation by Mr. Stevenson.

The Board informed Mr. Stevenson that he was violating the town's zoning laws by putting up said sign.

BROWN: Mr. Brown brought in a plan showing a lot off Pine Grove Road, known as Lot No. 29, and requested the Board's approval under the subdivision control law not required. The Board agreed that the plan was in order and approved it as requested.

HAYNES-KUNIHOLM CORP.: The plan of the Haynes Kuniholm Corp. was approved of this date, April 23, 1959.

MEETING ADJOURNED:

Respectfully submitted,
Roger E. Hardy
ROGER E. HARDY,
Acting Secretary

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MEDFIELD PARK AND PLANNING BOARD

Minutes of Public Hearing held on April 23, 1959

SUBJECT: Application for Subdivision of Land in the Town of Medfield by the Kenney Construction, Inc.

The hearing was opened at 8:15 P.M. and at this time the certified receipts of the notices sent to the abutters were turned over to the Board. One notice was returned undelivered.

The hearing was opened for remarks and Mr. Joseph Kennedy stated that the drainage easement set up between the Kennedy property line and that of the Kenney Construction, Inc. was a mutual agreement. He requested that it appear on the plan and be recorded. The Board stated that it was on the linen copy and showed it to Mr. Kennedy.

The majority of the Planning Board requested that the street alignment of this subdivision be changed to allow for easy access into the property.

HEARING ADJOURNED:

Respectfully submitted,

Roger E Hardy

ROGER E. HARDY
Acting Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Special Meeting held on April 30, 1959

PRESENT: Messrs. Cain, Wills, ~~and~~ Hardy, and Rogers

The meeting was called to order at 8:00 P.M. by Mr. Cain, Chairman, but no business could be transacted because the notice of the meeting had not been posted.

Another special meeting was called for May 7th at 8:00 P.M.

MEDFIELD PARK AND PLANNING BOARD

Minutes of Special Meeting held on May 7, 1959

PRESENT: Messrs. Cain, Hardy, Wills, Spencer, and Rogers

This special meeting was called to order at 8:00 P.M. by Mr. Cain, Chairman, and the following business was transacted:

NOTICE OF MEETING: It was reported that the notice of this meeting had been duly posted.

CIMINO: Mr. Daniels, Mr. Charles Allen, and Mr. Cavanagh appeared before the Board to discuss again the possible drainage problems which might arise in connection with Mr. Cimino's proposed subdivision, and which might affect their property.

Mr. Daniels requested the Board to postpone signing the subdivision plan for one week in order to give him time to consult with his attorney.

The Board discussed this request. Mr. Wills expressed the opinion that he felt the builder had been held up long enough and Mr. Daniels had had sufficient time to consult with his attorney.

A motion was made not to sign the plan for one week. Motion seconded and the vote carried three in favor and Mr. Wills opposing. (Note--Mr. Hardy had not arrived yet.)

In accordance with the above vote, the Board granted Mr. Daniels his request.

Mr. Daniels thanked the Board and stated that he also wished to question the drainage on two of the lots that are now heavily wooded. It was his opinion that when the natural absorbancy of wooded areas are tampered with, the water would flow from those lots at a much faster rate and cause flooding conditions which the brook and the present culverts could not take care of.

The Board discussed this and agreed that they did not feel that this would hasten the flow of water to this degree.

Mr. Daniels also asked if the present culverts would be of sufficient size to carry additional water if the subdivider created flooding conditions.

The Board felt that if the culverts were not adequate, then they would become a town problem and expense. They did not feel that the town should have foreseen this development at the time they were installed. The Board also felt that a subdivider should not be responsible for changing the size of all culverts, etc. through which the water from his subdivision would flow.

Also in connection with subdivision of Cimino, Mr. Rogers brought up the problem of disposal of the sanitary wastes on the wet lots. He stated that he would like to ask Mr. Carr to reconsider his approval of the subdivision by putting a restriction on lots 10, 11, 12, 18, and 19 to the effect that no building permit should be issued on these lots until the disposal system of the sanitary waste met with Mr. Carr's approval.

BAKER's POND: Mr. Nye's bill for the balance due on his contract was turned over to the Board. The Board agreed that the contract had been fulfilled satisfactorily and turned the bill over to the Treasurer for payment.

ZONING: Mr. Cain read the letter from Mrs. Edward T. Murphy, 354 Main St., which she had written to the Board of Selectmen, and who in turn had sent a copy of it to the Planning Board. The letter was in regard to a zoning violation at 344 Main St.

The Board checked the Zoning By-Laws, Section VIII, Administration, Article 1, Enforcement, which reads "This By-Law shall be enforced by the Selectmen either directly or through an inspector to be appointed by them".

In accordance with this, the Board agreed that the Secretary be instructed to return Mrs. Murphy's letter to the Board of Selectmen and refer them to the above section of the town's zoning by-laws.

Mr. Cain also read another letter received from the Selectmen in which the Messrs. Naraski, Laverty, and Tompkins reported a zoning violation on Harding Street.

The Board agreed that this should be handled in the same manner as the previous one.

CIMINO: Mr. Carr was called before the Board to discuss the possibility of reconsidering his approval on Mr. Cimino's subdivision in order that the disposal system of the sanitary waste on lots 10, 11, 12, 18, and 19 can be taken care of properly.

Mr. Carr studied the matter and stated that he would reconsider his approval and would write the Board a letter to the effect that no building permits would be issued until the disposal system of the sanitary waste for dwellings located on lots 10, 11, 12, 18, and 19 had been approved by the Board of Health.

The Board agreed to write this restriction on the plan also.

NORTH AVENUE, INC.: Mr. Cain brought to the attention of the Board the fact that no Planning Board releases had been given when the property of North Avenue Inc. had been conveyed to Mr. Cimino.

Looking into the matter further the Board found that the conditional approval had been violated by the following action:

(1) Conveyed by mortgage deed certain lots to the Merchants Cooperative Bank and recorded in Book 3711, Page 335;

(2) Conveyed by mortgage deed certain lots to the Merchants Cooperative Bank and recorded in Book 3711, Page 338;

(3) Conveyed to Charles A. Cimino, Inc. and excluding certain lots and subject to drainage rights of others and recorded in Book 3711, Page 339;

(4) Conveyed by mortgage deed certain lots to North Ave., Inc. and recorded in Book 3711, Page 341.

Mr. Cain reported that Mr. Nourse had been contacted on this matter, and Mr. Hardy reported that he had notified the attorney for the Merchants Cooperative Bank who was also looking into the matter and would contact the Board soon.

Mr. Hardy suggested that the various principals be contacted and asked to attend a meeting.

It was agreed that the Board should first write a letter to Mr. Nourse, Town Counsel, requesting his opinion as to whether or not the Board had the right to rescind the conditional approval they had given the subdivision.

BAKER'S POND: Mr. Wills was instructed to have the wall at Baker's Pond repaired at a cost of $25.00.

HAYNES-KUNIHOLM: The subdivision of the Haynes Kuniholm Corp. was approved on April 27th and the town clerk so notified on April 29, 1959

TOCCI: The Board released on April 23rd, lots numbered 6, 7, 8, and 9 on Fairview Road.

CIMINO: Mr. Cain read the letter from Mr. Nourse, in which he stated that he saw no valid legal objection to the Board's signing the subdivision plan.

MINUTES: The minutes of the following meetings and hearings were read and approved as read:

Regular Meeting-----	March 19th
" "	March 26th
Public Hearing------	April 9th(Cimino)
" "	April 9th(Haynes-Kuniholm)
Regular Meeting-----	April 9th

KENNY: The clerk was instructed to write a letter to Mr. Robert Kenny stating that the Board has not received a letter from the clerk of the Corporation indicating that he has the authority to act for the corporation and on the date such authority was voted.

MEETING ADJOURNED: 11:15 PM.

Respectfully submitted,

Ernest L. Spencer

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on May 14, 1959

PRESENT: Messrs. Cain, Hardy, Spencer, Wills and Rogers

The meeting was called to order at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: It was noted that the notice of this meeting had been duly posted.

CIMINO: Mr. Daniels, Mr. Allen, and Mr. Cavanagh appeared before the Board together with their legal counselor, Mr. Parker.

Mr. Daniels stated that they had studied the possible drainage problems with their attorney and they still felt that if the pond were filled in the water supply in the brook would be changed.

Mr. Rogers questioned whether or not the Town Counsel had sent any further information on this after being requested to study it further.

Mr. Nourse was to appear later in the evening.

Mr. Daniels stated that their prime interest in the matter was to see to it if possible that the brook was maintained as it is now, and that their secondary interest was that they did not want flooding conditions created.

Mr. Cain suggested that an open jointed twelve inch pipe line could be installed into the center of the pond which would be connected with the drainage system. He felt that this would allow the pond water to still feed the brook.

Mr. Rogers questioned Mr. Parker as to what he had dug up in the past week.

Mr. Parker stated that if Mr. Cimino does fill in the pond and it does interfere with flow of the water in the brook, then the owners of the land affected by this would have the right to act under the law protecting water rights.

Mr. Cain read the letter received from Mr. Daniels dated May 11, 1959, in which he summed up the abutters feelings regarding the filling in of the pond also what action the abutters had taken since the last meeting.

Mr. Cain also read the letter received from Mr. Carr, dated May 9, 1959, in which he clearly pointed out that it was his intent as agent for the Board of Health not to issue any building permits on lots 10, 11, 12, 18, and 19, until the disposal system of the sanitary waste for the dwellings on the above lots met with his approval.

Mr. Daniels questioned the Board if they would sign the plan if they were confident that legal action could come against Mr. Cimino if he did fill in the pond and it did stop the flow of the water.

Mr. Cain asked Mr. Daniels if the proposed pipe would maintain the brook would the abutters then have any objections?

Mr. Cain also asked, "What if the pond becomes a nuisance and objectionable to the neighborhood?" , and he also pointed out that the Board did not know definitely whether Mr. Cimino was going to fill in the pond or not.

Mr. Cain again suggested that if Mr. Cimino fills in the pond he should be required to run a pipe into the pond to take care of the ground water condition, but if he does not fill in the pond then no restriction would be put on the plan.

Mr. Hardy questioned the abutters as to whether or not they have any flooding rights or flowage rights on their deeds.

The abutters stated that they would have to check their deeds for this information.

Mr. Cavanagh stated that he had checked with a geologist on the matter who stated that no one can determine what is going to happen to the water if the pond is filled in.

Mr. Cain stated that it was his opinion that no one could stop Mr. Cimino from filling in the pond. He also felt that if the Board put a restriction on the plan whereby Mr. Cimino would install the said pipe if he filled in the pond, it would make the land drier and in turn would help the abutters by keeping the brook flowing, and he did not feel that the Board could do any more than that.

Mr. Daniels again asked the Board if they would okay the development on the basis that the developer could not disturb the flow of the brook?

Mr. Cain stated that he felt that the filling in of the pond was Mr. Cimino's liability.

Mr. Parker stated that he was of the opinion that Mr. Cimino could not legally decrease the flow of the water.

Mr. Spencer questioned the abutters if they would object to a change in the flow of the water during the construction period.

Mr. Daniels replied, "No, but we do not want a complete abolition of the stream."

NOTE: Mr. Nourse was called to see if he would be able to attend the meeting. While awaiting his arrival the Board continued with other business.

CALLACHAN: Mr. Robert V. Callahan of Bartlett Ave. appeared before the Board with a plan to see if the Board would approve the lot layout under Subdivision Control Law Not Required. The Board studied the plan and suggested that he have the plan redrawn showing the new lot lines, etc.

CIMINO: Mr. Nourse appeared before the Board. He stated that his concern as Town Counsel was not with the rights of any person on that street, but his function was to determine whether or not Mr. Cimino was entitled legally to have his subdivision approved. If Mr. Cimino does in fact dry up the pond and causes the brook to dry up then the people with rights to the brook would have rights against Mr. Cimino.

Mr. Nourse stated that it was his personal opinion that this problem of altering the water in the brook was not the responsibility of the Planning Board.

The abutters questioned Mr. Nourse as to who would be responsible in case Mr. Cimino should leave town.

Mr. Nourse felt that there would be adequate time to sue Mr. Cimino.

Again it was brought out that there was no assurance that Mr. Cimino would or would not fill in the pond.

Mr. Daniels pointed out that Mr. Cimino would be filling in a portion of the pond in order to construct the road.

Mr. Cain replied that it would require only a very small portion of it, and also pointed out that the pond is not on the plan but that the Board did have a plan showing the pond in relation to the subdivision plan.

Mr. Parker asked Mr. Nourse if he saw any legal objection to the Planning Board approving the plan with the restriction of a pipe running into the pond.

Mr. Nourse stated that he saw no legal objection to this. It would be entirely within the Board's disgression. The Board had the right to sign a plan with conditions on it or not.

Mr. Nourse stated that it was his impression that Mr. Cimino would have some pretty wet ground in there, and he also felt that the pond was spring fed because of the activities in it.

Mr. Nourse pointed out that there are no under water rights of under water streams.

Mr. Nourse again stated that Mr. Cimino can fill in the pond if he wants to but can not due anything to interfere with the flow of the brook.

Mr. Wills questioned Mr. Nourse as to whether or not the Board could insist that Mr. Cimino fill in the pond.

Mr. Nourse replied that the Board could always get around that by considering the pond a health problem and also a dangerous nuisance as far as children are concerned. Mr. Nourse did not think the Board had the right to insist that Mr. Cimino fill in the pond.

Mr. C-in questioned Mr. Allen as to the depth of the pond.

Mr. Allen replied that it was three or four feet.

Mr. Cavanagh presented the Board with this problem: "Supposing the water in this water shed is increased and the culverts are affected on town and private property, can there be any stipulation put in the approval to cover this.

Mr. Nourse replied that Mr. Cimino has no right to alter the natural water course.

Mr. Daniels stated that there are five culverts there and since 1944 he could only remember once when they overflowed. Mr. Daniels asked what course dor the people have should there be floods; should they go back to the town, Mr. Cimino, or the Planning Board.

Mr. Nourse replied that if the town accepted the street it would then be the town's responsibility.

Mr. Daniels wanted the Board to point out to Mr. Cimino that he would be liable for court action if he stops the flow of the brook.

Mr. Daniels also stated that the abutters would bot be taking any action during the twenty day appeal period but would wait and see what happened in regard to the brook.

The Board then wrote up the following restriction which they would place upon the plan:

"The approval of this plan is further predicated by the following:

If the pond as shown on this plan is filled in, a 12 in. open joint conc. pipe shall be laid at a grade of 0.5% in the easement as shown on lot 12. This open joint pipe shall begin at the manhole located at Station 3 plus 0 on Scott Road and extend in an easterly direction to the west side of lot 18. If the pond is not filled in, a 12 in. conc. pipe shall be laid to the westerly side of lot 12 in such a manner as to provide an overflow discharge from the pond into the drainage system."

The Board agreed that this restriction was the best protection they could give the abutters, the Town, and the Planning Board.

The abutters present felt that this was a satisfactory agreement.

A motion was made to place the above restriction on Mr. Cimino's plan. Motion seconded and the vote carried unanimously in favor of the motion.

NORTH AVENUE INC.: Mr. Cain read the letter written to Mr. Nourse in which the Board requested Mr. Nourse to render his opinion as to whether or not the Board had the right to rescind their conditional approval on the subdivision plan of North Avenue, Inc.

Mr. Nourse said that he had not had time to give a written reply as requested, and he also wished time to check the validity of the conditions before giving his opinion.

Mr. Nourse stated that presuming the conditions were valid, he would then refer the Board to their rights under the subdivision control law, Section 81 W.

CIMINO: The Board voted to approve the subdivision plan entitled "Subdivision Plan of Land in Medfield, Mass., Scale 1" equals 40', by Cheney Engineering Co., Needham, Mass., dated February 2, 1959, owned by Charles A. Cimino, with the following conditions:

"Approval of this subdivision plan is hereby granted subject to the following conditions; namely, that lots numbered 6 through 26 inclusive shall not be sold, conveyed, mortgaged, or otherwise hypothecated nor shall a building permit be issued for any of said lots until such time as the streets or ways as shown on this plan has been completed to

CIMINO: (Continued)

> the satisfaction of the Planning Board and it has given its written approval thereof. No building permits shall be issued until the disposal system of the sanitary wastes for dwellings located on lots 10, 11, 12, 18, and 19 has been approved by the Board of Health of the Town of Medfield."

also the condition as previously voted on.

The Secretary was instructed to notify Mr. Cimino, the Town Clerk, and the abutters of the above action.

KENNEY: Mr. Cain read a letter from the Kenney Construction Co., Inc. in which they requested that the time limit for approval of their subdivision be extended until May 29th, 1959.

The Board voted to grant this extension and the Town Clerk to be so notified.

APPEALS BOARD: Mr. Wills reported that he had attended the hearing of the Appeals Board on the petition of Oakley Ferguson.

MISCELLANEOUS: Mr. Wills also stated that he had been approaced by Mr. Koch, High Street, in regard to using town funds for putting in fireways in the Rocky Woods Reservation.

The Board felt that this matter was not in their jurisdiction.

MINUTES: The minutes of the meeting held on May 7th were read and approved as read.

BAKER'S POND: Mr. Wills reported that he had instructed Mr. Welch to go ahead with the repair of the wall at Baker's Pond. Repairs necessitated by auto accident.

PARKS: Mr. Wills requested permission to purchase trash cans for the parks.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on May 28, 1959

PRESENT: Messrs. Cain, Hardy, Wills, Spencer, & Rogers

The meeting was opened at 8:13 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted.

MEETING NOTICE: It was reported that the notice of this meeting had been duly posted.

KENNEY: Messrs. Kenney appeared before the Board with their plan for subdivision of land. After reviewing the plan, a motion was made to approve the plan with the following condition:

"Approval of this subdivision plan is hereby granted subject to the following conditions; namely, that lots numbered 6 and 7 and 9 through 39 inclusive shall not be sold, conveyed, mortgaged, or otherwise hypothecated nor shall a building permit be issued for any of said lots until such time as the streets or ways as shown on this plan has been completed to the satisfaction of the Planning Board and it has given its written approval thereof. No building permits shall be issued until the disposal system of the sanitary wastes for dwellings located on lots 13, 14, 15, 16, and 17 has been approved by the Board of Health of the Town of Medfield."

The above motion was seconded, and vote carried unanimously.

The Board inquired of Mr. Kenney as to what he proposed to do in regard to a bond or security. Mr. Kenney stated that he intended to deposit cash in the Medfield Cooperative Bank.

The Board at this time pointed out to Mr. Kenney how important it was that the streets be inspected by the Superintendent of Streets during each phase of the construction.

HAYNES-KUNIHOLM CORP.: Mr. Kunniholm appeared before the Board to obtain his plan. Mr. Cain read the letter from the Town Clerk which stated that no appeals had been made during the 20 days. Mr. Kunniholm was also informed of the following condition which the Board had voted to place on his plan:

"Approval of this subdivision plan is hereby granted subject to the following conditions; namely, that lots numbered one (1) through fourteen (14) inclusive shall not be sold, conveyed, mortgaged, or otherwise hypothecated nor shall a building permit be issued for any of said lots until such time as the streets or ways as shown on this plan has been completed to the satisfaction of the Planning Board and it has given its written approval thereof. Lots 7 and 8 are accepted subject to approval by the Board of Health." of the sanitary wastes for dwellings located on lots 13, 14,

HAYNES-KUNIHOLM CORP.: (Continued)

Mr. Kuniholm was questioned as to the water and drainage installation.

He stated that they would be in in two weeks.

The Board requested that he present a letter to the Board from his engineer when the drainage was in and certifying that it was installed in accordance with the plans on file and also the specifications of the town.

The Board computed the cost to complete the construction of Juniper Lane and agreed that they would require security in the amount of $10,500 which would include construction of the turn-around. This cost was figured minus the water and drainage construction.

The Board signed the plan and Mr. Kuniholdm agreed to have three copies made and presented to the Board.

NORTH AVE. INC.: Mr. Cain read the letter received from Town Counsel in which he stated that North Avenue Inc. had violated the subdivision control law and stated that under Section 81W the Board had the right to rescind their conditional approval.

It was suggested that a letter be written to North Avenue, Inc. informing them that certain conditions had been violated and request their presence at the next Planning Board meeting to be held on June 11.

MINUTES: The minutes of the meeting held on April 23rd were read and approved as read. The minutes of the public hearings held on April 23rd and May 14th were read and approved as read.

McCARTHY REZONING: Mr. Cain reported that the Town Clerk had advised him that the Attorney General had approved the rezoning on Main Street on property of R.K. McCarthy.

APPEALS BOARD: Mr. Wills reported that the Selectmen had refused a license to buy and sell new cars on the property owned by Mr. Jefferson and formerly occupied by the Walker Manufacturing Company. A pbulic hearing is to be held on this matter by the Appeals Board on April 10th. A motion was made and seconded that the Planning Board attend the hearing and state that the Board was in favor of operating an auto business on the condition that the operator keep his cars on his own property and not in the street or public way.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER, Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on June 11, 1959

PRESENT: Messrs. Cain, Wills, Hardy and Rogers

Mr. Cain opened the meeting at 8:15 P.M.

SUBJECT: North Avenue Inc.

The following persons appeared before the Board representing North Avenue, Inc:

(1) Mr. Hersey
(2) Mr. Skull
(3) Mr. DiCiccio, Attorney
(4) Mr. Cimino, Present Owner

A question had arisen as to whether or not Mr. Hersey had violated the subdivision control law when he transferred his property to Mr. Cimino and had subdivided the land through mortgages without notifying the Planning Board.

Mr. DiCiccio stated they did have the right to set up more than one mortgage, in other words, subdivide the land through mortgages. It was agreed, after discussion by all concerned, that no violation had been made with the exception of not obtaining a release from the Planning Board.

Respectfully submitted,

ROGER E. HARDY,
Acting Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on June 25, 1959

PRESENT: Messrs. Cain, Hardy, Wills and Rogers

The meeting was called to order at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: It was noted that the notice of this meeting had been duly posted.

BOSTON LAW BOOK COMPANY: The Board will decide at a later date as to whether or not they wish to purchase certain books on law.

HENRY ROY PLAN: A letter received from Messrs. Roy, requested an extension of time as to when the Board may approve land for said plan. An extension of time was granted from June 30, 1959 to December 31, 1959.

KENNEY CONSTRUCTION INC: Mr. Robert Kenney, Treasurer, appeared with collateral for the release of land on Kenney Road. The clerk was instructed to hand to the Town Treasurer, the Savings Share Account assigned to the Town by the Needham Co-Operative Bank, as surety against this land. The clerk was also instructed to write to the Building Inspector, partially releasing the land to Kenney.

TRANSIT SEEDING COMPANY: Mr. Robert Larkin appeared, and introduced a Mr. Gray, who is owner of the Transit Seeding Co. and also the Gray Engineering Co. A Mr. Whalon, council for Mr. Gray, explained their problem. It seems that Mr. Gray wished to purchase a home on Route #109, with four acres of land. He wished to establish a right to repair his own equipment which consisted of heavy tractors, etc., at the rear of said property. This property is in a residential zone; therefore, there was no question but that he would be unable to repair equipment there and store his vehicles. There was no controversy, and Mr. Whalon realized this could not be allowed.

GEORGE KINGSBURY: Mr. Kingsbury appeared before the Board to see whether the question of whether or not a piece of property owned by him on Rhododendrun Avenue was considered a "marooned" piece of land. He had been refused permission to build a house on said land, on the grounds that it lies way back on a road that has not been accepted by the Town. The Board agreed to have the Town Council, Mr. William Nourse, look into this for him. In the meantime, it was suggested that Mr. Kingsbury go before the Board of Appeals for help.

TOCCI DEVELOPMENT: A plot plan was presented to the Board for a development on land off High Street, Medfield, for tentative approval. The Board decided not to act upon this plan until a more descriptive plan on topography of this land be presented to the Board.

CIMINO: The Board is waiting to hear from the Town Clerk, as to whether or not there have been any appeals in the twenty-two day period.

MEETING ADJOURNED: 11:00 P.M.

Respectfully submitted,

ROGER E. HARDY,
Acting Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on July 9, 1959

PRESENT: Messrs. Cain, Hardy, Wills, Rogers and Spencer

The meeting was called to order at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: It was noted that the notice of this meeting had been duly posted.

CIMINO, Charles A.: Mr. Cimino appeared, accompanied by his counsel, to request permission to put up bond for the release of land from Pine Street northerly to and including the intersection of Scott Road, and being a distance of about 1,050 feet. A covenant was recored with Mr. Cimino's plan, and it was suggested that he put in drainage, water, and sub-grading before he puts up a bond on this land. The Board decided that the price for the completion of water, drainage, and sub-grading, would be $10.00 per foot. ($10,500)

CALLAHAN, Robert: Mr. Callahan appeared with a plan, which was approved and filed by the Board.

BOARD OF APPEALS: Correspondence from the Board of Appeals regarding the following were read:

a. W. K. Gilmore & Sons, Inc.--Buchanan (Printer)
b. Dr. Stanley Virkler
c. Hillcrest Auto, Inc., Needham, Mass.

SUPT. OF STREETS: Mr. William McCarthy, Supt. of Streets, was given permission to store loam from the easterly side of South Street on town-owned land.

TOCCI: Mr. Hardy explained to Mr. Tocci that the Board would like to have a two-foot contour plan and also an explanation of the terrain and abutters so that the proposed exit streets could be shown.

KINGSBURY, George: Mr. Cain stated that he had talked with Town Counsel, Mr. Nourse, in connection with the land known as "marooned land" owned by Mr. Kingsbury. The Board of Appeals will take action on this.

HAYNES KUNIHOLM CORP: The Town Clerk received a letter from Boyd and MacCrellish, a law firm in Boston, requesting certificate relative to the subdivision plan of Juniper Lane, to the effect that the 20-day appeal period had expired without any appeals. A copy of a letter from the Town Clerk was sent to Boyd & MacCrellish stating that there had been no appeals during the 20-day period.

MINUTES OF THE MEETING of the Planning Board of June 25th were read and approved.

Respectfully submitted,

MEETING ADJOURNED at 10:15 P.M.

ERNEST L. SPENCER, Sec.

MEDFIELD PLANNING BOARD

Minutes of Meeting held on July 17, 1959

PRESENT: Messrs. Cain, Wills, Rogers, Hardy and Spencer

The meeting was opened at 8:00 P.M. with Mr. Cain, Chairman, presiding.

PUBLIC HEARINGS: (Board of Appeals)

(1) Deering---428 Main Street
Date---July 23, 1958
Subj: Appealing a ruling of Bd. of Selectmen that they are violating the Zoning Regulations of zone "B".

It was agreed to give the Planning Board's recommendation after the hearing and after an inspection of the property.

(2) Varnum----12 Oak Street
Date---July 23, 1959
Subj: Wood shingles and Asphalt Shingles

It was agreed that this was under the jurisdiction of the Building Inspector and not any part of Planning Board business.

ZONING: McCarthy on Main Street adjacent to Colonial Inn.

A public hearing was set for August 14, 1959 at 8:00 P.M. for the recommended zoning change from Residence to Business.

HAGMAN LAND: (Main Street opposite Spring St.)

A question was discussed as to whether or not a portion of this land was business.

The Board agreed to request the owner to submit an engineered plan showing area with zoning boundaries indicated before they would render any decision.

BRAVO LAND: (Robert Sproul Road)

Mr. Kennedy, Attorney, approved the statement to be written on linen copy of plan as follows: "Since Nov. 1951, no changes have been made in plan of land."

Mr. Cain added the following notation: "The only purpose of this plan is to establish a grade."

Respectfully submitted,

ERNEST L. SPENCER, Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on July 23, 1959

PRESENT: Messrs. Cain, Hardy, Wills, Rogers and Spencer

The meeting was called to order at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: It was noted that the notice of this meeting was duly posted.

BOARD OF APPEALS: Correspondence from the Board of Appeals regarding the following was read:

(a) George Kingsbury

CIMINO: A letter was received from Mr. Hector D. Scull, Counsel for Mr. Cimino, requesting that the Board advise them as to the amount of bond required in order to release the lots discussed at meeting on July 9. Letter was written to Mr. Scull advising him that the amount of the bond would be figured at a price of $20.00 per foot until such time as the drainage, water pipes and sub-grading had been completed and approved.

HAYNES-KUNIHOLM: Mr. Kuniholm appeared regarding his subdivision off South Street. The Board advised him to obtain approval for the grading and water pipes as well as certification from his engineer for the drainage invert elevations. The Board advised him that they will do all they can to expedite the release of the lots for building. This urgency was necessitated due to vacation schedules for Mr. Haynes and Mr. Kuniholm.

KENNEY CONSTRUCTION, INC.: The covenant was sent to Mr. Kenney for his signature so that it could be recorded.

RECREATION COMMITTEE: The Board appointed Mr. Ernest Spencer to serve on the Recreation Committee.

MEETING ADJOURNED: 9:00 P.M.

Respectfully submitted,

ERNEST L. SPENCER, Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on August 13, 1959

PRESENT: Messrs. Cain, Hardy, Wills and Spencer

The meeting was opened at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

ZONING BY-LAW: A letter was received from the Wellesly Planning Board requesting a copy of our Zoning By-Law and our Rules and Regulations. Mrs. Rayner was requested to forward same.

HILLCREST DEVELOPMENT CORP.: Mr. Cain read the letter of certification from MacCarthy Engineering Service, Inc. regarding the bounds and the manhole rims and invert elevations on Hillcrest Road from Stations 9 plus 52 to 14 plus 0, including the intersection of Della Road.

Mr. Hardy alsp presented his construction card of Hillcrest Road covering from Station 6 plus 10 to Station 12 plus 50. Card had been approved and signed by the Water Board and the Supt. of Streets.

HAYNES-KUNIHOLM: Mr. Larkin, accountant for the Haynes-Kuniholm Corp. came before the Board and presented a bond in the amount of $10,500.00 to cover the construction of Juniper Lane in its entirety. He also presented two certified checks, #570 in the sum of $500.00 and #571 in the sum of $1,000.000. These two checks were to be held by the town until such time as the water installation met with the approval of the Water Board.

Upon receipt of the above surety, the Board voted to release Lots 1 through 14 for building purposes. The Board voted to send a letter to Mr. Carr, Building Inspector, notifying him of this release. A copy of said letter to go to the Haynes-Kuniholm Corp.

CIMINO: Mr. Cain read a letter from the Water Dept. which stated that the water main in Cedar Lane had been tested and was to their satisfaction.

MINUTES OF MEETING: The minutes of the meetings held on July 17th and July 23rd were read and approved as read.

KENNEY: Mr. Cain was requested to see if the Kenney covenant was on file at the registry.

HILLCREST DEVELOPMENT CORP: Mr. Hardy requested release of the $8,000 bond the town was holding covering the construction of Hillcrest Road from Station 6 plus 10 to Station 12 plus 50. The Board agreed to notify the Town Treasurer to release this bond since all of the work had been completed and approved by the various boards anddepartments.

Mr. Hardy also requested that the certified check the town was holding in the amount of $1,200.00 be extended to cover an additional 250 feet on Hillcrest Road so that he could receive a release of three more lots. Because the road had been completed to Station 14 plus 0 and the road partially constructed from Station 16 plus 0 to Station 17 plus 50, the Board agreed to using the above check together with a certified check in the amount of $1,300.00 as surety to cover the balance of the construction.

Upon receipt of this certified check, the Board agreed that they would release lots numbered LC 23, LC 24, LC 26.

CAROLE ROAD: Mr. Hardy also requested the Board to compute the cost to finish construction of Carole Road from Station 9 plus 0 to Station 18 plus 0. He stated that the water was in and approved, drainage was partially in and the road was up to grough grade with a portion being up to finish grade.

The Board agreed that they would require a bond in the amount of $8,000.00 to cover a distance of approximately 800 feet. Upon receipt of this amount of surety, the Board agreed that they would release the following lots: 35, 36, 37, 38, 39, 40, 57, 58, 59, 60, 61, and 62.

BUILDING INSPECTOR: Mr. Carr appeared before the Board to discuss whether or not he had the authority to grant permits for projections over public ways, etc. After checking the General Laws, Mr. Cain stated that he interpreted the law to the effect that Mr. Carr, acting as building inspector, would make the inspection but that the permit should be issued by the Board of Selectmen.

CIMINO: The Board agreed that they would release lots numbered 16, 17, 18, 12, 19, 21, 22, 23, 24, 25 and 26 on Cedar Lane as soon as the following conditions were met:

(a) Drainage was completed and approved.
(b) Sub-base in and approved.
(c) Surety received in the amount of $5,100.00.

BAKER'S POND: Mrs. Rayner was requested to check on whether or not Mr. Welch had been paid for the repairs to Baker's Pond in connection with the damage done to the wall by the Richard Hat Company's auto.

MEETING ADJOURNED AT 9:40 P.M.

Respectfully submitted,

ERNEST L. SPENCER, Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on August 27, 1959

PRESENT: Messrs. Cain, Hardy, and Wills

The meeting was called to order at 8:08 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: It was noted that the notice of this meeting had been duly posted.

FUTURE PLANNING: Mr. Thomas Wetmore of Medfield and representing a municipal engineering firm requested that the Board consider his firm if the town needed any assistance in municipal planning.

CIMINO: Mr. Charles Cimino appeared before the Board to discuss whether or not the Board felt that a complete turn-around was necessary in his development. He stated that it would be complicated by a wall of ledge. Mr. Cain suggested that an inspection of the area should be made. The Board agreed to make this inspection before any decision was made.

HILLCREST DEVELOPMENT CORP: A letter was received from the Water Board stating that the water installation on Carole Road from Station 9 plus 0 to Station 17 plus 0 met with their approval.

BAKER'S POND: After consulting with Mr. Howlett, town accountant, as to what account the bill for damages to the Baker's Pond wall should be debited, a motion was made to use the balance remaining in the Baker's Pond account and the remainder to be debited to the Park and Planning Board. Motion seconded and vote carried unanimously.

HILLCREST DEVELOPMENT CORP: The Board gave Mr. Hardy a letter in which they requested that he present a bond in the amount of $8,000.00 to cover the cost to complete Carole Road from Station 9 plus 0 to Station 17 plus 0. Upon receipt of this bond the Board agreed that they would release lots numbered 35, 36, 37, 38, 39, 40, 57, 58, 59, 60, 61 and 62.

Mr. Cain read a copy of a letter sent to the Board of Selectmen recommending that Hillcrest Road between Carole Road and Della Avenue be accepted as a public way.

CIMINO: Mr. Cain also read the copy of the letter sent to Mr. Carr notifying him that surety had been received to cover the construction of Cedar Lane from Pine Street to Scott Road and that the following lots had been released for building purposes: 16, 17, 18, 12, 19, 21, 22, 23, 24, 25 and 26.

MINUTES: The minutes of the meeting held on August 13, 1959, were read and approved as read.

HAYNES-KUNIHOLM CORP: The following surety was turned over to Mr. Wight, Town Treasurer:

(1) Bond No. 8016601 of the National Surety Corp. in the amount of TEN THOUSANDFIVE HUNDRED DOLLARS.

(2) Certified Check #570, dated Aug. 13, in the sum of FIVE HUNDRED DOLLARS.

(3) Certified Check #571, dated Aug. 13, in the sum of ONE THOUSAND DOLLARS.

HILLCREST DEVELOPMENT CORP: Mr. Cain read the copy of the letter sent to Hillcrest Development Corp. in which the Board requested a certified check in the amount of $1,300.00 to cover the completion of Hillcrest Road from Station 16 plus 0 to Station 17 plus 50. Upon receipt of this check the Board agreed to release lots numbered LC23; LC24 and Lot No. 105A; LC26 and Lot No. 129A.

HOME OCCUPATIONS: New information had been obtained on the definition of "Home Occupations". Mrs. Rayner was requested to type sufficient copies for study. The Board also discussed whether or not the Zoning By-Law covering exits on multiple-family houses was adequate. Reports of some very poorly constructed exits was brought to the Board's attention.

MEETING ADJOURNED AT 9:30 P.M.

Respectfully submitted,

Doris M Rayner

DORIS M. RAYNER,
Acting Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on September 10, 1959

PRESENT: Messrs. Cain, Hardy, Wills, Rogers and Spencer

The meeting was copened at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: It was reported that the notice of this meeting had been duly posted.

MINUTES: The minutes of the meeting held on August 27th were read and approved as read.

HILLCREST DEVELOPMENT CORP: Mr. Cain stated that the Board of Selectmen were going to hold a hearing on laying out the section of Hillcrest Road from Carole Road to Della Avenue. Mr. Cain requested that some member of the Board try to be present.

CIMINO: Members of the Board reported that they had inspected the area at the end of Cedar Lane in regard to whether or not a complete turn-around was necessary.

The Board discussed the matter and Mr. Cain suggested that the con-strfction consist of the regular cross-section of roadway on the westerly side of the street with the sidewalk extending to the property line between Lot 20 and the Daniels' property. The easterly side of the roadway to be built according to the plan. The Board concurred with this sug estion and the Secretary was instructed to advise Mr. Cimino of the Board's decision.

HILLCREST DEVELOPMENT CORP: Mr. Cain read the release that the Board had given to Hillcrest Development Corp. covering Carole Road from Station 9 plus 0 to Station 17 plus 0 and including lots numbered 35, 36, 37, 38, 39, 40, 57, 58, 59, 60, 61 and 62.

The Board also signed the release of lots numbered LC23, LC24 and 105A, and LC26 and Lot 129A on Hillcrest Road.

MASS. FED. OF PLANNING BOARDS: Mr. Cain read the notice of the Annual Meeting of the Mass. Fed. of Planning Boards. The meeting is to be held on October 23 and 24.

HOME OCCUPATIONS: The Board again discussed and studied the matter of home occupations. It was agreed to propose an amendment to the Zoning By-Laws. Mr. Spencer was instructed to place a notice of hearing in the Milford Daily News and the Suburban Free Press. The hearing date to be set for 8:00 P.M. on Thursday, September 24th.

BAKER'S POND: Mr. Hardy was delegated to look into the possibility of having the pond cleaned again this year.

PARKS: Mr. Wills reported that he had had some requests for floodlights at the tennis court. He was instructed to look into the matter further. Mr. Wills also reported that the posts holding up the tennis net were out of line. It was agreed to install some new posts and Mr. Cain was requested to contact the Dennis-Driscoll Company to see what they would recommend.

CIMINO: A letter was received from the Supt. of Streets in which he reported that the drainage on Cedar Lane had been inspected and was installed satisfactorily. Mr. Cain also read a letter from the Water Dept. in which they stated they had tested the six-inch water main in Scott Road and Maplewood Lane and it was satisfactory.

TOCCI: Another letter was received from the Water Dept. in which they stated that the six-inch water main in Fairview Road had been tested and was satisfactory.

NORTH AVE., INC.: It was reported that some of the neighbors were questioning whether or not the ditch should remain open on the property formerly of North Ave., Inc. and now owned by Charles A. Cimino. The Board agreed to look into the matter.

MEETING ADJOURNED AT 10:15 P.M.

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on September 24, 1959

PRESENT: Messrs. Hardy, Wills, Spencer and Rogers

The meeting was clalled to order at 8:45 P.M. following the public hearing. Mr. Rogers presided in the absence of Mr. Cain and the following business was conducted:

NOTICE OF MEETING: It was reported that the notice of this meeting had been duly posted.

PARKS: Mr. Wills reported on the estimates he had received for installing flood lights at the tennis court. The Board felt that these were too high and it was suggested that Mr. Erskine be contacted to see what he thought it would cost to install two flood lights.

HOME OCCUPATIONS: Mrs. Rayner was instructed to draw up a rough draft of the report to the town meeting on the proposed zoning amendment regarding home occupations.

BUILDING INSPECTOR: Mr. Carr reported that the employees of the new store on Main Street were parking on part of Baxter Square. The Board agreed that the police department should be contacted to take care of this matter.

MINUTES: The minutes of the meeting held on September 10 were read and approved as read.

TENNIS COURT: Mr. Spencer reported that he had inspected the posts at the tennis court and felt that they were not in too bad shape.

Mrs. Rayner reported that Mr. Cain had checked with the Dennis-Driscoll Co. regarding installing new poles. The Board thought they should see what could be done locally first before working with an outside firm.

BAKER'S POND: Mr. Hardy said that he had not had time to check with the highway department regarding the cleaning out of the pond.

MEETING ADJOURNED AT 9:30 P.M.

Respectfully submitted,

ERNEST L. SPENCER
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Public Hearing held on September 24, 1959

SUBJECT: Amendment to Zoning By-Law (Home Occupations)

Mr. Rogers presided as chairman in the absence of Mr. Cain and opened the hearing at 8:00 P.M.

Mr. Rogers explained to those present the Board's reasons for presenting this article to the town. He pointed out that the Board felt that occupations in homes should be legalized and also controlled.

Mr. Rogers then read the notice which had been published in the Milford Daily News and posted on the Town Hall bulletin board.

Mrs. Edward T. Murphy brought up the question of why a barbershop was considered objectionable in a residential area and a beauty shop was not.

Mr. Rogers stated that "Generally speaking, a beauty shop would not be over-populated. Beauty shops usually operated by appointment."

Mr. Hardy: "The Board has used certain businesses as specific examples."

Mrs. Murphy: "I suggest that the article be put before the town without listing the specific restrictions.

Mr. Rogers explained that he had gone into the Department of Commerce and they had urged him to list a few so that the Board of Appeals would know what was the intent of the article.

Mrs. Murphy: "They have a similar article in the Town of Dover. These specific examples are not included."

Mrs. Murphy then read Dover's regulations governing home occupations.

Mr. Spencer: "Is a barber shop a customary home industry?"

Mrs. Murphy: "I do not want it tied down so definitely."

Mr. Hardy: "I do not think that there should be a number of people gathering at one certain place at a certain given time such as at a tea room, etc."

Miss Laura Smith: "I have a copy of the Situate zoning laws and they have included in their controls over home occupations "outside storage of material and equipment. I feel Medfield should do likewise."

Mr. Rogers pointed out that this should be taken care of under the wording "Buildings or premises occupied shall not be rendered objectionable or detrimental to the residential character of the neighborhood due to exterior appearance, etc."

Miss Smith: "The whole idea you are getting at is very, very good, the thing that occurs to me is that if your Board of Appeals lets them do it and the business growns and grows and grows, what do we do then?"

Mr. Rogers pointed out that the business must be confined to the house itself and to the family and one employee.

Mr. Hamilton speaking on behalf of the Board of Selectmen: "The Board of Appeals would have the jurisdiction over this matter and the Board of Selectmen would be the enforcing agency. Upon a complaint they would investigate and then act in the best interest of the town."

Miss Smith: "Once having issued a permit by the Appeals Board, if by some chance it becomes a nuisance, what happens to the permit?"

Mr. Hamilton then cited the case of a gravel pit owner who had been issued a permit to operate. Later it began to create a nuisance to neighbors and then,after proper investigation, the owner was ordered to cease operations. Mr. Hamilton also pointed out the case of the piggery where the town had control over the zoning.

Mr. Buchanan: "All you need is one complaint and an investigation is made."

Mrs. Murphy: "Does the Board favor this?"

A poll of the Board was taken immediately and all members voted in favor of this proposed article.

Mrs. Murphy stated that she wished to be recorded as being opposed to the amendment.

Mr. Carr: "I have been in town since 1913 and I believe that people should be allowed to do what they wished in their homes."

Mrs. Murphy: "I do not like to see signs hung out in residential areas as it woul commercialize the whole town. I do not want, however, to take the rights away from people to supplement their income."

A question was raised about flashing signs.

The Board also explained the new state law being legislated regarding realtors and brokers having to conduct their businesses in a business district.

At this time a poll was taken to see how many of those present favored this amendment and how many were opposed.

11	Present
7	Voted in favor
3	Voted in opposition
1	Withheld vote.

Mrs. MacGregor stated that she was opposed on the sign section of the article only.

HEARING ADJOURNED at 8:43 P.M.

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on October 8, 1959

PRESENT: Messrs. Cain, Spencer and Wills

The meeting was opened at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

a. Mr. Wills reported that the notice of this meeting had been duly posted.

b. CIMINO: Mr. Cimino appeared before the Board to inquire whether or not the surety the town was holding could be extended to cover Scott Road and Maplewood Lane, so that he could get a release on Lot 14. He stated that Cedar Lane was nearly completed; the water and drainage was in and approved, and the street completed except for the sidewalks.

The Board figured the constructions costs and all agreed that $4,400.00 would cover the balance of the construction, leaving $10,718 which could be applied to Scott Road and Maplewood Lane.

Mr. Cimino also reported that the water and drainage was in on these two streets and the road rough graded. It was noted that the Board had not received a letter of approval from the Supt. of Streets on Cedar Lane. Mr. Cimino advised to check on this. The Board then voted that they would release Scott Road and Maplewood Lane as soon as letter was received. In view of the fact that the town was holding ample surety, the Board felt that they could release Lot No. 14 at this time.

c. MINUTES: The minutes of the meeting held on September 24th were read and approved as read.

d. HOME OCCUPATIONS: It was voted to amend the article on home occupations by:

1. Adding the word NON-ELECTRICAL in referring to signs; and
2. Leaving out the word HOSPITAL in the last sentence; and
3. Changing the word chiropractor to OSTEOPATH.

e. TENNIS COURT: Discussion on repair of the poles at the tennis court was brought up. Mr. Cain stated that previously the Board had given him the authority to have Driscoll Company put in new posts, and he in turn had already authorized them to proceed.

f. MISCELLANEOUS: Letter received from the Noanett Garden Club inviting the Board Members to a lecture.

g. The clerk was authorized to order 1,000 stamped, engraved envelopes at an approximate cost of $50.00.

h. BAXTER SQUARE: It was reported that the parking problem had been taken care of by the Police Department and that they were also going to place "no-parking" signs there.

Question of curbing was again brought up but it was agreed that this was a problem of the Highway Department.

i. TENNIS COURT: Mr. Wills reported that he had talked to Mr. Erskine about floodlights, but Mr. Erskine could not give any estimates until he had plans and specifications.

MEETING ADJOURNED AT 10:30 P.M.

Respectfully submitted,

ERNEST L. SPENCER, Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on October 22, 1959

PRESENT: Messrs. Cain, Spencer, Wills, Rogers and Hardy

The meeting was opened at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

NOTICE: It was reported that the notice of this meeting had been duly posted.

IVERSON CONSTRUCTION CO., INC.: The Iverson brothers appeared with a plan not requiring approval under the sub-division control law. The plan will not be signed until such time as releases are required from four property owners, releasing rights in Robert Sproul Road. It was voted that Mr. Cain appear before the Board of Selectment with this plan, as to whether or not a road is to be built in this property.

TOCCI: The Board modified a plan of "T" shaped road where house was built in a corner short of requirements.

MINUTES: The minutes of the meeting held on October 8th were read and approved as read.

STREET CONSTRUCTION: It was noted that the following should apply to concrete pipe:

(a) A minimum of three-foot cover over plain concrete pipe.
(b) A minimum of two-foot cover over reinforced concrete pipe.

BAXTER SQUARE: It was voted to authorize Mr. Wills to spend $138.00. This is the price Mr. Hedges quoted as the cost for planting bushes or plants around the monument at Baxter Square.

MEETING ADJOURNED AT 10:30 P.M.

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on November 12, 1959

PRESENT: Messrs. Cain, Hardy, Spencer and Wills

The meeting was opened at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

IVERSON: The Iverson brothers again appeared with theirplan of land off Roubert Sproul Road. The Board reviewed it with them and suggested that the size of the lots be changed and then return it for approval under the subdivision control law not required.

NOTICE: Mr. Wills reported that the notice of this meeting had been duly posted.

POINT OF PINES: Mr. Smith of the Norwood Engineering Co., Mr. and Mrs. Joseph S. Kennedy, and Mr. Michael Stivaletta appeared before the Board and presented a preliminary plan for subdivision of land located between Pine and Green Streets and consisting of approximately 77 lots.

The Board studied the plan and made various requests and suggestions which included the following:

(1) Show the street entrances on the westerly side of Pine St.
(2) Lay out a fifty foot street from Pine St. to Green St.
(3) Show Emerson Road
(4) Show lots on Kenney subdivision
(5) Show drainage easement

A great deal of discussion was held on whether or not the fifty foot street was necessary. The subdividers felt that this was a country residential area and they did not want a main street running though it. However, the majority of the Board felt that it would make for better accessibility.

CIMINO: Mr. Cain reported that Mr. Cimino had not constructed the one-half turn-around as requested in the Board's letter of Sept. 11, 1959.

MEETING: Since the next regular meeting night would fall on Thanksgiving Day, it was agreed to postpone it until December 3rd. Mrs. Rayner was requested to place a notice of this change in the paper.

TOCCI: Mr. Cain asked the Board to look over a plan which Mr. Tocci had requested him to approve under the subdivision control law not required. The Board agreed that he could sign the plan but to advise Mr. Tocci that in signing the plan the Board was not approving the northerly line of Lot No. 1 as a side line for a possible street from South Street into the back area of Mr. Clark's land.

TENNIS COURT: Mr. Wills presented the plans and figures which he had procured for installing lights at the Tennis Court.

He also reported that the shrubs had been planted around the monument in Baxter Square.

SUPT. OF STREETS; Mr. Cain read the letter received from Mr. McCarthy on the following:

(1) Invert at Station 2 plus 50 on Maplewood Road
(2) Coverage of concrete pipe.
(3) Penetration requirements.

MASS. FED. OF PLANNING BOARDS: Mr. Cain read excerpts from the Oct. Planning Memo.

APPEALS BOARD: Mr. Spencer read the decision of the Appeals Board on the case of Duncan Hardie.

PLANS: Mr. Cain presented to the Board the plan which he had signed under the subdivision control law not required. It was a plan of two lots off Lawrence Court where one party had built a portion of his house on the next lot. Now this person had purchased enough land so that the house would be on one lot. Mr. Cain stated that he had signed the plan with the following notation: "Lot No. 19 to be conveyed and to be made part of Lot No. 9." Mr. Cain stated that he based his opinion on Section 81-L, Page 11, of the Subdivision Control Legislation which states---"Conveyances or other instruments adding to, taking away from, or changing the size and shape of, lots in such a manner as not to leave any lot so affected without the frontage above set forth."

TOCCI: Mr. Cain read the letter from the Supt. of Streets in which he stated that he felt that the catch basin on the westerly side of Fairview Road had been examined and it seemed advisable to him not to lower it.

STREET CONSTRUCTION: It was agreed that the problem of the proper amount of penetration should be studied further and Mr. Spencer was delegated to work on it.

SUPT. OF STREETS: Another letter was received from Mr. McCarthy in which he stated that he felt that it was necessary to set up a budget to cover the expenses incurred by the Highway Dept. for inspections. It was agreed to discuss this with Mr. McCarthy.

MEETING ADJOURNED AT 11:15 P.M.

Respectfully submitted,

ERNEST L. SPENCER, Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on November 19, 1959

PRESENT: Messrs. Cain, Hardy, Wills, Spencer and Rogers

The meeting was opened at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meetings held on October 22nd and November 12th were read and approved as read.

ROBERT SPROUL ROAD: Mr. Cain showed the Board the plan which the Iverson Bros. had presented to him for approval after they had changed the size of the lots as previously requested by the Board. The Board agreed that the plan was now ready for approval under the "Subdivision Control Law Not Required."

The Board also discussed at this time the possibility of petitioning the Board of Selectmen to lay out Robert Sproul Road. Mr. Cain pointed out that the Water and Sewerage Board were planning to petition the town for a 40-foot easement for sewer purposes. Mr. Rogers stated that it was the thought of the School Committee and the School Building Committee that such a road would afford a safer way from Main Street to Pound St. for the operation of school buses. It was also pointed out that a layout could be made more conveniently at this time before the developer got too far along with the project. The question of whether or not to put it under the Betterment Act was brought up; however, it was agreed that the construction of Robert Sproul Road would benefit the entire town and the Board felt that it should not be considered under the Betterment Act.

Mr. Spencer was requested to draft the petition to the Board of Selectmen and also to write a letter to the Building Inspector informing him of the Board's action and request that he consider the setbacks when issuing building permits, also that the ownership of the twenty foot strips would be owned in fee by each of the lots that they are connected to.

TOCCI: Mr. Tocci and Mr. Cioffi appeared before the Board together with Mr. Cheney, Engineer, and presented a preliminary subdivision plan of land off South Street, formerly land of C. Munroe Clark, and consisting of approximately 25 acres.

The plan was reviewed and discussed and the Board suggested that the road layouts be revised so as to make for better access into future developments. The Board also requested Mr. Cheney to make survey of Mr. Spears land and a map showing the contours of the subdivision plan.

ROBERT SPROUL ROAD: The Iverson Bros. came before the Board and Mr. Cain informed them that he had signed their plan on behalf of the Board. He also informed thaem that the Board was going to petition the Board of Selectmen to lay out Robert Sproul Road as a town way. The Board asked if they would be willing to release any damages if such a street were layed out and became a public way. In reply, John Iverson stated that they would like to take the matter up with their attorney before making any statement or decision.

HILLCREST DEVELOPMENT CORP.: Mr. Cain reported that Mr. McCarthy, Supt. of Streets, had contacted him in regard to the following problems which had developed during the construction of the roads in Hillcrest Development:

(1) The drainage pipe on Hillcrest Road was smaller than called for on the plan.
(2) No notice had been given when the sidewalks were being constructed.
(3) The loose sand had not been swept up on Carol Avenue as instructed.

The Board discussed these matters with Mr. Hardy and reviewed the plans. In regard to Item (1), it was agreed after studying the plans that Mr. McCarthy was not using the revised plans therefore the confusion. Mr. Hardy agreed to have some of the revised plans printed and to give one to Mr. McCarthy as soon as possible. On Item (2), Mr. Hardy stated that he had notified Mr. McCarthy each time work was being done on the sidewalks. He felt that the men had been working near the sidewalks putting in soil and this was mistaken for work on the sidewalks; and Item (3), Mr. Hardy stated that in regard to the sand, he and Mr. McCarthy disagreed on the sanding process. On this last matter, the Board suggested that some agreement be made with Mr. McCarthy to determine whether or not sanding should be done and whether or not it should be swept. Mr. Cain felt that the superintendent's wishes should be conformed to since he was responsible for the street construction in the town.

PARKS: The Board drafted the advertisement for bids for care of the town's parks for the coming year. Bids to be opened December 10th.

CIMINO: It was reported that an inspection had been made on Maplewood Road and the Board agreed that it would be necessary to have a twelve inch pipe installed between Lots 10 and 11. It was also noted that the easterly side of the turn-around had not been constructed. Mr. Spencer drafted a letter to Mr. Cimino requesting that these be taken care of.

HILLCREST DEVELOPMENT CORP.: The Board voted to authorize the mortgaging of lots numbered 41 to 56, both inclusive; 67 to 102, both inclusive; LC20 and Lot 109A, LC21 and Lot 108A, LC22 and Lot 107A; 110 to 112, both inclusive; LC27 to LC62, both inclusive; LC63 and Lot 154A; and 155 to 174, both inclusive.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on December 3, 1959

PRESENT: Messrs. Cain, Hardy, Wills and Spencer

The meeting was opened at 8:04 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meeting held on November 19th were read and approved as read.

MEETING NOTICE: Mr. Wills reported that the notice of this meeting had been duly posted.

PETERS: Mr. Robert Peters, Harding St., came before the Board in regard to a roadway being constructed across from his property on land owned by Mr. Alexander Marvin, 541 Washington St., Wellesley.

Mr. Peters pointed out that the roadway did not look like a temporty one and thought that if Mr. Marvin was successful in devloping his industrial area, then there would be a great deal of industrial traffic which, Mr. Peters felt, would be against the intent of the zoningg laws for residential areas. Mr. Peters stated that he would like the Board to point out to Mr. Marvin that the roadway is partially in residential zoning and that there is room for a roadway on his property without using the residential portion.

The Board discussed the problem and it was pointed out that Mr. Marvin was building the road partially on a right of way. The roadway followed this right of way up to within 200 feet of the street and then went left in front of Mr. Peters house. It was also pointed out that Mr. Marvin owned in fee to the street.

Mr. Peters stated that he would like a statement from Mr. Marvin as to his inten.

The Board stated that Mr. Marvin could use the roadway for his own use without violating any zoning laws.

The Board agreed to write a letter to Mr. Marvin to see if he intended to put in a street for the purpose of subdividing or if he was putting in a driveway for his own use.

TOCCI: Mr. Tocci and Mr. Ciocci, together with Mr. Cheney, Engineer, came before the Board with their revised preliminary subdivision plan and also a topgraphical sketch of the area. The Board reviewed the plan and gave temporary approval to it.

POINT OF PINES: Mr. and Mrs. Kennedy and Mr. Stivaletta came before the Board with the revised preliminary plan of their proposed subdivision located between Pine and Green Sts.

The Board studied the plan but felt that they needed additional time to work on the street layout.

ROBERT SPROUL ROAD: Mr. Cain reported that the Board of Selectmen had set up a hearing on the petition for the laying out of Robert Sproul Road.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of the Meeting held on December 10, 1959

PRESENT: Messrs. Cain, Hardy, Wills, Spencer & Rogers

The meeting was opened at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: Mr. Wills reported that the notice of this meeting had been duly posted.

PARKS: The Chairman asked if all bids were in for the care of the town's parks. Receiving no further bids, Mr. Cain opened and read the following:

(1) J. R. HEDGES.....$725.00
(2) R. E. KENNEDY.....$650.00

A motion was made and seconded that the Board wite a letter to Mr. Kennedy stating that he was the lowest bidder and the contract had been awarded to him for the upkeep of the town's parks for 1960. Vote carried unanimously.

MARVIN: Mr. Alexander Marvin came before the Board in reply to the Board's request.

Mr. Marvin was asked if he was building a road.

Mr. Marvin: "We think we are building a road, something that is only temporary, it is only a place where we have to go in and out. We have a fifty foot frontage. We are building a good road but if we had any other place to build, we would. We are trying to make the land marketable by filling and landscaping. We are trying to level it and drain it. It is all in the nature of rough grading."

Mr. Cain stated that if he intended to have that as a permanent road, he should try to work it out on a subdivision basis.

Mr. Marvin stated that they had not reached that stage but will do as the town wishes when that time comes.

Mr. Hardy stated that he had investigated the road and reported that the road was stripped down to rock bottom and would make a good basis for a permanent road. Mr. Hardy pointed out to Mr. Marvin that if it was his intent to have any of this roadway as a public way, he should construct according to the subdivision control laws and have the necessary inspections.

Mr. Marvin was asked if that was the only access to his proposed industrial area.

Mr. Marvin stated that it was but the railroad might change a crossing for him so he could get to West Mill Street.

MR. Rogers questioned him as to whether or not he had a master plan.

Mr. Marvin said that there was a plan on file with the town showing the proposed streets and profiles.

Mr. Marvin again assured the Board that he was only building a private driveway which was not to be a public way.

Mr. Rogers suggested that Mr. Marvin initiate a meeting with the Industrial Commission to which the neighbors be invited. He felt that an explanation by Mr. Marvin of his plans and intents might solve some of the problems.

POINT OF PINES: Mr. and Mrs. Joseph Kennedy, together with Mr. M. Stivaletta, came before the Board with the revision of the plan showing a new layout of the streets. Mr. Spencer was absent but had sent a letter stating that he had seen the revision and that was what he had in mind and approved it.

The Board gave temporary approval to this preliminary plan. They asked for a profile of 300 feet into the Woods property. They also requested that spot grades be put in for setting up the drainage.

ROY: Mr. Henry Roy came before the Board. The Board asked Mr. Roy if he realized that his time limit would be up on December 31st on the extension that he had been granted. Mr. Roy stated that he wished to go ahead with the plan and asked the Board to grant a second extension to June 30, 1960. A motion was made and seconded that the time be extended upon the receipt of a letter from Mr. Roy requesting this extension.

PARK COMMISSION: The Board discussed the possibility of setting up a Park Commission. An article for the warrant was drafted and Mrs. Rayner was instructed to have it checked by Town Counsel.

BUDGETS: The Board worked on the budget for the coming year.

MEETING: The Board agreed to hold a special meeting on December 17th.

HILLCREST DEVELOPMENT CORP: Mr. Cain read the copy of the letter sent to Hillcrest Development Corp. by Mr. McCarthy in which he stated that from the manhole located at Station 22 plus 80 on Hillcrest Road to Station 21 plus 02 must be excavated to a depth of two to three feet in order to remove the large stones. This section of the street was not being constructed in accordance with the regulations.

Mr. Hardy reported that he had presented Mr. McCarthy with the copies of the revised plans as requested at a previous meeting. Mr. Hardy also brought in the profile of Carole Road which was missing in the original set of plans.

The Board, at the request of Hillcrest Development Corp., computed the cost to complete Hillcrest Road from Station 14 plus 0 to Station 23 plus 50, a total distance of 950 feet. They advised Hillcrest that the Board would require surety in the amount of $9,500.00.

At this time, Hillcrest also requested release of the bond on the first section of Carole Road. This matter was postponed to a later meeting since no letter had been received from the Water Dept. or the Supt. of Streets.

OFFICE SUPPLIES: Mr. Spencer was authorized to purchase a carrying case for plans.

CIMINO: It was reported by Mr. Hardy that Mr. Cimino had utility poles in the middle of the sidewalks, also a hydrant on the lawn.

MINUTES: The reading of the minutes was postponed until the next meeting.

MEETING ADJOURNED AT 11:10 P.M.

Respectfully submitted,

Doris M Rayner

DORIS M. RAYNER
(Acting Secretary in the absence of Mr. Spencer.)

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on December 17, 1959

PRESENT: Messrs. Cain, Hardy, Spencer and Wills

The meeting was opened at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

BUDGET: The Board studied the expenses of the past year and the balance on hand. It was agreed that a new net should be purchased from the available funds and motion was made and seconded that Mr. Wills be instructed to purchase a tennis net from A. E. Wills at an approximate cost of $65.00. Vote carried.

A motion was made that Mr. Spencer purchase a second carrying case to replace the present one being used by Mrs. Rayner. Motion seconded and vote carried.

The budget for 1960 was set up and it was voted to approve a budget in the amount of $1,800.00.

CIMINO: It was reported that as of December 13th, Mr. Cimino had not taken care of the matter referred to in the Board's letter of December 3rd.

Also in regard to Mr. Cimino's development, Mr. Wills reported that Charles Allen had made a complaint that water was being drained on his land.

ROBERT SPROUL ROUD: It was reported that at the hearing held by the Board of Selectmen on Robert Sproul Road, two of the abutters would not release their rights in the proposed way.

POINT OF PINES: Mr. Cain pointed out that the drainage in this development and the Kenney development should be co-ordinated on Emerson Road.

MINUTES: The minutes of the meetings held on December 3rd and 10th were read and approved as read.

HILLCREST DEVELOPMENT CORP.: Mr. Hardy requested the Board to release the bond on Carole Road. Mr. Cain suggested that he have the Supt. of Streets write a letter to the Board stating that the street construction had been approved. Mr. Wills and Mr. Spencer reported that they had inspected Carole Road and found it satisfactory. Mr. Cain stated that he would make an inspection as soon as possible.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER, Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Special Meeting -- January 7, 1960

PRESENT: Messrs. Cain, Hardy, Wills and Rogers

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

NOTICE OF MEETING: Mr. Cain reported that the notice of this meeting had been duly posted:

TOCCI: Mr. Tocci, Mr. Cioffi and Mr. Cheney appeared before the Board and presented definitive plans for subdivision of land off South Street. The subdivision plan contained thirty-three lots.

The Board studied the plans together with the profiles and agreed that they met with their temporary approval. The Board set the hearing date for January 28th at 8:15 P.M.

Mr. Tocci was requested to submit three more sets of plans for distribution to the various town boards.

ROY: A letter was received from Mr. Roy requesting that the time within which the Planning Board may take final action on his subdivision plan be extended to and including June 30, 1960. Mrs. Rayner was requested to notify Mr. Keirstead, Town Clerk.

MINUTES: The minutes of the meetings held on December 17th were read and approved as read.

ROBERT SPROUL ROAD: Mr. Wills reported that Mr. Carr had advised him that Mr. Iverson had requested a building permit on Lot 5, and that Mr. Carr was in doubt as to whether or not one could be granted. Mr. Carr had consulted with Town Counsel and had been advised that a permit could be granted.

BUDGET: (Street Inspection)---A letter was received from the Supt. of Streets in regard to setting up a budget to cover the cost of inspection of streets in subdivisions.

Mr. Cain reported that he and Mr. Spencer had studied the street construction in Medfield and had compiled a report. Mr. Cain felt that this would enable the Board to more accurately set up a budget to cover inspections.

After reviewing the report, the Board decided to contact the Board of Selectmen, the Finance Committee and the Supt. of Streets to see if they could meet with the Board at the next regular meeting or some other time at their convenience.

Mr. Rogers felt that the funds, if any are set up, should be kept in the Highway Department.

HILLCREST DEVELOPMENT CORP.: Mr. Cain reported that he had made an inspection of Carole Road and had also received a letter from the Supt. of Streets approving the construction of Carole Road to Station 9 plus 0.

Mr. Hardy requested the Board to release the bond they were holding on Carole Road.

Noting that the Water Board had approved the installation of the water main in their letter of August 21, 1959, and that the Supt. of Streets had approved the construction of Carole Road in his letter of December 21, 1959, the Board voted to release Bond No. 04-590-050, in the amount of FIVE THOUSAND DOLLARS.

Mrs. Rayner was instructed to notify the Town Treasurer of this vote and request that he release the bond to the Hillcrest Development Corp.; also send a letter to the Board of Selectmen recommending that Carole Road be accepted as a public way to Station 9 plus 0.

Mr. Hardy was questioned as to whether or not the hydrant had been lifted. Mr. Hardy reported that it had been lifted and the Water Dept. had done the work so it was in accordance with their specifications.

APPEALS BOARD: Mr. Cain read the decisions of the Appeals Board on the following cases:

(1) MARCIONETTE, Joseph---Philip St.
(2) ALLEY, Willis----Janes Avenue

It was noted that the Board had not received notices of these hearings. Mrs. Rayner was requested to notify the Appeals Board that all correspondence and notices were to be mailed to her in the future.

ZONING MAP: The Board reviewed the changes that had been made in the zoning map and also the revised cross-section plan.

OFF-STREET PARKING: Mr. Wills brought to the Board's attention at this time, the fact that something should be done so that wehn a new store is built, off-street parking is provided for it. The Board members agreed that they too felt that this should be taken care of. Mr. Rogers stated that it might be a hardship if stores are built out of old buildings.

Mr. Wills made a motion that a by-law be worked up by the Planning Board for suitable off-street parking. Motion seconded and vote carried unanimously.

Respectfully submitted,

MEETING ADJOURNED AT 11:10 P.M.

ERNEST L. SPENCER, Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on January 14, 1960

PRESENT: Messrs. Cain, Hardy, Wills and Rogers

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

PLANNING MEMO: Mr. Cain read the Planning Memo from the Mass. Dept. of Commerce, dated Jan. 1960.

BROWN: A letter was received from the Etna InsuranceCo. inquiring how much progress had been made on the street which they had bonded. Mr. Cain offered to contact the Supt. of Streets and answer this inquiry.

TOCCI AND CIOFFI: (South St.) It was reported that Mr. Tocci had presented his application and covenant and that the notice of this hearing had been published in the Milford Daily News.

ZONING MAP: Mr. Hardy requested authorization to have the zoning map reprinted. A motion was made to authorize Mr. Hardy to have 500 copies of the zoning map printed. Motion seconded and vote carried unanimously.

TOCCI AND CIOFFI: Mr. Carr was present at this meeting so the Board presented him with the copy of the Tocci-Cioffi subdivision plan. Mr. Carr was a representative of the Board of Health. Mr. Hardy agreed to transmit the other copies to the Highway Department and the Water Dept. Letters to accompany the plans.

Mr. Tocci was request to have a letter sent from his corporation notifying the Board that he was authorized to act for the corporation.

MARVIN: Mr. Hardy reported that the Board of Selectmen were having difficulty with Mr. Marvin in respect to stripping the land of gravel and taking it out of town.

Mr. Hardy suggested that the gravel permits be put on an annual basis with the stipulation that they can be revoked at any time. He also suggested that a bond should be set up to cover the operation of removing gravel to insure the town that the property would be left in a desirable conditon. Mr. Hardy felt that the Board should set up rules and regulations to take care of this problem. Mr. Cain suggested that a meeting be held with the Board of Selectmen to see what their feelings are on the matter.

WESTVIEW ROAD, Extension of: Mr. Cain reported that Mr. York had contacted him to see if the Board would approve two lots using the stub off Westview Road to fulfill the frontage requirements. The Board discussed the matter but no decision was made.

PARK COMMISSION: Mr. Nourse, Town Counsel, was contacted to see what procedure should be followed to change the Town by-laws so that a Park Commission could be set up. Mr. Nourse revised the original article and Mrs. Rayner was requested to send the ne article to the Board of Selectmen and the Finance Committee.

MEETING ADJOURNED:

Respectfully submitted,

Doris M. Rayner

Doris M. Rayner,
(Acting Secretary in the)
(absence of Mr. Spencer.)

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on January 24, 1960

PRESENT: Messrs. Cain, Hardy, Spencer, Wills and Rogers

The meeting was called to order at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: Mr. Hardy reported that the notice of this meeting had been duly posted.

JACKSON: Mr. Jackson, Mr. Daniels and Attorney Bernard Martin came before the Board with a plan entitled, "Plan of Land, Medfield, Mass., by Norwood Engineering Co., dated May 21, 1959". The land was located on Granite St. Mr. Jackson requested the Board to approve the plan under "Subdivision Control Law Not Required".

Due to the fact that the land involved in this plan abutted a large parcel of back land, the Board felt that proper street entrances should be considered.

A question was raised as to whether the Board should require both entrances to be fifty feet wide. A poll of the Board was taken and three members felt that two fifty-foot entrances should be left and two felt that only one was needed.

Mr. Martin objected to the fifty-foot layouts because he felt that the abutting land would not be connected to their subdivision. He also pointed out that the Boston Edison Company was in the process of purchasing a strip 300 feet wide in the rear of their property.

Mr. Wills suggested that if these people planned to subdivide the balance of their parcel that they should bring in a sketch or plan of their overall intentions.

Mr. Hardy stated that it was usually the procedure in developing to bring in the whole subdivision plan and then block off the front lots so that they could be built upon immediately.

Mr. Jackson and Mr. Daniels agreed to revise their plan with two fifty-foot entrances.

STREET INSPECTIONS: Mr. Hamilton of the Board of Selectmen was present and it was agreed that a combined meeting could be held on February 4, at 8:00 P.M. to go over the proposed budget for street inspections in subdivisions. It was also agreed to hold a preliminary meeting with the Supt. of Streets and the Board of Selectmen on Sunday night, January 31st.

It was brought to Mr. Hamilton's attention that in accordance with the subdivision control law, Section 81-G, proposed street layouts, alterations, relocations, or discontinuances should be referred to the Planning Board for their recommendation before Orders of Taking are adopted.

In accordance with the above, Mr. Hamilton presented the Board with a copy of the plan of the proposed layout of Robert Sproul Road, also the plan showing the relocation and widening of Pound Street at its intersection of South Street.

A motion was made to approve the layout of Robert Sproul Road as layed out by the Board of Selectmen as shown on plan dated November 27, 1959, by Cheney Engineering Co. This approval applies to the road layout only as the lot frontage does not conform to the zoning; therefore, the lots are not approved.

MOTION SECONDED AND VOTE CARRIED UNANIMOUSLY.

A motion was made to approve the layout of Pound Street as laid out by the Board of Selectmen showing the relocation and widening of Pound Street at its intersection of South Street, as shown on a plan dated January 11, 1960, by Cheney Engineering Co.

MOTION SECONDED AND VOTE CARRIED UNANIMOUSLY.

LITTLE LEAGUE: Mr. Wills reported that Mr. Vincent Palumbo representing the Little League Association spoke to him about the possibility of obtaining additional area in Metacomet Park so they could set up a second field which could be used for the farm teams.

No action was taken on this matter.

ANNUAL REPORT: Mr. Spencer submitted his proposed annual report for the Board's approval. A motion was made to accept the report as read.

MOTION SECONDED AND VOTE CARRIED UNANIMOUSLY.

The report was immediately turned over to Mr. Hamilton.

PROPOSED LEGISLATION: Mr. Cain read the Planning Memo which included the proposed legislation for 1960.

PLANS APPROVED: Mr. Cain reviewed the plans with the Board that he had approved and signed under "Subdivision Control Law Not Required."

ZONING LAWS: It was agreed to start work on revising the 20-foot frontage requirement.

MINUTES: The minutes of the meetings held on January 7th and 14th were read and approved as read.

BUILDING CODE: Mr. Joseph Roberts appeared before the meeting and asked the Board what their thoughts were on revising the building code so as to include a fire alarm system in the requirements for each house and other buildings.

The Board agreed that this was a worthwhile suggestion and Mr. Rogers stated that Mr. Richard Stevens, South Street, would be a good person to contact for further information on fire alarm systems.

BUILDING INSPECTOR: It was agreed to ask Mr. Carr to attend the next meeting of the Board since some discrepancy had arisen over issuing a building permit on a lot which had not yet been approved.

BROWN: Mr. Cain reported that in accordance with the request of the bonding company, he had contacted the Supt. of Streets and was informed that the street was not completed.

MEETING ADJOURNED AT 11:00 P.M.

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Public Hearing held on January 28, 1960

SUBJECT: Application for Subdivision of Land off South Street by TOCCI & CIOFFI, Building Contractors, Inc.

The hearing was opened at 8:15 P.M. with Mr. Cain presiding.

Mr. Tocci presented the receipts for the notices of the hearings which had been sent to the abutters by certified mail.

Mr. Wills reported that the hearing notice had been duly posted with the Town Clerk.

Mr. Cain read the notice of the hearing as published in the Milford Daily News.

Mr. Cain then called on Mr. Tocci to lay out a copy of his plans for viewing by those present and to explain his intentions.

Mr. Tocci laid out his plans and stated that he intended to build houses in the $25,000 bracket. He also stated that he would comply with all wishes of the Planning Board.

Mr. Spencer: "What type of cross-section do you intend to put in?"

Mr. Tocci: "It will be something like Mr. Hardy's on Hillcrest Rd."

Mr. Spencer: "I prefer the grassy plot between the street and the sidewalk."

Mrs. Henderson representing the Estate of Aurie L. Murray: "We understand that we have a right of way through the Clark property."

Mr. Cain: "That is a title agreement and a legal problem which you will have to settle with Mr. Tocci."

Mr. Kelleher: "That land is quite swampy--will you be required to bring in a great deal of fill?"

Mr. Tocci: "Yes, the Planning Board sets the grades and we will comply."

Mr. Kelleher: "If you did not fill it in you would create a health menace."

Mr. Cain then pointed out the following items which the Planning Board would like to have corrected:

(1) No profile of drainage easement.
(2) Stations not shown on plan.
(3) Show water pipe and hydrants.
(4) Show stone bounds.
(5) Show bench marks.
(6) High water elevation is about 121 feet on all of your streets, it whould be about 123 feet or 124 feet. Cellar floors should be one or two feet above extreme high water level. If you plan to build a house on a slab, it should be one foot higher than this.
(7) Spot grades tobe put on lots at building set back lines.

Mr. Cain asked Mr. Cheney, engineer for Mr. Tocci, if he was aware of these items. Mr. Cheney replied that he was.

Hearing no further discussion or questions, Mr. Cain declared the hearing closed.

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on February 11, 1960

PRESENT: Messrs. Cain, Hardy, Wills, Rogers and Spencer

The meeting was opened at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: Mr. Wills reported that the notice of this meeting had been duly posted.

MINUTES: The minutes of the public hearing held on January 28th were read.

The minutes of the regular meeting held on January 24th were read and approved as read.

BUILDING INSPECTOR: Mr. Wills reported that Mr. Carr had informed him that a cellar floor had been dug in the Tocci-Cioffi development without a building permit. The Board agreed to check on this matter.

BOARD OF SELECTMEN: A letter was received from the Board of Selectmen requesting the Board to give them a report of the roads throughout the town with recommendations for physical improvements.

Mr. Hardy suggested that Nebo and Foundry Streets be recommended for layout. The Board agreed to study and discuss this at another meeting.

In accordance with the above request, Mr. Cain read a letter from Mr. McCarthy in which he related to the Board the accuracy of the Board's recommendations in 1951 when the Planning Board at that time recommended the relocation of Grove, Cross, Dale, Winter, Curve, Philip and Green Street Extension as being the roads along which there would be probable construction of new homes. Mr. McCarthy also stated that South St. had been laid out; Philip St. was under layout by the County at the present time and Green St. Extension would be laid out soon.

BUILDING CODE: Mr. Joseph Roberts came before the Board to report that the Board of Selectmen were not putting an article in the warrant regarding fire alarm systems. He stated that they had looked into the matter and unless the town could specify exactly what type should be installed they would not be of great value. There seem to be many types on the market some of which would not be satisfactory.

STREET LAYOUTS: A letter was received from the Board of Selectmen in which they informed the Board that they had voted to lay out Robert Sproul Road, Pound Street, Ledgetree Road (formerly Carol Rd.) and Hillcrest Road. They also notified the Board that there would be a hearing on the Dale Street layout on Tuesday, February 16th.

APPEALS BOARD: Mr. Cain read the report of the Appeals Board on the petition of Thomas J. O'Toole, Pound Street, who was granted a special permit to hang a sign on his property to read "ELECTRICIAN" and to be installed according to Zoning By-Law.

DALE STREET: The Board agreed that they would recommend that Dale Street be made a fifty foot layout as originally recommended. (See minutes of meeting held on March 19, 1959.)

ZONING LAWS: Mr. Hardy reported that the necessary changes had been made on the Zoning Laws. The Board authorized Mr. Hardy to go ahead with having them printed.

TOCCI AND CIOFFI: (Off South St.)---Mr. Carr came before the Board and worked with them to determine the high water level on the back lots of this development. Mr. Carr reported that at flood stage the water had risen to at least two feet over where Stop River flows under South Street; also, he noted, that cars had not been able to get through at this point during floods.

Mr. Hardy verified these facts.

The Board then agreed that the high water level has been approximately at the elevation of 123 feet. Mr. Hardy and Mr. Cain checked the elevations on the Haynes-Kuniholm Development and also North Ave., Inc. It was found that Haynes was 125.6 feet and North Avenue was 126.90 feet. It was felt that those houses should be no danger.

It was agreed to establish the following minimum elevation for construction of foundations in the Tocci-Cioffi development in order to insure the proper operation of sanitary waste disposal systems.

BASEMENTLESS HOUSES---Top of slab at elevation of 128.0 feet.

BASEMENT TYPE HOUSES--Top of basement floor at elevation of 125.0 feet.

Minimum elevation of streets to be at elevation of 126.0 feet.

MINUTES: The minutes of the meeting held on January 28th were read and approved as read.

FUTURE PLANNING: It was agreed that the following items needed attention in 1960:

(1) Building Code
(2) Twenty-foot frontage requirement
(3) Gravel removal (restrictions regarding this)
(4) Off-street parking for new businesses.

Respectfully submitted,

MEETING ADJOURNED:

ERNEST L. SPENCER, Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on February 25, 1960

PRESENT: Messrs. Cain, Hardy, Wills & Spencer

The meeting was opened at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

CANDIDATE'S NIGHT: Mr. Wills was excused to attend the Candidate's Night at the Memorial School.

NOTICE OF MEETING: It was reported that the notice of this meeting had been duly posted.

MINUTES: The minutes of the meeting held on February 11th were read and approved as read.

DALE STREET: Mr. Hardy reported that he and Mr. Wills had attended the Dale Street hearing and had recommended that Dale Street be laid out to fifty feet. However, the Board of Selectmen voted to lay it out as a forty-foot way.

Mr. Hardy reported that he and Mr. Wills had also attended the Dewar hearing.

SUPT. OF STREETS: Mr. Cain read a letter from the Supt. of Streets in which he stated that the Highway Dept. had not been notified that construction was in progress on Clark Road and Ledgetree Road.

Mr. Cain stated that in regard to Clark Road, Mr. Tocci had asked him if there was going to be any changes in the grades, and to which Mr. Cain said that he did not think so; therefore, apparently Mr. Tocci went ahead with construction.

Mr. Hardy reported that in regard to the construction of Ledgetree Road, he had notified the Highway Dept. On the first occasion Mr. Owens was in charge and was notified and the second time he notified Mrs. Burke and also the Board of Selectmen.

In order to avoid this confusion in the future, Mr. Hardy showed the Board a form which he had had made up and on which the person receiving the notification would sign. The Board generally speaking approved the form and felt it should help to remedy this trouble.

WATER DEPT.: A copy of a letter sent to the Town Counsel by the Water Dept. was read. It was in regard to the Water Board's recommendation that the town purchase a standpipe site on Mt. Nebo with appurtenant rights of access from two directions.

Letter placed on file.

APPEALS BOARD: Mr. Cain read the notice of hearing on petition of Everett K. & Freda V. Dewar, Spring St.. They requested a variance from the lot area requirements of the Residence "A" District of the Zoning By-law of the Town of Medfield so that they may be permitted to divide their parcel of land located on the corner of Spring St. and Pine Grove Road into two lots shown on plan submitted.

MASS. FED. OF PLANNING BOARDS: Mr. Cain announced that the regional meeting was to be held March 16th at the Pillar House, Newton Lower Falls.

PLANS APPROVED NOT REQUIRING SUBDIVISION CONTROL:

(1) Granite St (Lts 4, 5, 6, 7 & 8)
(2) Boston Edison Co. (Property of Walter and Hazel Frank)
(3) High St. (Property of Lucy)
(4) Boston Edison Co. (Granite St.) Mr. Cain reported that he had not signed this plan. He had asked the Boston Edison Co. to send a letter to the Board stating that this land was not to be used to build on; it was to be solely for the purpose of transporting electricity.
(5) Pound St. (Blackett)
(6) Bridge St. (2 Plans)

GRANITE ST. SUBDIVISION: Mr. Cain presented the Board with the preliminary plan for subdivision of land off Granite St., entitled "Preliminary Plan of Land, Medfield, Mass., Scal 1" equals 60', by the Norwood Engineering Co., Inc., Civil Engineers, Norwood, Mass."

The Board reviewed the plan and in general agreed that the shapes of the lots could be improved, also the placement of the entrances into the subdivision.

The Board felt that they should make an inspection of the area and agreed to do so Sunday morning.

Mr. Hardy suggested that the Board require a contour plan of this area.

TOCCI & CIOFFI: The revised definitive plans were received for the Tocci-Cioffi subdivision off South Street. The plans were checked for the changes previously requested. The Board found the plans were in order and voted to approve them with the conditions as noted below:

"Approval granted subject to the covenant dated January 7, 1960, and filed herewith and also subject to the following conditions with respect to the construction of house foundations:

(1) Basementless houses------Top of slab at elevation 128.0 feet.

(2) Basement type houses----Top of basement floor at elevation 125.0 feet.

The above elevations are minimum.

PARK COMMISSION: Mr. Spencer agreed to write up a report for presentation at the town meeting on the Board's article regarding the Park Commission.

ROBERT SPROUL ROAD: A discussion was had as to whom the Board felt should bear the cost of the construction of Robert Sproul Road and also the type of road that should be constructed.

MEETING ADJOURNED AT 10:30 P.M.

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on March 10, 1960

PRESENT: Messrs. Cain, Hardy, Wills, Rogers and Spencer

The meeting was opened at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

CASTLE ESTATES, INC.: (Granite St.) Mr. Bernard Martin, Attorney, came before the Board representing Castel Estates, Inc., a sub-division off Granite St. He discussed the preliminary plans and inquired about the procedure that the Board would require to devleop this land and also the bonding of the streets.

Mr. Cain reported that the Board had inspected the area and would request two-foot contours of the land and to include the elevations on adjoining property to aid the Board. The Board also requested a copy of the corporations "Certificate of Vote" be forwarded to the Board showing who had the authority to act for the corporation.

MINUTES: The minutes of the meeting held on February 25th were read and approved as read.

BUILDING CODE: A discussion was held regarding the article in the town warrant revising the building code with respect to nursing homes. The Board was under the opinion that a public hearing should have been held on this matter. The town counsel was contacted and he agreed to check the matter for the Board.

REORGANIZATION: The Board voted to reorganize for the year. Mr. Cain opened nominations for Chairman. Mr. Spencer nominated Mr. Cain. Hearing no further nominations, Mr. Cain declared that the nominations were closed. Secretary was asked to cast one ballot for Mr. Cain for the office of Chairman for one year. Secretary cast one ballot and Mr. Cain was elected to the office of Chairman.

Nominations were opened for the office of Vice Chairman. Mr. Rogers was nominated, and hearing nor further nominations, Mr. Cain declared them closed. The Secretary cast one ballot for Mr. Rogers for the office of Vice Chairman for one year, and Mr. Rogers was elected to the office of Vice Chairman.

Mr. Cain opened the nominations for the office of Secretary. Mr. Spencer was nominated and hearing no further nominations, Mr. Cain declared the nominations were closed. The Secretary cast one ballot for Mr. Spencer for the office of Secretary for one year and Mr. Spencer was elected to the office of Secretary.

Mrs. Rayner was requested to notify all town boards and the Mass. Federation of Planning Boards of the new slate of officers and to request them to direct all correspondence directly to her.

The Board agreed to continue holding meetings on the second and fourth Thursdays of each month with special meetings to be called when necessary.

Mr. Wills was appointed as liason officer for care of the parks.

HILLCREST DEVELOPMENT CORP.: An inquiry was received and answered regarding the progress of Carole Road.

PLANS: Mr. Cain presented the plans which he had signed under this category. He also read a letter from the Boston Edison Co. describing the easement which they were obtaining on land located off Granite St. They stated in the letter that no buildings or other structures would be permitted in the right of way.

APPEALS BOARD: Mr. Cain read the decision of the Appeals Board on the petition of Jerome Shiels, Harding St.

PARKS: The following quotations on the fertilizer and lime for the parks were received and read:

(1) C. & J. Sales & Service
Lime-----$16.00 per ton--picked up.
$18.00 per ton--delivered.

Milorganite-----$3.50 per bag, picked up.
$3.60 per bag, delivered.

(2) W. K. Gilmore & Sons, Inc.
Lime-----$17.00 per ton, picked up.

Milorganite-----$3.50 per bag, picked up.

Since C. & J. Sales & Service were low on the lime quotation, it was voted to give the order to them and said order not to exceed one ton of lime and 13 bags of milorganite.

ZONING MAPS: Mr. Hardy reported that the zoning maps were completed and in the files.

HAYNES-KUNIHOLM: Mr. Spencer pointed out to the Board that the two stubs connecting the Haynes-Kuniholm Development and the Tocci-Cioffi Development should be constructed and he felt that since these two developments were being built simultaneously, the developers should be requested to construct their respective stubs to their property lines.

The Board concurred with Mr. Spencer's thoughts.

INDUSTRIAL COMMISSION: Mr. Hardy reported that the Industrial Commission had a meeting with Cabot, Cabot, & Forbes, a promotion company, and it was pointed out that the town should provide the following in industrial areas so that our industrial areas would be more inviting:

(1) Storage treatment plant with 80 thousand gallon capacity
(2) 600 feet of water line
(3) Enlargement of the area.

The Board discussed the type of road construction that they thought would be suitable for an industrial area and all agreed that the specifications should be different and the street should be at least sixty feet wide.

Mr. Hardy suggested that we revise our street specifications to cover streets in industrial areas.

Mr. Rogers felt that these should include the following:

(1) Cross section of a road for---

(a) Major roads
(b) Minor roads
(c) Parking areas.

It was agreed that after the Annual Town Meeting, the Board would immediately commence work on this project.

MEETING ADJOURNED:

Respectuflly submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on March 24, 1960

PRESENT: Messrs. Cain, Hardy, Wills, Spencer and Rogers.

The meeting was opened at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

NOTICE: It was reported that the notice of this meeting had been duly posted.

DILKS: Mr. Dilks of Boiling Spring Avenue appeared before the Board with a plan which was in violation of the subdivision control law. The plan was by Cheney Engineering Co. and was dated March 12, 1960. The Board agreed that this plan did not come under their jurisdiction and they advised Mr. Dilks to go before the Board of Appeals.

D. & N. CONTRACTING CO., INC.: Mr. Joseph S. Kennedy, Attorney, came before the Board on behalf of the D. & N. Contracting Co. and presented a plan of two lots off Westview Road. Mr. Cain had not signed the plan because he felt that these lots were not located on a public way.

The matter was discussed and Mr. Rogers stated that he felt that it was not a subdivision and was willing to sign it. Mr. Hardy concurred with Mr. Rogers.

Mr. Spencer felt that the town had accepted that 40 foot strip when they accepted Westview Road; therefore, the lots were on the street.

Mr. Cain did not sign the plan because, in his opinion, he felt that the line at the end of Westview Road was not the sideline of the street and therefore these lots did not have frontage on a public way.

Mr. Wills stated that because of the doubt of this situation, he would like advice from town counsel and did not sign the plan for this reason.

Since the majority of the Board were in favor of approving the plan, it was approved and signed under "subdivision control law not required".

ROBERT SPROUL ROAD: Mr. Iverson came before the Board and presented a plan off Pound St. to be signed under the subdivision control law not required.

Mr. Cain pointed out that this street known as Robert Sproul Road had not been accepted by the Town on March 14, 1960, but the plan had not been recorded as yet, therefore the plan could not be signed at this time.

INDUSTRIAL AREA: Mr. Rogers presented plans showing types of roads being constructed in an industrial area in Michigan. He pointed out the fact that the parking areas were surfaced.

TOCCI & CIOFFI: (Off South St.) The Board reveiwed the revised plans and noted that they were proposing a catch basin on the Shell Oil Co's easement.

It was agreed that a letter should be written to Mr. Tocci requesting the following before the Board would give final approval to his subdivision plans:

(1) A letter of approval from the Shell Oil Co. for all proposed construction in this area such as drainage, fill, water lines, etc.

(2) Elevation of the Shell Oil Company line at the intersection of Clark Road and Alder Road.

(3) Profile of Alder Road all of the way to Juniper Lane.

Mr. Cain was authorized to hold the plans and to explain the Board's requests to Mr. Cheney, Engineer.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Special Meeting held on March 31, 1960

PRESENT: Messrs. Cain, Wills, Spencer and Rogers:

The meeting was opened at 8:13 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

TOCCI & CIOFFI: (South St.) Mr. Tocci and Mr. Cioffi came before the Board in answer to the Board's letter.

Mr. Cain stated that Mr. Knowles of the Shell Oil Co. had talked to him at his office in Dedham and Mr. Knowles had acknowledged that he had copies of the subdivision plans and was not setting up the necessary released for Mr. Tocci.

Mr. Cain also read the letter from the Town Clerk stating that there had been no appeal made during the twenty days after the written notice of the Planning Board's approval.

Mr. Tocci stated that the Shell Oil Company intended to send the Board a copy of all instruments passed between them and Mr. Tocci.

In connection with the completion of Alder Road to the property line, Mr. Tocci stated that he was willing to go along with the Board's request. No water or drainage to be put in this section.

Mr. Tocci requested that the Board release the bond on Fairview Road and accept a new bond for the completion of this street.

The Board agreed to inspect Fairview Road and inform Mr. Tocci of the amount of the bond they would require to complete this. They also agreed to determine the amount of the bond that would be required to complete Clark Road to the pipe line.

In order to protect the Town so that the drainage line would be completed in case of default, the Board felt that they should obtain either a bond or an easement to cover the drainage for the entire street.

The Board requested that Mr. Tocci has his attorney prepare an instrument thatwould take care of this problem.

Mr. Tocci was advised to have letters of approval on the street construction on Fairview Road from the Supt. of Streets and the Water Dept.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER, Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on April 14, 1960

PRESENT: Messrs. Cain, Hardy, Wills and Spencer:

The meeting was opned at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meetings held on March 10, 24, and 31 were read and approved as read.

CASTLE ESTATES: Mr. Bernard Martin came before the Board and presented a sketch of a proposed subdivision off Granite St, dated February 5, 1960. The Board reviewed the sketch and suggested a turna-around near the property of Willard.

TOCCI AND CIOFFI: Mr. Tocci came before the Board to obtain a release of a portion of his bond on Fairview Road. The Board agreed to release ten thousand dollars upon receipt of a new bond in the amount of two thousand five hundred dollars. This latter amount would cover the balance of the construction to be completed.

Mrs. Rayner was requested to notify the bonding company of this action and a copy of said letter to be forwarded to the highway department.

HILLCREST DEVELOPMENT CORP: Mr. Joseph S. Kennedy, Attorney, came before the Board and presented a modification of a plan and being dated April 14, 1960. Said plan being entitled "Sub-division of Land in Medfield, Mass." dated January 31, 1957, drawn by MacCarthey Engineering Service, Inc. This modification changed the names of the following ways as follows:

(a) Carole Road to Ledgetree Road
(b) Della Road to Belknap Road
(c) Bristol Road to Cranmore Road
(d) Dropo Drive to Wildewood Drive

The Board voted to accept the changes as stated in the modification.

LAWRENCE CIRCLE AND LAWRENCE COURT: Mr. MacNevin and Mr. Band came before the Board to see if they could get something done about the street conditions of Lawrence Circel and Lawrence Court. They reported that the majority of the people abutting these streets would like to have them accepted as town ways.

Mr. Cain pointed out that they would have the problem of the street construction, proper water installation and also drainage. The water pipe going into this area was only $1\frac{1}{4}$" whereas a 6" pipe is required by the town.

In regard to the question of cost, the Board suggested that they contact the Highway Dept. and the Water Board. The Board also advised that that the cost would have to be bvorn by the abutters since the general public would not be using these streets. In this case, it would be constructed under the Betterment Act and this was under the jurisdiction of the Board of Selectmen.

HEALD: Mr. Henry Heald and Mr. Cheney came before the Board and presented preliminary plans for a subdivision of land on property formerly owned by Wiley Scribner. This plan showed a subdivision of 112 lots.

The Board reviewed the plan and made several suggestions. Mr. Heald and Mr. Cheney agreed to revise the plan before placing it on file with the Board.

PARKS: Mr. Powell representing the Lions Club had requested through Mr. Hardy permission for the use of Metacomet Park for a carnival.

The Board felt that Mr. Powell should come before the Board together with a representative of the Police Dept. and the Board of Health to discuss problems which might arise from such an undertaking and how they proposed to handle them.

Also in regard to the parks, the following quotations were received for the shrubbery for Baxter Square:

(a)	Duncan Hardie (by phone)	$115.00
(b)	Hedges	133.00
(c)	Winslow	90.00
(d)	Stobbarts	97.00

A motion was made to have the Winslow Nurseries supply and plant the shrubs as they quoted the lowest price.

Motion seconded and vote carried unanimously.

Mr. Wills requested an appropriation for miscellaneous supplies for care of the parks. A motion was made to appropriate $40.00 to Mr. Wills for this purpose.

Motion seconded and vote carried unanimously.

Mr. Wills also reported that he had put up the tennis net. He also stated that many cracks were beginning to show in the court. The Board discussed this and Mr. Hardy agreed to look into material for repairing these cracks.

Mr. Wills also reported that Red Palumbo had asked him if the Board had any plans for developing swimming facilities out of the old wells off Brook St. It was agreed that the Board did not have any such plans.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on April 28, 1960

PRESENT: Messrs. Cain, Hardy, Wills, Rogers and Spencer:

NOTICE: It was reported that the notice of this meeting had been duly posted.

The meeting was called to order at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

METACOMET PARK: The following representatives of the Lion's Club came before the Board: Mr. Palladino, Mr. Edward Barrett, Mr. Stewart Dewar, Mr. Phillip Sylkonis, and Mr. Fred Anderson. The following were also in attendance: Mr. Alan Kingsbury, Chief of Police, and Mr. Allison Carr for the Board of Health.

Mr. Palladino stated that the Lion's Club was planning to run a carnival on July 6, 7, 8, and 9 and they would also like the use of the park from July 5th to July 10th for setting up and dismantling.

The representatives of the club agreed that they would clean up the park immediately on Sunday morning, July 10th, and they also agreed to hire whatever police protection the Chief deemed necessary.

In regard to sanitary facilities, the club felt certain that they would be able to get permission to use the Legion Hall. Mr. Cain suggested that the club write this board a letter stating that they had contacted the Legion and state what arrangements had been made.

A motion was made to give the Lion's Club permission to use Metacomet Park for the carnival to be held on said dates.

Motion seconded and voted carried unanimously.

MINUTES: The minutes of the meeting held on April 14, 1960, were read and approved as read.

CASTLE ESTATES: It was noted that the "Certificate of Vote" had not been received from Mr. Martin.

APPEALS BOARD: Mr. Hardy reported that he and Mr. Spencer had attended the hearing on petition of Dilks.

TOCCI: Mr. Cain reported that on April 25th, the Board wrote to the Supt. of Streets asking him if he felt that $2,500.00 would be sufficient surety to cover the balance of the construction of Fairview Road.

Mr. McCarthy replied that he felt that this amount would be sufficient.

Upon receipt of this conformation from Mr. McCarthy, the Board agreed to send a letter to Mr. Tocci's bonding company informing them of the Board's decision.

FLAG POLE: It was agreed to ask Mr. Leonard for a quotation on painting the flag pole. If the quotation was $25.00 or less, Mrs. Rayner was authorized to have Mr. Leonard do the work.

MASS. FED. OF PLANNING BOARDS: A notice of the meeting of this Federation to be held on May 18th was read.

HILLCREST DEVELOPMENT CORP: Mr. Hardy presented a bond for the Hillcrest Development Corp. in the amount of $9,500.00 to cover the construction of Hillcrest Road from Station 14 plus 0 to Station 23 plus 50, a total distance of approximately 950 feet.

Mr. Cain agreed to take the bond to Town Counsel for his approval.

If the bond was in good order, the Board agreed that they would release the two certfied checks they were holding; one in the amount of $1,200.00 and the other in the amount of $1,300.00. The Board also agreed that they would release Lots 128, 129A and LC26, 104A and LC25, 105A and LC24, LC27, LC28, LC29, LC30, LC 23, LC38, LC37, and LC36 on Hillcrest Road.

Mr. Hardy also requested the Board to compute the cost to cover the completion of Ledgetree Road from Station 17 plus 0 to Station 20 plus 0. He stated that the street was to rough grad the water was completed and tested. The Board agreed that $4,500.00 would be sufficient surety to cover this amount of construction and upon receipt of this amount, the Board would release Lots 55, 42, 43, and 56.

The Board also voted at this meeting to release Lot 41 which is covered by the bond the town is holding dated Sept. 1, 1959, and which covers Ledgetree Road from Station 9 plus 0 to Station 17 plus 0.

BROWN: An inquiry was received and answered in regard to whether or not Arnold Drive was completed. The Board had replied that it was not.

HAGMAN: A letter was received from the S. & A. Allen Const. Co., Boston, requesting the Board to inform them of the current zoning on the property adjacent to the Super Duper Market owned by John W. Hagman. Mr. Spencer agreed to answer this inquiry for the Board.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER, Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on May 12, 1960

PRESENT: Messrs. Cain, Hardy and Wills

The meeting was called to order at 8:15 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

MINUTES: the minutes of the meeting held on April 28th were read and approved as read.

APPEALS BOARD: Mr. Cain read the notice of the hearing to be held by the Appeals Board on May 25th on petition of Mrs. Greenlaw, So. St.

He also read the decions of the Appeals Board on petitions of Joseph E. Teahan and Francis & Florence Dilks.

HILLCREST DEVELOPMENT CORP.: The release of Lot 41, Ledgetree Road was signed. This lot is covered by bond of the American Surety Co., dated Sept. 1, 1969, and covers Ledgetree Road from Station 9 plus 0 to Station 17 plus 0.

The Board noted that they had turned over to thge Town Treasurer on May 6th, the bond on the American Surety Co. in tge sum of $9,500.00 dated April 26, 1960, and which covers the construction of Hillcrest Road from Station 14 plus 0 to Station 23 plus 50.

A letter was signed releasing the two certified checks in the sums of $1,200.00 and $1,300.00. These covered Hillcrest Road from Station 14 plus 50 to Station 17 plus 50.

ZONING BY-LAW: The Board drafted a proposed article to amend the Zoning By-law regarding the 20' frontage requirement, The felt that the frontage requirement should be increased to sixty feet. The hearing was set for June 9th at the Town House. Mrs. Rayner was requested to publish the notice in the Milford Daily News and the Suburban Free Press.

HEALD: Mr. Spencer and Mr. Cain inspected the ledge which Mr. Cheney referred to in this subdivision and they came to the conclusion that the most convenient wayyto by-pass the ledge in a manner similar to that as shown on the preliminary plan submitted.

MEETING ADJOURNED:

Respectfully submitted,

Doris M Rayner

DORIS M. RAYNER
(On Behalf of Mr. Spencer in
(his absence.

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on May 26, 1960

PRESENT: Messrs. Cain, Spencer, Hardy, Wills and Rogers

The meeting was called to order at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

PARKS: It was reported that Mr. Leonard had painted the flag pole and also installed a new rope.

CASTLE ESTATES, INC: (Granite St.) Mr. Bernard Martin, Attorney, and Mr. Eugene Smith, Engineer, came before the Board on behalf of Castle Estates, Inc. and presented their application and definitive plans for a subdivision off Granite St. The Board studied the plans and noted the following:

1. Some of the drainage pipes were set at .2%, which the Board felt was too low.

2. Check to see if they were running the drainage into a natural water course.

3. No typical cross-section.

4. No water pipe shown on the plan

5. No stations and vertical curves shown on the plan.

6. The headwall was in the middle of the street.

The Board agreed to make an inspection of the area as soon as possible.

A discussion was held on whether or not town water should be puto into this subdivision and if so who should bear the cost.

It was suggested that the water pipe be put in and then if the town voted to put water in this area, the houses in this subdivision could be hooked up without disrupting the streets.

Mr. Rogers felt that the Board should take the stand that town water should go down Granite Street, but do it with the backing of the legal counsel.

Mr. Spencer felt that the Board had the right under the subdivision control law to make their own decision.

The Board set June 23rd for the hearing date and the secretary was requested to notify the Town Clerk of the receipt of the application and the filing of the definitive plan described as "Plan of Land in Medfield, Mass., Scale 1" equals 60', dated April 22, 1960, by Norwood Engineering Co., Inc., Civil Engineers, Norwood, Mass.

Mr. Hardy stated that the Board of Assessors have requested a copy of the final plot plan as approved by the Planning Board.

TOCCI-CIOFFI: Mr. Cain read the letter from the Shell Oil Co., together with the copy of the agreement for a partial release and amendment of easement for pipe lines on their property to Tocci-Cioffi Building Contractors, Inc.

The Board requested Mrs. Rayner to acknowledge the letter and agreement and also inform the Shell Oil Company of the public hearing to be held on the proposed subdivision of Castel Estates over which land they also had an easement.

ROY: It was noted that the extension of time would be terminated on June 30, 1960, on Mr. Roy's subdivision. It was agreed to write Mr. Roy reminding him of this and request his presence at the next meeting.

BROWN: It was also noted that the bond of the Etna Insurance Company covering 400 feet of Pine Grove Road had expired on May 23, 1958. It was agreed to inspect Pine Grove Road as soon as possible to see what status the road construction was in.

CIMINO: It was also agreed to inspect Mr. Cimino's subdivision with special attention to the placement of the telephone poles and the fire hydrants.

MINUTES: The minutes of the meeting held on May 12th were read and approved as read.

ZONING BY-LAW: The Board discussed the proposed zoning amendment with respect to the 20' frontage requirements.

BOARD OF APPEALS: Mr. Wills reported that he had attended the hearing on the petition of Greenlaw on South Street.

MEETING ADJOURNED AT 10:25 P.M.

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Public Hearing held on June 9, 1960

SUBJECT--Zoning By-Law Amendment---20' Frontage Requirement

PRESENT: Messrs. Cain, Wills and Rogers

Mr. Cain opened the hearing at 8:00 P.M. and proceeded by reading the notice of hearing as published in the Milford Daily News.

Mr. Rogers explained the Board's reason for recommending this change in the frontage requirement. He stated that the 20' frontage requirement had been established to give relief to those persons owning a small amount of back property with a small amount of frontage; however, the Board felt that this requirement had been exploited and misused and several houses were being built with long driveways satisfying the zoning requiremnt, and thereby eliminating the need for proper street construction, water installation, etc.

Mr. Rogers presented sketches of present conditions to further his explanation and identify the problem more clearly.

Mr. Joseph S. Kennedy was present and stated that he was in oppostion and felt that the 20' frontage requirement was adequate.

Mr. Spencer pointed out that one of the driveways off Causeway Street was over 200' long.

Mr. Erwin Seidel of South Street was present and he stated that he was strongly against the extension of the frontage requirement as it would cause him a hardship on his back land.

Mrw. Seidel questioned the advantage of this change.

Mr. Rogers stated that he felt that the Board did not want to make back land less valuable, but they felt this extension would stop builders from avoiding the building of streets. He also felt that the Board of Appeals could relieve any hardship cases.

The following were recorded in opposition:

Mr. and Mrs. Erwin Seidel
Mr. and Mrs. Merlon Spender
Mr. and Mrs. Joseph S. Kennedy

Mr. Kennedy stated that he felt that this would be a financial burden to the landowner and would be restrictive and we should not tamper with the lots.

Mr. Spencer aksked if they would consider limiting the number of driveways that could be constructed side by side.

Mr. Kennedy stated that private ways could be put in and the town could require that they be constructed according to the present street specifications.

Mr. Kennedy felt that if you had a four or five acre back house lot, a private way should be allowed.

The Board agreed to take this under advisement.

HEARING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD
Minutes of Meeting held on June 9, 1960

PRESENT: Messrs. Cain, Wills, Spencer and Rogers. Mr. Hardy attended later in the evening.

The meeting was called to order directly following the public hearing and the following business was conducted:

STIVALETTA BROS., INC.: Mr. and Mrs. Joseph Kennedy and Mr. Michele Stivaletta came before the Board and presented their application and definitive plans for a subdivision of land off Pine Street. The Board set the hearing for July 14th at 8:30 P.M.

Mr. Stivaletta also presented another application and definitive plans for a subdivision of land off harding Street. The Board set the hearing date for the same evening, July 14th at 9:30 P.M.

ROY: Mr. Eugene Smith came before the Board to represent Henry Roy. He presented the revised plans of Mr. Roy's subdivision located between Cross and Elm Streets. The Board checked the revisions and agreed that they were in order except for minor corrections and an inspection should be made of the drainage on Lot 26.

A motion was made to approve the plans with the corrections as suggested at this meeting. Mr. Cain was given the authority to check and approve the corrections for the Board.

Motion seconded and the vote carried unanimously.

SUPT. OF STREETS: Mr. Cain read a copy of the letter sent to the Finance Committee by the Supt. of Streets in which he notified the committee of the new problems that had developed in regard to highways.

No action on this letter.

CASTEE ESTATES: Mr. Cain reported that Mr. Hardy, Mr. Spencer and he had inspected this subdivision area.

Mr. Eugene Smith, engineer for Castle Estates was present and the Board reviewed the plans with him and requested that he make a survey of the brook for drainage purposes.

The following are some of the corrections to be made on the plans:

1. Have two typical cross-sections--40' street and 50' street.
2. Minimum of .4% on a drain pipe grade on a 12" pipe (leave this open for further discussion)

3. Show elevations over private property.
4. Bring turn-around back ten feet.
5. Put stations on lot plan.
6. Show drainage easement to natural water course.
7. Show elevation of swamp land.
8. Profile of (A) street to come into profile of proposed layout of Granite St.
9. Change grade on (A) street.
10. Show location and elevation of Shell Oil Company pipe line at street crossings, plus permission to build over them.
11. Show stone bounds.
12. Show water pipe and hydrants on plans.
13. Cellar floors to be two feet above the drain in the street.

The Board also discussed the problem of getting town water to this subdivision. The following question was raised---"If Castle Estates puts in their own wells, do they have to put in the water pipes?" The Board agreed to obtain advice from Town Counsel on this matter.

MINUTES: The minutes of the meeting held on May 26th were read and approved as read.

ZONING BY-LAW: The Board discussed the 20' requirement again and they were still of the opinion that the town should have the opportunity to control this through the zoning by-law and the Board of Appeals.

STREET CONSTRUCTION: A discussion was held on whether to place the fire hydrants in the sidewalk area or in back of the sidewalkk on private property. It was noted that Cimino was doing the latter. No decision reached.

BROWN: Mr. Hardy reported that work was being done on the streets in this subdivision. It was agreed to so notify the bonding company.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Public Hearing held on June 23, 1960

PRESENT: Mssrs. Cain, Hardy, Wills, Spencer and Rogers

SUBJECT: Subdivision of Land
CASTLE ESTATES, INC.

The hearing was called to order at 8:06 P.M. by Mr. Cain, Chairman, of the Park and Planning Board.

Mr. Cain read the Notice of the Hearing as published in the Milford Daily News.

Mr. Bernard Martin representing Castle Estates stated that all of the Planning Board's suggestions and conditions were acceptable to their engineer with the exception of one, namely, town water. He stated that it was their intention to service these homes with single driven wells.

Mr. Cain pointed out that this was the only subdivision in the town that did not have town water.

Mr. Spencer read the rules and regulations regarding the Board's rights under the subdivision control law.

Mr. Spencer asked how they intended to fight fires.

Mr. Martin stated that they were well aware of this problem and would be more than willing to install a systme of wells to take care of this.

Mr. Clark of the Fire Dept. reported that they had only one 700 gallon truck and one 800 gallon truck and outside of this there was no other supply in that area to fight fires.

Mr. Martin stated that they might consider setting up a private water supply system.

Mr. Martin was asked what would happen to the water utilities in the street when the town took the street over. He stated that the town would have another water company.

Mr. Cain asked if they would take over 25% of the cost to put in water from High Street.

Mr. Martin said that at this time there was no guarantee that the town would pass an extension of the water main, also Castle Estates would have to know the projected cost.

MEDFIELD PARK AND PLANNING BOARD
MINUTES OF PUBLIC HEARING HELD ON June 23, 1960

Mr. Cain stated that if they had something to offer the town, the chances of getting water would be greater.

Mr. Martin stated that there were at least two ways to bring water in, South Street and High Street. If they were given a breakdown on both ways and if they could afford it and it would compare to the cost of constructing wells, they would be interested.

However, Mr. Martin stated they werehoping to get approval on Single wells.

Mr. Rogers asked if any comments had been received from the Water Board.

Mr. Cain reported they had had none.

Mr. Rogers pointed out that the town might not agree to putting the water in at the lowest cost.

Mr. Garabedian, an abutter, stated that he and his brother had a rough sketch of what they planned to do with their land and that involved about 100 homes and they were interested in the water situation.

Mr. Rogers pointed out the possible danger to wells when you have septic tanks on the same lot.

Mr. Hardy stated that this comes under the control of the Board of Health.

Mr. Garabedian stated that he felt the shortest route was from Westview.

Mr. Garabedian stated that he would be willing to share the cost when he was ready to develop.

HEARING ADJOURNED AT 8:45 P.M.

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on June 23, 1960

PRESENT: Messrs. Cain, Hardy, Wills, Spencer and Rogers

Mr. Cain opened the regular meeting following the public hearing.

MINUTES: The minutes of the public hearing held on June 9th and the regular meeting held the same date were read and approved as read.

ROY: Mr. Eugene Smith came before the Board to discuss the subdivision of land by Mr. Roy.

CASTLE ESTATES: The Board discussed the water situation in this subdivision. Mr. Rogers stated that he wanted town water in this area for the following reasons:

(1) Fire protection
(2) Did not want a separate water system in the town.
(3) Protection from septic tank pollution

Mr. Cain felt that the Board should help him petition for water on Granite Street.

The other Board members felt that he should petition for himself.

Mr. Hardy stated that he was interested in getting the water main in the street and if they want to put in wells, that is up to the Board of Health.

Mr. Spencer agreed with Mr. Rogers.

Mr. Wills agreed with Mr. Rogers but stated that he would like to have some advice from town counsel first.

A motion was made by Mr. Rogers: "I move that the subdivision of Castle Estates be disapproved for the following reasons:

(1) Lack of water for fire protection
(2) There would be a possibility of an independent water system
(3) There is a possibility of contamination that might occur.

Mr. Spencer seconded the motion.

It was recommended at this time that the Board send a letter to Castle Estates stating that your plan will not be approved unless we have a public water system supplied with public water from the public water system of the Town of Medfield.

The motion was withdrawn and the Board agreed on the above recommendation

It was also agreed that if after sixty days, the Board's request had not been complied with, the Board would disapprove the plan.

BROWN: Mr. Hardy reported that Warren Bros. Const. Co. are doing Pine Grove Road and were in the process of completing the paving.

Mr. Hardy stated that there was some problem on the cross-section and the Board agreed to make an inspection of the area.

Ltrs. were received from the bonding company regarding the progress of Pine Grove Road and Arnold Drive.

Mr. Hardy reported that no bounds are in and the catch basins are buried.

It was agreed to hold these letters until the Board could obtain a report from the Supt. of Streets, and to so notify the bonding company. A report is to be made at the July 14th meeting.

HILLCREST DEVELOPMENT CORP.: An inquiry was received from the bonding company on the status of the street construction on Carole Road. The Board agreed to make an inspection of this area also.

PARKS: (Little League Field)--A letter was received from the Lion's Club stating that they had received permission from the Legion to use their sanitary facilities for the carnival.

KENNEY: A letter was received from Supt. of Streets reporting on the progress of Kenney Road.

CASTLE ESTATES: Mr. Nourse came before the Board to discuss the water on Granite Street.

Nr. Nourse was asked if the Board could approve the plan with conditions and can we definitely require them to put in public water.

Nr. Nourse asked if the Board felt they could require them to go one and one-half miles for town water.

Mr. Nourse stated that the Board could disapprove the plan or approve it with conditions. He felt that a conditional approval would be better.

Mr. Rogers pointed out that the plan was put on file with no water and this would be considered a major change.

It was agreed to send a rough draft of the Board's decision to Mr. Nourse and also a copy of the final plans.

Mr. Rogers also agreed to check with the Division of Planning.

HEALD HOMES TRUST: The Board reviewed the plans of Marlyn Estates and made a list of the corrections they wanted . Mr. Heald to be advised of these changes.

STIVALETTA: The Board also reviewed these plans and made a list of the corrections they wanted. Mr. Stivaletta to be so advised.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on July 14, 1960

PRESENT: Messrs. Cain, Hardy, Wills, Rogers and Spencer

Mr. Cain, Chairman, opened the meeting at 8:00 P.M. and the following business was conducted:

KENNEY: Mr. Bernard Kenney appeared before the Board and requested a release of as many lots as possible under the existing bond. Mr. Kenney reported on the amount of construction that they had completed, but the Board felt that they should make an inspection of the area before releasing any more lots.

A motion was made and seconded that Mr. Wills and Mr. Hardy make the above-mentioned inspection and if they find that the amount of completed construction meets with their approval, the following lots are to be released: Lots numbered 13, 14, 15, 16, 38, 39 and 28. Motion carried unanimously.

BAKER'S POND: It was reported that Baker's Pond needed to be cleaned out. The Board agreed that they should take care of it as soon as possible and Mr. Hardy was delegated to contact the Supt. of Streets to see if the Highway Department could do the work.

FORREST T. WILLS: Mr. Wills presented a preliminary plan for a subdivision of land located off Nebo Street. The plan showed nine lots.

The Board studied the plan and agreed that they approved of the lot layout but that they wished to make an inspection of the area before giving final approval of the preliminary plan.

NOTE: This meeting was adjourned to conduct a public hearing.

CASTLE ESTATES: Mr. Bernard Marting, Attorney, came before the Board together with Mr. Smith, Engineer.

Mr. Cain read a letter from the Board of Health which stated that they had asked that a professional sanitary engineer survey this area and the Board of Health's approval or disapproval would be made after this report is received.

The Board felt that this should be one of the conditions on the approval.

Mr. Smith agreed to putting bench marks on the plan. He stated that the drainage easement is to be received from Wallingford and the Shell Oil Company release to be obtained for building over the pipe lines.

Several items regarding the plan were gone over with both the attorney and the engineer.

In regard to the water situation in this subdivision, the Board stated that they would like to see some water pipes and water in this subdivision.

Mr. Leighton of the Water Board stated the only way to put town water in was to have it done through the town meeting or by the developer. He said that there was an 8" pipe headed in this directiom, and he felt that an 8" pipe should go almost all of the way.

Mr. Leighton was questioned on his thoughts on Rocky Lane.

He stated that he felt that the 6" pipe on Rocky Lane was too small for the proper pressure. He stated that the 8" pipe on South Street went only as far as Perry's home.

Mr. Martin was asked what he thought of the Board putting a condition on the plan which would require the installation of town water.

Mr. Martin stated that he would object very strongly to this condition.

Mr. Spencer asked how they proposed to fight fires .

Mr. Martin stated that the town has other areas that have wells.

The Board stated that no other subdivision in the town had been built without town water.

Mr. Martin: "We will go along with the town if the town will vote to put the water in. We will go along to this extent that if we could work out an arrangement with the town where 25% of the cost of the installation of the water we would be willing to assume provided we could pay it over a period of time. We would like to have an engineered study of the costs of town water against the costs of wells. If they are within reasonable reach of one another, we would be willing to go along with putting in town water. We could then prorate the cost to each lot.

Mr. Rogers stated that it should not be contingent on lots but on a five year basis or something similar.

Mr. Martin stated that he would pay off this 25% as he sold the lots, but he objected to a time limit on the entire amount.

It was pointed out by Mr. Martin that this would all be pending on a town meeting. If the town turned the water installation down, we would like to go ahead with the wells and not be held up. He stated that they were anxious to get town water too, but had to consider the cost.

It was noted that the report had been received from the Sanitary Engineer this evening.

NOTE: The meeting was adjourned to conduct the public hearing.

(Continued)

HILLCREST DEVELOPMENT CORP: A motion was made that upon receipt of written approval from the Supt. of Streets, it was agreed to release the bond covering Ledgetree Road from Station 9 plus 0 to Station 17 plus 0.

BROWN: It was reported that progress has been made in the street construction in this development.

WEST MILL STREET: A request was received from the Board of Selectmen to sign a petition for the relocation of West Mill Street from the railroad crossing and West Street between Harding Street and Bridge Street.

The Board members signed these petitions.

CASTLE ESTATES: A discussion was held on whether or not Castle Estates should be required to put in a pipe in the drainage easement of 750' or should it be a ditch. It was noted that it would require a minimum of 3/10 of 1% if it is an 18" pipe draining to the water level of the brook.

Mr. Hardy felt that the Board would be forcing the subdivider to build a pipe line for 750' on land owned by others, and he personally felt that to require Castle Estates to pipe this 750' of drainage would be extending the Board's authority beyond the Rules and Regulations as set forth in the subdivision contol law and therefore becomes an unconstitutional act.

Mr. Rogers felt that he should dump his water into the swamp on his own land. He did not like an open ditch because of the hazard for children, also he felt it might be a hardship on the owner of Castle Estates to install this drainage pipe for such a distance plus the fact that the pipe might become a maintenance problem .

Mr. Spencer stated that he would not sign the plan unless the drainage pipe was between the property line and the natural water course. He felt that this would be proper drainage.

Mr. Wills was willing to let them dump into their own swamp if an easement could be obtained in case anything went wrong.

Messrs. Cain & Spencer stated that they were not in accord with the drainage disposal as shown on the Castle Estates plan drawn by Norwood Engineering Co., dated June 27, 1960. It is their opinion that this drainage should be piped with 18" pipe for an approximate distance of 700 feet to a brook shown on the same plan with a minimum of 3/10 of 1% grade. Therefore, due to the improper drainage, they were opposed to the approval of this subdivision plan.

Mr. Wills stated he was willing to let Castle Estates dump into their own swamp if they obtained an easement in case anything went wrong.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Public Hearing held on July 14, 1960

SUBJECT: Subdivision Plan of Stivaletta Bros.
Land located off Pine Street

PRESENT: Messrs. Cain, Wills, Spencer, Hardy and Rogers

The hearing was opened at 8:30 P.M. with Mr. Cain, Chairman, presiding. He proceeded by reading the notice of the hearing as published in the Milford Daily News on June 25, 1960 and July 2, 1960.

Mr. Cain also read the letter to the Planning from Mr. Kennedy, Counsel for Mr. Stivaletta, in which he stated that he had sent certified letters to the abutters in accordance with the "Subdivision Control Law".

Mr. Joseph S. Kennedy represented Mr. Stivaletta at this hearing and stated that as far as they were concerned they had complied with all of the "Rules and Regulations Governing the Subdivision of Land in the Town of Medfield". He stated that this particular subdivision contained approximately 79 lots.

Mr. Carr, Building Inspector and Agent for the Board of Health, was asked for his comments.

Mr. Carr stated that he had no comments.

The Board discussed with Mr. Eugene Smith, engineer for Mr. Stivaletta, the items which they wished changed on the plans. A copy of these items to be sent to Mr. Smith.

Mr. Smith was asked if he had any questions regarding the water drainage system.

Mr. Smith stated that he had no questions on this development.

HEARING ADJOURNED AT 9:00 P.M.

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Public Hearing held on July 14, 1960

PRESENT: Messrs. Cain, Hardy, Wills, Rogers and Spencer

SUBJECT: Subdivision of Land by Charles W. Rice
(Presented by Stivaletta Bros.)
Land located off Harding St.

The hearing was opened at 9:30 P.M. with Mr. Cain, Chairman, presiding and he proceeded by reading the notice of the hearing as published in the Milford Daily News on June 25, 1960 and July 2, 1960.

Mrs. Rayner stated that she could not locate an abutter by the name of Ross.

Mr. Joseph S. Kennedy, Attorney, explained the plan and stated that it contained 17 lots, that public water was available, and that they had complied with all of the "Rules and Regulations Governing the Subdivision of Land in the Town of Medfield".

No one spoke in opposition to the plan.

Mr. Cain stated that the Board had gone over the plan and had some suggestions which they wished to discuss with the engineer, Mr. Smith.

HEARING ADJOURNED AT 10:10 P.M.

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on July 28, 1960

PRESENT: Messrs. Cain, Wills, Spencer and Hardy

CASTLE ESTATES: Mr. Bernard Martin appeared before the Board.

Mr. Cain read his request for extension of time of seven days.

A motion was made and seconded to grant this extension. Motion carried unanimously.

A motion was made to approve the definitive plans of Castle Estates dated April 22, 1960 with the following conditions:

1. A public water supply system be installed for domestic use and fire protection. This system to be connected to the public eater supply system of the Town of Medfield

Note: Mr. Martin objected to the word "public" in reference to water supply system.

Mr. Martin also pointed out that the Wallingfords would like to leave the decision of whether or not to put in an open ditch or a pipe for the drainage running through the land be left to the results of the study being made by the Department of Conservation.

The Board voted to go into executive session for five minutes. During this time the Board revised the conditions.

A motion was made that the following conditions be placed on the plans.

No second to the motion:

A motion was made to approve the plans of the subdivision of Castle Estates subject to the following conditions:

1. A suitable water distribution system be installed for domestic use and fire protection. This system to be connected to the public water supply system of the Town of Medfield. Such installation to be installed to the satisfaction of the Medfield Water and Sewerage Commissioners.

2. A drainage easement must be obtained for drainage purposes on land owned now or formerly by Hussey. Said drainage easement to be recorded at the Registry of Deeds, prior to the issuance of any building permits.

3.) No building permit shall be issued for any dwelling on any lot until the sanitary disposal system has been approved by the Medfield Board of Health.

Motion seconded and vote carried with three in favor and two opposed. Mr. Cain and Mr. Spencer wishing to be recorded as being opposed.

MINUTES: The minutes of the following meetings and public hearings were read and approved as read: June 23, 1960 and July 14, 1960 (Regular Meetings)---June 23, 1960, July 14, 1960, July 14, 1960 (Public Hearings).

KENNEY SUBDIVISION: A motion was made to release the following lots: 13, 14, 15, 16, 28, 38, and 39.

Motion seconded and vote carried unanimously.

ZONING BY-LAW: The Board voted to amend the frontage requirement to 40' instead of the original 60'.

PARKS: A motion was made authorizing Mr. Wills to sign the payroll for cleaning out Baker's Pond and the amount not to exceed the sum of $100.00.

Motion seconded and vote carried unanimously.

RICE: Mr. Cain read the letter from Mr. Joseph S. Kennedy, attorney, in which he requested an extension of time to October 12, 1960, during which the Planning Board must take final action. The reason for this request was that the plans were not completed.

A motion was made to grant this request for an extension of time. Motion seconded and vote carried unanimously.

JOSEPH ALLEN: Mr. Allen of Bridge Street came before the Board with a plan to be approved under the subdivsion control law not required.

The Board could not approve the plan because he did not have the proper frontage. The Board suggested that he have a proper plan drawn by a certified engineer and then take the plan to the Board of Appeals for a variance.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on August 11, 1960

PRESENT: Messrs. Cain, Hardy, Wills, Spencer and Rogers

The meeting was called to order at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

RICE: Mr. Joseph Kennedy came before the Board and reviewed the items that they wished changed on the subdivision plan of Mr. Rice.

Mr. Kennedy agreed to have these items corrected.

A motion was made that the Board approve the plan of Mr. Charles Rice subject to the conditions to be written on the plan. Motion seconded and vote carried unanimously.

ALLEN: Mr. Joseph Allen came before the Board in regard to a plot of land off Granite Street on which he wished approval under the Subdivision Control Law Not Required. The Board stated that it was necessary for him to present an engineered plan before they could consider it. The Board again suggested that he contact the Board of Appeals for assistance since he did not have the required frontage.

STIVALETTA: Mr. Joseph Kennedy came before the Board and went over the changes and revisions the Board requested in the plans of the subdivision.

A motion was then made to approve the plans of Stivaletta Bros., entitled: "Pine Needle Park Subdivision Plan of Land in Medfield, Mass." dated May 27, 1960, and drawn by Norwood Engineering Co., Inc.

Motion seconded and vote carried unanimously.

ALLEN: Mr. Rogers presented the case of Mr. Allen again for the Board's discussion. He stated that he had questioned Mr. Allen as to the reason for his building immediately. Mr. Allen had informed him that he was being put out of his home and had to build immediately.

Mr. Rogers then asked how the Board could be of assistance to him.

The Board suggested that he produce for them a plan on linen tracing paper which would be acceptable for recording and signing under the subdivision control law not required. After this the Board could sign it or refuse it and Mr. Allen could then take it to superior court, or he could get a deed and put it on record and then Mr. Carr could issue a building permit. If he refused then he could appeal it.

ZONING BY-LAW: Mr. Rogers stated that the Board could discontinue their action in regard to the number of feet of frontage required.

A motion was made to withdraw the Board's action and a notice to be put in the Milford Daily News and the Suburban Free Press.

Motion seconded and vote carried unanimously.

STREET NUMBERS: Mr. Kennedy stated that he would like some street numbers placed on the plans of Rice and Stivaletta.

The Board agreed to do this as soon as possible.

STIVALETTA: A letter was received from Mr. McCarthy, Supt. of Streets, stating that he would not inspect street construction unless he received proper notification.

Mr. Kennedy stated that he would inform Mr. Stivaletta that he was to notify the Supt. of Streets in writing on each phase of the construction. A copy of this letter to be sent to the Supt. of Streets.

PARKS: Mr. Wills reported that the Highway Dept. had cleaned Baker's Pond.

CIMINO: It was reported that a hydrant in this subdivision had been placed on private property. It was agreed to ask the water dept. to obtain releases from the property owners.

MEETING ADJOURNED AT 11:20.

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on August 25, 1960

PRESENT: Messrs. Cain, Hardy, Wills, Spencer and Rogers

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

FORREST T. WILLS: Mr. Wills submitted and application for subdivision of land and definitive plans. The Board reviewed this application and set of plans and set a public hearing for September 9th at 8:15 P.M.

ROY: Mr. Cain suggested that the Board write a letter to the Town Clerk asking if there had been appeals filed on the subdivision plan of Roy. Since this had been turned over to the Town Clerk on June 9th, the Board felt this letter was in order.

CASTLE ESTATES: Mr. Cain read a notice of appeal filed in the court on the Planning Board's decision on this subdivision plan.

It was agreed to send this notice to Town Counsel with the following note: "Please be advised that we have received from the superior court, a notice of an appeal from the Castle Estates, Inc., No. 70056. This appeal pertains to the conditions noted thereon."

CIMINO: Mr. McCarthy, Supt. of Streets attended the meeting.

Mr. Hardy reported that the Boston Edison Company had moved the poles and Mr. McCarthy stated that the Water Board was going to obtain easements for the hydrants that were on private property in this subdivision.

The Board felt that all hydrants should be placed next to the curb as shown on the cross-sections.

Mr. McCarthy stated that all he expected was that the contractors notify him when they start any phase of the work so that it could be properly inspected.

The Board felt that the developers should be advised of the construction cards.

APPEALS BOARD: A notice of a hearing on petition of Stebbins was received from the Appeals Board. Hearing is set for Sept. 14th.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER, Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on September 8, 1960

PRESENT: Messrs. Cain, Hardy, Wills and Spencer

The meeting was called to order with Mr. Cain, Chairman, presiding and the following business was conducted:

STIVALETTA: Mr. Kennedy came before the Board representing Stivaletta Bros.

Mr. Cain read the notice from the Town Clerk which stated that there had been no appeals filed in regard to this development. The Board having previously approved these plans, then signed them with the following approval:

"Approved under G.L., Chapter 41, Section 81 U. Covenant dated June 23, 1960 to be a part of and filed herewith."

The plans and the covenant were turned over to Mr. Kennedy for recording purposes.

RICE: Mr. Kennedy also represented Mr. Rice on his development off Harding Street.

The Board, having previously approved this subdivision also, signed the plans with the following approval:

"Approved under G.L., Chapter 41, Section 81U. Lots No. 10, 11, and 12 subject to further approval of the Board of Health at the time of application for building permits. Covenant dated June 23, 1960, to be made part of and filed herewith."

These plans and covenant were turned over to Mr. Kennedy also.

ROY: The Board received notice from the Town Clerk that no appeal had been filed in regard to Mr. Roy's subdivision plans.

It was noted that Mr. Roy had not filed a covenant due to the fact that he started his subdivision before the Board was using this procedure; however, the Board agreed that Mr. Roy should file one and they would postpone signing the plan until this was takne care of.

FORREST T. WILLS: Mr. Hardy reported that he had delivered in hand on August 26th, the proposed subdivision plans of Mr. Wills with a letter of transmittal to Mr. Harry Leighton of the Water Board and to Mr. Carr, Building Inspector and Agent for the Board of Health.

MINUTES: The minutes of the meetings held on July 28th, August 11th, and August 25th were read and approved as read.

MASS. FED. OF PLANNING BOARDS: The Board received notice of the Annual Meeting to be held on October 28th and 29th.

STIVALETTA BROS: A copy of the letter from Mr. Leighton to Stivaletta Bros. was read. This pertained to the approval by the Water Board for the layout of the water pipe, hydrants, valves, etc. in Flint Lock Lane.

CIMINO: Mr. Cain read the copy of the letter from the Supt. of Streets to Mr. Cimino in which he stressed the necessity for notification of the different stages of construction so that the highway department could make proper inspections.

The Board discussed at this time the problem of the improper placement of the hydrants in Mr. Cimino's development. Several hydrants have been placed on private property.

The Board agreed that they would recommend that the proper releases be obtained from the property owners before they would ask the Selectmen to accept the way.

HILLCREST DEVELOPMENT CORP: A letter was received from Mac-Carthy Engineering Service, Inc. advising the Board of the existing drain invert grades on Ledgetree Road.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

PARKS: Mrs. Rayner reported to the Board that Mrs. Jansen of the Spade and Hoe Garden Club had contacted her to see if the Board could furnish fertilizer for the bulbs which they planned to plant in Baxter Square.

The Board voted to authorize Mr. Wills to expend an amount not to exceed $10.00.

APPEALS BOARD: The Board discussed the petition of Mary E. Stevens, 344 Main St.

The Board agreed that they would forward the following recommendations to the Board of Appeals:

(a) Off street parking must be provided for all customers. No parking on Pound Street or Main Street is to be allowed at any time.

(b) Due to the curve in Pound St. at its intersection with the existing driveway at 341 Main St., it is recommended that the brush and plantings along Pound Street be cleared out in order to provide better sight distance for cars using Pound Street and for those using the driveway. This sight distance provision must meet with the approval of the Supt. of Streets.

In regard to the request for the real estate business at this same address, they called attention to a recent recommendation made by the Boston Board of Realtors in their code of ethics that real estate businesses be conducted only in areas zoned for business purposes.

It was the opinion of the Board that only one business be allowed to operate at this address under the by-law permitting certain home industries.

If the real estate business was allowed, they they recommended that the same conditions should be imposed as for the antique business.

HARDING STREET: The Board agreed to ask the Board of Selectmen to request the County Commissioners to lay out Harding Street from Hospital Road to the Dover line and suggested a minimum width of fifty feet.

MINUTES: The minutes of the meeting held on Sept. 8th, and Sept 22nd, and the public hearing held on Sept. 9th were read and approved as read after minor correction.

PLANS: Mr. Cain advised the Board through Mr. Hardy that he had signed Mr. McHugh's plan under subdivision control law not required. This plan was for land located off Main St.

ZONING BY-LAW: The Board completed the changes they wished to make in the Zoning By-Law under "Section VII, Area Regulations,

Paragraph 5." entitled "Lot Size". (These revisions were to remove the word "or" in several places and insert the words "and not".

A motion was made to change the zoning by-law as proposed above. Motion seconded and the vote carried unanimously.

Frontage: The Board also completed their discussion on revising the frontage requirement and a motion was made to remove the 20' frontage requirement and insert the following:

> "In every case a lot shall have a frontage at the street line of at least eighty percent of the aforesaid width requirements. Special exceptions from the provisions of these width requirements may be made subject to the approval of the Board of Appeals.

Motion seconded and vote carried unanimously.

The Board instructed Mrs. Rayner to place the two articles in the Suburban Free Press for advertising and to set the hearings for Oct. 27th at 8:00 P.M. and 8:30 P.M. respectively.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on October 13, 1960

PRESENT: Messrs. Hardy, Cain, Wills, Spencer and Rogers

The meeting was called to order at 8;00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

BROWN: Mr. Robert Brown came before the Board and stated that Pine Grove Road, Kingsbury Drive, Arnold Drive and Bartlett Avenue were all completed. He further stated that he had to put on an extension on one of the hydrants on Arnold Drive and would do so as soon as possible.

The Board stated that they would need the following before the bonds could be released:

(1) A letter from the Supt. of Streets stating that the street had been constructed to his satisfaction.

(2) A letter from the Water Board stating that the water installation was to their satisfaction.

(3) Certification from the engineer showing that the stone bounds had been set and the inverts of the manholes were to the proper grade as shown on the plan.

CIMINO: Mr. Cimino requested a confirmation of the Board's decision on the turn-around in his development. It was agreed to write the following letter to Mr. Cimino:

"The Planning Board does hereby release the construction of the turn-around at the end of Cedar Lane; however, the Board still requires the completion of Cedar Lane to the property line including the sidewalks. The Board also wishes to advise you that the construction of the turn-around at the end of Maplewood Road is to be constructed in accordance with the plan."

The Board agreed to write a letter to the Water Board informing them that the fire hydrants are on private property. Mr. Spencer and Mr. Cain were delegated to draft this letter and present it at the next meeting for discussion.

WILLS: A letter was received from the Board of Health regarding the subdivision of Forest T. Wills.

APPEALS BOARD: The decision of the Appeals Board on petition of Mary E. Stevens was read and the following noted:

(a) Refused permission to conduct an antique business.

(b) Granted permission to conduct a real estate business.

MINUTES: The minutes of the meeting held on September 22nd were read and approved as read.

WILLS: A request for a 45 day extension on application of Forest T. Wills was received from Joseph S. Kennedy, Attorney.

A motion was made to grant this request for extension of 45 days.

Motion seconded and vote carried unanimously.

PARKS: Mr. Wills reported that the tennis court surface was in poor shape. This was discussed and Mr. Cain was delegated to obtain an estimate for resurfacing from Driscoll Co.

MEETING ADJOURNED AT 10:00 P.M.

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Public Hearing held on October 27, 1960

SUBJECT: ZONING BY-LAW AMENDMENT
(Change the word "or" and insert the words "and not".)

PRESENT: Messrs. Cain, Spencer, Wills, Hardy and Rogers

Mr. Cain opened the public hearing by reading the notice of the hearing as published in the Milford Daily News on September 29, 1960 and October 6, 1960.

Mr. Wills reported that the notice had been duly posted.

It was noted that ten persons were present for this hearing.

A letter was received from Myron Smith in which he stated that he wished to be recorded in favor of this amendment.

Mr. Cain read the decision of the court case on the Dover Zoning By-Law which pertained to the same matter.

Hearing no further questions or discussion, Mr. Cain declared the hearing closed.

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Public Hearing held on October 27, 1960

SUBJECT: ZONING BY-LAW
(Frontage Requirements)

PRESENT: Messrs. Cain, Hardy, Spencer, Wills and Rogers

Mr. Cain opened the hearing at 8:00 P.M. and proceeded by reading the notice of the hearing as advertised in the Milford Daily News on September 29, 1960 and October 6, 1960.

Mr. Cain then called for questions and answers.

Mr. Joseph S. Kennedy: "Will you explain it?"

Mr. Cain read the letter from Myron Smith in which he asked to be recorded as in favor of this amendment.

Mr. Cain stated that he felt the town needed more control over frontage requirements.

Mr. Hardy pointed out the following abuses of the 20' width requirement:

(a) Roy Bros. on South St.: Mr. Hardy felt that the eight lots fronting on South St. with 20' frontage would result in water drainage costs to the town. The town would have no control over the drainage installation in these driveways.

(b) Causeway Street: Mr. Hardy felt that this was another example where these driveways situated side by side would eventually cost the town money for water and drainage installation.

Mr. Hardy felt that the driveways were being constructed to avoid the construction of a proper street.

Mr. Kennedy: "We are back where we were two weeks ago. Have there been any petitions filed?"

Mr. Cain: "No."

Mr. Kennedy: "I am against it. (1) I think we ought at some point know what the zoning by-law is. (2) If this goes through, we might get only one lot out of a piece of land, where we can get three now. (3) You can control drainage through the water board. (4) We should have a provision in our by-law which would allow us to buy a big lot and have a long driveway."

Mr. Spencer: "You have rights through the Appeals Board."

Mr. Spencer: "We have no control over sight distances, etc. on driveways.

Mr. Kennedy: "It is hard to get a yes out of any Board of Appeals.

Mr. Hardy: "How would you take care of excessive water?"

Mr. Kennedy: "The town or an individual has no right to collect water in one place and empty on other property."

Mr. Kennedy: "I suggest that we restrict this type of construction by having only one lot behind the other."

BOWDEN: "I am concerned with a couple of lots which I have on record. Will this affect them?"

Mr. Cain: "If this amendment is passed, it will apply to plans recorded after September 29, 1960."

Mr. Gross: "What affect would this have on my land on Granite St.?" I have a 50' entrance for my property."

Mr. Cain: "You have no problem as your plan has been signed under the subdivision control law not required.

A poll was taken of those in favor of the amendment and those opposed.

In Favor: Mr. Smith
Opposed: 14---Joseph S. Kennedy
Mr. and Mrs. Mario Pederzini
Gladys Kennedy
Joseph Allen
Forest T. Wills
Mr. and Mrs. Erwin Seidel
Mr. and Mrs. Brown
Mr. and Mrs. Merlon Spender
Leon Bowden
Mrs. Katherine Allen

Hearing no further discussion, Mr. Cain declared the hearing closed.

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Public Hearing held on October 27, 1960

SUBJECT---Subdivision of Land located off Nebo Street
FOREST T. WILLS

PRESENT: Messrs. Cain, Hardy, Wills, Spencer and Rogers

Mr. Cain opened the hearing at 9:00 P.M. and read the notice as published in the Milford Daily News.

Mr. Joseph S. Kennedy, Attorney for Mr. Wills, explained the plans and presented them for those present to view.

HEARING NO QUESTIONS OR DISCUSSION, Mr. Cain declared the hearing closed.

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on October 27, 1960

PRESENT: Messrs. Cain, Hardy, Wills, Spencer and Rogers

The meeting was called to order by Mr. Cain, Chairman, following the three public hearings held previously.

BROWN: Mr. Brown came before the Board and the Board advised him that the hydrant was on private property on Arnold Drive and they recommended that the situation be corrected by either moving the hydrant or obtaining an easement from the property owner.

Mr. Cain read the letter from the Water Dept. in which they stated that the 6" water main in Arnold Drive was satisfactory.

Mr. Rogers stated that he had advised Mr. Brown's engineer, Mr. Smith, that there were two hydrants on Bartlett Avenue that were also on private property. Mr. Smith stated that the Water Board was going to get these two easements for them.

Mr. Brown stated that he was rushing this matter in order to get the bond released and he did not feel this was an error.

Mr. Rogers wondered if we could get a letter from the property owner stating that he would give an easement to the town.

Mr. Cain stated that the matter of obtaining an easement should only take a few days.

Mr. Rogers suggested that the Board release the bond if Mr. Brown would post enough surety to cover the moving of the hydrant.

A letter was received from the Supt. of Streets in which he stated that there was no stone bound at the P.C.

Mr. Brown stated that his engineered had assured him that he would put this bound in on the next street extension.

Mr. Rogers then summed up the situation stating that the Board had a letter from the Supt. of Streets approving the street with the exception of the stone bound at the P.C., a letter from the Water Dept. approving the water installation, and a letter from the engineer with a certification of the stone bounds and invert grades. Mr. Rogers suggested that the Board release the bond provided that a certified check in the amount of $200.00 is received to cover the cost of moving the hydrant.

Mr. Hardy suggested that Mr. Brown set the bound for his own benefit for setting up the next section of the street.

Mr. Brown agreed with this suggestion.

The Board agreed that they would not release the bond until the following conditions were met:

(1) Proper easements are presented to the town for the hydrant in question, or

(2) The hydrant moved to its proper location.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on November 17, 1960

PRESENT: Messrs. Cain, Hardy, Spencer & Wills

The meeting was opened at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

STIVALETTA: Mr. Kennedy and Mr. M. Stivaletta came before the Board.

Mr. Cain read the letter received from the Supt. of Streets in which he reported that the drainage had been installed and the rough rading done in Flint Locke Lane from Pne Street for a distance of 1,000 feet.

Mr. Cain also read the letter from the Water Dept. which stated that the six-inch water line in Flint Lock Lane had been installed to the satisfaction of the Water Dept.

Mr. Kennedy requested the Board to set the amount of the bond they would require to cover the completion of Flint Locke Lane from Station 0 plus 0 to Station 10 plus 50.

The Board discussed the amount of work to be completed and agreed that $12.00 per foot would be required or a total of $12,600.00. Note: This street is fifty feet wide.

Mr. Kennedy felt that they did not wish to tie up this amount of money so decided that they would like to bond only to Station 6 plus 50 and would like to present a certified check instead of a bond for the security.

The Board stated that they would require security in the amount of $7,800.00 to cover from Station 0 plus 0 to Station 6 plus 50, a total distance of 650 feet. Upon receipt of this security, the Board would release lots numbered 58,59, 60, 61, 62, 26, 27, and 46.

Mr. Kennedy also requested the Board to put house numbers on the plan. The Board agreed to do this as soon as possible.

FOREST T. WILLS: Mr. Kennedy, representing Mr. Wills, presented a letter in which he requested an extension of time to Dec. 22nd for the Planning Board to take final action on Mr. Wills' subdivision plans.

A motion was made to grant this time extension to December 22, 1960. Motion seconded and vote carried unaimously.

MINUTES: The minutes of the following meetings and public hearings were read and approved as read:

Meeting--October 13, 1960
Hearing--October 27, 1960 (Zoning Amendment--"wording")
October 27, 1960 (Zoning Amendment--"Frontage")
October 27, 1960 (Subdivision--Forest T. Wills)
Meeting--October 27, 1960

HEALD: Mr. Frank Cheney and Mr. Henry Heal came before the Board and presented a preliminary plan for a proposed subdivision off Harding Street.

The Board reviewed the plans, checked the drainage, grades, etc., and requested a contour plan of the area. It was agreed to make a site inspection of the area as soon as possible.

STREET CONSTRUCTION: Mr. Cain read the letter from the Supt. of Streets regarding curb inlets. It was agreed to defer this matter until the full Board could be present.

ZONING AMENDMENTS: The Board agreed to place the zoning articles in the warrant for the Annual Town Meeting instead of the Special Town Meeting which is going to be held on Dec. 5, 1960.

APPEALS BOARD: Mr. Wills reported that he had attended the hearing on the petition of Mr. Legge.

The Board reviewed the case and instructed the secretary to write a letter to the Board of Appeals stating that the Board felt that the petition should be granted provided the following conditions were made:

(1) Only one dental chair be installed.
(2) Off-street parking to be provided for all patients and inhabitants.

BUDGET: The proposed budgets for the Planning Board and the Park Commissioners were completed and Mrs. Rayner was requested to prepare them for presentation to the Finance Committee and the Board of Selectmen.

HILLCREST DEVELOPMENT CORP.: Mr. Hardy requested the Board to compute the cost to complete Ledgetree Road from Station 20 plus 0 to Station 27 plus 50, a distance of 750 feet.

The Board agreed that $10.00 per foot, or a total of $7,500.00 would be sufficient to cover the uncompleted construction.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L.SPENCER, Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on December 14, 1960

PRESENT: Messrs. Cain, Hardy, Wills and Spencer

The meeting was called to order at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meeting held on November 17th were read and approved as read.

NOTE: The second meeting in November was not held due to the Thanksgiving Holiday.

HEALD: Mr. Frank Cheney, Engineer, and Mr. Henry Heald came before the Board and presented a definitive plan for subdivision of land located off Harding Street. Mr. Heald also presented the application dated December 14, 1960.

The Board reviewed the plans and the application and noted that Mr. Heald was a Trustee; therefore, the Board asked him to present a certification of his authority to act for the trust.

Mr. Heald presented his covenant dated December 8, 1960.

The Board agreed to set a hearing for December 28, 1960.

FOREST T. WILLS: Mr. Joseph S. Kennedy requested an extension of time to January 12, 1960 on Mr. Wills' subdivision plan. (Request was by letter.)

A motion was made and seconded to extend the time limit as requested.

Vote carried unanimously, and Mrs. Rayner was requested to notify the town clerk.

HAYNES-KUNIHOLM CORP.: A letter was read from the Supt. of Streets in which he informed the Board that the water services had settled after the street surface was put on. He stated that the contractor was aware of this conditon and he had agreed to remedy the situation in the spring.

HOUSE NUMBERS: Mr. Cain reported that some house numbers have been assigned on Flint Lock Lane.

Mr. Hardy reported that Mr. Rogers had been too busy to work on the plans assigned to them.

STREET CONSTRUCTION: Mr. Hardy reported that he had talked to the Supt. of Streets regarding curb inlets. Mr. McCarthy said he preferred square grates in bar style. A discussion was held on this and Mr. Cain suggested that Mr. Hardy discuss this furthe with the Supt. of Streets as the Board preferred the checkerboard style.

TOCCI: (Fairview Road)---Mr. Tocci presented a bond in the amount of $2,500.00 to cover the completion of Fairview Road. Upon receipt of this bond, the Board agreed to release the bond they were holding in the amount of $12,500.00.

The Board also agreed that they should notify Mr. Tocci that the street must be completed by May 1, 1961 in due consideration of the residents on the street.

STIVALETTA: It was noted that the Board had turned over to the Town Treasurer, a savings account of the Dedham Inst. for Savings in the name of Joseph S. Kennedy in the amount of $7,800.00. This covered the construction of Flint Lock Lane from Station 0 plus 0 to Station 6 plus 50.

NOTE: It was noted that Stivaletta Bros. was now operating under the firm name of Tamrock Construction Co., Inc.

Mr. Cain agreed to obtain a letter from Stivaletta Bros. showing the transfer of title.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Meeting held on December 28, 1960

PRESENT: Messrs. Cain, Hardy, Wills and Spencer

The meeting was called to order at 8:00 P.M with Mr. Cain, Chairman, presiding and the following business was conducted:

BROWN: Robert H. Brown came before the Board and presented a revised profile plan covering a profile change which he was requesting on Arnold Drive in the vicinity of Station 7 to Station 14.

NOTE: Meeting adjourned to conduct public hearing on Heald.

BROWN (Continued): The Board discussed and studied Mr. Brown's profile change.

The Board agreed that the requested profile change was not great and that the street lines were not changed; therefore, the Board voted unanimously to approve the revised profile plan and to send a copy to the Supt. of Streets.

revised
This/profile plan will affect the lot layout of lots numbered 25 (25A), 26 (26A), 27 (27A), 28 (28A). The lot change is shown on plan entitled "Plan of Land, Medfield, Mass., by Norwood Engineering Service, dated December 5, 1960. The Board agreed to sign this revised plan with same conditions as noted on original subdivision plan, and to be so noted on the revised plan as follows: "For conditional approval see original subdivision plan by Norwood Engineering Co., Inc., dated April 16, 1957, and recorded in Norfolk County Registry of Deeds, Plan Book 204, Pages 718 and 719 of 1957.

Note: In order to record this plan in Dedham, it was necessary to endorse the plan by the following: "For recording purposes only. Approved under subdivision control law not required."

MINUTES: The minutes of the meeting held on December 14th were read and approved as read.

TOCCI: (Fairview Road)---Mr. Hardy reported that he had given Mr. Tocci his bond of $12,500.00.

MILLBROOK ROAD: Mr. McCarthy informed the Board that Millbrook Road was the name of the street running from Main Street to Nebo Street. The Board of Selectmen had so voted and advised that Linden Street should be eliminated from the Zoning Map.

SCHOOL BUILDING COMMITTEE: A letter was received from the School Bldg. Committee regarding the "right of way" into the Marcionette Gift to the town. They requested a meeting with the Town Counsel, Bd. of Selectmen, Supt. of Streets and the Planning Board. It was agreed to set up said meeting.

HILLCREST DEVELOPMENT CORP.: A bond in the amount of $7,500.00 from the American Surety Co., dated December 15, 1960, was received from Hillcrest Development Corp. This bond covers the construction of Ledgetree Road from Station 20 plus 0 to Station 27 plus 50. The Board release the following lots upon receipt of this bond: 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, and 54.

PARKS: The Board agreed to write a letter to Mr. Robert Kennedy expressing the Board's gratitude for the excellent care he took of the town's parks during 1960; also for the co-operation he displayed.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PARK AND PLANNING BOARD

Minutes of Public Hearing held on December 28, 1960

SUBJECT: Application for Subdivision of Land off Harding Street
Henry Heald, Trustee

PRESENT: Messrs. Cain, Hardy, Wills and Spencer

The hearing was opened at 8:15 P.M. by Mr. Cain, Chairman, and he proceeded by reading the notice of the hearing as published in the Milford Daily News on December 16th and December 19th.

Mr. Cain called on Mr. Heald to explain his subdivision plans.

Mr. Heald stated that his subdivision consisted of 11 lots and was part of a larger plan consisting of 100 lots.

Mr. Place, an abutter, asked whether or not anyone had looked into the facts concerning the pumping station of the Mass. Dept. of Mental Health which was located in this area and its affect on the drainage.

Mr. Cain suggested the following changes in the overall plan:

(1) Did not want the open brook running through the subdivision.

(2) Change the layout of the 50' street.

Mr. Cheney, engineer, stated that he would take care of the street situation and would also pipe the one brook in with the street drainage and the other would be in back of the lots in natural form.

HEARING NO FURHTER DISCUSSION, Mr. Cain declared the hearing closed.

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

L. THOMAS SHINE
REGISTER OF DEEDS
ASSISTANT RECORDER OF THE
LAND COURT

CHARLES N. ROSS
ASSISTANT REGISTER
OF DEEDS

COUNTY OF NORFOLK

Registry of Deeds

Norfolk Registry District of the Land Court

DEDHAM, MASSACHUSETTS

PLANS

RULES REGARDING THE RECORDING IN A REGISTRY OF DEEDS OF PLANS OF LAND SITUATED IN CITIES AND TOWNS WHICH HAVE ACCEPTED THE SUBDIVISION CONTROL LAW.

GENERAL LAWS TER. ED. CHAPTER 41, SECTION 81, CHAPTER 674 OF THE ACTS OF 1953

* * * * * * * *

NO REGISTER OF DEEDS SHALL ACCEPT FOR RECORD ANY PLAN WHICH DOES NOT CONFORM WITH ONE OF THE FOLLOWING PROVISIONS:

(1) Plan with endorsement of Planning Board thereon showing approval of subdivision.

(Note: Date of approval must be within six months of recording date or have a certificate by the Planning Board or Town Clerk within thirty days of recording date, that the approval has not been modified, amended or rescinded or the plan changed.)

(2) Plan with endorsement of Planning Board thereon stating that no Approval by Board is necessary.

(3) Plan together with Certificate by Town Clerk that plan presented was submitted to Planning Board for approval under Subdivision Control Law and that forty-five days have elapsed without action by said Board and that no appeal taken within twenty days thereafter.

(4) Plan together with Certificate by Town Clerk that plan was submitted to Planning Board specifying that no approval was necessary under the Subdivision Control Law and that fourteen days have elapsed without action by said Board, and that no appeal taken within twenty days thereafter.

(Note: Town Clerk must be notified by delivery or registered mail at the time of the submission of said plan to Planning Board.)

(5) Plan must have endorsement of majority of the members of the Planning Board or by the person authorized in a statement signed by a majority of the Planning Board and filed in the Registry of Deeds.

(6) Plans filed in connection with Eminent Domain or Condemnation proceedings do not require any Planning Board endorsement.

(NOTE: All Cities and Towns which have previously accepted the Planning Board Act must notify the Register of Deeds in their respective County or District within sixty days subsequent to January 1, 1954, otherwise the Statute shall be suspended as to such City or Town until the said notice is filed.)

L. Thomas Shine

Register of Deeds

FORM LETTER

(RE: Approval or Disapproval of SubDivision of Land)

Date_____

(Applicant)
(Address)

Dear Sir:

Your proposed subdivision of land as set forth or referred to in your "Application and Agreement" dated _____, and accompanying plan captioned "_____" have now been fully considered by the Medfield Park and Planning Board.

The same will be formally approved (as filed) subject to the following changes, alterations, modifications or conditions:

_____

Under Paragraph F of Section II, Procedure, the Board's Rules and Regulations require that prior to formal approval, the applicant must file with the Board a duly executed bond in form satisfactory to it, to secure performances of all conditions and requirements contained in the application.

You are therefore advised that upon the receipt by this Board of such a bond in the sum of $15,000.00, with proper surety, your said "Application and Agreement" and accompanying plan will be approved, subject to the conditions hereinbefore noted.

The above is subject to all requirements being met within the required time.

Very truly yours,

MEDFIELD PARK AND PLANNING BOARD

_____,
Secretary

LIST OF ACCEPTED STREETS

TOWN OF MEDFIELD, MASSACHUSETTS

January 1, 1956

ADAMS STREET	From Cottage Street, 1.00 miles northwesterly to West Hill Street at the Medfield Junction.
BIRCH STREET	From Main Street, 1.01 miles northwesterly to the Millis-Medfield Town Line at Brastow's Bridge.
BROOK STREET	From Main Street, crossing Vine Brook, .33 of a mile northwesterly to Green Street.
CASTLE AVENUE	From Lowell Mason Road, .08 of a mile southwesterly to a dead end.
CAUSEWAY STREET	From Main Street at the top of Cemetery Hill, 2.40 miles southwesterly over Stop River to Orchard Street at the southerly side of Rocm Hill.
COTTAGE STREET	From North Street opposite Green Street southwesterly, .15 of a mile, crossing tracks at grade of the Mansfield and Framingham Branch of the New York, New Haven, & Hartford Railroad Company to Prairy Street.
CROSS STREET	From Philip Street southerly, .44 of a mile to Elm Street.
CURVE STREET	From South Street, .40 of a mile southwesterly, crossing by an overhead bridge, the Mansfield and Framingham Branch of the New York, New Haven, & Hartford Railroad Company to Spring Street.
DALE STREET	From North Street, .73 of a mile southwesterly, crossing tracks at grade of the Mansfield and Framingham Branch of the New York, New Haven, & Hartford Railroad Company to Bridge Street.
DIGBY STREET	From Causeway Street, .10 of a mile northwesterly to the Millis-Medfield town line at Dwight's Bridge.

ELM STREET	From South Street near the railroad tracks, 1.15 miles easterly to the Walpole-Medfield town line.
PARK STREET	From North Street, .57 of a mile northwesterly to the Dover-Medfield town line.
PINE ST REET	From High Street southwesterly .39 of a mile to Granite Street.
POUNDS STREET	From Philip Street, .70 of a mile northerly and easterly to the Walpole-Medfield town line.
PRAIRY STREET	From North Street near Meeting House Pond (Waters Pond), .45 of a mile southwesterly and westerly under the tracks of the Mansfield and Framingham Branch of the New York, New Haven, & Hartford Railroad Company to Dale Street.
GRANITE STREET	From High Street, 1.09 miles southeasterly and southerly to the Walpole-Medfield town line.
GREEN STREET	From North Street opposite Cottage Street, .20 of a mile northeasterly to a dead end.
GROVE STREET	From Dale Street, .55 of a mile past the public dump to West Street.
HARDING STREET	From North Street, 1.85 miles northwesterly to the Woonsocket Division of the New York, New Haven, & Hartford Railroad Company, and then northerly to the Dover-Medfield town line.
HARTFORD STREET	From Main Street, 1.10 miles northeasterly to the Dover-Medfield town line.
HIGH STREET	From South Street, 1.53 miles southeasterly to the Walpole-Medfield town line.
HILLTOP CIRCLE	From Westview Road, .20 of a mile southerly, easterly and northeasterly to Westview Road.
HOSPITAL ROAD	From Harding Street near the Harding Post Office, 1.67 miles northwesterly to the Sherborn-Medfield town line at Leath's Bridge.

JAMES AVENUE	From Main Street, .11 of a mile northwesterly and southwesterly to North Street.
JOHNS AVENUE	From Lowell Mason Road, .17 of a mile northeasterly to a dead end.
LINDEN COURT	From Millbrook Road, .09 of a mile westerly to a dead end.
LOWELL MASON ROAD	From North Street, .31 of a mile northeasterly and southeasterly to Green Street.
MAIN STREET	From the Dover-Walpole-Medfield town lines, 3.20 miles southwesterly through the business center of the town to the Millis-Medfield town line at Turnpike bridge.
MEADE AVENUE	From Lowell Mason Road, .04 of a mile southwesterly to a dead end.
METACOMET STREET	From Pleasant Street, .10 of a mile northeasterly to South Street.
MILLBROOK ROAD	From Main Street, .58 of a mile southerly and westerly to Mt. Nebo Street.
MILLER STREET	From Main Street near the Congregational Church, .24 of a mile southeasterly to Oak Street.
MITCHELL PLACE	From Cottage Street, .03 of a mile southeasterly to Mitchell Street.
MITCHELL STREET	From North Street, .09 of a mile southwesterly to Vinald Road.
MOUNT NEBO STREET	From Main Street, .79 of a mile southerly to Foundry Street.
NOON HILL STREET	From South Street, 1.38 miles westerly over Stop River to Causeway Street.
NORTH STREET	From Main Street in the business center of the town, 2.25 miles northwesterly and northerly to the Dover-Medfield town line.
OAK STREET	From Park Street, .22 of a mile northeasterly to South Street.

ORCHARD STREET	From the Millis-Medfield town line at Millis' Bridge (sometimes referred to as the Upper Bridge or Lovells Bridge) on the southwesterly side of Noon Hill, .63 of a mile southeasterly to the Norfolk-Medfield town line.
PARK STREET	From Main Street, .27 of a mile southeasterly, parallel to the Mansfield and Framingham Branch of the New York, New Haven, & Hartford Railroad Company to Oak Street.
PHILIP STREET	From South Street, 1.34 miles easterly to Foundry Street and then southeasterly to Elm Street.
PINE STREET	From North Street, 2.12 miles easterly to Summer Street and then northerly and northeasterly to the Dover-Medfield town line.
PLAIN STREET	From High Street, .08 of a mile southerly to the Walpole-Medfield town line.
PLEASANT COURT	From Pleasant Street, .11 of a mile southwesterly to a dead end near the tracks of the Mansfield and Framingham Branch of the New York, New Haven, & Hartford Railroad Company.
PLEASANT STREET	From Main Street near the Public Library, .38 of a mile southeasterly to Curve Street.
POUND STREET	From South Street, .45 of a mile northeasterly to Main Street near the Pound House.
RENFER AVENUE	From Lowell Mason Road, .18 of a mile northeasterly and southeasterly to Johns Avenue.
ROCKY LANE STREET	From South Street near Noon Hill Street, .65 of a mile easterly to Granite Street.
SCHOOL STREET	From North Street, .30 of a mile westerly to High Street.
SOUTH STREET	From Main Street near the Baptist Church, 2.9 miles southeasterly to Philip Street, southerly to Elm Street, over the railroad grade crossing and then southwesterly by Spring Street and High Street to the Norfolk-Medfield town line near Stop River.

SPRING STREET	From Main Street at Baxter Park, 1.05 miles southeasterly to South Street.
SUMNER STREET	From Pine Street, .37 of a mile easterly to Green Street.
UPHAM ROAD	From Main Street, .00 of a mile northwesterly to Prairy Street.
VINALD ROAD	From Prairy Street, .13 of a mile northwesterly to Cottage Street.
WEST STREET	From Harding Street, 1.10 of a mile southwesterly to Bridge Street.
WEST MILL STREET	From Harding Street, .63 of a mile southwesterly past Medfield Junction and then southeasterly to West Street.
WESTVIEW ROAD	From South Street, .27 of a mile easterly to a dead end.
WINDY STREET	From Harding Street, .35 of a mile northwesterly and northerly to School Street and then westerly to Harding Street.
WINTER STREET	From North Street, .30 of a mile easterly and northeasterly to Pine Street.
Total Mileage	43.30

See Continuation

SUPERINTENDENT OF STREETS

MEDFIELD, MASSACHUSETTS

January 27, 1958

Gentlemen:

The additional road mileage as a result of the acceptance of new streets in the year 1957 is as follows:

Kingsbury Drive, 383 feet	.07 mile
Bartlett Avenue, 635 feet,	.12 "
Pine Grove Road, 480 feet	.09 "
Charlesdale Road, 1300 feet	.24 "
Richard Road, 325 feet	.06 "
Added mileage 1957	.58 mile

Hillcrest Road was accepted in 1958 and 650 in length, or .12 mile.

Very truly yours,

William E. McCarthy
Superintendent of Streets

WEM:s

LIST OF STREETS

ACCEPTED MARCH, 1963

Name of Street	Location	Length	Miles
Marlyn Road	Harding St. easterly	538.7'	.102 M
Bow Street	Hillcrest Road northerly	518.16'	.098 M
Hearthstone Dr. #1	Bow Street northeasterly	242.46'	.046 M
[illegible]hstone Dr. #	Nebo Street westerly	910.44'	.172 M
Hillcrest Road	[illegible] 23 + 03.15 to terminus	400.05'	.076 M
Juniper Lane	Sou[illegible]Street northwesterly	1074.00'	.203 M
Alder Road	Juniper [illegible]e southwesterly	167.40'	.032 M
Maplewood Road	Pine Stree[illegible]rtherly	1010.00'	.190 M
Cedar Lane	Pine Street no[illegible]erly	1210.00'	.229 M
Scott Road	Maplewood - Cedar [illegible]ne	297.00'	.056 M
Forest Lane	Nebo Street easterly	490.00	.092 M
		6258.21	1.296 M

Official Miles of Public Ways January 1, 1963 — 46.34 miles
Miles added Annual Town Meeting 1963 — 1.30 miles
47.64

Submitted by:
William E. McCarthy

cc/Board of Selectmen
Planning Board
Finance Committee
U. S. Post Office
Superintendent of Streets

WEM/pg

SPECIFICATIONS FOR CONSTRUCTION OF NEW STREETS THROUGH PRIVATE PROPERTY

Section 1. Any person or corporation desiring to lay-out, locate or construct any street or way, shall before beginning such construction and before selling land abutting on any such street or way, submit to the Planning Board of the Town of Medfield, a plan and profile of the proposed street or way, which shall become the property of the Town of Medfield. Said plan shall be made of tracing cloth and shall show a north point, the location, the names of adjoining owners, fences, walls and boundary monuments by suitable conventional signs; plans shall also show the distances, angles, proposed drains and all necessary data so that the proposed street or way can be conveniently and accurately located. Plans shall state the scale, date, also the name and address of the surveyor. Proposed street or way must be connected with existing streets and shall be laid out not less than forty feet in width and the plans shall show in profile, a four-foot sidewalk and four-foot loam or slanting space on each side of a twenty-four foot roadway. The horizontal scale or plans shall not be less than fifty feet to the inch, and vertical scale of profile may be not over four times the horizontal. The profile line of the proposed street or way, also the proposed grade, and such other elevations on the side lines as are necessary.

Section 2. The Planning Board, after viewing the proposed layout, may approve such plans, which action shall be attested thereon by the Town Clerk. If the Planning Board does not approve said plans, they may direct the petitioner to make such changes as they the Planning Board deem necessary. The petitioner shall thereon prepare a new plan in accordance with such directions and re-submit it for approval. As soon as the plans are approved and placed on file, the petitioner shall place a sufficient number of stone bounds in the ground to accurately and conveniently locate the proposed street or way.

Section 3. Before an article will be inserted in a Town Meeting Warrant calling for the acceptance of any street or way, the plan of which has been prepared, approved, and filed as aforesaid, the street shall be properly constructed and finished as described.

Section 4. The Board of Selectmen of the Town of Medfield acting in conjunction with the Planning Board, shall determine the extent of the preliminary construction of the proposed street or way. They may, however, require the following specifications be carried out, or any portion thereof. The specifications being that: The entire area of the proposed street shall be first cleared of all stumps, brush, roots and like materials and of all trees not intended for preservation. All loam shall be removed from the limits of the roadway inclusive of the sidewalks to such a depth as may be approved by the Planning Board.

Section 4. (Continued)

The plane of the bottom of the excavation shall be true to the lines and grades and cross-sections as approved by the Planning Board. All clay and spongy material in the roadway shall be removed to a depth at least two feet below the sub-grade of the excavation required. The sub-grade shall then be brought accurately to a grade six inches below the approved finish grade of the finished surface of roadway and sidewalks with a first class coarse gravel. This sub-base in the roadway to be rolled by a self-propelled roller of not less than ten tons in weight, until the sub-base is firm and unyielding.

Amendment of November 1947

Article 7: Vote to amend the by-law adopted under Article 24 at the adjourned Town Meeting held March 12, 1945, entitled "Specifications for Construction of New Streets Through Private Property" by striking out Section III and substituting therefore the following:

"Section III. Before the Town will accept any street or way, the plan of which has been prepared, approved and filed aforesaid, the street shall have been properly constructed and finished as described in Section IV, with the further provisions that any water main or sanitary sewer in such street or way shall have been constructed in accordance with Section V."

and by adding Section V as follows:

"Section V. Any water main or sanitary sewer in a private way shall be constructed in such manner and of such materials as may be specified by the Water and Sewerage Board, which Board may require that the construction be under the supervision of said Board or an engineer or contractor approved by the Board. A plan of each completed water main giving measurements by which each valve box may be located, and a plan and profile of each sanitary sewer giving measured elevations at top and bottom of each manhole shall be delivered to the Water and Sewerage Board."

NOTE:

Under the interpretation and precedent established by the lay-out and acceptance of Millbrook Road and Linden Court in 1952, neither this by-law nor the subdivision control regulations apply to private ways in existence prior to the adoption of the by-law in 1945.

NOTE: (Continued)

The reasoning was and is that the language by the use of the future tense is contemplative in its scope.

"Section 1." states in its beginning "any person or corporation desiring", etc. In the case of a private way in existence, it has already been constructed at least in part. Further the land has been sold and buildings erected. The language is futuristic throughout.

In the case of existing private ways, the control required has already passed beyond the stage of legislative mandate. Examples of such ways might be Hale Place, and Claypit Lane.

Note by:

R. E. McCARTHY

MEDFIELD PLANNING BOARD

MINUTES OF THE MEETING HELD ON JANUARY 11, 1961

Members present: Messrs. Cain, Hardy, Wills, Spencer & Rogers.

The meeting was called to order at 8:00 P.M. by Mr. Cain, Chairman, and the following business was conducted.

NOTICE OF MEETING: Mr. Rogers reported that the notice of this meeting had been duly posted.

BROWN: Mr. R. H. Brown appeared before the Board requesting that the Board set the amount of the bond they would require on Arnold Drive from Station 6 plus 48.14 to Station 12 plus 20, a total distance of approximately 570 feet.

Mr. Cain read a letter pertaining to this from the Water Board in which they stated that the six-inch water line was installed, excluding the actual pressure test, to their satisfaction.

Mr. Cain also read a letter from the Supt. of Streets which stated that Arnold Drive between the above-mentioned stations had been rough graded.

The Board discussed the matter and agreed that they would require a bond in the amount of $5,700 and upon receipt of a bond in this sum, the Board would release the following lots: 25A, 26A, 27A, 28A, 29, 38, 37 and 36.

CASTLE ESTATES: Mr. Cain informed the Board that he had received a notice of the call of the list by the Superior Court to be held on January 16th. He also advised the Board that he had requested Mr. Nourse to attend this meeting of the Board for the purpose of reviewing the case.

Mr. Cain reported that he had a note from Mr. Nourse stating that he thought our meeting was for 7:00 P.M., and due to another appointment could not come at 8:00. Mr. Cain stated that he would contact him Thursday morning.

CURB INLETS: The Board discussed with the Superintendent of Streets the various types of grate coverings for catch basins. It was decided to use the type of grate identified as No. 13 MDC "D" Frame and Grate an Old Style Grate in #14 Drop Inlet as shown in the "1960 Mass. Dept. of Correction Descriptive List of Articles and Materials for use in Public Institutions." It was also agreed that all catch basins shall be constructed with concrete curb inlets. Superintendent of Streets to be notified in writing.

FOREST T. WILLS: Mr. Joseph S. Kennedy requested through Mr. Cain an extension until March 24th on the subdivision of Forest T. Wills, et ux.

The Board voted to grant this extension and the Town Clerk to be so notified.

ANNUAL REPORT: Mr. Spencer read the annual report which he had drafted for the Board's approval.

It was unanimously voted to accept the report as read.

FUTURE PLANNING: Mr. Rogers suggested that the Board set up a separate committee to revise the building code. He felt the Board did not have the time to take care of this project.

MINUTES: The minutes of the hearing held on December 28th were read and approved as read.

TOCCI: A letter from Superintendent of Streets was read stating that Fairview Road from Philip Street had been completed satisfactorily for a distance of 1,330 feet.

Mr. Cain said that he felt that some of the driveways should be corrected on Fairview Road. The Board agreed to make an inspection of them.

APPEALS BOARD: A notice of a public hearing to be held on Jan. 19th on petition of Katherine B. Allen by the Appeals Board was read. Some members of the Board agreed to attend.

FUTURE PLANNING: Route 109. The Board discussed a proposed layout of Route 109 through Medfield. Mr. Cain invited the Board members to his office on January 18th where they could study the plans better.

MEETING ADJOURNED:

Respectfully submitted,

Ernest L. Spencer
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF MEETING JANUARY 25, 1961

Members present: Messrs. Cain, Hardy, Wills and Spencer.

The meeting was opened at 8:00 Pm. with Mr. Cain, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: Mr. Spencer reported that the meeting notice had been duly posted.

TOCCI: (High Street) Me. Tocci appeared before the Board with Mr. Cheney, Engineer, and presented an application ofr subdivision of land off High Street. They also presented their definitive plans which the Board studied.

The Board requested that Mr. Tocci present the Board with another copy of the preliminary plan of this subdivision plan.

The Board set a public hearing for February 8, 1961 at 8:15 P.M.

Mr. Hardy agreed to present the Board of Health, the Highway Dept., and the Water Board with copies of the plan.

HEALD HOMES TRUST: Mr. Henry Heald appeared before the Board with profile of brook which the Board had previously requested.

The Board discussed the possibility of widening the brook which would allow better flowage and also help beautify the area.

The Board discussed the advantages of both an open brook and piping it. It was the general consensus that the open brook would be preferred.

Mr. Heald stated that he would have to look into the cost of widening the brook before he would consent to this.

A question of sewerage was brought up and Mr. Hardy reported that Mr. Carr had informed him that each lot would be approved individually.

WESTVIEW ROAD: Mr. Cain stated that he had had a call from Mr. Garabedian who expressed interest in connecting on to the water main on Hilltop Circle.

MINUTES: The minutes of the meeting held on January 11, were read and approved as read.

BUDGET: Mr. Wills reported on the meeting with the Finance Committee who felt that our budget for 1961 was in order.

TAMWORTH CONSTRUCTION CO.: Mr. Cain reported that on our release to Tamworth Construction Co., Inc., dated December 14, 1960, the Land Court had requested that lots 87 and 88 be included in the release.

Mr. Cain stated that he had agreed to this since these lots front on Pine Street anyway. A photographic copy of the release including the change was turned over to the Board.

STIVALETTA BROS.: A letter was received from Edward M. Stivaletta, Pres. of Stivaletta Bros., Inc. advising the Board that they had sold and conveyed the Pine Needle Park Development to Tamworth Construction Company, Inc.

HILLCREST DEVELOPMENT CORP.: Mr. Hardy presented the following revised profile plans:

(1) Plan and Profile of Hillcrest Road, dated January 31, 1957, revised Feb. 12, 1959, by MacCarthy Engineering Service, Inc., commencing at Station 14 plus 0 and ending at Station 22 plus 50.

(2) Plan and Profile of Ledgetree Road, dated January 31, 1957, revised August 17, 1959, by MacCarthy Engineering Service, Inc. commencing at Station 9 plus 0 and ending at Station 20 plus 0.

NOTE: Notation of this revision to be made on original plan.

HILLCREST DEVELOPMENT CORP.: Mr. Hardy presented an article proposing an amendment to the Zoning By-Law which he had submitted to the Board of Selectmen. This amendment was to remove a certain parcel located on the southerly side of Main Street from Residence District Uses and place under Business District Uses, and which contained approximately 4.58 acres.

The Board agreed to set a hearing for February 23, 1961, and the Secretary requested to advertise said hearing.

MEETING ADJOURNED:

Respectfully submitted,

Ernest L. Spencer
Secretary

MEDFIELD PARK AND PLANNING BOARD

MINUTES OF HEARING ON FEBRUARY 8, 1961

SUBJECT: Tocci Subdivision off High Street.

Mr. Cain opened the hearing and proceeded by reading the notice of the hearing as published in the Milford Daily News on January 27, 1961.

Mr. Tocci was called upon to present his intentions and his plans.

Mr. Tocci placed his plans on the table for those present to view. He stated that he had 16 lots in this subdivision and that if anyone had any questions he would be glad to answer them.

Mr. Ritchie asked which lots he planned to build on first.

Mr. Tocci stated that he did not know at this time.

Mrs. Ritchie asked what would happen if their dam gave away.

Mr. Cain read a letter from Mr. Cheney in which he stated that he had measured the culvert under South Street at Spring Street and found it was 2.5 x 2.5 feet or an opening area of 6.25 square feet. He also stated that the four foot pipe under the proposed road off High Street through the Tocci property had an end area of 12.5 square feet. Mr. Cheney felt this was adequate to take care of an emergency.

Mrs. Williams asked if the soil had been tested for septic tanks and cesspools.

Mr. Cain read the letter from Mr. Carr, Agent for the Board of Health, which stated that he made no exception of any lot, but that he would hold up construction on any questionable lots until the sanitary disposal system met with his approval.

Hearing no further questions or comments, Mr. Cain declared the hearing closed at 8:40 P.M.

NOTE: Mr. Tocci was reminded by the Board to notify the Superintendent of Streets before he began any work on the Street.

Respectfully submitted,

Ernest L. Spencer,
Secretary

MEDFIELD PARK AND PLANNING BOARD

MINUTES OF MEETING ON FEBRUARY 8, 1961

Members present: Messrs. Cain, Hardy, Wills, Spencer & Rogers.

The meeting was called to order at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted.

NOTICE OF MEETING: Mr. Spencer reported that the notice of this meeting had been duly posted.

MINUTES: The minutes of the meeting held on January 25th were read and approved as read.

TOCCI: (High Street) Mr. Hardy reported that he had delivered in hand on January 26th the copies of Mr. Tocci's plans to the Water and Sewerage Board, the Board of Health, and the Highway Dept.

ReZONING: (Main Street) Mr. Cain read the notice of the hearing on rezoning of land owned by the Hillcrest Development Corp. located off Main Street.

RULES AND REGULATIONS: The Board agreed to set a public hearing for February 17th to present the revisions in the rules and regulations to the public.

TOCCI: (High St.) Mr. Cain read the letter from Mr. Carr, Agent for the Board of Health, in which he stated that he made no exceptions of any lots at this time, but would hold up construction on any questionable lots until the sanitary disposal system met with his approval.

HEALD HOMES TRUST: Mr. Cain read a similar letter from Mr. Carr regarding this subdivision.

TOCCI: (Fairview Road) It was reported that invert elevations in manholes as constructed have not been received by the Planning Board. Also stone bounds have not been set.

Mr. Tocci was present and he was questioned regarding these matters. He stated that they had not been taken care of but would be before the bond expired in May.

NOTE: Meeting adjourned to conduct public hearing.

TOCCI: (High Street) It was noted that the Water Board had requested that Mr. Tocci locate the hydrants in accordance with their regulations.

BOARD OF ASSESSORS: Mr. Harry Conway of the Board of Assessors appeared before the Board and requested a copy of all subdivision plans. This would enable his Board to identify property, quicker and easier.

Mr. Hardy suggested that the Planning Board send a copy to Mr. Conway of every plan that they sign under "Subdivision Control Law Not Required" also those signed under Subdivision Control Law.

Mr. Rogers suggested that this requirement be put in our rules and regulations.

Mr. Cain brought out the point that our plans are not legal plans until recorded.

It was agreed that Mr. Hardy would go through our present plans with Mr. Conway to see whether or not he had these plans, and if not Mr. Cain would see that Mr. Conway received a copy. It was also agreed that the Board of Assessors would receive in the future a copy of all plans approved under subdivision control and those approved under subdivision control law not required.

HEALD HOMES TRUST: Mr. Henry Heald appeared before the Board together with Mr. Cheney, Engineer. They presented a preliminary sketch of entire subdivision showing proposed street layouts. The Board discussed these layouts and their adaptability to the present streets and also to undeveloped land.

Mr. Rogers stated that he would like to see some contours as the area was quite large.

Mr. Place was also in attendance and interested in this subdivision as an abutter.

Mr. Cain asked Mr. Place if he had any objections to the plans as presented. He stated that he had none.

Mr. Cheney stated that they had made a profile of the entire brook.

Mr. Rogers stated that he felt that in attendance and interested in this subdivision as an abutter.

Mr. Cain asked Mr. Place if he had any objections to the plans as presented. He stated that he had none.

Mr. Cheney stated that they had made a profile of the entire brook.

Mr. Rogers stated that he felt that in rugged terrain, the Board

should have some very good contours.

The Board requested that Mr. Heald present about five foot contours on the next area which he proposed to develop.

The Board reviewed the plans and noted they were in order except for the following:

(1) No bench marks
(2) Hydrants not shown
(3) Water line not in

Mr. Cheney agreed to correct these items.

A motion was made to approve Mr. Heald's plans subject to the following conditions:

"Approved under General Laws, Chapter 41, Section 81U, Covenant dated December 8, 1960, to be made part of and filed herewith.

No building permit shall be issued for any dwelling on any lot until the sanitary disposal system has been approved by the Medfield Board of Health."

The motion was seconded and vote carried unanimously in favor.

APPEALS BOARD: Mr. Cain read the decision of the Board of Appeals on Katherine B. Allen's petition.

The Secretary was instructed to write a letter to the Board of Appeals for their records stating that the Planning Board has voted unanimously that they have no objection to the variance granted to Katherine B. Allen for her lot off Granite Street.

PARKS: Mr. Wills spoke to the Board concerning the "Sharon Plan" which plan would leave land in the town for recreation, for natural land and for drainage.

Example: A subdivision in lots of 40,000 square feet and in that subdivision use 20,000 square feet of each lot for building and the balance for recreation, drainage, etc.

MEETING ADJOURNED:

Respectfully submitted,

Ernest L. Spencer
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF HEARING ON FEBRUARY 17, 1961

Mr. Cain opened hearing by reading notice of hearing as published in the Milford Daily News on February 10 and February 14, 1961.

The Rules and Regulations were reviewed and hearing no discussion the hearing was declared closed.

Respectfully submitted,

Charles C. Cain,
Chairman

MEDFIELD PLANNING BOARD

MINUTES OF MEETING ON FEBRUARY 23, 1961

Members Present: Messrs. Cain, Hardy, Wills and Rogers.

The meeting was called to order at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: Mr. Hardy reported that the notice of this meeting had been duly posted.

SPECIAL MEETING: The Board agreed that they would hold a special meeting on March 10th for reorganization since Mr. Cain could not attend the regular meeting on March 8th. It was also agreed to complete the reports for the annual town meeting at this special meeting.

NOTE: Meeting adjourned to conduct public hearing.

RULES AND REGULATIONS: Mr. Cain presented the cross section plans which he had had drawn and which showed the proposed changes.

REZONING: (Hillcrest Development Corp., Main Street Land)

Mr. Nourse attended the meeting and was consulted in regard to whether or not the Board could add additional parcels of land to the area now being proposed for rezoning and present it to the town as an amendment, in that manner.

Mr. Nourse advised that only the parcel as advertised could be placed before the town meeting. The Board would be extending themselves if they did otherwise.

RULES AND REGULATIONS: Mr. Nourse was also asked if he would recommend certain changes in the covenant. Mr. Nourse advised that the covenant was used throughout the state and felt that it should be left as is. Mr. Nourse was questioned as to a wife's dower right in connection with this covenant. He advised that the wife is only entering in a contract that no deed is being transferred.

Mr. Nourse was also consulted on the proposed change in the rules and regulations with respect to the Board's proposal to state that the subdivider must connect his water system to the town's water system. Mr. Nourse stated that under the described purpose of subdivision control law, he felt that they did have this right.

Mr. Hardy asked if the Board had the right to insist that a subdivider put in a dry system.

Mr. Nourse replied, "Yes".

However, Mr. Nourse stated that he felt that the Board could not ask a subdivider to put water in a town street for a distance of 2,000 feet.

MINUTES: The minutes of the hearing and the minutes of the regular meeting held on February 8th were read and approved as read.

Respectfully submitted,

Roger E. Hardy,
Acting Secretary

MEDFIELD PLANNING BOARD

MINUTES OF MARCH 8, 1961

Members present:

The meeting was called to order at 8:00 P.M. and the following business was conducted:

NOTICE OF MEETING: It was reported that the notice of this meeting had been duly posted.

PARKS: Mr. Walter Frank appeared before the Board on behalf of the Park Commissioners to discuss the budget and the duties of his newly formed board.

RULES AND REGULATIONS: The Board reviewed the final copy of the revised "Rules and Regulations".

FUTURE PLANNING: Mr. Hardy suggested that the Board contact the abutting towns for a meeting to discuss proposed street layouts which could connect with proposed street layouts in their respective towns.

FOREST T. WILLS: Mr. Kennedy, Attorney for Forest Wills, et ux, requested an extension of time on his subdivision plan.

A motion was made and seconded to grant Mr. Wills an extension of time to April 15, 1961. Vote carried unanimously, and Secretary instructed to notify the Town Clerk.

APPEALS BOARD: A notice of the public hearing to be held March 16th by the Appeals Board on Leonard Jackson, 58 North St., was read.

MEETING ADJOURNED:

Respectfully submitted,

Ernest L. Spencer,
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF MARCH 10, 1961

Members present: Messrs. Cain, Spencer, Rogers and Wills.

The meeting was called to order at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: It was reported that the notice of this meeting had been duly posted.

REORGANIZATION: Mr. Cain, Chairman, opened the nominations for officers for the following year. The following persons were nominated for the respective offices as listed:

Chairman - - - - - - Mr. William F. Rogers
Vice Chairman - - - Mr. Charles C. Cain
Secretary - - - - - Mr. Ernest L. Spencer

These nominations were seconded, and the vote carried unanimously.

Mr. Cain then turned the meeting over to the newly elected Chairman, Mr. Rogers.

MEETINGS: The Board agreed to hold regular meetings on the second and fourth Wednesdays of each month, and special meetings and hearings when necessary.

The Secretary was instructed to notify all town boards, the newspaper, and Mr. Pothier of the Mass. Federation of the change of officers, also instruct them to send all correspondence to the Clerk.

PLANS: A motion was made to have Mr. Cain continue signing plans presented under sub-division control law not required. Motion seconded and vote carried unanimously.

HEALD HOMES TRUST: The Board reviewed Mr. Heald's plans and noted that the revisions the Board had requested previously had been taken care of, namely: (1) hydrants in, (2) water line shown and (3) bench marks shown.

Mr. Keirstead, Town Clerk, was contacted to see if any appeals had been made. He stated that none had been filed and he would send a letter to the Board confirming this.

MINUTES: The minutes of the meeting held on February 23, 1961, were read and approved as read.

APPEALS BOARD: A notice of the hearing to be held by the Appeals Board on Mr. Jackson's property on North St. was received.

The Board discussed the matter and agreed that this variance was beyond the scope of the Appeal Board's authority to grant and that it should be brought before the town as an amendment to the Zoning.

Mr. Wills agreed to attend this hearing for the Board and he was instructed to convey the Board's unanimous feelings on this matter.

MASS. FED. OF PLANNING BOARDS: Mr. Rogers reported that he had gone in to see Mr. Pothier of the Mass. Fed. of Planning Boards and asked him about the following:

(1) Did he know of any court decisions which were similar to our court case with Castle Estates.

Mr. Pothier did not feel that there were any exactly the same.

Mr. Pothier requested the Board to forward a copy of the court's decision on Castle Estates to hom.

(2) Swimming Pool Fences

Mr. Pothier reported that only one person in the State had ever brought this subject up and he turned his name over to Mr. Rogers.

Mr. Rogers reported that he had contacted this person who in turn had sent him a copy of all his files. Mr. Rogers requested time to study these files and give a report at a later date.

RECREATION COMMISSION: Mr. Wills was nominated to represent the Planning Board on the Recreation Commission. Nomination seconded and Mr. Wills accepted. Vote carried unanimously.

REZONING - HILLCREST DEVELOPMENT CORP., MAIN ST.: A motion was made to approve the zoning change amended as follows:

"The southerly limit of the Zoning will be 500 feet back and parallel to the southerly side of Main Street."

This amendment will mean that the back line of the Hillcrest property will line up with the back line of the McCarthy property already rezoned.

MOTION SECONDED AND VOTE CARRIED UNANIMOUSLY.

RULES AND REGULATIONS: A motion was made to approve the Rules and Regulations as revised on February 17, 1961.

MOTION SECONDED AND VOTE CARRIED UNANIMOUSLY.

MEETING ADJOURNED AT 10:45 P.M.

Respectfully submitted,

Ernest L. Spencer,
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF MARCH 22, 1961

Members present: Messrs. Cain, Hardy, Spencer, Wills & Rogers.

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

SCHOOL COMMITTEE: Mr. Frame of the School Building Committee appeared before the Board in regard to the road specifications for the road entering the new school area off Pound Street.

The Board discussed this matter and a motion was made to recommend a 28 foot traveled way with 6 foot sidewalks on each side of the traveled way. Planning Board specifications for street construction to be used.

Motion seconded and vote carried unanimously.

HEALD HOMES TRUST: Mr. Heald presented final prints of his plans which the Board had signed at their previous meeting on March 10th.

APPEALS BOARD: Mr. Wills reported that he had attended the hearing on the property of Jackson off North Street, and that he had conveyed the opinion of the Board. However, some discrepancy arose concerning this and to clarify the situation the Board voted to send a letter directly to the Appeals Board giving them the Planning Board's unanimous opinion on this matter. Secretary so instructed.

The following hearing notices were read:

(1) Rebel Palumbo
(2) Waldo Fitts

Mr. Wills and Mr. Hardy agreed to attend these hearings and the Board instructed them not to voice an opinion. A written report to be sent to the Board of Appeals after the case have been discussed.

ZONING-LAW: Mr. Hardy stated that he had noted two infractions of the Zoning Law, namely (1) Some multiple family dwellings do not have outside entrances and (2) Some do not have off street parking.

HEALD HOMES TRUST: A letter was read from Mr. Keirstead, Town Clerk, in which he stated that no appeals had been filed with him on this subdivision.

MASS. FED. OF PLANNING BOARDS: A notice of the annual meeting to be held on May 12th and 13th at Worcester was received.

TOWN MEETING: It is noted for the records that Articles 42, 43 and 44 were passed at the annual town meeting.

Article 42 passed as presented.

Article 43 passed with the following addition by the Town Counsel:

In line one of the amendment as presented by the Planning Board, the words "deed or" were added following the work "Any", all to read as follows:

> AMENDMENT FOR ARTICLE 43 - "We move that the following sentence be added at the end of Article 43:--
>
> > Any deed or plans recorded in the Registry of Deeds prior to September 29, 1960, shall be exempt from these width requirements in that they shall not be deemed in violation if they have a mimumum frontage on a public way of at least twenty (20) feet."

Article 44 passed after description of parcel was clarified and all to read as follows:

> AMENDMENT TO ARTICLE 44 -
>
> To see if the Town will vote to amend the Zoning By-law and Zoning Map of the Town of Medfield by removing the premises hereinafter described from the provisions of Section 2, "AA", "A", and "C" Residence District Uses and placing the same under the provisions of Section 4, Business District Uses:
>
> That Certain parcel of land situated on the southerly side of Main Street, in Medfield, Norfolk County, Massachusetts, and bounded and described as follows:
>
> NORTHERLY by Main Street, 303.27 feet;
>
> WESTERLY by land now or formerly of Dyer, 500 feet;
>
> SOUTHERLY by a line 500 feet southerly from and parallel to Main Street, 365 feet more or less;

EASTERLY by Parcel "B" and by land marked Keigwin and Meaney and by land of Hillcrest Development Corporation, 500 feet more or less.

FUTURE PLANNING: A notice was received notifying the Board of Seminar Meetings to be held at Middleboro on April 18, 25 and May 2 and 9.

PLANS: Mr. Cain presented a plan of land off Green Street, which is to be approved under the subdivision control law not required.

The Board discussed the plan and agreed to sign it because the lots were legal lots but no building permit could be issued for them. The Board instructed the Secretary to send a letter to Mr. Jackson, owner of this property, bringing his attention to the fact that the article passed at the Town Meeting, if it is approved by the Attorney General, would affect his lots.

CROWNRIDGE REALTY: It was brought to the Board's attention that in April, 1961, the time limit for the bond would expire on this subdivision.

RECREATION COMMISSION: Mr. Wills asked what his duties would be as a member of the recreation commission. The Board stated that he was on the Board, but not as a representative of the Planning Board.

RULES AND REGULATIONS: The final copies were proofread and Mr. Cain agreed to have them put on record in Dedham.

Mr. Hardy to attend to having them printed.

ZONING MAP CHANGES: It was noted that the following changes would have to be made on the Zoning Map: (1) Millbrook Road, (2) Hillcrest Road and (3) Ledgetree Road.

HOUSE NUMBERS: Mr. Rogers reported that the house numbers had been put on the following plans: Hillcrest, Tocci (both South St. plans and Philip St. plans), Cimino, Charlesdale, Rice, Roy, Stivaletta, Kenney and Haynes-Kuniholm.

MEETING ADJOURNED:

Respectfully submitted,

Ernest L. Spencer
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF APRIL 12, 1961

Members present: Messrs. Cain, Hardy, Wills, Spencer and Rogers.

NOTICE OF MEETING: It was reported that the notice of this meeting had been duly posted.

The meeting was called to order at 8:00 P.M.with Mr. Rogers, Chairman, presiding and the following business was conducted:

MINUTES OF MEETINGS: Minutes of Meetings held on March 8th and March 10th were read and approved as read.

The Minutes of the Meeting held on March 22nd were read and approved after corrections had been made.

PLANS: Mr. Rogers reported that as far as he knew all plans have now been numbered with house numbers.

RULES AND REGULATIONS: Mr. Cain reported that the revised "Rules and Regulations" have been recorded in the Registry.

FOREST WILLS SUBDIVISION: Mr. Joseph S. Kennedy appeared before the Board on behalf of Mr. Forest Wills, and reported that he had recorded this day the easement from the Jewell Estate to Forest Wills, et ux.

Since the Board did not have the corrected plans, a discussion was held on whether or not to approve the plans until they had them.

However, the following motion was made: "The Board will approve the plans tonight and at our next meeting, the corrected plans will be presented so they can be signed immediately after the twenty days have elapsed."

Motion seconded and vote carried unanimously.

Following this action, Mr. Kennedy requested the Board to set the amount that the Board would require as security.

A check was made on the amount of work already completed on the street construction and then the following motion was made:

"That an amount of $7,500.00 be required to cover the 500 feet of proposed street construction and which is based on $15.00 per foot."

Motion seconded and vote carried unanimously.

Mr. Kennedy was reminded that Mr. Wills was to present the following at our next Board meeting:

(1) Corrected Plans
(2) Letter of approval from Water Board.
(3) Proper Security

Secretary instructed to notify the various town boards of this approval and the Town Clerk.

CIMINO: In connection with the problem of the hydrants being on private property in this subdivision, Mr. Kennedy, Town Counsel, stated that the Water Board had given him a plan showing the placement of the hydrants. He stated that the Water Board had requested him to obtain easements if possible.

The Planning Board discussed their preference in the matter and they agreed that they would like to have the hydrants put in just behind the curbing.

Mr. Kennedy stated that he would go to Mr. Cimino and formally ask him for easements around the hydrants and then report back to the Planning Board.

BRUCE CONSTRUCTION CO.: (Formerly Rice Construction Co.) The copy of the letter from the Sypt. of Streets to the Bruce Const. Co. was read.

This letter was a notification that the private way off Harding Street which had been roughed in had not been inspected from the beginning and, therefore, it was disapproved and that no inspection for other work would be made.

Mr. Rogers stated that he had inspected this proposed street and wished to report that the trees had been cut, but that no actual street construction had been started.

STIVALETTA: Mr. Rogers also reported that he had contacted the Supt. of Streets regarding the street in Mr. Stivaletta's subdivision. Mr. McCarthy stated that he had made no inspections on this street either. However, Mr. Leighton of the Water Board said that the water installation had been inspected and was approved.

Mr. Rogers introduced Mr. Kennedy, Attorney for Mr. Stivaletta, to the construction cards and requested that the cards be properly signed and presented at the next meeting.

SCHOOL BUILDING COMMITTEE: Mr. Rogers reported that he had contacted Mrs. Amos Kingsbury to see if she would be willing to install the water to her lots off Pound Street before the road was paved. She agreed to do this.

Mr. Rogers reported that the School Building Committee had voted to construct the road into the new school in accordance with the Planning Board's specifications except that only one six-foot sidewalk would be put in.

LARKEY: Mr. Rogers read a letter that he had written confirming a phone converstaion which he had regarding a request for zoning information from Mr. John Larkey, Orchard Street.

A discussion was held at this time on whether or not individual members of the Board had a right to answer correspondence from the public either in writing or verbally without the consent of the entire Board or a majority of it.

Mr. Cain felt that these matters should be brought before the Board and then the correspondence written.

The following motion was made: "That any information from the Zoning By-Law not subject to interpretation or controversy, the Chairman be instructed to proceed as he see fit and present a copy of any correspondence to the Board at their next meeting".

Motion Seconded.

Vote carried three in favor with Mr. Cain opposing. His reason being that he felt that all letters should come before the Board before they are mailed out.

FUTURE PLANNING (Route 109): Mr. Cain reported that he had attended the meeting in Westwood on the rerouting of Route 109. He stated that there seemed to be no problem as far as Millis and Medfield were concerned. The controversy was between Westwood and Dover.

RULES AND REGULATIONS: Mr. Hardy reported that eight years ago we had 500 copies of the "Rules and Regulations" printed at a cost of $97.00. At the present time, 250 copies will cost $100.00.

A motion was made to authorize Mr. Hardy to make arrangements with the printer to print 250 copies of our revised "Rules and Regulations" and the cost not to exceed $100.00.

Motion seconded and vote carried unanimously.

SWIMMING POOL COMMITTEE: Mr. Wills reported that he had not attended any meetings of this committee.

APPEALS BOARD: Mr. Rogers read the notices of the following public hearings:

(1) April 13 - 7:45 P.M. - Petition of Mrs. Elizabeth Economos, Green St. petitioning for permission to conduct a beauty parlor in her home.

(2) Mr. Cain agreed to attend this hearing.

(2) April 20 - 7:45 P.M. - Petition of Mrs. Priscilla Peterson, 115 North Street, requests an exemption from the width requirements for Lot No. 2 and Lot No. 3 on the property the petitioner recently purchased at 35 Green Street.

Mr. Hardy agreed to attend this hearing.

PLANNING BOARD SEMINAR: Mr. Rogers read the notice of the Seminar Meeting to be held at Middleboro on the following Dates:

April 18 - Zoning Law
April 25 - Federal Government
May 2 - Subdivision Control Law
May 9 - - Zoning for the Future

PLANS APPROVED UNDER SUBDIVISION CONTROL LAW NOT REQUIRED:
(1) Everett Dewar, Spring St.
(2) Jackson, Green St.
(3) Jackson, North St.

APPEALS BOARD: Report on the following hearings -

(1) WALDO FITTS - Due to Mr. Fitts death this hearing was cancelled.

(2) REBEL PALUMBO - Mr. Wills reported that Mr. Palumbo wanted to put in four apartments, two on the first floor and two on the combined second and third floors and each to be an

independent apartment. Mr. Wills stated that no objections were voiced by the neighbors and that off street parking was available.

The Planning Board discussed the above report and a motion was made to writer a letter to the Appeals Board stating that the Planning Board had no objection to Mr. Palumbo's petition provided under Section 2, Article 8 (i) are adhered to.

Motion seconded and vote carried unanimously.

APPEALS BOARD: Manor Inn - The decision of the Appeals Board in regard to the Manor Inn property was read. This decision granted the variance requested with several conditions.

The Board discussed the decision and the following motion was made: "That no action be taken on this matter".

Motion seconded and vote carried unanimously.

CIMINO: Mr. Cain presented a plan showing the bounds that have been set. It was agreed to placed this on file until next week.

Mr. Wills reported that Mr. Cimino had left a high dangerous bank on his South St. property. Mr. Wills asked the Board if anything could be done to correct this. After discussion it was agreed that control of this type of condition should be put into the revision of the regulations governing gravel permits.

Mr. Wills also reported that Mr. Ehnes sold the remainder of his land on Bridge Street to the Atlantic Brick Co., and he was wondering if the Brick Co. would still be allowed to dig below the surface of the road.

This matter was discussed and it was agreed to inspect the area before any further action is taken.

FINANCE COMMITTEE: A letter was received from the Finance Committee notifying the Board that Mr. Burr had been assigned to our Board,

The clerk was requested to notify Mr. Burr of our meeting nights.

MEETING ADJOURNED AT 11:05 P.M.

Respectfully submitted,

Ernest L. Spencer
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF APRIL 26, 1961

Members present: Messrs. Cain, Hardy, Wills, Spencer and Rogers.

NOTICE OF THIS MEETING WAS DULY POSTED

Mr. Rogers, Chairman, called the meeting to order at 8:00 P.M. and the following business was conducted:

MINUTES OF MEETING: Mr. Spencer read the Minutes of the Meeting held on April 12, 1961, and they were approved as read.

RULES AND REGULATIONS: Mr. Hardy reported that Mr. Rogers and he had proof-read the prints and that Mr. Buchanan was now in the process of printing them. The cover and the Cross-section still remained to be approved.

STIVALETTA: Mr. Stivaletta appeared before the Board and was questioned as to whether or not he had brought the construction cards. He said that he had not been informed by Mr. Kennedy that he needed these cards. Mr. Hardy then presented him with them and explained their proper usage.

Mr. Cain stated that he would like to have Mr. Stivaletta present a sketch or letter which would show the proposed and also the actual elevation of all inverts in the manholes.

FUTURE PLANNING: Mr. Rogers asked if any members were interested in attending the seminars being held in Middleboro. Mr. Cain, Mr. Wills, and Mr. Hardy stated that they would try to go.

CIMINO: The Board reviewed Mr. Cimino's plan showing that the bounds had been set.

TOCCI: (High Street) Mr. Tocci appeared before the Board and presented his definitive plans for subdivision off High St.

The Board reviewed them and a motion was made that Mr. Tocci's subdivision plans for land located off High Street be approved subject to the Board's usual conditions and also subject to the approval of the Baord of Health.

Motion seconded and vote carried unanimously.

Secretary advised to notify Town Clerk.

The Board told Mr. Tocci that they would sign the plans after the 20 days had elapsed and notification of no appeal had been received from the Town Clerk.

FOREST T. WILLS: (Nebo St.) Mr. Wills presented his definitive plan for subdivision off Nebo St.

Mr. Cain reported that the easement from the Jewell Estate to Mr. Wills had been recorded in the registry.

The Board informed Mr. Wills that they would sign his plan as soon as they receive notification from the Town Clerk that no appeal has been made.

In reviewing Mr. Wills' plans, it was noted that there was some variance in radius of curvature. Mr. Wills explained that this was due to the fact that they would have to destroy some very nice trees otherwise. This matter was discussed, some members of the Board feeling that there should be no variance allowed.

A motion was made to accept this variance of 40 feet on the turn around in order to save the large trees on the adjoining lots.

Motion seconded.

Vote carried with three in favor and Mr. Cain wishing to be recorded as being opposed. His reason being that he felt that this could not be done in keeping with our Rules and Regulations. He wished to see this plan set up as all others are.

Mr. Wills presented surety in the form of Cooperative Bank Shares in the amount of $8,000. This surety to cover the construction of Forest Lane from Nebo Street through its entirety, a total distance of approximately 500 feet.

A discussion was held on the proper method of assigning these shares to the Town.

Mr. Cain agreed to help Mr. Wills with this problem.

REZONING: Mrs. Nindel, Main Street appeared before the Board seeking information on the procedure to use when petitioning for rezoning. She also questioned whether or not the Board seeking information on the procedure to use when petitioning for rezoning. She also questioned whether or not the Board felt that she and Mr. Meaney could incorporate their land into one rezoning petition. The Board

felt that they could include both parcels but they suggested that they should first have a plan made of the land to be rezoned, then proper descriptions taken from these plans.

BOARD OF APPEALS: Mr. Spencer read the letter from the Board of Appeals in which they notified the Planning Board that they were not receiving their reports soon enough and they had to make the decisions without said reports.

Mr. Rogers reported that he had called Burr upon receipt of the above letter, and informed him that our meetings were on the second and fourth Wednesdays of each month and suggested that the Appeals Board set their hearing dates to coincide with these dates so that the Planning Board would have an opportunity to hear the reports of their representatives at the hearings and then make the report. Mr. Rogers stated that Mr. Burr agreed to do this in the future. Mr. Rogers also assured Mr. Burr that the Planning Board would send their reports immediatdy after the meeting.

SCHOOL BUILDING COMMITTEE: A copy of the letter from Mrs. Ella Marcionette to the L & R Construction, Inc., was received and read to the Board. Mrs. Marcionette requested permission to make two or more water service connections to the L & R Const. transite water line at the new school property and at no expense to them. Medfield Water Dept. to do the work.

TOCCI: (High St.) Mr. Rogers reported that since the last meeting, he had noted that the Board's time limit for signing Mr. Tocci's plans had expired on March 26th. Mr. Rogers explained to the Board that he had contacted Mr. Tocci and suggested that he write a request to the Board for an extension of time to April 30, 1961. Mr. Tocci did make this request and letter placed on file.

BOARD OF APPEALS:

(1) Mrs. Economos - Green St.

Mr. Cain reported that he had attended this hearing and the following are his comments:

The request was for two chairs and two driers, and he felt that this shop should be set up for the petitioner only. He also felt that the conditions should be those set up for the most restricted areas and ones which could be followed in judging all future cases. He felt that this was the type of business that could become a nuisance in the neighborhood.

Since the Board of Appeals had already made their deicision, no report was necessary from the Planning Board.

Mr. Spencer then read the decision. Mr. Cain stated that he was in agreement with the decision except for the business hours which had been set up. He felt that the shop should close at 6:00 P.M. instead of 9:00 P.M.

(2) Rebel L. Palumbo, 57 Frairy St.

Mr. Spencer read the decision of the Appeals Board on this case. The Board was in agreement with this decision also.

(3) Mrs. Priscilla Peterson - Green Street

Mr. Cain reported that he and Mr. Hardy had attended this hearing, and that he made the following recommendations:

(a)(Note: The request was modified at the hearing to have one lot instead of two.)
Both believe that this request as modified is reasonable.

(b) Any conditions imposed should be general and set up for the most restricted areas.

(c) The questions presented at the hearing on drainage, cesspools, and swimming pool seem to be irrelavent.

Mr. Hardy suggested that the building should be located on the plan when they present a request for a variance on street frontage.

Mr. Cain suggested that the following be added to the recommendations to the Appeals Board:

"The proposed building location be at the place on the lot where it conforms to the building by-law."

The Board discussed these recommendations and the Secretary was instructed to include them in the report to the Appeals Board.

SUBDIVISION PLANS: Mr. Spencer stated that he felt that when the lots were numbered with house numbers, the lots should have had a more numerical sequence so that lots across the street from each other would be consecutive.

The Board discussed this matter and it was agreed that since some of the plans had already been reprinted that they would not be done over but that on all future plans, the numbers shall be placed so that this will be taken care of properly.

The cost of reprinting the plans was discussed. Mr. Hardy was assigned to find out the cost to reproduce nineteen plans with three copies of each.

GRAVEL PERMITS: The Board reported that they had inspected the Atlantic Brick gravel pit.

A Motion was made that the Board meet with the Selectmen on May 16th to discuss this with them.

HAYNES-KUNIHOLM: Mr. Rogers stated that they had inspected the houses on Juniper Lane and that a number of general building defects were noted, also the basements were wet.

Mr. Rogers stated that he had called this to the attention of the building inspector.

It was agreed to write a letter to the building inspector bringing the following to his attention:

(1) Basements at low elevation.
(2) Notation on plan which reads "Grade of basement floors to be approved by Building Inspector prior to construction of building".
(3) Suggest that when builders apply for permits they be required to provide the building inspector with a plan certified by an engineer, as to the proposed location of the building with the proposed grade of the basement indicated.

CROWNRIDGE REALTY: It was noted that the time had elapsed on this subdivision and it was voted to send a letter notifying them of this asking them to attend our next meet.

TOCCI (Philip St.): It was agreed to inspect Fairview Road since his time will expire on May 1 in accordance with our letter of December 15, 1960.

TOCCI (High Street): Mr. Tocci called and requested that the Board consider the possibility of releasing lots 1 and 6 on Homestead Drive.

The Board discussed the matter and agreed to write Mr. Tocci a letter advising him as follows: "The Board is of the opinion that a building permit cannot be obtained for eitherLot 1 or Lot 6 on Homestead Drive until the plans have been signed and proper security posted.

MASS. FED. OF PLANNING BOARDS: A notice was received of the annual meeting of the Federation to be held on May 12 and May 13 at Worcester.

Respectfully submitted,

Ernest L. Spencer
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF MAY 10, 1961

Members present: Messrs. Cain, Hardy, Wills, Spencer and Rogers.

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: Mr. Rogers reported that the notice of this meeting had been duly posted.

FOREST T. WILLS: Mr. Wills appeared before the Board and the Board voted to sign his plan for the subdivision on this date. A letter had been received from the Town Clerk stating that no appeals had been made.

Mr. Rogers stated that he wished to report that on Friday, May 5th, Mr. Cain suggested that he contact Mr. Carr and state that Mr. Carr could issue a building permit for the foundation construction only as the Planning Board was definitely going to sign the plan on May 10th, but that Mr. Carr would have to receive from Mr. Wills a letter from the Town Clerk stating that no appeals had been made.

Mr. Wills presented surety in the amount of EIGHT THOUSAND DOLLARS and upon receipt of this, the Board agreed to release the following lots: 2, 3, 4, 5, 6, 7 and 8. Building Inspector to be notified, and the surety turned over to the Town Treasurer.

PICARELLO: Mr. Picarello appeared before the Board in answer to the Board's request regarding his unfinished street. A discussion was held and an agreement was made that if he thought the construction would not be completed by August 1, 1961, he would meet with the Board on or about July 1, 1961.

TOCCI (Fairview Road): The Board reported that they had made an inspection of Fairview Road and found the following conditions:

(1) The road was not completed, ready for acceptance.

(2) Several of the catch basins on the road were poorly located in that they caused a set back in the curb line. Also, the catch basin in front of the Homer Humphrey house was so poorly located that the back of the grating was right up

against the edge of the sidewalk causing a 2.5 foot set back in the curb line as well as creating a hazardous condition for those using the sidewalk.

The Board agreed to write the Supt. of Streets and Mr. Tocci regarding these matters. Also to ask Mr. Tocci to make a report at our next meeting on May 24.,

MASS. FED. OF PLANNING BOARDS: Mr. Wills and Mr. Cain and Mr. Hardy reported that they had attended the Seminar at Middleboro.

STIVALLETTA: Mr. Rogers reported that he had received Mr. Stivaletta's construction card which stated the following:

Flint Locke Lane from Station 0 plus 0 to station 7 plus 0; Rough grading (OK), Drainage (OK with exception of manholes and headwall through easement incompleted).

The clerk was requested to return the construction card to Mr. Stivaletta and request that it be kept up to date.

HEADWALLS: A letter was received from the Supt of Streets regarding the headwalls for drainage pipe as to what specifications they should conform to. The Secretary was requested to inform Mr. McCarthy that they are covered in our Rules and Regulations under page 12, "..... All street, sidewalk and drainage construction, details, materials, methods and specifications shall conform to the Mass. Dept. of Public Works and shall be under the supervision of the Planning Board of the town of Medfield, or its agent."

BRAMAN: Mr. David Braman, South St., appeared before the Board in regard to the relocation of South Street. He was interested in the newly abandoned land in front of his residence to see whether or not there was enough to allow him to move his stone wall. Mr. Cain showed him the plan of the layout and there did not seem to be enough land available for this purpose.

STANDPIPE ON MT. NEBO: The question of the stand pipe on Mt. Nebo was presented from old business and it was reported that this matter was in the hands of our Town Counsel and that he was working on it.

HARDING ST.: Also from old business, Mr. Rogers brought up the letter the Board had written to the Selectmen requesting the layout of Harding Street.

The Board agreed to follow this letter with another and Mr. Cain suggested that the corner of Frairy Street and Vinald Road and the corner of Cottage Street and Vinald Road be included in our recommendation for road improvements.

MINUTES: Minutes of the meeting held on April 26th were read and accepted as read.

RULES AND REGULATIONS: Mr. Hardy reported that the first printing had been proof-read and the Board advised Mr. Hardy to go ahead with the final printing.

MAIN ST. REZONING: Mr. Hardy reported that Mr. Meaney did not wish to have his land rezoned at this time.

BOARD OF APPEALS: Eastman - Mr. Hardy reported that he had attended this hearing, and the reasons fo r the variance request was that Mrs. Eastman was an invalid and they wished to enlarge the one-car garage into a two-car garage in order to make it possible to install a hydraulic lift to assist in getting Mrs. Eastman in and out of the car.

The Board had already received the decision of the Board of Appeals and it was read. However, it was agreed to instruct the Secretary to writer a letter to the Board of Appeals stating that they had no objection to the variance.

GRAVEL PERMITS: Mr. Hardy reported that he was working on some proposed "Rules and Regulations" to govern gravel permits.

HOUSE NUMBERS: A price of 8¢ per square foot or approximately 40¢ per plan was received for reprinting the subdivision plans. The Board authorized Mr. Hardy to go ahead with the reprinting and that only one copy of each was needed at the present time for the Post Office.

MASS. FED. OF PLANNING BOARDS: Mr. Rogers read the notice of the annual meeting and also read the Planning Memo.

TOCCI: (High St.) The Board agreed to call a special meeting to be held on May 17th to sign Mr. Tocci's subdivision plans.

MEETING ADJOURNED AT 10:45 P.M.

Respectfully submitted,

Ernest L. Spencer
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF MAY 17, 1961

Members present: Messrs. Cain, Hardy, Wills and Rogers.

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

NOTICE OF MEETING: It was reported that the notice of this meeting was duly posted.

GRAVEL PERMITS: Mr. Hardy and Mr. Wills reported on their meeting with the Board of Selectmen concerning proper gravel removal and dumps - (1) Atlantic Brick Co., (2) Dump on Marvin property off Harding Street, (3) Highland Sand and Gravel.

TOCCI: (High St.) Mr. Tocci appeared before the Board to have the Board sign his plans. The Board voted to sign the plans entitled: "Plan of Land in Medfield, Mass., Sclae 1" equals 40', by Cheney Engineering Co., Needham, Mass., and dated January 23, 1961, owned by Tocci & Cioffi Buidling Contractors, Inc.; with the following conditions: "Approved under General Laws, Chapter 41, Section 81U, Covenant Dated February 8, 1961 to be made part of and filed herewith. No building permit shall be issued for any dwelling on any lot until the sanitary disposal system has been approved by the Medfield Board of Health." Approved April 26, 1961.

PARKS: Mr. Wills reported as the liason office for the parks.

(1) Metacomet Park - permission given to Lion's Club to hold their carnival there.
(2) Swimming Pool - Digging of pool to begin in June. Need for a pump at pool to keep it dry while under construction.

SUBDIVISION PLANS: Mr. Cain presented plans which he had signed that did not come under subdivision control.

Respectfully submitted,

Roger E. Hardy,
Acting Secretary

MEDFIELD PLANNING BOARD

MINUTES OF MAY 24, 1961

Members present: Messrs. Cain, Hardy, Wills, Rogers and Spencer.

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: Mr. Wills reported that the notice of this meeting had been duly posted.

TOCCI (Fairview Road): Mr. Tocci appeared before the Board to answer the inquiry the Board sent him as to his intentions for the completion of Fairview Road.

Mr. Tocci stated that he was now in the process of making negotiations to have the street completed as soon as possible.

Mr. Tocci also stated that he and the Supt. of Streets had inspected the catch basins in question and that Mr. McCarthy felt that the basins were all right and that he would make a report to the Planning Board on his findings.

NOTE: No report from Mr. McCarthy to date.

Mr. Tocci stated that nay action the Board wished to take in this matter, he would abide by.

It was suggested and agreed that this matter be taken up again on June 14th.

TOCCI (High St.): Mr. Tocci presented five copies of his final plans. Mr. Hardy was instructed to deliver these in hand to the various boards.

MINUTES: The minutes of the meetings held on May 10 and May 17 were read and approved as read.

MASS. FED. OF PLANNING BOARDS: It was reported that no one had attended the Annual Meeting.

FOREST T. WILLS: It was noted that Mr. Forest Wills had not presented his final plans to date. Mr. Wills was called regarding this, and he stated that Mr. Kennedy was planning to present them at this meeting.

RULES AND REGULATIONS: Mr. Cain reported that he had given copies of the new rules and regulations to Mr. Cheney and to the Town of Needham. Mr. Hardy said that he had given them to McCarthy Engineering Co., the Supt. of Streets, and had also left copies in the Town Hall. Mr. Spencer said he gave a copy to the Town of Sharon.

CASTLE ESTATES: Mr. Spencer read the "Final Decree of the Court" on the court case between Castle Estates and the Park and Planning Board. (This case was decided in favor of the Planning Board.)

Mr. Cain reported that an appeal had been filed on this decree by Castle Estates.

LEGISLATION: Mr. Spencer read an act approved by the Legislature March 23, 1961, which prohibited a member of a planning board, or a board of appeals to the zoning law, from representing before his board any party of interest in any matter pending before it.

Since this act applied directly to Mr. Hardy, he stated that in the future, his partner would present all the business for the corporation. Mr. Hardy requested a ruling from the Town Counsel on whether or not he had a right to vote as a planning board member.

Mr. Rogers stated that he would ask our Town Counsel for this ruling.

ZONING: (Taintor - North St.) Mr. Rogers reported that Mrs. Taintor, North St., a real estate agent, had called him requesting information as to whether or not a prospective buyer for the Dooley property on Winter St. could keep her two horses there.

Mr. Rogers said that he had read the rules of the Town to her, and which did not state whether she could or she could not house horses on this property. He also informed her that there was a case pending in the superior court regarding a horse in a residential area, but that he did not know the details. He pointed out to Mrs. Taintor that the horse could become a health hazard.

Mr. Rogers said that he suggested to her that she could go to the Building Inspector and ask for a building permit for a stable, or she could seek legal advice.

The Board agreed to send her a letter confirming Mr. Roger's suggestion stating that she should seek legal counsel before title is passed on the property.

PLANS: Mr. Cain presented a plan of land on Green Street given to him by Mr. Kenneth Pease and being property of Seaver. This plan subdivided the property into two lots, but showing only one complete lot layout. The Board agreed that both lots met with the requirements of our zoning regulations, but that they should request Mr. Pease to provide the town with a plan showing both lots.

MASS. FED. OF PLANNING BOARDS: "A guidebook for Board of Appeals" written by Mr. Magaldi of the Mass. Fed. was presented.

WILKINS: Mr. Cain brought in a plan of the George Wilkins property for the Board's approval. The purpose of this plan was to establish the property line between his two remaining houses. The Board reviewed the decision of the Board of Appeals on a previous property line question and after discussion, the Board agreed that they would recommend that this matter should also go to the Appeals Board. Mr. Cain was requested to inform Mr. Wilkins' attorney of this decision.

PALUMBO: Mr. Wills reported that Mr. Vincent Palumbo had questioned him as to whether or not he could build an apartment building in a business area. Mr. Board discussed this matter and suggested that Mr. Palumbo contact legal advice to see if an apartment building could be built under Section IV, Paragraph (2), Dwellings.

GRAVEL PERMITS: Mr. Hardy presented the rough draft which he had completed and which set up rules and regulations to govern the removal of gravel in the Town of Medfield.

It was suggested that each member study these proposed regulations and then discuss them again at the next meeting.

Mr. Hardy reported that he had checked with the Selectmen on the following gravel pits:

(1) ATLANTIC BRICK Co. - The Selectmen have asked this company to bring in a plan showing the existing grades and proposed final grades.

(2) HIGHLAND SAND AND GRAVEL- The Selectmen have asked this company to clean up the pit, and this is being done.

(3) MARVIN: - The Selectmen are going to watch this gravel removal operation for the time being.

MEETING ADJOURNED AT 11:00 P.M.

Respectfully submitted,

Ernest L. Spencer, Secretary

MEDFIELD PLANNING BOARD

MINUTES OF JUNE 14, 1961

Members present: Messrs. Cain, Spencer and Rogers.

The meeting was called to order at 8:15 p.m. with Mr. Rogers, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: Mr. Cain reported that the notice of this meeting had been duly posted.

TOCCI (Fairview Road): Mr. Tocci appeared before the Board and a letter from the Supt. of Streets was read. In this letter Mr. McCarthy stated that he felt that the location of the catch basin in front of the Homer Humphrey house was constructed and operating to his satisfaction.

Mr. Cain stated that he still felt that the location of this catch basin should be corrected.

Mr. Spencer said that he felt there was a safety angle to be considered as far as pedestrians are concerned.

Mr. Rogers questioned Mr. Tocci as to whether the cost of moving this catch basin would be prohibitive.

Mr. Tocci stated that it could be taken care of quite easily, and that he would be glad to put the catch basin out so that it would line up with the rest of the basins on that side of the street.

The Secretary was requested to write a letter of confirmation on this agreement, with a copy to the Supt. of Streets.

SUPT. OF STREETS: A letter was received from Mr. McCarthy regarding the types of penetration that he preferred.

This letter placed on file as the Board's specifications were written so that the type of penetration could be varied according to the weather.

HAYNES-KUNIHOLM CORP: Copies of correspondence between Haynes-Kuniholm Corp. and the Supt of Streets was read. The Corporation requested a final inspection of the street for purposes of obtaining a release of the bond. Mr. McCarthy replied in his letter that he would make the inspection as soon as the bounds had been set.

The Board discussed their letter of March, 1960 to Haynes-Kuniholm Corp. in which they had requested them to construct the connecting link between their subdivision and that of Mr. Tocci's.

The Secretary was instructed to write the Haynes-Kuniholm Corp. a letter stating that the Board could not release the surety on Juniper Lane until this request had been complied with.

PEASE: No replay had been received from Mr. Pease to date so his letter was placed in pending file until the plans were received.

TOCCI (High St.): A letter was received from the Town Clerk in which he stated that no appeals had been filed on Mr. Tocci's subdivision.

RENNIE SPRING: Mr. Carr, Building Inspector, appeared before the Board in regard to whether or not he could issue a building permit to Rennie Spring so that he could construct a dairy bar on his land located on Park St., next to the railroad tracks.

This land had a depth of only 28½ feet, but it was agreed that he could comply with the zoning regulations he he faced in the building on Main St. This would leave a 6½ foot side lot width which meets with our requirements and if he faced the building on Park St., he could use 20% of the depth of the lot to meet the front yard requirement.

ROBERT BROWN: Mr. Carr brought up a question as to whether or not he could issue a building permit on Lot 18, Pinegrove Road. He stated that he did not have a Planning Board release of this lot, but he did have a plan approved under "Subdivision Control Law Not Required".

This question produced a controversy amongst the Board members and it was agreed to wait until all of the members were present to continue the discussion. However, since a plan for this lot had been approved under subdivision control law not required, Mr. Carr was instructed to go ahead and issue the permit.

APPEALS BOARD: A notice of a public hearing to be held by the Appeals Board on petition of Miss Dominica Marcoaldi, Maplewood Road was read.

The Secretary was instructed to write a letter to the Board of Appeals stating that the Board had no objection to the variance if there were no changes in the conditions as granted in the previous variance.

LEGISLATION RELATIVE TO BOARD MEMBERS: Mr. Rogers reported that he received the following advice from our Town Counsel on this matter: "That a member of a Planning Board has to separate himself from the Board in any matter than pertains to him and neither can he vote on it."

LITERATURE: The following literature was received and passed amongst the members:

(1) Booklet from the Greater Boston Economic Study

(2) Planning Memos

(3) Notice of Thirteenth Governor's Counsel on June 15th and 16th.

GRAVEL PERMITS: A motion was made to postpone the study of the proposed gravel regulations until all members of the Board could be present. Motion seconded and vote carried unanimously.

MINUTES OF MEETING held on May 24th were read and approved as read.

WILKINS (Vinald Road): Mr. Cain reported that he had talked to Mr. Wilkins' attorney and relayed to him the Board's suggestion that Mr. Wilkins present the matter to the Board of Appeals for a variance.

FOREST T. WILLS: It was reported that Mr. Hardy had delivered in hand the final plans of Mr. Wills' to the various departments.

MEETING ADJOURNED AT 10:40 P.M.

Respectfully submitted,

Ernest L. Spencer
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF JUNE 29, 1961

Members present: Messrs. Cain, Hardy, Wills and Rogers.

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: Mr. Cain reported that the notice of this meeting had been duly posted.

MINUTES: The minutes of the meeting held on June 14th were read and approved as read.

PEASE: No reply had been received on our letter to Mr. Pease.

BUDGET: The Board received a bill from Buchanan Advertising in the amount of $260.00 for the printing of the revision of the "Rules and Regulations". This amount exceeded the estimate by $160.00.

The Secretary was instructed to write a letter to Mr. Buchanan requesting that he appear before the Board to explain the reason for the increase.

FITTS: (Main Street) A plan was presented to the Planning Board June 16, 1961, to be approved under "Subdivision Control Law Not Required". This plan did not conform to the zoning laws because there either had to be a party wall or the party line had to be six feet away, therefore, the plan was not signed. Mr. Cain reported that when the Socony Oil Co. was informed of this, they decided that they would not record the plan as the land was to be used for lease purposes only.

STIVALETTA: Mr. Stivaletta appeared the Board requesting an extension of his bond to cover construction up to lot 65.

It was noted that his present bond covered Flint Locke Lane from Station 0 plus 0 to Station 6 plus 50.

The Board requested that he obtain a letter from the Water Board stating that the water had been installed to their satisfaction; also, that the bounds should be in and the sidewalks completed in that section already bonded. The water and the drainage should be in the road rough graded up to Lot 65.

It was suggested that an amount of surety to cover the bounds, the sidewalks, and the finished street on Flint Locke Lane from Station 6 plus 50 to the P.C. at Station 9 plus 30 and Lantern Lane from Station 4 plus 0 to Station 11 plus 74.69, a total distance of 1100 feet.

The Board discussed the price per foot. Mr. Rogers stated that it had been the policy of the Board to charge $10.00 per foot. Mr. Cain stated that he felt that this was not sufficient. Mr. Stivaletta stated that they could get a contract for $7.50 per foot but which did not include the bounds.

A motion was made that the Board set a price for 1100 linear feet for $10.00 per linear foot, making a total of $1100.00.

Motion seconded and vote carried three in the affirmative and one in the negative.

Mr. Cain stated that he was opposed due to the fact that in his opinion the money which has been set up for the bond on this particular locus is not enough guaranty for the Town of Medfield.

Mr. Stivaletta asked for a release of Lot 46. The Board informed him that this lot had been released previously.

Mr. Stivaletta also requested permission to build a field stone wall at the entrance to his development with a seven foot planting area.

The Board stated that they felt that he should get permission from the County Commissioners since this street was a County layout.

BROWN: Mr. Robert Brown appeared before the Board requesting a release on Lot 18, Pine Grove Road, for financing purposes.

Mr. Brown stated that he had a building permit.

Mr. Rogers stated that he felt that since the Board had given Mr. Carr permission to issue a building permit, that they should give Mr. Brown this release, stating that the street

A Motion was made to approve Pine Grove Road from the intersection of Pine Grove Road and Arnold Drive to the northeasterly end of the 150 foot radius curve on Pine Grove Road in front of Lot 18, as appears on the northwesterly sideline of Pine Grove Road.

Motion seconded and vote carried unanimously.

Copy of letter to go to the Superintendent of Streets.

MAIN STREET (Hagman Property): Messrs. Basili appeared before the Board stating that they were the present owners of the Hagman Property on Main Street and which abutted the Super Duper, and were interested in obtaining a zoning variation on the side lot requirements. The Board informed them that this was a matter under the jurisdiction of the Appeals Board. However, Mr. Rogers suggested that they construct a fire wall of brick twelve inches thick instead of the party wall.

The Board referred them back to the Building Inspector.

APPEALS BOARD: The notice of the Public Hearing to be held on July 13th on the petition of Wilkins on Vinald Road was read.

HEALD HOMES TRUST: A letter was received from the Superintendent of Streets in which he questioned whether or not the fill on the road being constructed by the Heald Homes Trust was in accordance with our new regulations.

Mr. Rogers stated that he and Mr. Hardy had viewed the area, and reported that sand was being used for fill and that they felt that this might cause problems such as that there might not be enough on the edge of the road so that it wouldn't wash out beyond the berm.

Mr. Cain suggested that the Superintendent of Streets and the Planning Board should inspect the area together and decide whether or not this street was being constructed correctly. Mr. Rogers agreed to make arrangements for this meeting.

HAYNES-KUNIHOLM: No response to letter to Haynes-Kuniholm, therefore, this held pending.

PICARELLO: Two letters were received from the Superintendent of Streets regarding Charlesdale Road. Letter No. 1 disapproved the street because no notification of work being started had been given.

Letter No. 2 stated that Mr. Picariello had appeared before the Highway Department and explained that the contractor had promised to come sooner, but because of back work they were unable to arrive on schedule and, therefore, come unexpectedly.

Mr. McCarthy then made the inspection and found only minor defects.

LEGISLATION: The Board was asked to make suggestions regarding land left by eminent domain takings and its effect on zoning. Mr. Cain felt it should be studied and a reply made to the committee that is working on the matter.

Mr. Cain stated that the Manor Inn property was an example.

FOREST WILLS: Mr. James Curran, Attorney, requested a release of lots 1 and 9 off Nebo Street and in the Forest T. Wills subdivision.

These lots fronted on Nebo St., therefore, were not included in the original release of May 10, 1961.

A motion was made to rewrite our release of May 10, 1961, and date it this date and include lots 1 and 9, also lots 2, 3, 4, 5, 6, 7 and 8.

Motion seconded and vote carried unanimously.

It was agreed that the release would be sent directly to Mr. Wills, with a letter to Mr. Curran notifying him of the Board's action.

STUBS: Mrs. Ramsdell had questioned Mrs. Rayner with regard to her rights in stubs which were adjoining her property.

The Board discussed the matter and agreed that she should seek counsel on this matter, or they would be happy to assist her further if she could attend a Board meeting.

Secretary requested to send letter.

EHNES: (Bridge Street)

Mr. Wills reported that Mr. Ehnes was concerned over the excess water on his property off Causeway Street. He felt that it was a result of improper drainage in the Brown subdivision. The Board discussed the matter and felt that they had requested sufficient drainage and that the excess water was due to a wet season.

PARKING LOT: The Parking lot proposal was brought to light again. It was suggested that this be studied further.

STREET CONSTRUCTION: Mr. Cain made a motion that Mr. McCarthy, Supt. of Streets, give to the Planning Board an estimate of cost under the

"Rules and Regulations" for completion of a 40 feet street and a 50 foot street, after the street has been built to subgrade and after the water pipes and drainage have been installed.

Motion seconded and vote carried unanimously.

Respectfully submitted,

Ernest L. Spencer
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF JULY 12, 1961

Members present: Messrs. Cain, Hardy, Wills, Spencer & Rogers.

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: Mr. Spencer and Mr. Wills reported that the notice of this meeting had been duly posted.

R. H. BROWN: A letter from the Supt. of Streets approving Pine Grove Road from Station _____ to Station _____ was read.

ZONING: Mr. Rogers reported that the two Planning Board articles passed at the Annual Town Meeting in March, 1961 , had been approved by the Attorney General.

JOSEPH T. ALLEN: Mr. Allen appeared before the Board and presented a plot plan of land located off Granite Street, dated June 23, 1961. Mr. Allen requested approval under subdivision control law not required.

Mr. Allen stated that he had received a building permit October 11, 1960, but that the plan was not recorded because it had not been signed.

Mr. Rogers stated that he felt that the Board could not sign the plan because of the new zoning requirement on frontage; however, he phoned Town Counsel for confirmation.

Mr. Kennedy, Town Counsel, stated that Mr. Allen would have to present his case to the Board of Appeals for a variance before the Board could sign the plan.

Mr. Allen asked the Board if they had any objections to the plan.

Mr. Rogers stated that he felt that the Board could not sign the plan because of the new zoning requirement on frontage; however, he phoned Town Counsel for confirmation.

Mr. Kennedy, Town Counsel, stated that Mr. Allen would have to present his case to the Board of Appeals for a variance before the Board could sign the plan.

Mr. Allen asked the Board if they had any objections to the plan.

Mr. Rogers stated that when this comes up before the Board of Appeals the Planning Board would state that it had no objections.

Mr. Allen also questioned the Board about the excess water being deposited on his property as a result of the Castle Estates Development.

The Board suggested that he seek legal counsel on this matter.

Mr. Carr stated that he would not stop Mr. Allen from building unless he received notification from the Town Counsel that the building permit is void.

SITVALETTA: Mr. Stivaletta appeared before the Board and requested that his present surety be extended to cover Flint Locke Lane to Station 10 plus 30 and include Lantern Lane from Station 4 plus 0 to Station 11 plus 74.69.

The Board reviewed the construction cards which showed that the rough grading had been approved and the water and drainage installed satisfactorily.

Some of the Board members had inspected the area and noted that on the first portion of Flint Locke Lane the following items needed correction or completion:

(a) Three of the driveways were too low .
(b) Loam strip not seeded.
(c) Bounds not set.
(d) 300 feet of grass plot to finish.

The Board discussed the amount of surety that would be required to cover the completion of the construction of Flint Locke Lane from Station 0 plus 0 to Station 10 plus 30 and Lantern Lane from Station 4 plus 0 to Station 11 plus 74.69, a total approximate distance of 1,100 feet. . . . . .

1,100 feet of street @ $10	$11,000.00
Plus amount to complete Flint Locke Lane from station 0 plus 0 to Station 7 plus 0	1,000.00
Plus amount to construct intersection	800.00
	$12,800.00

	$12,800.00
Less amount of surety on hand	7,800.00
Total amount of additional surety required	$ 5,000.00

Motion seconded and vote carried with four in favor and one opposing.

Mr. Cain stated that he was in opposition because in his opinion this was not sufficient security for the proper protection of the Town of Medfield..

Upon the receipt of the above surety, the Board agreed that they would release the following lots:

FLINT LOCKE LANE: Lots numbered 58, 59, 60, 61, 62, 26, 27, 46, 63, 64, 45 and 44.

LANTERN LANE: Lots numbered 25, 24, 23, 22, 21, 28, 29, 30, 31 and 32.

Mr. Carr, Building Inspector, appeared before the Board and presented the Board a copy of the letter he had sent to Mr. Stivaletta in which he had revoked the building permits on lots 64 and 63 and also ordered the construction to stop on Lot 22 on Lantern Lane because no releases had been received from the Planning Board.

Mr. Carr warned Mr. Stivaletta that he would place this in the hands of the Board of Selectmen if he continued construction on these lots.

BUDGET AND FINANCE: Mr. Buchanan appeared before the Board in answer to their request.

The Board asked Mr. Buchanan to explain the reason for the additional charge of $160.00 over his estimate for printing the copies of the "Rules and Regulations".

Mr. Buchanan explained that the type setting bill was over $100.00 and the labor and materials around $150.00. He stated that he had not realized at the time that the total price was going over and if he had, he would have asked for the copy so that he could have given it to his typesetter for his estimate and then given us a statement in writing, which would have avoided this present error.

Mr. Buchanan said that his bill would remain the same, but was willing to settle at the Board's discretion.

A motion was made to pay the sum of $180.00 to Mr. Buchanan for the printing of the Rules and Regulations.

No second to the motion.

A motion was made to pay the entire bill.

Motion seconded.

Vote NOT carried. Two in favor and three in opposition.

A motion was made to pay the sum of $200.00 to Mr. Buchanan for the printing of the Rules and Regulations.

Motion seconded.

Vote carried. Three in favor, one in opposition, and one abstaining.

Mr. Buchanan suggested that the Board charge a fee for these books and also for the zoning maps to cover the cost.

BUILDING CODE: Mr. Carr asked the Board when they were going to revise the building code.

The Board stated that they intended to start on it just as soon as possible.

APPEALS BOARD: The decision of the Appeals Board on the beauty parlor operated by Marcoldi on Cedar Lane was read.

KENNEY CONSTRUCTION CO.: Mr. Rogers reported that the two year time limit was up on the first section of Kenney Road on June 25, 1960.

The Board instructed the Secretary to write a letter to Mr. Kenney requesting that he attend the next Planning Board meeting.

HEALD HOMES TRUST: Mr. Cain and Mr. Wills and Mr. Hardy reported that they had made an inspection of the fill in the road in this subdivision together with the Supt. of Streets. Mr. McCarthy stated that he had had the State Engineer out to look at it and he had stated that it was a borderline case.

It was agreed to write a letter to Mr. McCarthy confirming the agreement with him after the joint inspection stating that it was the opinion of the Board and himself that the fill represented the sub-base and that the elevation of which shall be low enough so that a foot

File Copy

July 17, 1961

William F. Rogers, Jr.
Chairman, Medfield Planning Board
Spring Street
Medfield, Massachusetts

Dear Bill:

I'll be unable to attend the special meeting of the Board being held this Wednesday, however, there are several points that I wish to make at this time.

I see no reason for holding a special meeting to discuss Clark Road. This project could be just as well discussed at our next meeting. At one time you stated that it was your plan to keep special meetings to a minimum, if not abolish them completely.

Mr. Tocci has been promising for some time to finish off Fairview Road but to date this has been nothing but words. An inspection trip this morning revealed there has been nothing done on the upper end of Fairview Road in spite of the fact that about a month ago Mr. Tocci promised that this construction would be completed at once. The people on Fairview Road are entitled to enjoy the privilege of an accepted street, therefore, I propose that before any work progresses on Clark Road that Mr. Tocci be given two weeks to finish the Fairview Road construction or we will call in the Bonding Company to complete it.

I would like to have the contents of this letter made a part of the proceedings of this special meeting being held Wednesday, July 20th. From the contents of this letter I believe you can figure out my feelings with respect to the Fairview Road and Clark Road developments.

Very truly yours,

Ernest L. Spencer

MEDFIELD PLANNING BOARD

MINUTES OF JULY 19, 1961

Members present: Messrs. Cain, Hardy, Wills & Rogers.

The meeting was called to order at 8:10 P.M. with Mr. Rogers Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: It was reported that the notice of this special meeting had been duly posted.

TOCCI (South Street): Mr. Tocci and Mr. Michael Ray appeared before the Board together with their attorney, Mr. Bernard Martin.

Mr. Tocci informed the Board that the corporation of Tocci-Cioffi, Inc. had been transferred to a new corporation, namely TORA, INC. Mr. Tocci presented a copy of the vote of the new corporation showing the officers elected and their respective designated authority.

Mr. Tocci requested that the Board set the amount they would require for surety to cover the completion of Clark Road from Station 0 plus 0 to Station 9 plus 35.

The Board inspected the construction cards which showed that the rough grading was completed and the drainage in and the water installed to the satisfaction of the Supt. of Streets and the Supt. of the Water Dept.

The Board discussed the amount of the construction remaining and a motion was made that the Board set the amount of surety at $10.00 per linear foot for a distance of 935 feet Station 0 = 0 - 9 = 35. Total surety to be in the amount of $9,350.00.

Motion seconded and the vote carried with three in favor and one opposing.

Mr. Cain stated that he would like to be recorded as being in opposition for the following reason: "That this in his opinion is insufficient security for the protection of the Town of Medfield".

Upon receipt of the said surety, the Board agreed that they would release lots 1, 2, 3, 4, 5, 6, 31, 30, 29, 38 and 18.

Mr. Cain made a motion that no releases be given until the Board received a profile grade of the drainage in that area.

The Board discussed the procedure they should follow from this point and it was agreed to send a letter to the Town Treasurer authorizing him to turn over Savings Account #114143, Dedham Institution for Savings, in the name of Joseph S. Kennedy to the same so that he could deposit an additional $5,000 surety.

Mr. Anderson to be instructed to contact the Chairman of the Planning Board as soon as the Savings Account Book was returned to him, then Mr. Rogers would check it before the Board would release the lots covered by this additional security.

HILLCREST DEVELOPMENT CORP.: In accordance with the new Massachusetts ruling, Mr. Hardy, President of Hillcrest Development Corp. divorced himself from the Board for the following business:

Mr. LaVerghetta of Hillcrest Development Corp. appeared before the Board and requested the Board to set the amount they would require to cover Hearthstone Drive from Station 25 plus 00 to Station 31 plus 25, a total distance of 625 feet.

Construction cards showed that the water and drainage were installed satisfactorily and the rough grading completed.

A motion was made that the Board request the price of $10 per linear foot for a distance of 625 feet. The total surety to be $6,250.

Motion seconded and vote carried with two in favor and one opposing.

Mr. Cain wished to have it recorded that he was in opposition because he felt that this amount of surety was insufficient security for the protection of the Town of Medfield.

Upon receipt of the said security, the Board agreed that they would release the following lots: 173A, 174A, 175 (LC36), LC37, LC38, LC35, LC34 and 49.

SAND AND GRAVEL REGULATIONS: Mr. Cain presented a copy of Needham's rules governing the removal of sand and gravel. The Board agreed to postpone discussion of this until the next meeting.

PLANS: The Board signed the following plan under subdivision control law not required -- "Plan of Land on Bridge Street belonging to William Blanchard".

TOCCI: Mr. Rogers read a letter from Mr. Spencer who was unable to attend this meeting and in which Mr. Spencer wished to make the following points:

(a) He saw no reason for holding a special meeting to discuss Clark Road as he felt it could be taken up at the next regular meeting, especially since it was the Chairman's plan to keep special meetings to a minimum, if not abolish them completely.

(b) He proposed that before any work progresses on Clark Road that Mr. Tocci be given two weeks to finish Fairview Road construction or the Board would call in the bonding company to complete it. His reasons being that Mr. Tocci has been promising for some time to finish off Fairview, but to date nothing has been done. Mr. Spencer felt the people on Fairview Road were entitled to enjoy the privilege of an accepted street.

Respectfully submitted,

Roger E. Hardy
Acting Secretary

MEDFIELD PLANNING BOARD

MINUTES OF JULY 26, 1961

Members present: All members were present, Mr. William Rogers, Chairman of the Board presided.

Meeting was called to order at 8:00 P.M., July 26, 1961. Notice of meeting was duly posted.

TOCCI AND CIOFFI: Subj: Completion of Fairview Road

Mr. Cain made a motion that the bonding company be notified that Mr. Tocci had failed to meet his obligations in regard to the two years, and that proper legal steps be taken to comply with our Rules and Regulations regarding that street.

Mr. Hardy suggested that the bonding company be notified that the bond had expired, and that we might be lenient and extend the date so that the town would be able to accept this street as a public way; he suggested that the time be extended until September 30th.

Mr. Rogers suggested that the time be extended, but that this should be the last time it could be done. He suggested it be extended to September 15th. Mr. Rogers further moved that the Bonding Company be notified and that all correspondence be sent to them - also, that the letter should indicate that the time be extended to September 15th.

Mr. Cain would like it to go on record that he feels the Planning Board has a responsibility to the people on Fairview Road, and also a responsibility to the people of the town regarding the Subdivision Control Law. Two years have gone by - Mr. Tocci has failed to meet his obligations; also, that a notice should be given the bonding company so that they will have proper notice and not deny their responsibility.

A Motion was made that inasmuch as a two year time limit for the completion of Fairview Road has expired, a letter be sent to the bonding company stating we have extended the time limit to September 15th. At that time the road must be completed so that the road can be accepted by the Town.

The motion was seconded, and all were in favor except Mr. Cain (4 - 1)..

CHARLESDALE ROAD - MR. PICCARELLO: Mr. Picarello appeared with regard to the completion of Charlesdale Road, which he stated as being completed. He was advised to come before the next meeting with the following:

(1) Letter from McCarthy Engineering with respect to the bounds.
(2) Letter from Supt. of Streets, William McCarthy, with signed cards stating his satisfaction with the construction.
(3) The Planning Board will inspect the road, and the matter will be taken up at the next meeting, August 9th.

KENNEY BROTHERS: Since the two year time limit was up on June 25, 1961, it was suggested that Kenney Brothers appear on August 9th to advise the Planning Board as to when the above road will be completed.

A question was brought up as to Lots 28 and 16 with regard to how much space had been allowed on corner lots.

Mr. Kenney was informed that he will be required to complete the "stubs" where his development adjoins the Stivaletta property.

STIVALETTA BROTHERS: -- PINE STREET (FLintlocke Land and Lantern Lane) Received from Stivaletta Brothers, two bank books - one from the Dedham Institution for Savings in the amount of $7,800 and one from the Union Savings Bank of Boston, in the amount of $5,000. This sum was to cover the cost of construction of Lantern Lane Station 4 plus 0 to Station 11 plus 74.69, and Flint Locke Lane from Station 0 plus 0 to Station 10 plus 30. The Board was to acquire from Mr. Anderson, Town Treasurer, the assent from the Union Savings Bank and the Dedham Inst. of Savings.

Mr. Spencer presented to the Board some proposed rules regarding the holding of special meetings. Mr. Rogers agreed to consult the Town Counsel as to the legality of these rules.

A letter was presented from Mr. Leighton of the Water and Sewer Board stating that the six inch water main in Ledgetree Road and Hearthstone Drive was satisfactory.

A plan showing subdivision of land owned by Gorman on Summer Street was submitted by Mr. Cain as not requiring approval under the Subdivision Control Law.

It was noted that Mr. Pease of Sherborn had not yet responded to our request for a plan of the Subdivision on Green Street.

A letter from the Norwell Planning Board, thanking this Board for a copy of our Rules and Regulations was read.

A decision of the Zoning Board of Appeals on the Wilkins property on Vinald Road was read.

Mr. Forrest T. Wills, speaking on behalf of the Hillcrest Development Corp. presented a certified check for $2,000 to cover the cost of construction of Hearthstone Drive in front of Lot 173A. Mr. Cain moved that the check be accepted as surety to cover the cost of road construction and that Lot 173A be released. A letter to this effect will be sent to the Town Treasurer, Building Inspector, and the Hillcrest Development Corp. The motion was unanimously passed.

The proposed Rules and Regulations covering Gravel Removal within the town limits were discussed, and after a few minor corrections it was agreed that Mr. Cain would secure copies so that Mr. Hardy could present them to the Selectmen at their meeting on August 1st.

Respectfully submitted,'

Ernest L. Spencer
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF AUGUST 9, 1961

Members present: Messrs. Cain, Hardy, Wills, Spencer and Rogers.

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding, and the following business was conducted.

NOTICE OF MEETING: Mr. Rogers stated that the notice of this meeting had been duly posted.

REPORT ON ROAD CONSTRUCTION: - Mr.Spencer

FAIRVIEW ROAD - Waiting to be finished by Warren Brothers, as promised, week of August 28, 1961.

CHARLESDALE ROAD - Road is done except for telephone poles (8" back of the curb). Bound on Dale Street, in question, can be set by removing tree.

KENNEY ROAD:- Telephone poles are set incorrectly. No headers in, sidewalks, etc. (Boston Edison Company is working on this.)

STIVALETTA -First telephone pole to be reset. On Lot 59, and next one, driveways have "dipdown".

CIMINO - Has not done anything beyond its telephone poles.

HAYNES-KUNIHOLM - Road completed, needs repair on curbing.

HEALD HOMES: - Nothing.

CIMINO: A letter should be sent to Mr. Cimino, listing the things that should be done so that the road will be completed by October 22, 1961, and request that Mr. Cimino come to the next meeting of the Board. Mr. Spencer and Mr. Cain were to inspect the area and make a list of the necessary things to be done.

CHARLESDALE ROAD: A motion was made and seconded that the bound be set. Motion Carried 4 - 1 .

DRIVEWAYS: A motion was made and seconded that no action be taken on this. Motion carried 4 - 1.

TELEPHONE POLES: A motion was made and seconded that we accept the pole being "out" six inches (6") from the back of the curb. Motion carried 4 - 1.

STIVALETTA: A letter to be written Mr. Stivaletta pertaining to the stub area, and one driveway. Lot #59.

HAYNES-KUNIHOLM: A letter to be written stating that no sign of anything being done on stub.

TORA: Mr. Tocci was present and submitted a plan showing invert grades on Fairview Road. Mr. Cain will check plan with Mr. Cheney. He submitted the bond, also Book 3910 and Page 448 (Transfer of Corporation). He requested release.

FAIRVIEW ROAD: Messrs. Goldsberry, Bodozian, Goguen and Hanson appeared before the Board with regard to the completion of Fairview Road. A letter was received and read, from Mr. Byrn, also a resident of this street. There was considerable discussion, during which the above gentlemen were informed of the action of the Board.

(1) The Bonding Company had been notified that the time limit on this road had been extended until September 15, 1961.

(2) A letter had been received from Warren Brothers, stating that their Company would be in the Medfield the week of August 28, 1961, and would complete Fairview Road.

Minutes of Meeting of July 12, 1961, read and approved.

Minutes of Special Meeting, July 19, 1961 read and approved.

Minutes of Meeting of July 26, 1961, read.

A legal notice was read, stating that at the Meeting of the Board of Appeals on August 17, 1961, the Board would hear the case of Joseph M. and Ruth D. Allen, Bridge Street, Medfield, Mass.

A letter from the Superintendent of Streets was read, advising the Board that Mr. Harold Ruan had resigned from the Highway Department. This means the inspection of streets will no longer be done as completely as before. The Board agreed to write a letter to the Board of Selectmen, advising them of this.

TELEPHONE POLES: A letter from the Supt. of Streets was read, with regard to the setting of telephone poles. Mr. Spencer was to write a letter to Mr. McCarthy in regard to this.

SPECIAL MEETINGS: Mr. Spencer consulted a lawyer, and also another Planning Board with regard to this. He was advised that when a special meeting is posted, the purpose of the meeting is stated, and no further business need be transacted, regardless of who may show up.

Mr. Joseph Kennedy, town counsel, stated that if a special meeting is being held at all, no matter who may show up, they must be heard and taken care of.

It was noted that the Board could make their own ruling on this.

It was noted that Mr. Kenneth Pease sent in the sketch of property on Green Street, requested by the Board.

A plan was submitted on property of Blanche Marcionette - corner of Pound and South Streets. It was noted that she intends to go before the Board of Appeals regarding this.

Mr. Cain presented a plan drawn up by Pilling Engineering Company showing land on the southwesterly side of Granite Street.

It was suggested that a letter be written to Pilling Engineering Company, to the effect that the Board would recommend that the corner curbs of proposed roadways be conveyed with restrictions for highway purposes.

A plan of land in Medfield, drawn up by Cheney Eng. Co., showing land off Adams Street, Lot #11, approved by Mr. Cain, under Sub-division Control Law Not Required.

GRAVEL: It was reported that the revision of Rules and Regulations pertaining to the removal of gravel in Medfield was discussed at the meeting of the Selectmen, on Augst 1st. A letter was read from Mr. Kennedy, in which he suggested several helpful revisions and additions. The Board will have to review this matter at a later date.

Meeting adjourned at 11:15 P.M.

Respectfully submitted,

Ernest Spencer

MEDFIELD PLANNING BOARD

MINUTES OF AUGUST 23, 1961

Members present: Messrs. Cain, Hardy, Wills, Spencer and Rogers.

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

NOTICE OF MEETING: It was reported that the notice of this meeting had been duly posted.

MINUTES OF MEETING: The minutes of the meeting held on August 9th, were read and approved as read.

TORA, INC.: Mr. Tocci and Mr. Joseph R. Santos, attorney for Tora, Inc. appeared before the Board and submitted the profile plan of the drain on Clark Road. The Board had requested this at their last meeting. Mr. Rogers advised them that the Board would study it and then notify them of their decision.

FAIRVIEW ROAD: Mr. Spencer questioned Mr. Tocci about Fairview Road.

Mr. Tocci stated that the bounds were in, the stakes are in for Warren Brothers, the road contractor, and one catch basin has been moved. The other basins will be moved as soon as the weather permits.

KENNEY: Mr. Bernard Kenney appeared before the Board in answer to the Board's request.

Mr. Spencer reported that he had inspected Kenney Road and found good progress. The road is paved, but the sidewalks and curbs are not in.

Mr. Hardy questioned Mr. Kenney as to whether or not the poles had been moved.

Mr. Kenney stated that the telephone poles had been moved.

Mr. Kenney also stated that the stone bounds had not been set and the street signs were not in either.

BROWN: Mr. Marchall Check and Mr. Robert Dooley of Arnold Drive appeared before the Board questioning the reason for the hold up on the acceptance of Arnold Drive.

Mr. Hardy stated that this was being held up because the fire hydrant had not been moved. Mr. Rogers stated that this matter was now in the hands of the Town Counsel. Mr. Rogers agreed to check the status of this with Mr. Kennedy. Mr. Chick also reported that the sewers were clogged from mud coming down from unpaved section of the street.

A motion was made to request Mr. McCarthy to inspect the manholes on Arnold Drive. Motion seconded and vote carried unanimously.

The Board agreed that they would also inspect the area.

Mr. Hardy stated that he would check with Town Counsel to see if the Board had a legal right to demand that this matter be taken care of or if this was a problem between Mr. Brown and the property owners. Mr. Check and Mr. Dooley stated they would be present at the next meeting.

CIMINO: It was reported that the letter requesting Mr. Cimino's presence at this meeting was not sent.

The Secretary was instructed to send a letter requesting his presence at our next meeting to discuss the discrepancies from his definite plan and to notify him that his time limit is up on October 22, 1961.

It was suggested that Mr. Cimino present a plan showing the street "as built".

CROWNRIDGE REALTY (Picariello): A letter was received from McCarthy Engineering Service adivising the Board that the stone bounds had been set on both sides of Charlesdale Road. The Board noted that one bound had not been set at the corner of Charlesdale Road and Dale Street.

The Secretary was requested to write a letter to Mr. Picariello, notifying him of this.

HILLCREST ROAD: Mr. Laverghetta appeared before the Board on behalf of Hillcrest Development Corp.

Mr. Hardy divorced himself from the Board at this time.

The Board noted that they had received a bond from the American Surety Company in the Amount of $6,250 which covered Hearthstone Drive from Station 25 plus 0 to Station 31 plus 25.

A motion was made to release lots 173A, 174A, 175, 173 and 174.

Motion seconded and vote carried three to one with Mr. Cain abstaining because he felt that this was insufficient security for the protection of the Town of Medfield.

Mr. LaVerghetta requested release of the certified check being held by the Town which covered Hearthstone Drive from Station 25 plus 0 to Station 26.07 and is now covered by the above bond.

A motion was made and seconded to release the check for $2,000.

Vote carried three in favor and Mr. Cain abstaining for reasons as stated previously.

TORA, INC.: The Board reviewed the profile plan of Clark Road which had been presented earlier in the evening.

A motion was made to accept the new profile plan but that there is to be a minimum cover of 2'6" between station 6 and 7.80.

It was noted that the Board had turned over to the Town of Medfield the security given by TORA, INC.

A motion was made to release the following lots since security had been posted for the completion of Clark Road from Station 0 plus 0 to Station 9 plus 35, including the intersection of Alder Road: Lot 1, 2, 3, 4, 5, 6, 30, 31, 29, 28 and 18.

Motion seconded and vote carried three to one with Mr. Cain abstaining.

His reason being that the security was insufficient for the protection of the Town of Medfield.

HAYNES-KUNIHOLM CORP.: The Secretary was instructed to send a letter to the Haynes-Kuniholm Corp. notifying them that the time limit on their Bond No. 8016601 of the National Surety Corp. was up on August 13, 1961; also to advise them that the Board was requiring that they complete the construction of Juniper Lane, including the construction of the stub to the Tocci Development, so that the acceptance proceedings could be undertaken by this fall.

APPEALS BOARD: Notices of the following hearings was read:

(1) MacGregor, Main Street.
(2) Whittier, Bridge Street

Regarding the hearing on Joseph T. Allen, it was agreed to send a copy of our minutes of July 12, 1961, pertaining to this matter to Mr. Burr for the Appeal Board Records.

MEETING ADJOURNED AT 12:00 P.M.

Respectfully submitted,

Ernest L. Spencer
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF SEPTEMBER 13, 1961

Members present: Messrs. Cain, Hardy, Wills and Spencer.

The meeting was called to order at 8:00 p.m. with Mr. Cain, Vice Chairman, presiding in the absence of Mr. Rogers. The following business was conducted.

NOTICE OF MEETING: Mr. Spencer reported that the notice of this meeting had been duly posted.

MINUTES: The minutes of the meeting held on August 23rd were read and approved as read.

CIMINO: Mr. Cimino appeared before the Board in answer to the Board's request.

The Board informed Mr. Cimino that because of the many discrepancies in the construction of Cedar Lane from the original plan, they were requesting that he present a plan showing the street "as built".

The Board discussed with Mr. Cimino some of the problems which they have noted need to be taken care of, such as (1) hydrants on private property, (2) sidewalks at driveways not in accordance with cross-section plan, (3) unable to locate bound on third house on the left, (4) poles need patching around them.

Mr. Hardy also informed Mr. Cimino that he must send the Board a certification of the invert grades.

Mr. Spencer stated that he felt that the homeowners had a right to have these matters corrected and the street accepted by the Town so that they could enjoy the privileges that they are entitled to as taxpayers, and that the matter should be attended to before next spring.

Mr. Cimino requested a letter which he could present to his road contractor.

Mr. Cain stated that if he had a plan of the street "as built", he could present that to the contractor.

Mr. Cimino stated that he felt that the driveways were in order.

Mr. Cimino agreed to have Mr. Cheney make a survey of the street, "as built" showing hydrants, poles and water pipe in question, and to do so within one month if possible.

HAYNES-KUNIHOLM: Mr. Kuniholm appeared before the Board in regard to the completion of Juniper Lane.

Mr. Spencer read the letter to him which the Board had received from the Superintendent of Streets and which listed the corrections needed before he could approve the street.

Mr. Hardy stated that the Board felt that it was the present building contractor was the one who had abused the street.

Mr. Kuniholm stated that they had spoken to this contractor about this matter already but that they would press it further.

Mr. Cain suggested that the Board inspect the area with Mr. McCarthy and then inform Mr. Kuniholm of what the town would require.

In regard to the Board's request to complete the stub, Mr. Kuniholm stated that as far as they are concerned, the stub was never considered in their finances or in anything else. He also stated that the bond did not cover the stub, only Juniper Lane for a certain number of feet.

Mr. Cain explained that no drainage or water would be involved in the construction of the stub. He also stated that the Board felt that this stub was part of the subdivision as described in the application.

Mr. Kuniholm agreed to discuss this matter with Mr. Haynes and also their attorney, and would then attend the next meeting. In the mean time, the Board would make their inspection of the area.

Mr. Kuniholm also stated that there was a change in the drain easement.

The Board suggested that they have their engineer make up an easement plan showing new drain location and include profile of drain and ditch.

STUBS: Mr. Hardy suggested that our "Rules and Regulations" be revised to cover this problem.

CIMINO: It was agaeed that Mr. Hardy and Mr. Spencer would get together with Mr. Rogers and compile a list of the corrections for Cedar Lane and Maplewood Road.

TOCCI: (Fairview Road) - Mr. Hardy suggested that Mr. Tocci had not constructed his street in accordance with the definitive plan as there were several discrepancies such as (1) catch basin on "T" half filled with ledge, (2) street in front of stub not constructed correctly.

These matters were discussed and it was agreed to go over the original plan and compare it with the profile of the drain "as built".

BROWN: Mr. Spencer reported that he had inspected the streets in Mr. Brown's development and wished to report that on the new section of the road a large amount of gravel is being washed down and is clogging the drain.

Mr. Spencer proposed that from now on when 50% of the houses have been sold on a street, that the builder be given 35 or 40 days in which to bring the street up to acceptance specifications.

Mr. Hardy suggested that we change the time limit to one year.

Mr. Cain suggested that the Board request Mr. Brown to attend the next meeting.

Mr. Hardy pointed out that Mr. Brown is emptying the drains in the drainage system already accepted by the Town.

SPECIAL MEETINGS: Mr. Spencer turned over a letter he had received from the Dept. of Commerce in answer to his inquiry about special meetings.

FUTURE PLANNING: Mr. Stanley and Mr. Walter Franke appeared before the Board asking and urging the Board to look ahead in regard to the rapid growth of the town.

This matter was discussed and Mr. Hardy pointed out that the Planning Board is working on future planning through the following:

(1) Parking lot
(2) Gravel permits
(3) Route 109
(4) Industrial area

Mr. Cain pointed out that the Board also helped obtain the large amount of school land now available to the Town.

The Board thanked them for voicing their inquiry and stated they would continue working for the future of the Town.

APPEALS BOARD: The following Appeals Board decisions were read:

(a) Whittier
(b) MacGregor
(c) Allen

STIVALETTA: Mr. Hardy reported that Mr. Stivaletta had changed the width of his street from a 34 foot traveled way to a 32 foot traveled way. This was not in accordance with the typical cross section of his plan.

The Board agreed to inspect the area and a letter to be sent out if the street is found to be less than 34 feet.

MEETING ADJOURNED:

Respectfully submitted,

Ernest L. Spencer,
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF SEPTEMBER 27, 1961

Members present: Messrs. Cain, Hardy, Wills, Spencer and Rogers,

NOTICE OF MEETING: Mr. Rogers reported that the notice of this meeting had been duly posted.

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted.

MINUTES: The minutes of the meeting held on September 13th were read and approved as read.

HAYNES-KUNIHOLM: Mr. Haynes and Mr. Kuniholm appeared before the Board.

The subject of whether or not the Haynes-Kuniholm Corporation were obligated to complete the connecting link must be completed by Haynes-Kuniholm.

Mr. Rogers stated that it was the opinion of the Board that the connecting link must be completed by Haynes-Kuniholm.

Mr. Haynes stated that they still felt that they were not obligated and that their bonding company did not feel obligated either.

Mr. Spencer stated that they had been informed in March of 1960, by letter that the Board was requesting that they complete the stub. This was at a time when there were none or very few houses built on the street.

Mr. Cain stated that he would like the stub picked up by the developer. He also stated that at the time of the application, the Board was not aware of the Tocci development.

Mr. Rogers stated that it was the concensus of opinion of the Board and his own that this stub be built by the developer for the following reasons:

(a) There was not the possibility at that time (referring to the possibility of another subdivision going in).

(b) We provided for that possibility and it occurred.

(c) We alerted you people early enough.
(d) If there had been a "bone of contention" there should have been a reply to our letter of March 28, 1960.
(e) Since no answer was received, we felt you were in agreement with this.

Mr. Haynes said that there was no profile worked out for this connecting link. The Profile appears on Tocci Plan. He also stated that at the time of the March, 1960 letter, the business venture on this street was at a standstill.

It was agreed by the Board that the bonding company was not involved since the bond did not cover the stub.

Mr. Haynes stated that it would cost approximately $2,400 to construct this stub.

Mr. Haynes asked if the Board felt it would be a reasonable request if the connecting link had been two miles long.

Mr. Rogers stated that "this was not two miles long and that the Board felt it was reasonable.

Mr. Haynes stated that as far as they were concerned if it was decided that they were obligated to develop this street they would post a form of security that would cover this construction so that the acceptance of Juniper Lane would not be hindered.

Mr. Hardy asked for a letter giving us their decision on the matter.

The Board agreed that as soon as the Haynes-Kuniholm Corp. gave them their decision on the matter, as to whether or not they intended to build the street, the Board would then act through Town Counsel.

JUNIPER LANE: In regard to the completion of Juniper Lane, Mr. Cain stated that he had made an inspection of the area and found several things needed correction. Some of these were discussed with Mr. Haynes and Mr. Kuniholm and it was agreed to send them a letter listing all of the changes the Board would require before they would approve the street.

CROWNRIDGE REALTY: (Charles Dale Road) Mr. Picariello appeared before the Board and stated that he had put in the bound. He also stated that he had seen the Supt. of Streets and had put in the

the backfill according to his request.

Mr. Picariello asked the Board for a letter which would state that they approved the street.

A motion was made to release Mr. Picariello's security.

Mr. Cain made a motion that we hold up release of the surety until we received a letter from the Highway Department stating that the street met with their approval.

It was unanimously voted that the security held by the Town of Medfield from Mr. Picariello be returned to him due to the fact that the street is built to the satisfaction of the Planning Board. This return of the security was to be held up until the Board received the Highway Dept.'s approval.

Also, the Secretary was instructed to write a letter to the Board of Selectmen recommending that they accept as a public way Charles-dale Road from Station 13 plus 00 to Station 21 plus 52.94. Also inform the Selectmen that Mr. Picariello is holding in hand a lay-out plan.

CIMINO: Mr. Cimino appeared before the Board and presented the plan of Cedar Lane "as built".

The Board reviewed this plan.

It was agreed to take this plan and make an inspection of the area and then send a letter to Mr. Cimino stating what needed to be done to complete Cedar Lane to the satisfaction of the Planning Board.

HAYNES-KUNIHOLM: Note: Mr. Cain reported that he had just received a telephone call from Mr. Kuniholm who stated that he had talked to Mr. Haynes and that they agreed that they would go along and do what they could to build this stub in order to have a good relation-ship with the Town of Medfield and with the Planning Board, and that they would send a letter stating this decision.

It was also noted at this time that the easement had been received on the Haynes-Kuniholm drainage change.

GARDEN CLUB: Mr. Rogers read a copy of the letter from the Garden Club in which they requested our cooperation in saving more trees.

PLANNING MEMO: A Planning Memo was received which notified the Board of the plans for a Seminar.

PLANNING MAPS: It was agreed to bring the zoning map up to date. Mr. Cain agreed to have this done and then bring in prices for having it reproduced.

HEALD HOMES TRUST: A letter was received from the Water Department which stated that the water main had been installed from Station 0 to Station 4 plus 40 in Marilyn Road to their satisfaction.

NOTE: It was noted at this time that no letter had been received from the Superintendent of Streets in reply to our request for his estimate of costs to construct a 40' and a 50' street.

Mr. Rogers suggested that we obtain an estimate from Warren Brothers, road contractors, for a cross section covering various lengths of street.

Mr. Hardy suggested that the Board make a ruling that no extensions be granted on bonds so that the subdividers will be compelled to complete the streets in the two-year time limit.

Mr. Cain suggested that we follow up the letter written to the Supt. of Streets on July 19, 1961.

KENNEY: Mr. Hardy reported that the sidewalks were in in this development.

Mr. Rogers stated that he had a call from an abutter who had said that various things were not completed and he was wondering when they were going to be done.

Mr. Rogers stated that he felt an inspection should be made of this area along with that of Cimino's.

BROWN: Mr. Robert Brown appeared before the Board in answer to their request.

Mr. Brown was questioned as to the progress of Arnold Drive. Mr. Brown stated that at Station 6 plus 48.14 everything was ready except for the hydrant.

Mr. Spencer stated that the Board would like to have this taken care of so that the street could be accepted before winter.

Mr. Brown stated that this was in the hands of the Town Counsel.

Mr. Rogers immediately checked with the Town Counsel by phone, who stated that he would take care of the matter this next week.

On the other portion of the street, from Station 6 plus 48 to 12 plus 20, the rough grading was done, the water main was in, and two catch basisn and one man hole remained to be put in.

He also stated that he was going to Lower Road with the water and plans to penetrate the street that far.

DRAINAGE EASEMENT: In regard to the Brown property, the Board requested that he present some sort of legal document which would give the Town a drainage easement over his property so that the Town could continue the drainage system to its completion. This just to be a measure of protection for the Town. Mr. Brown stated that he would seek legal counsel on this matter.

GRAVEL REMOVAL REGULATIONS: The Board continued working on the revision of these regulations.

HOUSE NUMBERS: A call had been received from the Boston Edison Co. inquiring where they could obtain the house numbering for the town. It was agreed to place a copy of the plans in the hands of Mrs. Burke who would be asked to take care of this matter for the Board.

STIVALETTA: A discussion was held on the width of the street constructed by Mr. Stivaletta. It was agreed to inspect this area also.

TOCCI: A discussion was also held on whether or not Mr. Tocci had constructed the end of Fairview Road correctly. It was agreed to make an inspection of this area also and then write a letter.

POUND STREET: Mr. Cain suggested that we write a letter to the Selectmen suggesting that the Selectmen and the Planning Board recommend the widening of Pound Street and that it be done as a joint venture.

Mr. Cain made a motion to write this letter to the Selectmen.

Motion seconded.

Mr. Rogers stated that he would like to measure and inspect the street first.

Mr. Cain suggested a 60' layout with proper sidewalks and loam strips. He stated that if it is layout in this manner, the state and county would pay $.75 on the dollar.

Mr. Wills opposed the widening very strongly especially the 60' width.

The vote failed to carry with one in the affirmative and two opposing. Mr. Cain wishing to be recorded as being in favor.

Mr. Spencer made a motion that the Board make a study of the streets in the Pound Street area and then go to be fore the Selectmen if we think the widening of Pound Street is necessary.

Motion seconded and vote carried unanimously.

Meeting adjourned about midnight.

Respectfully submitted,

Ernest L. Spencer,
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF OCTOBER 11, 1961

Members present: Messrs. Cain, Hardy and Wills.

The meeting was called to order at 8:00 P.M. with Mr. Cain, Vice Chairman, presiding in the absence of Mr. Rogers.

NOTICE OF MEETING: Mr. Wills reported that the notice of this meeting had been duly posted.

MINUTES: The minutes of the meeting held on September 27th were read and approved as read and corrected.

SUPT. OF STREETS: It was agreed to instruct the clerk to write a follow-up letter to Mr. McCarthy since no reply had been received, on our letter of July 19, 1961, regarding the cost to construct streets in the town.

ZONING MAPS: Mr. Cain reported that hehad neglected to attend to this matter but would definitely work on it this coming week.

HEALD-HOMES TRUST: Mr. Heald appeared before the Board and requested the Board to set an amount that they would require for security to complete Maryln Road from Station 0 plus 0 to Station 4 plus 40. It was reported that the Supt. of Streets had approved the rough grading and that Mr. Leighton of the Water Dept. had approved the water pipe installation. No drainage was required in this particular section of the street.

Mr. Hardy reported that the sloping was not correct as more fill was needed.

Mr. Hardy made the following motion: "I move that we request a bond in the amount of $5,280 to cover Maryln Road from Station 0 plus 0 to Station 4 plus 40. Maryln Road is a 50 foot street; therefore a cost of $12 per foot should be required plus an additional $320 to cover the work and material necessary to complete the sloping in front of Lot No. 1, or a total bond in the amount of $5,600.

Mr. Wills seconded the motion and the vote was carried two in favor and Mr. Cain voting against it his reason being that in his opinion this is insufficient security for the proper protection of the Town of Medfield. Mr. Cain further stating that this being a 50-foot way, in my opinion, we should have a minimum of $15 per running foot.

The clerk was instructed to write a letter to Heald Homes Trust which would state that upon the receipt of a bond or security in the amount of $5,280, lots numbered 8, 13, 14, would be released under the covenant and building permits could be issued.

Mr. Heald agreed to complete the sloping work before the next meeting, therefore the Board stated that they would hold up the release of the lots until this work had been done to the satisfaction of the Board.

Mr. Cain read the letter from the Water Board in which they stated that the water main was installed to their satisfaction.

Mr. Spencer who was unable to attend this meeting sent a letter to the Board which he requested be included in the minutes of this meeting, and which reads as follows:

TOCCI-FAIRVIEW ROAD: Mr. Tocci should be informed that we expect that the catch-bsin, now improperly built, to be rebuilt immediately to our specifications and in the location as required by our layout plans.

The alignment of the street at the top of the hill is something of a puzzle to me. I remember nothing about any approval and would much rather see the street built according to the original layout. The illegal house location is Mr. Tocci's problem and he should take this up with the Appeals Board.

CLARK ROAD: The street at the entrance has been built on private property on both sides of the street. The bounds are in the middle of the sidewalk on both sides of the Street. On the right hand side, at Station 2 plus 0, the street is 1' out inasmuch as the bound is back of the sidewalk by about 1'. Incidently, the pole that now appears to be in too far on the sidewalk is properly located, -- the curbins was set into the street. This situation should be corrected immediately and Mr. Tocci should be so informed so that there will be no misunderstanding.

CIMINO: No Activity.

STIVALETTA: No activity.

KENNEY: All paving appears to have been completed. The sidewalk on the left of the entrance is still in the condition that we observed on September 30, as is the driveway next to Kenney's house.

HAYNES-KUNIHOLM: No Activity.

These observations were made on Sunday, October 8, 1961. (signed - Ernest L. Spencer).

KENNEY: Mr. Cain reported that he felt that the sidewalks on both sides of the street were not constructed according to our specifications and that when it comes time to release the street, we should have a few core tests made to insure the town that they are getting the required 2" total sidewalk.

TOCCI: In regard to Mr. Tocc's development the Board agreed to postpone writing the letter relative to the catch basin at the end of Fairview Road until the full Board was present.

HAYNES-KUNIHOLM CORP: MR. Cain reported that we had asked the Haynes-Kuniholm Corp. for a plan on the invert grades, but he found that we already had one on file and had informed their engineer.

Letter was read from the Haynes-Kuniholm Corp. in which they acknowledged our letter listing the items that needed correcting and agreed to expedite these in the near future. They also confirmed their phone conversation with Mr. Cain in which they agreed to build the stub road including the sidewalk and curb but without any drainage or water.

CLARK ROAD: Mr. Hardy also reported that Clark Road was out of alignment. This matter postponed until the next meeting also.

CROWNRIDGE: A letter was received from the Superintendent of Streets stating that Charlesdale Road which is a private way met with his approval.

Upon receipt of this letter, the letter releasing the security held by the Town was sent to the Treasurer, also a letter to the Selectmen recommending that this section be accepted as a public way.

HOUSE NOS.: Mr. Hardy stated that he had neglected to take care of this matter but would do so as soon as possible.

MASS. FED. OF PLANNING BOARDS: Notice of Regional Meeting to be held on November 4 was read.

Meeting adjourned at 9:30 P.M.

Respectfully submitted,

Roger E. Hardy, Acting Secretary

MEDFIELD PLANNING BOARD

MINUTES OF OCTOBER 25, 1961

Members present: Messrs. Cain, Hardy, Wills and Rogers.

NOTICE OF MEETING: Mr. Wills reported that the notice of this meeting had been duly posted.

LEAGUE OF WOMEN VOTERS: Mrs. Nolan and Mrs. Hay, representing the League of Women Voters appeared before the Board and stated that as an organization they were studying regional planning this year. In connection with this study they presented several typed questions to the Board which they requested the Board to look over and answer if possible.

Mr. Rogers read the questions to the Board and asked for comments. Mr. Rogers read also the notice of the meeting to be held by the Board of Selectmen, which they were holding for the purpose of discussing and hearing a speaker on master planning.

Mr. Cain stated that he felt it would be better to discuss these questions while the representatives of the League were present in order to give them a better picture and give individual views of the Board.

Mr. Hardy stated that he would like to take the opposite stand because there are several paragraphs to be written on each question and a study should be made before any open discussion is held.

Mrs. Hays pointed out that they were interested in regional planning only not in master planning.

Mr. Rogers stated that he felt that this needed studying before the Board could discuss these matters; therefore, he suggested that we postpone this for a special meeting.

Mrs. Nolan asked the Board if they thought the Town of Medfield was ready for regional planning.

Mr. Rogers stated that he really didn't know.

It was agreed to hold a special meeting on November 1st for the purpose of discussion regional planning only and a notice to be so posted.

MINUTES: The minutes of the meeting held on October 11, 1961, were read and approved as read.

MASS. FEDERATION OF PLANNING BOARDS: The notice of the regional meeting to be held on November 4, 1961, at Motel 128, Dedham, Mass. was read.

ZONING MAPS: Mr. Cain reported that he had gone over the zoning maps with the clerk for additions and corrections.

He also stated that the person who would do the work on the tracing would not be able to take care of it until November.

HOUSE NUMBERS: Mr. Hardy stated that he was unable to locate our copies of the plans with the house numbers indicated on them, since someone had removed them from the files and not returned. It was agreed to check with the Selectmen as to who they felt should give out these numbers.

KENNEY: Mr. Kenney reported that he had the loaming nearly finished, the head wall built, the stone bounds in, but no plan of this as yet. They were, however, getting a plan from the engineer which would be completed by the next Planning Board meeting.

He stated that he was after a release. Mr. Kenney also stated that the slope on the left hand side of the road had been put in and loamed. He was questioned by the Board if the abutter was happy with it. Mr. Kenney stated that the abutter was pleased.

Mr. Cain questioned about the thickness of the sidewalks and wondered if any testing had been done. He stated that when he and Mr. Spencer inspected the area, the base course was less than one inch.

Mr. Kenney stated that he had noticed himself that in some places there was more than an inch and in some places less. He stated that the contractor had explained to him that this difference would be taken care of on the finish course.

Mr. Rogers stated that he felt that these core tests should not be done with Mr. Kenney at this particular time since he was ready for acceptance immediately and we had not done it to any developers before, except on Charlesdale Road, but he agreed that if the Board wanted to do this as their policy, we do it henceforth.

Mr. Cain explained that he wanted this done on all developments not just Mr. Kenneys.

Mr. Hardy and Mr. Wills concurred with Mr. Rogers in that no core tests to be made of Mr. Kenney's development at the present time.

Mr. Kenney agreed to have all work completed by the next meeting on November 8th, along with having the construction cards approved.

Mr. Cain made a motion that approximately six core tests be made in the sidewalk and street sections in the Kenney development before the bond is released on the section of the road now being constructed.

No second to this motion.

HEALD HOMES TRUST: Mr. Rogers read the following correspondence from the Supt. of Streets in regard to Heald Homes Trust:

October 11, 1961: Supt. reported that he had inspected this area and that the road was almost up to finish grade as far as Station 4 plus 40, but the slope on the southerly side was not in.

October 25, 1961: Supt. of Streets reported in this letter that the said should had been built.

Mr. Heald presented a savings account in the Needham Savings Bank, along with a proper assignment, in the amount of $5,280.

The Board instructed the Clerk to draw up the necessary papers and release lots 8, 13 and 14.

TOCCI: (Fairview Road) - Mr. Rogers read a letter from the Supt. if Streets in which he stated that the defective catch basin on the westerly side of Fairview Road had been re-built satisfactorily. Also, that the street had been completed satisfactorily.

The Board in reviewing then noted the following on this road construction:

(1) Street approved by the Supt. of Streets.
(2) Water installation approved by the Water Board.
(3) Drainage easement received.
(4) Catch basin at "T" of Fairview Road is cleaned and approved.
(5) Catch basin on westerly side approved.
(6) Layout of the bounds not received.
(7) Certification of inverts not received.

The question of the change granted on October 8, 1959, in regard to the bend in the street was discussed.

TOCCI: (Clark Road) - In regard to Clark Road, Mr. Rogers reported that Mr. Tocci had informed him verbally that he had talked to his road contractor, Warren Brothers, who had said that they would straighten the alignment of Clark Road.

CIMINO: It was agreed to write a letter to Mr. Cimino giving him a list of the corrections the Board required on this street.

MEETING ADJOURNED:

Respectfully submitted,

Roger E. Hardy,
Acting Secretary

MEDFIELD PLANNING BOARD

MINUTES OF NOVEMBER 1, 1961

The meeting was opened at 8:06 P.M. and it was reported that the notice of this meeting had been duly posted.

MASTER PLANNING: IT was voted to hold the next regular meeting of the Planning Board on November 9th instead of the 8th due to the fact that the Board of Selectmen had called a meeting to discuss master planning and to hear a speaker on this subject.

PICARIELLO: Mr. Picariello's bank book had been received from the Town Treasurer and the Clerk was to be requested to turn it back to him with a proper receipt obtained for it.

REGIONAL PLANNING: The Board discuseed the questions presented to them at the previous meeting by the League of Women Voters with those members who were present this evening.

MEETING ADJOURNED:

Respectfully submitted,

Roger E. Hardy,
Acting Secretary

MEDFIELD PLANNING BOARD

MINUTES OF NOVEMBER 9, 1961

Members present: Messrs. Cain, Hardy, Wills, Spencer and Rogers.

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

NOTICE OF MEETING: Mr. Rogers reported that the notice of this meeting had been duly posted.

MINUTES OF MEETING: The minutes of the meeting held on October 25, 1961, were read and approved as read after the following correction:

PARAGRAPH ENTITLED: "KENNEY": should be corrected to read that tests had been taken on Charlesdale Road.

The minutes of the special meeting held on November 1, 1961, were read and approved as read.

CORRESPONDENCE: Mr. Spencer read the following letters which the Board had sent since the last meeting.

(a) Letter to Mr. Cimino stating the necessary corrections.
(b) Crownridge Realty - Receipt for return of Savings Book.
(c) Heald Homes Trust - Letter requesting bond of $5,280 for release of lots 8, 13 and 14.

Mr. Spencer also read the notice of the Special Town Meeting, which is to be held on December 11, 1961, at 7:30 P.M.

KENNEY: Mr. Kenney appeared before the Board. The Board checked the status of progress on this street and noted the following:

(a) Construction cards had been signed.
(b) Bounds have been set but no letter from the engineer certifying this.
(c) Water in and approved by the Water Board.
(d) Street approved by the Supt. of Streets.
(e) Driveways had been checked and approved.
(f) No letter on certification on the invert grades.

The Board stated that as soon as they receive the certification of inverts, also receive a confirmation of an order for a street sign, they would release the bond for the stationing involved and recommend to the Selectmen that they lay out the street as a town way.

The above statement was made into a motion and the motion then seconded.

Vote carried unanimously.

TOCCI: - Fairview Road- Mr. Tocci and Mr. Ray appeared before the Board and presented a plan showing the rim grades and bounds. They also stated that the street sign was up.

Mr. Tocci was advised to turn in the construction cards also letter certifying that the bounds are in. Mr. Rogers stated that when the Board had reviewed the above-stated plan, they would advise him further.

TOCCI - Clark Road: Mr. Tocci told the Board that his attorney had contacted his road contractor's attorney in regard to the corrections needed on Clark Road, who assured TORA CORP. that the necessary adjustments were going to be made.

Mr. Hardy made the suggestion that we get certification of invert grades from the engineers as soon as drainage is layed.

STREET CONSTRUCTION: A discussion was held on the cost of the construction of streets. It was suggested that Mr. Hardy present the actual cost of a section of Hillcrest Development's streets. It was agreed that the Board would discuss these with the Supt. of Streets to see if an agreement could be reached on the amount the Board should set per foot when requiring amounts for surety.

MASTER PLANNING: It was reported that several members of the Board had attended the meeting held by the Selectmen regarding Master Planning for the Town. These are the comments Mr. Spencer stated that he would feel much better if we had a sewer plan of the Town.

Mr. Hardy stated that he would like a study of the drainage in the town, a flooding plan, and also a plan of the brooks.

Mr. Cain stated that he would like a study of the water pipes throughout the Town.

MEETING ADJOURNED:

Respectfully submitted,

Ernest L. Spencer
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF NOVEMBER 22, 1961

Members present: Messrs. Cain, Spencer, Wills and Rogers.

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

NOTICE OF MEETING: Mr. Rogers reported that the notice of this meeting had been duly posted.

CASTLE ESTATES: The following persons appeared before the Board representing the residents of Castle Estates:

(1) Henry W. Maxant, Lot #8
(2) Wilmer A. Priest, Lot #6
(3) Joseph G. Liska, Lot #4
(4) Evelyn Liska
(5) Bettie Lou Priest
(6) John I. Moore, Lot #5
(7) Nancy K. Moore

They stated that they were looking for information from the Board as to what the Planning Board was requiring of the developer in regard to water supply, roads and drainage.

The Board reviewed for them all the action that had taken place through the Board.

These people stated that they were concerned because two of the wells had already become contaminated and one had been re-drilled. sump pumps had to be used in the basements and the yards became easily flooded.

The Board stated that they purchased homes on an already existing way and were not a part of a subdivision, therefore, the Planning Board had no jurisdiction. They suggested that they go before the Board of Health.

Mrs. Priest pointed out that unless someone contacted typhoid fever, the Board of Health could not act.

The Board suggested that they try to obtain town water by petitioning for it and then paying for it through the Betterment Act. They also stated that the drainage problem might ease itself when the rest of the development was completed.

SPECIAL TOWN MEETING: Mr. Rogers reminded the Board of the Special Town Meeting to be held on December 11, 1961.

HOME RULE: The Board agreed to meet with the Town Counsel to discuss the questionnaire they were asked to fill out on "Home Rule".

BROWN: Mr. Rogers contacted Mr. Kennedy, Town Counsel, by phone regarding the progress of the release for the hydrant in the Brown subdivision. Mr. Kennedy informed Mr. Rogers that the easement for the hydrant had been received and was in order.

The Board noted that Mr. Brown had requested the Selectmen to lay out for acceptance of portions of the following roads:

(1) Kingsbury Drive.
(2) Arnold Drive
(3) Pine Grove Road

TRAFFIC: A letter was received informing the Board of the changes in the traffic volume on Route 109 since April 1956.

MASS. FED. OF PLANNING BOARDS: It was reported that none of the Planning Board Members had attended the Regional Meeting.

GRAVEL REGULATIONS: A discussion was held on whether or not to present this at the special town meeting or the annual town meeting. It was agreed to set the hearing date for January 10, 1962.

HILLCREST: Mr. Hardy dismissed himself from the Board for the following business.

Mr. LaVerghetta appeared before the Board to obtain release of the surety which covers Ledgetree Road from Station 20 plus 0 to Station 27 plus 50. The Board reviewed the progress of this street construction and noted the following:

(1) Letter of approval from the Supt. of Streets had been received.
(2) Construction cards had been signed.
(3) A certification from the engineers of the invert grades had been received.
(4) Water installation approved by the Water Board.
(5) Cement bounds had been set.

Mr. LaVerghetta also presented a layout plan of the street for the Selectmen.

A motion was made that we approve Ledgetree Road from Station 20 plus 0 to Station 27 plus 50 and recommend to the Selectmen that it be layed out for acceptance as a town way.

Motion seconded and the vote carried unanimously.

Secretary was requested to notify the Selectmen and write the proper instruments for releasing the Bond.

HEARTHSTONE DRIVE: Mr. LaVerghetta also requested the Board to extend the limits of the Bond which they were holding in the amount of $6250 which covered Hearthstone Drive from Station 25 plus 0 to Station 31 plus 25.

Mr. LaVerghetta stated that the street had been graveled and penetrated and the water was in for a distance of 900 feet. He stated that all that remained was the paving and the sidewalks.

The Board discussed the matter and stated that they felt that because of the amount of work completed, that they could extend the limits of the Bond. A motion was made to extend the limits of the bond that the Board was now holding for the construction of Hearthstone Drive to include Station 25 plus 0 to Nebo Street about Station 34 plus 50; thereby releasing lots No. 39 and 49, not heretofore released. Motion seconded. Vote carried unanimously.

Mr. Hardy abstaining from voting.

KENNEY: Mr. Spencer read the following correspondence regarding Kenney Const. Co.:

(1) Letter to Board of Selectmen recommending the Layout of the street.

(2) Receipt for the transfer of the savings account from Town Treasurer to Kenney.

(3) Letter from Cheney Engineering stating that the bounds have been set.

(4) Plan showing the inveet elevations.

TOCCI: (Fairview Road)

The Board checked the status of this construction and found the following:

(1) Letter from Cheney Engineering Corp. stating stone bounds had been set had been received.
(2) Letter sent to Board of Selectmen recommending that Fairview Road be layed out for acceptance by the Town.
(3) Constructions cards still not received.

Mr. Cain brought up the question as to whether or not Mr. Tocci had transferred to the Town all his rights in the drainage easement from the Jewell Estate.

The Board checked this and found he had transferred his rights in easement as part of plans and covenant.

Mr. Spencer stated that he wished to withdraw his vote for approval of this street for the following reasons: (a) He didn't like the location of the catch basins, especially the one in front of the Homer Humphrey residence, (b) He did n't like the offset on the street and felt that Mr. Tocci should have brought this to the Board of Appeals. Mr. Spencer stated that he would like to be recorded against the acceptance of Fairview Road in its present construction status.

There was some discrepancy about the records in regard to whether or not a vote had been taken on the acceptance of Fairview Road by the Planning Board, therefore, the following motion was made:

"In order to confirm and clarify the records, it is hereby moved that Fairview Road be accepted." Motion seconded and vote carried with three in favor and with Mr. Spencer abstaining from voting for the reasons stated previously.

A motion was made that we return Mr. Tocci's surety. Motion seconded. Vote carried unanimously.

CHARLESDALE ROAD: Mr. Spencer read the letter that the Board sent to the Board of Selectmen recommending that Charlesdale Road be layed out as a public way.

CIMINO: It was reported that no response had been received from our letter regarding the corrections that were necessary on his street construction.

JUNIPER LANE: It was reported that there was no change in the status of this street.

A letter was received from the bonding company with an inquiry of the status of the street. The Board answered it requesting that the Secretary send a copy of the corrections which they had requested of Haynes-Kuniholm, also send a copy of Haynes agreement to do so.

ZONING PLAN: Mr. Cain presented the revisions that he had made on the tracing of the town map, and agreed to obtain prices for printing it.

FUTURE PLANNING: Mr. Rogers received a letter and brochure regarding municipal planning from Stelling, Lord-Wood and VanSuetendael. The Board agreed that this matter should be turned over to the Board of Selectmen.

Respectfully submitted,

Ernest L. Spencer,
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF DECEMBER 13, 1961

Members present: Messrs. Cain, Hardy and Wills. Mr. Rogers was present later in the evening.

The meeting was called to order at 8:00 P.M. with Mr. Cain, acting as Chairman in the absence of Mr. Rogers, and the following business was conducted:

CIMINO: The following persons appeared before the Board.

(a) Mr. Cimino - Paving contractor for Mr. Cimino.
(b) Mr. Nardone - Drainage and rough grade contractor.
(c) - Site Contractor.
(d) Mr. Cimino, Jr. - Representing his father, Mr. Charles Cimino.

They stated that they were concerned with the corrections the Planning Board was requiring on the work they had done on Cedar Lane.

It was suggested that all present discuss at this meeting the corrections that were in question and then make an on the sight inspection with as many present as possible.

Mr. Nardone stated that from his observation, the most noticeable corrections were needed at the entrance. He also stated that he felt that the street was structurally good, it had a good profile, and it looked good. Mr. Nardone informed the Board that he had nothing to do with the driveways.

Mr. Cain stated that he felt that not all the driveways could be remedied because it would cause a hardship, but he and the Board would like as many as possible corrected.

After discussing all of the corrections as pointed out in the Board's letter, it was agreed to meet on the site together with the Supt. of Streets on Saturday, December 16th at 9:00 A.M.

NOTICE OF MEETING: Mr. Wills reported that the notice of this meeting had been duly posted.

MINUTES: The minutes of the meeting held on November 9 were read and approved as read.

FUTURE PLANNING: Mr. Cain presented Chapter 40, Section 8C (Conservation Commission) to the Board for their consideration for presentation to the Town for adoption.

He stated that his reason for presenting this was that there was some talk in the town at the present time for the preservation of open areas, also that now the State will pay 50% of the cost, the Federal Government 20% and the Towns 30%.

After reading and discussing this particular Section, Mr. Cain made a motion that the Board present Chapter 40, Section 8C, as an article to see if the Town will vote to adopt it.

Motion seconded and the vote carried unanimously.

MINUTES OF MEETING: The minutes of the meeting held on November 22 were read and approved as read after minor corrections.

GRAVEL REMOVAL SPECIFICATIONS: It was agreed to write the article to see if the town would vote to adopt the by-law proposed by the Planning Board on gravel removal specifications.

MASTER PLANNING: Mr. Cain presented the Master Plan Study of the Town of Dover. Mr. Rogers read several pages from it.

The Board discussed this study and felt that this was not what they wanted for Medfield as the study contained no details. The Board stated that they felt they would like a Master Plan which would show at least the following data:

(a) Complete sewerage plan and outlet distribution.
(b) Bring assessors maps to date.
(c) Complete engineered study of the water and drainage lay-outs existing and proposed.
(d) Brooks and elevations and where they cross streets.
(e) Proposed Roads.

It was agreed to try to obtain copies of the master plans of the following towns: Walpole, Holliston, Dedham, Hudson, Needham, Dover and Sharon.

Mr. Rogers agreed to try to get two planners to consult with the Board, unless this was being done by the Selectmen.

Mr. Rogers contacted a member of the Board of Selectmen by phone immediately and asked if they were sponsoring an article for a master plan for the town. He was informed that the Selectmen were doing this and that they invited the Planning Board to join them when they meet with the consultants.

HARDING STREET: The Board discussed the hearing on the layout of Harding Street. Mr. Hardy stated that he felt that Harding Street should be a sixty foot layout where it is part of Route 27 only.

Mr. Cain stated that he felt that the entire street should be a 60 foot layout for the future protection of the town.

The Board discussed the matter further and although there was some dissension as to the width from Hospital Road to the Dover line, the Board agreed that they would recommend that Harding Street should be a sixty foot layout.

PHILLIP STREET: The Board also discussed the proposed width layout of Philip Street and agreed very definitely on this as a 60' layout.

A Motion was made that we recommend that it is the Board's opinion that the layouts as presented by the County Commissioners on December 5, 1961, at the hearings for the relocations of Philips Street and Harding Street (Between North Street and Hospital Road) met with the approval of the Planning Board.

Motion seconded and vote carried unanimously.

ZONING MAPS: Mr. Cain presented the prices he had obtained for printing the copies of the zoning map. The Board authorized Mr. Cain to spend not more than $50.00 to have 500 copies printed.

BOARD OF APPEALS: A notice of a public hearing to be held by the Board of Appeals on December 28th was read.

MEETING ADJOURNED:

Respectfully submitted,

Roger E. Hardy,
Acting Secretary

MEDFIELD PLANNING BOARD

MINUTES OF DECEMBER 28, 1961

Members present: Messrs. Cain, Hardy, Wills, Spencer and Rogers.

The meeting was called to order at 8:22 p.m. with Mr. Rogers, Chairman presiding and the following business was conducted:

NOTICE OF MEETING: Mr. Spencer reported that the notice of this meeting had been duly posted.

GRAVEL REGULATIONS: It was agreed to have the gravel regulations printed in their entirety in the warrant and in the hearing notice they are to be referred to as on file with the Town Clerk only.

ANNUAL REPORT: Mr. Spencer agreed to write the annual report for the Board.

CONSERVATION COMMISSION: It was agreed to print this in its entirety in the warrant and refer to it again also as on file with the Town Clerk.

GRAVEL REGULATIONS: Mr. Kennedy, Town Counsel, was contacted by phone to see what procedure the Board should follow on the revised gravel regulations. He advised the Board to place one article in the warrant to rescind and repeal Article 28, of the Annual Town Warrant of February 20, 1950, this being the Gravel Removal By-law and place a second article to adopt the proposed by-law.

HILLCREST DEVELOPMENT CORP.: Mr. Hardy dissolved himself from the Board for the following business since he was an interested party.

MR. LaVerghetta appeared before the Board and requested the Board to set the amount that they would require for surety to cover the completion of Hearthstone Drive from Station 0 plus 0 to Station 2 plus 42.46 and Bow Street from Station 0 plus 20 to Station 5 plus 10. A distance of approximately 700 linear feet, and covers the following lots: Bow Street - LC49, LC50, LC48, LC58
Hearthstone Drive - LC47, LC59

Mr. LaVerghetta stated that most of the rough grading and water installation was completed, but the drainage was not.

The Board agreed to set the amount of the surety requried at $10,000 with the following stipulation as voted by the Board:

A motion was made that the Board would hold up approving the bond until the rough grading was done and approved by the Supt. of Streets and the water installation was completed and approved by the Water Dept. The reason being that the price per foot does not include these two items and Mr. LaVerghetta felt that they would be completed by the time the bond was ready.

Motion seconded and the vote carried unanimously with all members of the Board who were allowed to vote doing so, thos being Rogers, Spencer, Cain and Wills.

Mr. LaVerghetta requested a letter stating the above for use in securing his bond.

BROWN: Mr. Robert Brown appeared before the Board and requested the Board to release his check for $200 since the town had received the easement for the hydrant on Arnold Drive.

A motion was made that the $200 check be released and returned to Mr. Brown.

Motion seconded and vote carried unanimously.

HILLCREST DEVELOPMENT CORP: Mr. Rogers informed the Board that from preliminary actions by the Board, Mr. LaVerghetta, of the Hillcrest Development Corp. was issued a release of Lot 49 Bow Street for surety received in the amount of $4,115.39 covered by two savings accounts in the Dedham Institution for Savings and an assignment of each to the Town of Medfield.

A motion was made to confirm the above action. Motion seconded and vote carried unanimously by the four voting members of the Board, namely; Rogers, Wills, Spencer and Cain.

ZONING MAP: Mr. Cain informed the Board that the revised copies of the Zoning Map had been received and placed in the file.

MASTER PLANNING: Mr. Cain presented a copy of the Master Plan for the Town of Sharon.

In connection with the Master Plan for Medfield which is being proposed, it was suggested that the Board hold ajoint meeting with the Board of Selectmen to see about obtaining a contour plan for the town for inclusion in the Master Plan. Mr. Rogers contacted Mr. Williams of the Water Board who was interested in this. Mr.

Williams stated that the preferred that the Planning Board go ahead and make the contacts. Mr. Hardy agreed to contact the New England Survey for prices and then set up meeting if possible with the Selectmen, the Highway Dept. and the Water Board.

REZONING: Main Street (Nindell Property): A petition was received from the Board of Selectmen for a request for a zoning change on Main Street from residence to business.

A motion was made to set up a hearing for 9:30 P.M., January 31st.

TOCCI: The clerk reported that Mr. Tocci's bond had been delivered.

CIMINO: Mr. Rogers reported that a scheduled on-the-site meeting was held regarding Cedar Lane.

Results: The representatives of Cimino agreed to stake and layout corrections on the ground according to our letter and plan and then have it approved by the Planning Board before going ahead.

MINUTES: The minutes of the meeting held on December 13, 1961, were read and approved as read.

HEARINGS: The following hearing dates were set up:

Gravel Regulations: 8:30 P.M. - January 31st.
Conservation Commission: 8:00 P.M. - January 31st.

MEETING ADJOURNED:

Respectfully submitted,

Ernest L. Spencer,
Secretary

MEDFIELD PLANNING BOARD

Minutes

of

Meetings

1962----------1963

PLANNING BOARD MEMBERS AND OFFICES HELD

*Newly Elected		Office Held	Term Expires
1962--1963	William F. Rogers, Jr.	Chairman	1963
	Charles C. Cain	Vice Chairman	1967
	Ernest L. Spencer	Secretary	1966
	Roger E. Hardy		1964
	Everett J. Wills		1965
	Mrs. Doris M. Rayner--Recording Secretary		
1963--1964	*William F. Rogers, Jr.	Chairman	1968
	Charles C. Cain	Vice Chairman	1967
	Everett J. Wills	Secretary	1965
	Roger E. Hardy		1964
	Ernest L. Spencer		1966
	Mrs. Doris M. Rayner--Recording Secretary		

MEDFIELD PLANNING BOARD

Minutes of Meeting held on January 11, 1962

PRESENT: Messrs. Cain, Hardy, Wills, Spencer and Rogers

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: It was reported that the notice of this meeting had been duly posted.

MINUTES: The minutes of the meeting held on December 28, 1961, were read and approved as read.

MASTER PLAN: Contour Plans--Mr. Hardy reported that Mr. Mulberger of New England Survey met with Mr. Hardy and Mr. Wills and discussed contour plans for the town, and the following costs:

A contour plan drawn at 2' intervals--Scale 1" equals 100'--would cost the town approximately $5.00 per acre.

A contour plan drawn at 5' intervals--Scale 1" equals 200'--would cost the town approximately $2.00 per acre.

This results in a total cost of approximately $45,000 for two-foot contours and $18,000 for five-foot contours.

Mr. Hardy suggested that the board get together with the Board of Selectmen and the Water Board and put an article in the warrant for the Annual Town Meeting requesting funds for a contour plan.

Mr. Hardy also stated that the Board of Assessors could have assessors maps made from these contour plans at a cost of approximately $10.00 per sheet or a total of approximately $10,000.

A detailed letter to the Board will be sent by Mr. Mulberger as soon as possible.

Mr. Hardy pointed out that the town could receive the following benefits from contour plans:

(a) Road study.
(b) Drainage study.
(c) Water study.
(d) House Locations.
(e) Vertical locations of houses.
(f) Assessor's plans
(g) Very valuable information for the conservation commission if the town votes to set up such a commission.

CONSERVATION COMMISSION: Mr. Rogers suggested that the Board hold a hearing on the proposed article regarding the setting up of a "Conservation Commission". This would give the public an opportunity to become acquainted with it.

The Board agreed to set a hearing for February 14, 1962.

Note--This date was changed to February 28th due to a conflict with the "Candidate's Night".

BROWN: A letter was received from the Supt. of Streets in which he stated that Mr. Brown had not furnished the town with a street sign for Arnold Drive.

MASTER PLAN: Mr. Cain reported that he had spoken to Mr. Pothier of the Mass. Federation of Planning Boards to see what he thought the Federal Government would go along with as far as furnigh funds:

(a)	Assessors Maps	No
(b)	Water Pipes	Yes--but not construction plans.
(c)	Drainage	Yes--limited as to where trunk line should be placed and approximate size of pipes.
(d)	Sewer	Yes--Same as drainage
(e)	Streets	Yes
(f)	Lowlands	Yes--Land Use Plans
(g)	Conservation	Yes--Only open land.

Mr. Cain also questioned Mr. Pothier in regard to official town maps. Mr. Pothier stated that only two towns and one city (Worcester) had official town maps.

BROWN: Mr. Robert Brown appeared before the Board. First he was questioned regarding the sign for Arnold Drive. Mr. Brown said that he was aware of this and would take care of it.

Mr. Brown requested the Board to set the amount of surety they would require for the completion of Arnold Drive from Station 12 plus 20 to Station 16 plus 09.29, a total distance of approximately 425 feet.

Mr. Brown stated that the water was installed and the rough grading completed, but the drainage was not in.

The Board discussed the drainage in this subdivision. Mr. Cain stated that he felt that drainage should be completed so that Mr. Brown would not be draining on private property. Mr. Spencer stated that he felt that the Board should have an instrument of some sort which would protect the town's drainage rights.

Mr. Brown stated that his lawyer had advised him that this was not necessary.

The Board discussed the amount of surety they would require and then set the amount at $7,500.00. The drainage to go to the point of curvature of Lower Road, and to include Lots 30, 31, 32, 33, 34, and 39.

A motion was made that the Board set the amount of surety at $7,500.00 to cover the construction of that portion of Arnold Drive from Station 12 plus 20 to Station 16 plus 09.29, and to include that portion of about 30 feet on Lower Road on a line connecting the point of curvature on a stone bound on Lower Road.

Motion seconded and vote carried with three in favor and two opposing for the following reasons:

Mr. Cain--"I feel that the additional drainage between where this particular job stops and the outlet should be constructed, or in other words, the whole drainage system should be connected and the loose ends picked up. Mr. Brown has also stated that it would not be any hardship to him now."

Mr. Spencer--"I want an easement to allow the Town to dump water on private property."

The Board informed Mr. Brown that he would have to present the construction cards with approvals by the various departments for the rough grading and the water installation before they could approve the surety.

MASTER PLAN: Mr. Rogers stated that the League of Women Voters had called him for his opinion on the following three questions:

(a) Does your committee (Board) desire Medfield having a Master Plan and why?

(b) If we have a Master Plan, will it add your committee (Board) with its work?

(c) Is it your opinion a Master Plan would be implemented effectively?

Mr. Rogers stated that he had informed the League that he wanted to discuss these questions with the Planning Board and then send them the Board's opinion in writing.

The Board discussed each question and the following overall opinions were agreed upon:

(a) We believe Medfield should have general plans which would include--

1. Contour plan of the town (from an aerial survey)

2. Extension of the Sewerage System and the Sewage Disposal to include the entire town.

3. Assessors' plans brought up to date to compliment the present re-evaluation study that was made several years ago.

4. A study of the extension of the water system.

5. A study of the town drainage to include its extension and disposal.

6. A study of proposed streets to include new locations of traveled ways and relocation of existing ways.

7. Land Use Plans to include off-street parking in the center of the town, rezoning to enlarge the business district, conservation of marsh lands, and a study for proposed recreation areas.

(b) If we have a plan as outlined above, it will be of invaluable aid to this Board and we are certain it will be of considerable assistance to all boards, committees, and commissions within the confines of the town.

(c) A Master Plan must be implemented to be effective and to be implemented, the Town must appropriate the necessary funds.

In connection with the discussion on the above questions, Mr. Wills stated that he felt that each business should supply their own parking lots. He was opposed to spending public money for private parking for businesses.

BOARD OF APPEALS: The decision of the Board of Appeals on Mr. Brennan was read.

Respectfully submitted,

ERNEST L. SPENCER,

MEDFIELD PLANNING BOARD

Minutes of Meeting held on January 24, 1962

PRESENT: Messrs. Cain, Hardy, Wills, Spencer, & Rogers

The meeting was called to order at 8:06 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: Mr. Spencer reported that the notice of this meeting had been duly posted.

CONTOUR PLANS: Mr. Hardy reported that he had talked to Mr. Mulberger of the New England Survey Co and he had stated that the letter giving his estimates would be in our hands in another day.

BROWN: Mr. Robert Brown appeared before the Board.

Street Sign: First, he was questioned as to whether or not he had purchased the street sign. He replied, "No", but agreed to take care of it immediately.

Arnold Drive: The Board noted that they had received a letter from the Water Board stating that the water installation on this street met with their approval except for the pressure test which had not been taken as yet.

Mr. Brown presented his construction card which showed that the Supt. of Streets had approved the rough grading.

Mr. Spencer made a motion that the Board write a letter to the Town Counsel with regard to obtaining an easement for drainage purposes.

Mr. Kennedy, Town Counsel, was present and gave the following as his opinion in regard to this easement: "As long as Mr. Brown owns the land on which the drainage is discharged, it is his own responsibility; if he sells it, the new owner assumes the same responsibility".

BRUCE CONSTRUCTION CORP: Mr. Joseph Kennedy, representing the Bruce Construction Co (formerly the Rice Estate) with a plan entitled--"Plan of Land in Medfield, Mass., by Norwood Engineering Co., dated May 19, 1960, and approved by the Planning Board on August 11, 1960.

Mr. Kennedy stated that the time had elapsed for filing in the Registry of Deeds because of legal action that had been filed against the plan. The court case had now been dismissed and he wished to have the plan up-dated in accordance with Mass. Gen. Laws--Chapter 81X.

The Board reviewed the plan and agreed that this plan and the Board's approval had not been changed; therefore they made this notation on the plan:

"This plan and approval have not been modified, amended, rescinded or changed.---January 24, 1962"

It was also agreed to write a letter to the Building Inspector informing him of the Board's action and also call his attention to the fact that the County Commissioners are planning a widening along Harding Street and to urge him to require sufficient set back for the houses fronting on Harding Street to account for this proposed widening.

NOTE: The Board also agreed to request the Building Inspector to require the same set back on the Greenough property.

BUDGET: It was reported that several members of the Board had met with the Finance Committee on the Board's proposed budget for 1962.

TOWN HALL COMMITTEE: It was reported that Mr. Hardy, Mr. Rogers and Mr. Wills had talked with the Town Hall Committee in regard to renovations of the Town Hall.

HOUSE NUMBERS: It was agreed to refer requests for house numbers to the Building Inspector.

BOARD OF SELCTMEN: An invitation was received from the Board of Selectmen to attend their county meeting on Monday, January 29th.

HILLCREST DEVELOPMENT CORP:

Note--Mr. Hardy divorced himself from the Board for the following business as he was an interested party.

Mr. Rogers presented a revised plan and profile of Bristol Road dated January 31, 1957.

A motion was made that the Board approve the modification of Bristol Road.

Motion seconded and vote carried unanimously.

MASS. FED. OF PLANNING BOARDS: Mr. Rogers read the Planning Memo.

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on February 14, 1962

PRESENT: Messrs. Hardy, Wills, and Rogers. Mr. Cain and Mr. Spencer were excused to attend the "Candidate's Night".

MEETING NOTICE: It was reported that the notice of this meeting had been duly posted.

MASTER PLAN: Mr. Rogers reported that he had called the New England Survey Co. in regard to the accuracy of figures quoted to the Board recently. These were in error and corrected accordingly.

Mr. Rogers reported that he had talked to Mr. Pothier of the Mass. Federation of Planning Boards in regard to Master Planning and outlined the Board's views on the subject. Mr. Pother recommended that the Board go ahead with requesting town planning for Medfield on a more detailed basis as outlined in the Town Report for 1962.

It was suggested that the Board check to see who is responsible for placing the article in the warrant, the Planning Board or the Board of Selectmen, as it might pertain to the Master Plan.

It was agreed to hold a meeting with the Selectmen to coordinate the views of both Boards.

Mr. Rogers stated that Mr. Pothier had also advised him that it was the duty of a Planning Board to present an article on master planning, in other words, this was the intent of the law but if a Planning Board refused to do so, then someone else could go ahead and do it.

HILLCREST DEVELOPMENT CORP: Mr. Hardy divorced himself from the Board for the following business as he was an interested party.

Mr. LaVerghetta appeared before the Board and presented a bond in the amount of $10,000, #9100-30-84, from the American Surety Company and dated February 5, 1962. This bond covers the construction of Hearthstone Drive from Station 0 plus 0 to Station 2 plus 42.46 and Bow Street from Station 0 plus 20 to Station 5 plus 10.

With the receipt of this surety, the Board voted to release the following lots:

Hearthstone Drive:	LC47, LC59
Bow Street:	LC49, LC50, LC48, and LC58

Mr. LaVerghetta also requested the Board to release the surety they were holding to cover the construction of Bow Street from Station 0 plus 20 to Station 3 plus 0, which is now covered by the above-mentioned bond.

The Board agreed to instruct Mr. Anderson, Town Treasurer to release Savings Account No. 93474, and No. 111,004, together with their assignments.

Hillcrest Road---Mr. LaVerghetta also requested the Board to set the amount of surety they would require for that portion of Hillcrest Road from Station 23 plus 0 to Station 27 plus 0, a distance of approximately 400 feet, including the turn-around.

The Board discussed the amount of work to be completed on this section of the Road, and noted the following:

(a) No drainage to contend with.
(b) Water in to Station 26 plus 50.
(c) Rough grading completed leaving only the paving.

A motion was made to set the amount of surety required at $4,000.00.

Motion seconded and vote carried unanimously.

NOTE--Mr. LaVerghetta also brought up the question of who was responsible and liable for the children that use that portion of Hillcrest Road not yet accepted by the town when they traverse to and from school.

The Board suggested that a bond (or insurance) be put on this street by the developer and then the developer go before the Selectmen to see if this problem could be resolved by the town accepting the responsibility for these children.

PARK COMMISSION: Mr. Wills stated that he had met with the Park Commission and they wished to report that they were agreeable with the article proposing a "Conservation Commission".

Mr. Wills also presented the question as to whether or not the Board could set up an operating fund for this proposed commission.

Since the warrant had already been published, it was felt that this was not possible.

Mr. Wills stated that they had discussed hunting in Medfield and that signs were available for property owners which read as follows: "Hunting within 500 feet of dwellings in use is unlawful. The rest of my land is open to sportsmen who cooperate with me".

Respectfully submitted,

MEDFIELD PLANNING BOARD

Minutes of Meeting held on February 28, 1962

PRESENT: Messrs. Cain, Hardy, Spencer, Wills and Rogers

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: Mr. Spencer reported that the notice of this meeting had been duly posted.

MASTER PLAN: Members from the Board of Selectmen and members of the Finance Committee appeared before the Board to discuss the Board's views on the master plan and the financing of it.

Mr. Perry asked the Board of Selectmen and the Planning Board why they thought we should have a Master Plan.

Mr. Rogers stated that the Planning Board would recommend it for the following reasons:

(a) Growth of the Town
(b) Several plans that have been started have become obsolete.
(c) Some of the town buildings need examining.
(d) There is very little sewage disposal in the town.
(e) At the last town meeting an article regarding a study of a water situation was dropped pending action on a Master Plan Study.
(f) We have very little storm drainage piping in the town.
(g) A master plan would give the Planning Board some advance engineering to work with in planning proposed drainage in subdivisions; it would also show land areas that do not lend themselves to cesspools.

(H) Study of parking facilities.
(i) A rezoning of the business area could be contemplated.
(j) It would make it easier ff the town had contour plans that were more recent than the present geodetic map that was made in 1930.
(k) A study of streets.
(l) An assessor's map showing the layout of each lot would be very valuable.

In regard to the cost of such a plan, Mr. Rogers stated that he had a figure from the New England Survey Co. for $40 to $50,000. Of this the state would pay two-thirds and the town one-third.

Mr. Marcionette asked if we could get a lot of engineering work done and still be assured of being reimbursed.

Mr. Rogers stated that he had spent a great deal of time with Mr. Pothier talking to him about the master plan program and it was his understanding that Mr. Pothier felt that this was a high ambition for the town, but if we could sell it, he felt that the department of commerce would go along with the town.

Mr. Tizek of the Department of Commerce was present. He was the supervisor of the Master Planning Program for the State.

Mr. Rogers to Mr. Tizek: "If we are in the field of $40,000, would the Department of Commerce approve this study and would we be able to get it done under the State and Federal program."

Mr. Tizek: "The Town can get preliminary planning costs in its plan." "If you fly the town for a contour plan, however, you are going to use up about 45% of the total cost of the master plan."

Mr. Rogers stated that the Planning Board had an estimate of $12,000 to $16000 for flying the town and that this plan could then be used for a basis for an assessor's map.

Mr. Tizek pointed out that you can not get approved under a master plan program, an item such as a building code because they are available elsewhere and why pay a consultant's fee when you can duplicate information. Mr. Tizek also stated that the State would not pay for any detailed engineering projects under this program, only preliminary engineering.

Mr. Tizek urged that the town adopt the Conservation Commission set up; however, he suggested that we go into master planning first and then go into the conservation commission.

Mr. Perry: "If you do not fly the town, would the size of pipes be considered deep engineering?"

Mr. Tizek: "No, that is preliminary engineering not construction engineering."

Mr. Hardy: "Would you not agree that a contour plan would become very valuable to the town? It is going to show every building, every street, high points, low points; and if a master plan is adopted, would not a contour plan be very valuable?"

Mr. Tizek: "I am not against a contour plan. If you wish to spend this amount, it would be very valuable. Very few communities have flown their town, they have used geodetic maps. Most of the communities want ideas not preliminary engineering. Randolph flew their town. Shrewsbury spent $18,000 on their master plan and did not fly the town and they are very satisfied."

Mr. Pemple: "If we did not fly the town, does that mean that we would start the plan from the geodetic survey?"

Mr. Perry: "If very few communities have flown their town, why should we be so 'ritzy'?"

Mr. Rogers: "You would still have to survey the town and this would be costly."

Mr. Myron Smith: "Could you have an estimate made to have it done from the geodetic?"

Mr. Rogers: "Yes, we can."

Mr. Tizek: "There are a lot of uses that can be derived from a contour plan."

Mr. Harvey: "One of the assessors stated that they did not need an assessors map, but that it would be nice to have."

Mr. Robers explained that money had been appropriated for an assessor's map but that it was turned back into the treasury because the amount appropriated was not sufficient.

Mr. Cain pointed out that the better contour plan you have the better use you can make of it, for example; (a) On a subdivision we have to determine the drainage and get it into the natural water course. If we have a 10 foot contour, it is much harder to determine drainage; (b) The Board of Health could make use of a good contour plan; (c) and I also think the town should have some wort of sewer study so we know where we are going on the sewer system; (d) and on the drainage system, the highway department could more easily decide the proper size of pipes with a good contour plan.

Mr. Perry: "I think that there are a lot of these things that are very valuable--but can we afford it."

Mr. Wills: "What good would our plan be if we did not have a contour plan?"

Mr. Tizek: "The master plan is more than a consulting engineer. It takes into account community balance, schools, population, etc. "

Mr. Buchanan: "Most of the bids and estimates that the Selectmen have received have been for general master plans. We are in accordance with this plus receiving specific information."

Mr. Tizek to Planning Board: "How did you obtain your estimates?"

Mr. Rogers: "We contacted New England Survey Co., and we are going to contact the firm of Metcalf & Eddy."

Mr. Tizek: "New England Survey Co. is not a planning consultant, but Metcalf and Eddy have just hired a very competent planner, Mr. James Woglom."

Mr. Roskilly: "I feel that we all feel we need a master plan."

Mr. Tizek: "First, I suggest that you do not enter into this on such a debatable basis. Have more firms come in and get a well-rounded background before you present it to the town."

Mr. Cain to the Finance Committee: "What would be the Finance Committee's recommendation if a sum were set up this year for the master plan, then another sum the next year, and finish up the third year?"

Mr. Perry: "I think we should get more information on this before we enter into it. "

Mr. Marcionette: "What is the point of waiting four or five years?"

Mr. Smith to Mr. Tizek: "Taking a town of 10,000 and under, what is the highest amount that has been spent?"

Tizek: "Mansfield spent $50,000 and didn't fly the town, and that was the highest."

Mr. Marcionette: "If Metcalf and Eddy estimate $45,000, how much would the state pay?"

Mr. Tizek: "Two-thirds."

The discussion was closed at this time and the regular business of the planning board meeting continued:

NOON HILL ESTATES: Mr. Paul Plakias, Attorney for Haslam Realty Corp., High Street, Westwood, Mass., appeared before the Board together with the developer, Mr. Johnson, and presented a preliminary plan entitled "Noon Hill Estates" and which contained approximately 350 house lots.

They stated that they were planning on building on a schedule of approximately 25 to 30 houses per year.

Mr. Rogers informed them that the Board would study the plan in detail.

A motion was made to accept the preliminary plans.

Motion seconded and the vote carried unanimously.

The clerk was instructed to notify the Town Clerk and the Board of Health that the Planning Board had received a preliminary plan, and also deliver in hand copies of the plan. A copy of this notification to be sent to Mr. Plakias.

HILLCREST DEVELOPMENT CORP:

Note: Mr. Hardy divorced himself from the Board for the following business as he was an interested party.

Mr. Rogers stated that since only two members of the Planning Board were eligible for voting at the last meeting, he would like confirmation by the full Board of the action taken at that meeting pertaining to Hillcrest.

Mr. Cain and Mr. Spencer who were unable to attend the last meeting because of having to appear at the "Candidat's Night" agreed that they were in accord with the action taken by Mr. Wills and Mr. Rogers.

Mr. LaVerghetta then appeared before the Board and presented a bond in the amount of $4,000, from the American Surety Company., and being No. 9100-31-32, dated February 28, 1962. This bond covered the construction of Hillcrest Road from Station 23 plus 0 to Station 27 plus 0.

Having now received this surety, the Board agreed to release lots numbered LC30, LC31, LC32, LC33, LC34, and LC35.

MINUTES: The minutes of the meeting held on February 14th were read and approved as read after minor correction.

MEDFIELD PLANNING BOARD

Minutes of Meeting held on March 14, 1962

PRESENT: Messrs. Hardy, Spencer, Wills and Rogers

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: It was reported that the notice of this meeting had been duly posted.

REORGANIZATION: Since this was the first meeting following the town election, the Board reorganized for the following year.

Mr. Rogers opened nominations for Chairman.

Mr. William F. Rogers was nominated for Chairman. Nomination seconded and the vote carried unanimously.

Mr. Rogers opened naominations for Vice Chairman.

Mr. Charles C. Cain was nominated for Vice Chairman. Nomination was seconded and the vote carried unanimously.

Mr. Rogers opened nominations for Secretary.

Mr. Ernest L. Spencer was nominated for Secretary. Nomination seconded and the vote carried unanimously.

Mr. Rogers opened nominations for liason officer to the Park Commission.

Mr. Everett Wills was nominated. Nomination seconded and the vote carried unanimously.

In connection with other reorganization business of the Planning Board, a motion was made to authorize Mr. Cain to sign plans presented under "Subdivision Control Law Not Required". Motion seconded and vote carried unanimously.

A motion was made to continue holding the regular planning board meetings on the second and fourth Wednesdays of each month.

Motion seconded and vote carried unanimously.

MINUTES OF MEETING: The minutes of the meeting held on February 28th were read and approved as read after a minor correction.

APPEALS BOARD: Mr. Rogers read the decisions of the Appeals Board on the following petitions:

(a) Fenton, South St.---Dismissed
(b) Kingsbury, Pound St.--Granted
(c) No. St. Plaza--Granted

KENNEY CONSTRUCTION CO.: Mr. Robert Kenney appeared before the Board requesting the Board to set the amount of surety they would require to complete Kenney Road from Station 13 plus 20 to Station 18 plus 20, a total distance of 500 feet.

It was noted that the constructions cards had been signed by Mr. McCarthy approving the rough grading on the above portion of street. The water had not been installed.

A motion was made that the Board required a sum of $10,000 to cover the above described construction to completion.

Motion seconded and the vote carried unanimously.

Mr. Kenney then presented the following surety:

Savings Share Account No. 56095 in the Needham Co-operative Bank, Needham, Mass., in the name of Kenney Constuction, Inc., Robert Kenney, Treasurer, 332 West Street, Needham, Mass., in the amount of $10,014.61.; also the assignment of this account to the Town of Medfield.

A motion was made that the Board accept the above surety and release the following lots: Lot 17, 18,19, 20, 29, and 30.

Motion seconded and vote carried unanimously.

STIVALETTA: Mrs. Rayner reported that she had had an inquiry from Mr. John White, 442 High St., Dedham, Mass., as to the status of the street construction in the Stivaletta Development. Mr. White represented sub-contractors of Mr. Stivaletta.

The Board agreed to make an inspection of this area this weekend and a follow-up letter to be written.

MASS OUTDOOR ADVERTISING: A letter was received from the Mass. Outdoor Advertising Dept. inquiring about our regulations on outdoor advertising and if we had any problems connected with it.

Mr. Hardy agreed to contact this department for further information.

NOON HILL ESTATES: It was suggested that the Planning Board meet with the Norfolk Planning Board to review the preliminary plan presented by Noon Hill Estates. This area abuts the Town of Norfolk and it was agreed that a joint meeting might help coordinate the street layouts, etc. The Clerk was requested to arrange said meeting.

FUTURE PLANNING: The following is a list of the matters that require attention by the Board during the coming year.

(a) Revise zoning regulations.
(b) Set up set-back regulations for off street parking in the business areas.
(c) Revise the building code.
(d) Master Plan

MEETING ADJOURNED.

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on March 28, 1962

PRESENT: Messrs. Cain, Hardy, Wills and Spencer

NOTICE OF MEETING: It was reported that the notice of this meeting had been duly posted.

The meeting was then called to order at 8:00 P.M. by Mr. Cain, Vice Chairman, in the absence of Mr. Rogers.

The following business was conducted:

HAYNES-KUNIHOLM CORP: Mr. Kuniholm appeared before the Board in regard to completing the construction of Juniper Lane. He questioned whether or not all of the corections required by the Board as stated in the Board's letter of October 5, 1961, were absolutely necessary.

The Board reviewed these with Mr. Kuniholm and then Mr. Hardy suggested that a joint inspection of the area be made. It was agreed to meet Mr. Kuniholm on the site on Sunday morning at 10:00 P.M.

(Gun Hill Park)
TAMWORTH: Mr. Stivaletta appeared before the Board requesting an appointment to present a preliminary plan for subdivision of land off Millbrook Road. The subdivision to contain 65 lots plus a park.

The Board set up the appointment for the next meeting or at any regular meeting that he wished to attend when the plan was ready.

Pine Needle Park: Mr. Stivaletta requested an extension of his surety to cover Lantern Lane from Station 0 plus 0 to Station 4 plus 0. He stated that the water and drainage were installed.

The Board discussed this at length and agreed that this would be against the Board's present policy since the Board was trying to get the developer's to complete each section of street as soon as possible in order to get the streets accepted by the town and thereby giving the people the benefits of accepted streets.

A motion was made that the Board would release Lots 18, 19, 20, 33, 34, and 35 upon the receipt of properly signed construction cards showing that the rough grading had been approved by the Supt. of Streets, and showing that the water and drainage had been installed to the satisfaction of the Water Board; together with surety in the amount of $4,800.

Motion seconded and vote carried unanimously.

TAMWORTH (Pine Needle Park--Flint Locke Lane)
Mr. Cain read a letter received from Mr. John White, Attorney for Mr. Stivaletta's sub-contractor.

Mr. White questioned what requirements govern the construction of this street. He felt that the covenant was signed under the old regulations and the Planning Board was requiring that the street be constructed according to the new regulations.

The Board discussed the matter and all felt that the street construction should adhere to the approved plan and profile signed by the Board.

Mr. Cain suggested that they request Mr. Stivaletta to present the Board with an engineered plan of the street "as built" showing exactly what the conditions are.

COUNTY COMMISSIONERS: Mr. Spencer made a motion that the Board request the Selectmen to petition the County Commissioners to lay out Nebo Street.

This was discussed and Mr. Cain stated that he felt that since this street was almost completely buildt up, little saving of land damages could be had by laying it out now. He suggested that some of the other streets be taken care of first.

The Board agreed to discuss this matter further at a future meeting.

HARDING ESTATES (Greenough Property): Mr. Joseph Gordon and Mr. Russell Bowie, Engineer, came before the Board and presented a preliminary plan containing 112 lots.

The Board reviewed the plan with the subdivider and his engineer and accepted for more detailed study.

Mr. Bowie stated that they would file a copy with the Town Clerk and the Board of Health and would present the Planning Board with extra copies for the School Committee, The Water Dept., and the Building Inspector.

MINUTES: The minutes of the meeting held on March 14th were read and approved as read.

APPEALS BOARD: Mr. Cain read the notice of the hearing to be held by the Appeals Board on the petition of Mrs. Fenton, South St., on April 12th.

NOON HILL ESTATES: Members of the Board reported that they had met with the Norfolk Planning Board in an effort to coincide any connecting subdivisions and streets pertaining thereto.

MASS. FED. OF PLANNING BOARDS MEMO: Mr. Cain read the planning memo and turned it over to the Clerk for filing.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on April 11, 1962

PRESENT: Messrs. Cain, Hardy, Wills and Rogers

The meeting was called to order by Mr. Cain, Vice Chairman, in the absence of Mr. Rogers who was unable to attend until later in the evening.

NOTICE OF MEETING: Mr. Wills reported that the notice of this meeting had been duly posted.

MINUTES OF MEETING: The minutes of the meeting held on March 28th were read and approved as read.

HAYNES-KUNIHOLM CORP: Mr. Hardy reported that he and Mr. Spencer had met with Mr. Kuniholm on Juniper Lane and had gone over the requested corrections. It was agreed to forego Item (1) since trees had been planted in the area which would keep the fill from washing away. It was also agreed to write the water dept. asking them to get the necessary easements for the hydrants that are located on private property. Item (10) -- Sketch Plan showing the invert grades of the drain as built had already been received by the Board. The rest of the itemized corrections Mr. Kuniholm agreed to take care of.

TAMWORTH CONSTRUCTION CO.: Pine Needle Park---Mr. John A. White, Attorney for Southeaster Stone, Inc., a sub-contractor for Stivaletta, appeared before the Board requesting the Board to Saive strict compliance with the regulations in regard to minor details on the street construction of Flint Locke Lane. He stated that the variance in width of two feet on the street construction was an honest mistake, if it was one, and due to the fact that the Board was operating under the revised book and Southeastern Stone, Inc. was operating under the green book at the time. He also stated that it would cost a great deal to rip out the curbing, and if you did, you might also tear out some of the sub-base as well.

Mr. Cain stated that the Board would like to study this matter in detail when the full Board could be present.

Mr. Hardy pointed out that the catch basins are 34 feet apart making an abrupt flare in the street.

Mr. White stated that he would like to point out that the Board would not be favoring anyone since there was some confusion at the time since the new regulations were in the form of being amended.

Mr. Stivaletta was also present at the meeting and he stated that he also felt it was an honest mistake.

Again it was agreed by the Board to discuss this when the full Board was present.

Mr. Michael Stivaletta appeared before the Board together with Mr. Eugene Smith, Engineer. They presented the engineered plan showing the location of the edge of the berm on Flint Locke Lane. Mr. Cain questioned Mr. Stivaletta about his plans for the entrance of Flint Locke Lane. The street alignment of this was discussed and Mr. Stivaletta was requested to bring in his plans for the Board's approval.

Gun Hill Park--Mr. Stivaletta also presented his preliminary plan for a subdivision off Millbrook Road. The Board reviewed the plans with Mr. Stivaletta and Mr. Smith, and it was agreed to make an inspection of this area before the next meeting.

NOON HILL ESTATES: The Board studied the preliminary plan of Noon Hill Estates in detail.

Mr. Cain stated that he felt that the lot design and the general alignment of the streets were in good form, but the profile and drainage should be studied when more detailed plans are presented; also, all drainage easements should lead to natural water courses.

It was agreed to write a letter to Noon Hill Estates stating that the Board approved the preliminary plan as to general layout only and request them to incorporate the following items in their definitive plan:

(a) All profiles of streets and easements showing drainage and finish grade should accompany the definitive plan.

(b) All drainage easements are to flow to natural water courses.

(c) It is the opinion of the Planning Board that additional catch basins should be installed at the intersection of streets bordering on the East and Southerly side of Lot 83.

(d) The new road coming off South Street should have a minimum elevation grade of 126 feet.

(e) The basement type homes in this area should have their basement floors at a minimum elevation of 125 feet.

(f) Extend proposed road running approximately East and West through Lot 250 to the Francis and Hlen Harris property to make the layout 50 feet wide.

(g) Change the direction of drainage at Lot 35. Relocate easement so that a direct flow to the natural water course is accomplished.

(h) Revise the North sideline at street line at Lot 272. Construct a gradual curve at this intersection.

A letter was received from the Water Dept. regarding the water situation in the Noon Hill area. They stated that this new development could be supplied in part from the present water pressure but the rest would require increased pressure to take care of the higher elevations.

MASS. FED. OF PLANNING BOARDS: Mr. Cain read the notice of the Regional Meeting to be held on Wednesday, April 25, 1962, in Braintree, also the notice of the Annual meeting to be held at the Kenmore Hotel, Boston on May 11 and 12.

BUILDING CODE: A revision of the building code was discussed briefly. Mr. Wills was delegated to contact Mr. Carr, Building Inspector, and begin studies for the revision.

ZONING LAWS: Mrs. Rayner agreed to bring the Zoning Laws up to date ready for printing.

FUTURE PLANNING: Off-street parking and the master plan were discussed. Mr. Cain reported that he had seen the Master Plan of Canton.

MEETING ADJOURNED:

Respectfully submitted,

ROGER E. HARDY,
Acting Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on April 23, 1962

PRESENT: Messrs. Rogers, Spencer & Wills

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: Mr. Spencer reported that the notice of this meeting had been duly posted:

MINUTES OF MEETING: The minutes of the meeting held on April 11th were read and approved as read.

BOARD OF SELECTMEN: Mr. Rogers read a copy of a letter from the Board of Selectmen in which they suggested to the School Building Committee that they study the possibility of purchasing two or three lots on either side of the entrance to the Pound Street School to insure the town of a proper and pleasant entrance to the school.

The Board discussed this matter and agreed to postpone further discussion of it untill all members of the Board could be present.

APPEALS BOARD: In his absence, Mr. Cain sent the following report in regard to the Public Hearing held by the Appeals Board on petition of Fenton:

"SUBJECT: Report of the Public Hearing held on the petition of Fenton, et al, on South St.--April 12, 1962

BY: Charles C. Cain

PRESENT AT HEARING--Mr. Fenton
Mr. Cain
Miss Ruth Bridge

Mr. Fenton presented the Board of Appeals with a proposed plan of the change of the driveways on the southerly side of the house to the northerly side of the house. Both driveways to be 20 feet wide. Mr. Cain stated that he was not in favor or against the petition but would like to call the Board of Appeal's attention to the fact that this was the first case of this kind since the change of the by-law regarding 20 foot strips. Mr. Cain also stated that the Board of Appeals in rendering their decision should consider whatever is done in this particular case, the same decision might have to follow at some later date.

Miss Bridge, the abutting owner on the Northerly side asked if it would be possible to have the same arrangement with the land that she owned, that is, two 20 foot driveways entering South St.

Mr. Fenton brought out the possibility of giving easements in each of the 20 foot strips so that both rear lots would have rights over the other.

Mr. Cain stated that the intent of the 20 foot strip when originally set up was for the sole purpose of each owner separately."

The Board discussed the report, and the case, and it was agreed to write a letter to the Board of Appeals stating that the Board still felt that they would be opposed to granting the variance requested since the conditions were changed only by moving the driveways to the northerly side of the house. However, the Board still felt that they probably would not object if the variance requested consisted of only one lot in the rear with sufficient frontage on South Street.

TAMWORTH CONSTRUCTION CO.--Pine Needle Park: Mr. White appeared before the Board and appealed to the Board to waive strict compliance to the street specifications in the construction of Flint Locke Lane.

Mr. Rogers stated that he had talked to Mr. Cain and Mr. Hardy regarding the construction of Flint Locke Lane and he stated that both wanted the street constructed according to the approved plan.

Mr. White again pointed out that the Board has the right under the statute to waive compliance to the plans.

Mr. Rogers stated that the Board had inspected the area and they flet that the street should be constructed according to the approved plan.

Mr. Rogers also stated that the Planning Board would not enter negotiations with the sub-contractor as they were concerned only with Mr. Stivaletta.

CIMINO: Mr. Rogers reported that Mr. Wills, Mr. Cain and he had met with Mr. Cimino, and Mr. Charles Cimino, Jr., and the paving contractors at the site and inspected the street construction.

After the inspection, Mr. Rogers informed them that, in essence, the Board wished the street constructed according to the approved plan.

The Board discussed the situation at this time and agreed that Mr. Cimino must comply with the following requirements:

(a) That curb and sidewalk are to be constructed on the West side of Cedar Lane from a point approximately opposite to where Scott Road joins Cedar Lane, northward to the property previously owned by Mr. Daniels.

(b) That the half turn-around will be constructed on the East side of the north end of Cedar Lane.

(c) That the westerly sidewalk of Cedar Lane between Scott Road and the Daniels property will be constructed and its northerly end will be terminated at the proposed half turn-around in such a manner that the curb and the sidewalk shall blend into this turn-around.

The Board also noted that Mr. Cimino's time limit was expired as of October 1961; therefore, they agreed to inform Mr. Cimino that he must complete the street construction in his subdivision sixty days from date of notification by letter.

HARDING ESTATES (Greenough Property): The clerk was asked to check to see if Mr. Bowie had notified the Board of Health and the Town Clerk of his presentation of the preliminary plan for a subdivision on the Greenough Estate.

Mr. Rogers suggested that the Board meet with the Dover Planning Board to discuss this development since it abuts the Dover Town Line. The clerk was requested to contact the Dover Board and try to make arrangements for them to meet with us on May 9th.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on May 9, 1962

PRESENT: Messrs. Cain, Hardy, Wills, Spencer & Rogers

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: Mr. Wills reported that the notice of this meeting had been duly posted.

CONSERVATION COMMISSION: The following members of the Conservation Commission appeared before the Board:

Mr. LeBrun
Mr. Swaim,
Mr. Blake
Mr. Mario Pederzini
Mrs. Charles C. Cain
Mrs. Howard Kane

The Conservation Commission was voted by the town at the Annual Meeting and members appointed.

Mr. Pederzini, Chairman, stated that they would like to discuss with the Planning Board their reasons for setting up the commission and their expectations.

Mr. Rogers then outlined some of the Board's plans and hopes for this commission:

(a) One of the main puposes of setting up the commission was to be able to hold land in an open state.

(b) Land abutting brooks could be obtained wither through gifts or purchase.

(c) Areas of land can be accepted as donations through such a commission and these areas could be left as open land.

(d) Regarding an area such as the Charles River, some towns control lowlands by zoning but this sometimes proves a hardship to the owner who cannot use it for development but must still be taxed. The Planning Board thought that the Commission might be the tool to take care of such a matter.

(e) Also, as the town grows, the uplands might need to be set aside for park lands.

Mr. Rogers pointed out that the Commission can get State and Federal Aid.

Mr. Blake stated that the Commission had agreed to invite various other towns and their commissions to a joint meeting to see what they have done towards conservation in their respective areas.

Mr. Spencer suggested that as one of the Commission's projects, that they obtain land off Pound Street to make a better entrance and parking area for our new school.

Mr. Blake stated that the powers in control at the time of the building of the new school had that in mind but the owner of the property was not in agreement.

Mr. Blake also stated that the new School Planning and Building Committee referred this matter back to the old School Building Committee who have not as yet met to discuss this project.

Mr. Rogers stated that he had checked with the owner of the property only recently and she stated that the land was not for sale.

Mr. Hardy suggested that the Commission look into the Hunt Club property to see if this could be tobtained for open land.

He also suggested that some consideration be given to the brooks, rivers, and ponds in the town so that they won't be fenced in.

Mr. Cain suggested a park area around Noon Hill.

Mr. Pederzini stated that the Trustees of Rocky Woods Reservation are obtaining area on Nool Hill and also on Causeway Street.

It was also suggested that some historical sites be set aside for preservation.

HEALD HOMES TRUST: Mr. Henry Heald appeared before the Board and requested a revision of his subdivision plan relating to lots 10, 11, and 12. The revision was for size and lot lines, all remaining in the same zoning category. The purpose of this revision was to use the land in thekback portion of the lots for a new street. This revision to be granted under Section 81W.

The Board agreed that prior to giving the modification, they wanted to see what was going to happen to land in rear of lots 10, 11, and 12 since this abutting land was in large lots and owned by Heald Homes Trust. Mr. Heald was requested to present the Board with a plan showing this.

The Board agreed to inspect the area as soon as possible.

Mr. Heald also requested an extension of his security to cover another portion of Marlyn Road.

Mr. Rogers informed him that the Board had made a policy not to make any extensions on already accepted security. The sub-dividers must complete the streets and have the security released or get additional security for the additional proposed street construction.

TAMWORTH CONSTRUCTION CO.: (Pine Needle Park)--Mr. Stivaletta presented a proposed plan for the garden entrance to his development showing the street between the curbing and the sideline.

The Board agreed to discuss this matter with the Town Counsel as a legality question arose as to whether or not Mr. Stivaletta would be able to have a garden within the lines of a public way.

Lantern Lane and Flint Locke Lane: Mr. Stivaletta presented a check in the amount of $2,500.00, payable to Michele J. Stivaletta, and endorsed to the Town of Medfield, dated May 9, 1962. This check covers the construction of Lantern Lane from Station 4 plus 0 to Station 2 plus 75, a distance of 125 feet and Flint Locke Lane from Station 10 plus 30 to Station 11, a distance of 70 feet.

Mr. Stivaletta reported that the water and drainage were completed, also the rough grading.

Mr. Cain made a motion that the Board accept the above check and release the following lots:

Lantern Lane----Lot 20 and Lot 33

Flint Locke Lane---Lot 65

Motion seconded and vote carried unanimously.

Flint Locke Lane--A letter was received from Mr. White, Attorney for Mr. Stivaletta's sub-contractor.

Mr. Rogers again pointed out that the Town of Medfield's contract is with Mr. Stivaletta, not with the sub-contractor.

Mr. Cain stated that he had talked to Town Counsel regarding this matter and he stated that Mr. Kennedy had nothing to add at this moment and he advised the Board to let the matter run its natural course, but pointed out that the Board did have the right to waiver a compliance.

Mr. Rogers suggested that the Board write a letter to Mr. Stivaletta stating the Board's opinion.

A motion was made that the Board send a letter to Mr. Stivaletta stating that the Board wants the street completed according to the approved plan and the cross-section that appears on this approved plan.

Motion seconded and the vote carried unanimously. The Secretary was instructed to write said letter with proper copies so that Mr. Stivaletta may forward them to his sub-contractors if he so desires.

MINUTES: The minutes of the meeting held on April 23rd were read and approved as read.

MASS. FED. OF PLANNING BOARDS: The notice of the annual meeting to be held on May 11 and May 12 at the Hotel Kenmore, Boston was read.

HARDING ESTATES: (Greenough Property)---Mr. Rogers stated that he had delivered copies of the preliminary plan of the Harding Estates to the Town Clerk, the Water Board, the Board of Health, Mr. Blake, and a notice of the receipt of a preliminary plan to Mr. Carr, the Building Inspector.

The following members of the Dover Planning Board were present to discuss and study these plans, especially with regard to street connections and entrances into undeveloped land in Dover:

Mr. John Devine--Dover Planning Board
Mr. Philip Latazzi--Dover's Town Engineer

The Dover Planning Board members thanked the Medfield Board for inviting them to review this plan and agreed to study it further and then send a follow-up letter.

NOON HILL ESTATES: A letter was received from the Agent for the Board of Health stating that, "We hereby approve the subdivision of land by Noon Hill Estates except any lots which are swampy or wet land. In cooperation with the Building Inspector, these lots will be approved or disapproved at the time of application for building permits".

SCHOOL NEEDS COMMITTEE: The Board discussed whether or not they should recommend action on the town's obtaining the lots abutting the entrance to the new school area.

Again Mr. Rogers pointed out that the owner had told him that this property was not for sale.

It was agreed to write a letter to the Board of Selectmen stating that the Planning Board flet it might be advisable to attempt to secure the first refusal to this land in case it does come on the market, provided that amicable arrangements could be made between the owner and the town.

APPEALS BOARD: The decision of the Appeals Board on the Fenton petition was read.

MASS. FED. OF PLANNING BOARDS: Mr. Rogers read the notice of the recent legislation passed regarding planning and planning boards.

FUTURE PLANNING: Mr. Cain presented two forms regarding conditions of Planning Board Approval which he though the Board should look over to see if they might wish to adopt them.

PLANS: Mr. Cain reported that he had signed two plans under "Subdivision Control Law Not Required" during the past two weeks.

APPEALS BOARD: Mr. Rogers read the notice of the public hearing on petition of Robet P. Strange who requests a variance for Lot #1 on frontage and a variance for Lot #2 on area regulations.

MASTER PLAN: Mr. Rogers suggested that we might contact other towns who have master plans to see what the results of their plans have been and if they have implemented them or not.

Mr. Hardy stated that his committee is doing this. Mr. Hardy also stated that this committee would be coming to the Planning Board for a discussion in the near future. He also stated that the committee plans to bring any/planners before the Planning Board, and all

MEETING ADJOURNED: 12:05 P.M.

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on May 23, 1962

PRESENT: Messrs. Cain, Hardy, Wills, Spencer and Rogers

NOTICE OF MEETING: Mr. Wills reported that the notice of this meeting had been duly posted.

The meeting was then opened at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

MASTER PLAN COMMITTEE: Mr. John Brandstreet, Miss Laura Smith, and Mr. Burgess Stanley of the Master Plan Committee appeared before the meeting to disucuss the progress they had made with their studies on this project.

Mr. Bradstreet reported that they had talked to all of the Town Departments except for the Board of Assessors and the Board of Health who they were meeting with this coming week. He reported that all were in agreement that Medfield does need a master plan.

Mr. Bradstreet stated that he and his committee would like to work along with the Planning Board in setting up a master plan. He suggested that his committee do the so-called legwork, but that the Planning Board would sign and negotiate the final contract.

Mr. Bradstreet pointed out that the prime needs at the moment are with the school department and the water board who are most anxious to get on with the Master Plan.

Mr. Rogers stated that the statute reads that the Planning Board is the power which would bring a master plan into being and function and that it was his opinion and this is something which the Planning Board would retain.

The Planning Board stated that they felt the following were the duties of the Master Plan Committee:

(a) First, determine the need for such a plan.
(b) Make a recommendation as to scope of what this study should be.
(c) Next, it is up to the town to vote as to whether or not they wish to proceed with this recommendation.
(d) Canvass the other towns to see if they have master plans, to see if they have used these plans, to see they have augmented them, and to see what results have been had from these plans.

Miss Smith reported that in her study with the various departments, they all felt it was desirable to have a master plan and their reasons seemed to be regarding specific department problems with requests for detailed information such as:

(a) School Needs Committee--Desired a more educated guess as to the future number of pupils they would have to supply rooms for.

(b) Police Dept.--Highway Supt.--Board of Selectmen----

(1) Traffic circulation especially in the center of the town.

(2) Route 109

(3) A study in regard to the graveling and resurfacing of old roads in the town plus a study of the anticipated equipment needs.

(c) Finance Committee--Would like a study to see if it would be really desirable to attract industry.

(d) Water Board--Would like a layout for sewer routes, etc.

(e) Park and Recreation Commission--Would like some land pinpointed for parks.

(f) Library Board--Faced with the problem of obtaining property for expansion.

Mrs. Smith stated that there seemed to be a universal desire to coordinate all of the departments and to make some capital outlay plans. Mrs. Smith also stated that she felt a master plan would be a means of educating the people with the needs of the town.

Mr. Hardy stated that it looked to him that if the Master Plan Committee followed the various department suggestions and requests, that they would come up with pretty much what the Planning Board outlined as their wishes at the last town meeting.

Mr. Hardy reported that Walpole has had the master plan in existence since 1957 and the only thing they have taken on is the zoning plan. Since that time, the plan has died from lack of funds.

Mr. Cain reported that Canton had adopted a Master Plan, including detailed information, about a year ago.

HEALD HOMES TRUST: Mr. Henry Heald appeared before the Board and presented security in the amount of $2,400 in the form of a savings account in the Needham Cooperative Bank, No. 57969, and in the name of Heald Homes Trust, Henry M. Heald, Jr., Trustee, 65 Blacksmith Drive, Needham 92, Mass. This security covered the construction of Marlyn Road from Station 4 plus 40 to Station 6 plus 40, a total distance of 200 feet. He reported that the rough grading was completed and that the water and drainage were installed.

Mr. Cain stated that in his opinion, the rate should be $15.00 a foot for the completion of a 50 foot street.

A motion was made to accept the above security together with the assignment of the account to the Town of Medfield and thereby releasing Lots numbered 9, 10, 15 and 16 on Marlyn Road.

Motion seconded. Vote carried with three in favor. Mr. Spencer abstaining and Mr. Cain opposed for the reason that he felt that this was insufficient surety for the proper protection of the Town of Medfield.

HILLCREST DEVELOPMENT CORP:

Note--Mr. Hardy divorced himself rom the Board for the following business since he was an interested party in the Hillcrest Development Corp.

Mr. LaVerghetta appeared before the Board and requested release of lots numbered LC60, LC61, LC45, and LC46 on Hearthstone Drive.

The Board noted that the water and drainage systems were now installed on Bow Street from Station 0 plus 20 to Station 5 plus 10, and Hearthstone Drive from Station 0 plus 0 to Station 5 plus 30, and the Board could release the following lots under the $10,000 surety now being held for the described stationing:

LC60, LC61, LC45 and LC46.

A motion was made to release the above named lots and to include in the release the lots previously released, namely;

LC49, LC50, LC48, and LC58--Bow Street

LC47 and LC59--Hearthstone Drive.

Motion seconded and vote carried unanimously.

HARDING ESTATES: A letter was received from the Dover Planning Board stating that they had examined the preliminary plans and that the/proposed stubs met with their approval.
location of

SUPT. OF STREETS: A letter was received from the Supt. of Streets informing the Board that the Dept. of Public Works had approved and was using a 6 inch side cement block for catch basins and manholes.

MINUTES OF MEETING: The minutes of the meeting held on May 9th were read and approved as read.

APPEALS BOARD: Notices of the following hearings were read:

(a) May 24th---Robert E. Strange, Harding St.
(b) June 7th---Janet Eastmen, 59 Brook St.

The Board agreed to have a representative at each hearing.

HARDING ESTATES: The Board studied the preliminary plan of this development in detail.

After discussion and study the Board agreed to approve this plan as to general layout only and that the following items should be incorporated in the dfinitive plan:

(a) All profiles of streets and easements showing drainage and finish grade should accompany the definitive plan.

(b) All drainage easements are to flow to natural water courses.

(c) Cross-sections of roadways to be shown.

Also to inform the developer that the Board of Health reserves the right to approve or disapprove any sanitary permits which are on swampy, wet, or rocky land.

CASTLE ESTATES: The Board discussed the adverse decision of the Supreme Court and it was agreed to meet with the Town Counsel on this matter after the Board receives the final decree from the court.

PARK COMMISSION: Mr. Wills reported on the progress of the swimming pond.

BUILDING CODE: Mr. Wills also reported that work had been started on the revision of the building code.

MEETING ADJOURNED AT 12:00 P.M.

Respectfully submitted,

ERNEST L. SPENCER,

Mr. Rogers asked if the Master Plan Committee would include the Planning Board when they interviewed various planners.

The committee agreed to do this.

MEETING PLACE: Mr. Cain suggested that the Board look into the possibility of changing our meeting place to the fire station.

Mr. Rogers suggested that the Selectmen be contacted first to get their feelings on the matter.

Mr. Cain and Mr. Wills were delegated to proceed with this matter.

BROWN: Mr. Robert Brown appeared before the Board and presented a bond of the Etna Insurance Company, No. S456649, in the amount of $7,500 and dated May 21, 1962. This bond covers the construction of Arnold Drive from Station 12 plus 20 to Station 16 plus 09.29 and to include that portion of about 30 feet on Lower Road to a line connecting the point of curvature on stone bound on Lower Road.

A motion was made to accept the above described surety and release the following lots for building purposes:

Lots 30, 31, 32, 33, 34, and 39.

Motion seconded and vote carried unanimously.

TAMWORTH CONSTRUCTION CO., INC. (Pine Needle Park)--Mr. Stivaletta appeared before the Board.

Mr. Rogers reported that he had spoken to Town Counsel in regard to the garden planting which Mr. Stivaletta proposed for the entrance to Pine Needle Park. Mr. Kennedy had stated that such a planting would have to be done behind the sidewalks and not within the public way.

Flint Locke Lane--Mr. Stivaletta request the release of Lot 47 on Flint Locke Lane. He stated that the purchaser of Lot 65 wanted Lot 47 instead and a sale was pending on this basis. This Lot 47 to be included under the surety presented at the May 9th meeting.

The Board felt that there was sufficient surety to cover the release of this lot and a motion was made to release Lot 47 on Flint Locke Lane.

Motion seconded and the vote carried unanimously.

Gun Hill Park--Mr. Stivaletta also requested a change in the street construction in his preliminary plan of Gun Hill Park. Since the request was for increased width, with grass plots, in order to make the subdivision have a more garden appearance, the Board agreed to the following:

(a) Roadway entrance from Millbrook Road--Our regular 50 foot roadway as shown on our subdivision control regulations for a distance of about 400 feet (up to the first street on the right).

(b) The remainder of this roadway extending all along the easterly side of the subdivision to be a 50 foot layout with a 28 foot traveled way, two 5 foot sidewalks, and two 6 foot grass plots with bituminous concrete curbing.

(c) The westerly and southerly roadway to be constructed as in (b) above.

(d) The connecting roadway between the easterly and westerly roadway to be constructed according to our typical 40 foot roadway cross-section plan.

The Board will also require that each of the above cross-sections be shown on the street layout plans which are submitted for the Board's final approval.

The Board then reviewed the entire preliminary plan and a motion was made that the Board approve the general lot layout as shown on the plan entitled "Millbrook Estates", dated May 29, 1962, by Norwood Engineering Co.

Motion seconded and vote carried unanimously.

HAYNES-KUNIHOLM CORP: Mr. Murphy from Juniper Lane appeared before the Board inquiring when the proposed stube is to be constructed. He stated that he owned the corner lot and wished to put in his driveway as soon as possible.

The Board agreed to write Haynes-Kuniholm pressing them to complete the street so that it will be ready for acceptance at the town meeting to be held in the fall.

MEDFIELD PLANNING BOARD

Minutes of Meeting held on June 13, 1962....

PRESENT: Mr. Cain, Mr. Hardy, and Mr. Rogers.

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

NOTICE OF MEETING: The notice of this meeting had been duly posted.

MINUTES OF MEETING: The minutes of the meeting held on May 23rd were read and approved as read.

APPEAL BOARD HEARINGS:

(a) Robert Strange, Harding St.--Mr. Wills sent a report via Mr. Rogers that at the hearing it was brought out that one lot was lacking in square footage and the other needed a width variance. Mr. Wills felt that a proper plan had not been presented and Mr. Rogers called Mr. Burr of the Appeals Board regarding this matter. Mr. Burr stated that they were requesting Mr. Strange to present a proper plan before they made a decision. The Planning Board agreed to concur in this manner and to write a letter to the Appeals Board stating that before the Planning Board could make a recommendation that a proper plan was required.

(b) Mrs. Eastman, Brook St.--This was a request to operate a home occupation in a residential area.

It was brought out at the hearing that only Mrs. Eastman and her father-in-law were going to operate the business, and that off-street parking was taken care of in their yard and driveway.

Mr. Rogers spoke to Mr. Burr by phone and Mr. Burr reported that the following items would have to be adhered to if this business was goint to be permitted to operate:

(a) No outside display of products.
(b) The driveway would be used for off-street parking.
(c) The hours to be from 11 A.M. to 4:00 P.M., Tues. through Saturday.
(d) If a sign is displayed, it will be of proper size and placed on the property.

The Planning Board agreed that they had no objections to the granting of this vaiance if the above regulations were stipulated in granting the variance.

The Secretary was requested to write a letter to the Board of Appeals in accordance with the above thoughts.

HEALD HOMES TRUST: Mr. Henry Heald appeared before the Board and presented information on the cost of constructing a 50 foot street. He stated that his roadway had cost $5.80 per linear foot on the part which he had completed to date and the sidewalk had cost $1.40 per linear foot, computing each side. This roadway was a 34 foot traveled way.

The Board requested Mr. Heald to bring in this information on invoices in order to assist them in setting the amount of surety that was necessary to cover cost of construction, since there was a discrepancy.

Mr. Heald also requested the Board to set the amount of surety they would require to cover the construction of Marlyn Road from Station 6 plus 40 to Station 9 plus 10, a distance of 270 feet.

A motion was made to set the amount at $3,240.00, or $12.00 per linear foot.

Motion seconded. Vote carried two to one, but since a majority vote of the Board was required--this action was postponed until the next meeting.

MEETING PLACE: A discussion was held on whether or not to change the Board's meeting place to the Fire Station. Mr. Cain reported that he had talked to Mr. Clark, the Fire Chief, who stated that the Fire Station was a town building and he would be happy to see any department use it that wished to do so.

Mr. Cain suggested that the Board inspect the Fire Station to see if it would serve the Board as permanent quarters. It was agreed to do this as soon as possible.

MASTER PLAN COMMITTEE: Mr. Hardy reported that this committee had met with the Department of Commerce and had talked to Mr. Pothier with special emphasis as to the specifications the Planning Board had in mind for the town's master plan.

Mr. Pothier stated that he though the Planning Board's specifications were ambitious for a town this size and that the aerial contours would definitely be out of question. Mr. Pothier was questioned as to who the contracting agency would be for the town and he stated that the Planning Board would definitely be the contracting agency to represent the town.

WATER BOARD: The Board questioned the Water Board about what rules and regulations they were using, and they stated that they had no rules and regulations except those that were in their standard form contract.

HILLCREST DEVELOPMENT CORP:

Note: Mr. Hardy divorced himself from the Board for the following business as he was an interested party.

A letter was received from MacCarthy Engineering Service, dated May 24, 1962, showing the proposed and existing invert grade of drain manhole on Hearthstone Drive and Bow Street.

APPEALS BOARD: A notice of hearing to be held on June 21st by the Appeals Board on petition of Mary F. Porcell was received. This requested a variance of four feet on area regulations.

HAYES-KUNIHOLM CORP: Mr. Hardy reported that the Supt. of Streets and he had inspected Juniper Lane and there were several items that they felt needed correcting before the street could be recommended for acceptance.

The Board agreed to inspect the area before the next meeting.

MEETING ADJOURNED.

Respectfully submitted,

Roger E. Hardy,
Acting Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on June 27, 1962.

PRESENT: Messrs. Rogers, Wills, Cain and Hardy

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: Mr. Wills reported that the notice of this meeting had been duly posted.

HEALD HOMES TRUST: Mr. Henry Heald appeared before the Board and presented a savings avvount in the amount of $3,240.00 to cover the construction of Marlyn Road from Station 6 plus 40 to Station 9 plus 10, a total distance of 270 feet.

A motion was made to accept Saving Share Account No. 57970, in the Needham Cooperative Bank, in the name of Heald Homes Trust, Henry M. Heald, Jr., Trustee, in the amount of $3,240.00, together with the assignment of this account to the Town of Medfield, and to release lots numbered 11, 12, 17 and 18 on Marlyn Road.

Note: Rough Grading, Drainage, and Water Installation have been approved by the Supt. of Streets and the Water Board respectively.

Motion seconded and vote carried with three in favor and one opposing.

Mr. Cain stated that he was in opposition for the reason that he felt that this was insufficient security for the proper protection of the Town of Medfield.

SUPT. OF STREETS: In order to see if the question of how much surety to set for the construction of a street could be settled since there was a discrepancy on the Board, it was agreed that Mr. Rogers would follow up our previous letters to the Supt. of Streets in which the Board had asked him to supply the Board with the amout it would cost the town to construct a 40 foot and a 50 foot roadway.

ZONING LAWS: A motion was made that the Board authorize Mrs. Rayner to enter into a contract with Mrs. Harold Greenlaw and to expend approximately $60.00 to $70.00 to bring the Zoning By-Laws up to date, and that they be completed no later than July 25, 1962.

Motion seconded and vote carried unanimously.

HAYNES-KUNIHOLM CORP: A letter was received from the Haynes-Kuniholm Corp. in which they requested the release of the bond the town is holding for the completion of Juniper Lane.

The Board reviewed the list of corrections which they had previously required in their letter of October 5, 1961:

It was noted that the following items still needed attention:

(a) Bounds have been buried.
(b) Stumps, etc. have been bulldozed into drain in easement.
(c) First telephone pole on right side is in the dead center of the sidewalk.
(d) Other telephone poles on opposite side of the street are in behind curb.
(e) No street sign.

Mr. Rogers suggested that the Board make a final inspection of the site before the next meeting. Secretary was requested to send a letter informing the Haynes-Kuniholm Corp. of the above described items.

MASTER PLAN COMMITTEE: Mr. Hardy reported that the Master Plan Committee is going to interview the following planners on the dates as listed below:

July 12.....Metcalf & Eddy (Mr. James Woglom)
July 17.....Edwards & Kelcey
July 19.....Shurcliff & Merrill
July 23.....Candeub & Flessig

The Board discussed the progress that has been made on the master plan program.

BUILDING CODE: Mr. Wills stated that he felt that the revision of the building code should include an explanation of the term semi-detached building since this term appears in our zoning laws.

PARKS: Mr. Wills reported that the swimming pond was in operation.

MEETING ADJOURNED:

Respectfully submitted,

ROGER E. HARDY
Acting Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on July 11, 1962

PRESENT: Messrs. Cain, Wills & Spencer

The meeting was called to order at 8:00 P.M. with Mr. Cain, Vice Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: Mr. Wills reported that the notice of this meeting had been duly posted.

MINUTES OF MEETING: The minutes of the meetingheld on June 13th were read and approved as read.

The minutes of the meeting held on June 27th were read and approved as read.

HAYNES_KUNIHOLM CORP: In regard to the completion of Juniper Lane and the Boston Edison pole locatined in the middle of the sidewalk, the Board agred that if they received a letter from the Boston Edison Co. stating that the first pole on the right hand side of the street entrance would be moved by them as soon as possible to its proper location, they would not hold up their recommendation for acceptance of the street.

NOON HILL ESTATES: Copy of a letter from the Haslam Realty Corp. to the Water Ward was received and read. In this letter, Haslam Realty requested the Water Board to state the size of the water main needed in the streets of this development.

The Water Board replied to this letter that the principal street in the devleopment should have a 10" main, this street being Indian Hill Road. The Water Board stated that they did not wish to discuss pipe size in the other streets before they saw the complete water layout plan.

Mr. Paul Plakias, Attorney, and members of the Noon Hill Corp. appeared before the Board and presented the definitive plan for Noon Hill Estates entitled: "Noon Hill Estates, Medfield, Mass., Section I, Scale 1" equals 300', dated July 11, 1962, by McIntyre and Johnson."

The Board reviewed the plan and agreed to inform the Town Clerk, the Board of Health, the Building Inspector, the Highway Dept., the Board of Selectmen and the Water Dept. of the receipt of this definitive plan and also deliver in hand copies of the plan to the various departments.

The Board agreed to hold a public hearing on August 8, 1962, at 8:15 at the Town House and advised the developer to advertise according to the statute.

BOARD OF APPEALS: Mr. Cain read the decision of the Board of Appeals on petition of Janet Eastmen, Brook St., in which the Board granted the variance for the operation of a home occupation.

TAMWORTH CONSTRUCTION CO.: (Pine Needle Park)--Mr. Spencer reported that the following poles in the Pine Needle Park Development were not in their proper locations:

Pole 1--Left side
Pole 7--Left side

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Special Meeting held on July 18, 1962

PRESENT: Messrs. Rogers, Wills, Hardy, Spencer & Cain

This special meeting was called after receiving the decree from the court on the subdivision plan of Castle Estates, Inc.

Mr. Kennedy, Town Counsel, was present and advised the Board that the court found that the Planning Board had over-extended their jurisdiction on the following conditions which they had placed on the plan:

(a) A suitable water distribution system be installed for domestic use and fire protection. This system to be connected to the public water supply system of the Town of Medfield.

Such installation to be installed to the satisfaction of the Medfield Water and Sewerage Commissioners.

(b) A drainage easement must be obtained for drainage purposes on land owned now or formerly by Hussey. Said drainage easement to be recorded at the Registry of Deeds, prior to the issuance of any building permits.

A motion was made that the Board sign the plan with the following condition. (This particular condition had been on the original plan and was not objected to by the court):

(a) No building permit shall be issued for any dwelling on any lot until the sanitary disposal system has been approved by the Medfield Board of Health.

Motion seconded and vote carried unanimously.

The Secretary was instructed to notify Town Clerk, Castle Estates, Inc., Building Inspector, Board of Health and the Board of Selectmen of the Board's action.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on July 25, 1962

PRESENT: Messrs. Wills, Hardy, and Rogers

Mr. Rogers, Chairman, called the meeting to order at 8:00 P.M. and the following business was conducted:

NOTICE OF MEETING: It was reported that the notice of this meeting had been duly posted.

VINCENT PALUMBO (Rezoning Main St.)---Mr. Bernard Martin and Mr. Joseph Santos, Attorneys representing Mr. Vincent Palumbo et ux, appeared before the Board and requested the Board to set a public hearing for aproposed zoning change on Main St. of property of Vincent Palumbo et ux, formerly property of Nindel.

The Board set the public hearing date for Wednesday, August 22, 1962, at 8:15 P.M. at the Amos Clark Kingsbury School Auditorium.

NORTH ST. PLAZA (Rezoning): A letter was received from the North St. Plaza Corp. requesting the Board to hold a public hearing as they were petitioning the Board of Selectmen for a zoning amendment on a strip of land owned by them which is now residential and abuts their business zoned property.

The Board set the public hearing date for Wednesday, August 22, 1962, at 9:30 P.M. in the Amos Clark Kingsbury School Auditorium.

MINUTES: The minutes of the meeting held on July 11th were read and approved as read.

NOON HILL ESTATES: Mr. Rogers read the copy of the letter from Metcalf & Eddy to the Water Dept. in which they gave their report relative to the maximum elevation at which satisfactory service pressure would be available for residential development on Noon Hill.

HAYNES-KUNIHOLM CORP: It was agreed to write a letter to Haynes-Kuniholm Corp. giving them the details they had previously requested regarding the proper procedure for preparing an acceptance plan.

It was also agreed that the Board would release the surety that was being held on Juniper Lane and recommend the Street for acceptance if Haynes-Kuniholm would have the Boston Edison Co. confirm an order by letter to move the first pole on the right side to its proper location; and also to give the Town of Medfield surety in the sum of $200.00 to cover the cost of the repair to the sidewalk after the pole has been moved.

REZONING: The Board checked the notices of the hearings on the two pending zoning changes.

Mr. Spencer questioned the board, "Under what jurisdiction is the Planning Board holding the hearing on the Palumbo rezoning?"

Mr. Rogers stated that he had checked the matter with Town Counsel, and all was in order.

Mr. Spencer stated that the town had never adopted Section 8 of the Zoning Enabling Acet which would affect the legality of the hearing.

Mr. Rogers agreed to check this matter out more completely.

APPEALS BOARD: Mr. Rogers read the deicision of the Appeals Board on the petition of W. K. Gilmore & Sons who requested a variance to extend the present lubritorium 18 feet to the rear at the building occupied by the Chevron Service. This variance was granted.

HILLCREST DEVELOPMENT CORP.

Note: Mr. Hardy divorced himself from the Board for the following business as he was an interested party.

A request was received from the American Surety Company regarding the progress of the street which is covered by their bond.

Mr. Rogers agreed to check the area covered and then make the report.

TAMWORTH CONSTRUCTION CO. (Pine Needle Park): Mr. Stivaletta appeared before the Board and requested an extension of releases on Lantern Lane and Flint Locke Lane under the surety being held by the Board.

Mr. Stivaletta was unable to present the necessary construction cards so the Board was unable to check the progress of the work on these streets.

A motion was made that the release of additional lots shall be made after an inspection by members of the Board, and the releases granted suject to approval after the inspection.

Motion seconded and vote carried unanimously.

Mr. Stivaletta also brought up the problem of not wanting to develop his stub into the Kenney development until Mr. Kenney developed his portion because of the difference in gradel

Mr. Stivaletta stated at this time that he would have the road completed by Sept. 30th. (This is the portion now under surety.)

Mr. Cain suggested that the Board write a letter to Mr. Kenney and request him to bring the stub into the Stivaletta development between lots 64 and 65.

The secretary was instructed to write said letter.

Flint Locke Lane--Regarding the disagreement between the paving sub-contractor and Mr. Stivaletta over the correction of the sidewalks, Mr. Stivaletta stated that he had sent the sub-contractor's attorney a letter notifying them that unless they correct the error, Mr. Stivaletta would have another paving contractor do the work and deduct the amount from the bill.

Green Street--Mr. Stivaletta also wanted permission to make a cut to Green Street and oil approximatley 400 feet of Green Street for a better approach to his development.

The Board suggested that he make this request of the Board of Selectmen.

BROWN: Mr. Harry Brown appeared before the Board seeking information on the possibility of extending his security to cover an additional section of street.

The Board agreed to inspect the area first.

The Board pointed out to Mr. Brown the alternative procedures he could pursue to get this extension granted and additional lots released under the present security.

SURETY EXTENSIONS: Following the meeting with Mr. Brown and the meeting with Mr. Stivaletta, several questions were raised regarding the advisability of granting these extensions. The Board agreed that they would henceforth follow a policy that there will be no extension of surety granted to cover future development until the road and sidewalks fronting on previously released lots have been completed and are ready for town acceptance.

It was also agreed to notify all developers in the town of this ruling.

Mr. Cain requested that this action be verified by the Town Counsel before the letters are mailed.

SUPT. OF STREETS: Mr. Rogers read a letter from the Supt. of Streets which was in answer to the Board's request for estimates of the costs for completing 40 foot and 50 foot streets.

Mr. McCarthy stated that on a 40 foot street he felt that $10.00 per linear foot was sufficient to cover the cost of completion after rough grading and service were in.

HILLCREST DEVELOPMENT CORP: Mr. Hardy presented letters from MacCarthy Engineering Service, Inc. which advised the Board that the bounds had been set on Bow Street and Hearthstone Drive at the specified stations.

NOON HILL ESTATES: The Board decided to write a letter to the developer of Noon Hill Estates, Mr. Haslam, suggesting that all parties concerned meet with the Water Dept. in regard to the problem of getting water above the elevation of 205.0 feet.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on August 22, 1962

PRESENT: Messrs. Hardy, Cain, Wills, Spencer and Rogers

This meeting was held at the Amos Clark Kingsbury School and was called to order at 8:00 P.M., with Mr. Rogers, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: It was reported that the notice of this meeting had been duly posted.

Note--The business of the regular meeting was postponed until later in the evening in order to conduct the following public hearings:

(a) Rezoning of property of Vincent Palumbo on Main St.
(b) Rezoning of property of North St. Plaza, Inc., North St.

MASTER PLAN: Mr. Robers of the Board of Selectmen attended the regular meeting and Mr. Rogers read the proposed article in regard to the Master Plan which is as follows:

"TO SEE WHAT SUMS OF MONEY THE TOWN WILL VOTE TO RAISE AND APPROPRIATE, BORROW AND/OR TRANSFER, FOR THE PURPOSE OF HAVING A MASTER PLAN OF THE TOWN OF MEDIFIELD PREPARED UNDER THE PROVISIONS OF G.L. CHAP. 41, SEC 81D, AS AMENDED, SUCH SUMS TO BE EXPENDED BY THE PLANNING BOARD AS PROVIDED IN G.L. CHAP. 40 SEC. 5 (28), OR DO OR ACT ANYTHING IN RELATION THERETO."

A motion was made that the Board give the article as read to the Board of Selectmen for insertion in the warrant for the Special Town Meeting to be held on Sept. 17th.

Motion seconded and vote carried unanimously.

EARTH REMOVAL BY-LAW: Mr. Rogers agreed to check with Town Counsel as to whether or not it was necessary to insert an article in the warrant to remove the old earth removal by-law.

MINUTES OF MEETING: The minutes of the meeting held on August 8th were read and approved after minor corrections.

CIMINO: Mr. Rogers reported that he had inspected the Cimino development and found the following:

(a) Curbing was all right.
(b) Sidewalks have not been completed, and around telephone poles the sidewalks have not been repaired.
(c) Streets--Penetrated coat needed blotting.

HAYNES-KUNIHOLM CORP: Mr. Rogers reported that he had inspected Juniper Lane also and found the following:

(a) Telephone pole was not moved.
(b) Drain had not been cleaned.
(c) When the water service was put in on the lower end of the street, the curbing was undermined and now needed repair.

KENNEY CONSTRUCTION CO.: Mr. Rogers reported that he had talked to Mr. Kenney regarding the connecting stube between he and Mr. Stivaletta's development. Mr. Kenney agreed to complete his portion as soon as possible.

HAYNES-KUNIHOLM CORP.: A motion was made that the secretary send a letter to this Corp. advising them that the ditch is cleaned but that someone has cut a swath through the turn-around and the condition of the street is not acceptable to the Planning Board.

Motion seconded and the vote carried unanimously.

LEAGUE OF WOMEN VOTERS: An invitation was received from the League of Women Voters to have the Board select a spokesman to present the Planning Board's report on the Master Plan at their "Warrant Meeting" to be held on Sept. 13th.

The Secretary was instructed to inform the League that they would attend the meeting and that Mr. Rogers, Chairman, would be the spokesman for the Planning Board.

CASTLE ESTATES: A letter was received from the Town Clerk stating that their had been no appeals on the subdivision plan of Castle Estates.

TAMWORTH CONSTRUCTION CO., INC.: (Pine Needle Park)--After the inspection reports on the street construction in Pine Needle Park, a motion was made that the surety that the Board is now holding be extended to cover the construction of Lantern Lane from Station 0 plus 0 through its entirety for a total distance of 1,175 feet and Flint Locke Lane from Station 0 plus 0 to Station 15 plus 0, a total distance of 1,500 feet. The additional lots to be released under this surety are:

Lantern Lane----Lots 19, 18, 35, and 34

Flint Locke Lane---Lots 57, 66, and 67

BROWN: Mr. Robert Brown appeared before the Board and after discussing the amount of construction remaining on Arnold Drive, the Board informed him that an additional amount of surety in the sum of $1,200.00 would be required to cover the cost of completing Arnold Drive from the intersection of Kingsbury Drive and completing a section of Lower Road up to the division line between lots 52 and 53. When this surety is received, the Board will release lots 51, 52, and 50.

BOARD OF APPEALS: A copy of the plan for the proposed Mobile Gas Station was received from the Board of Appeals.

Mr. Spencer, Mr. Cain, and Mr. Wills reported that they had attended the hearing regarding this matter.

Mr. Spencer stated that he felt that the drainage should be taken care of in the Gas Station's own system instead of running it into the street.

Mr. Wills stated that he felt the plan met with his approval.

Mr. Hardy stated that he would like to see it left as one large parcel.

Mr. Cain stated that he felt the area next to the Post Office should be set up with a width of 95 feet and a depth of 113 feet, for some other type of business besides a gas station. He felt the enlargement should be toward the Town Hall giving the gas station an area 103 feet by 83 feet.

Mr. Rogers stated that the business is there and the corner is adequate and if they want to take down the stores and use that for expansion he would not object, but that he did not want to see them expand northerly.

A motion was made that the Board write a letter to the Board of Appeals stating that any further expansion of the gasoline station at the corner of Main and North Streets should be in the southeasterly direction only, that is, along Main Street presently occupied by the A & P Store and the barbershop, and that there be no expansion along North Street beyond the present lease line.

Motion seconded.

Vote carried with three in favor and two opposed.

NOON HILL ESTATES: The Board discussed the problem of the water supply to Noon Hill Estates. It was agreed to contact Town Counsel for advice and then meet with the Water Board.

A letter was received regarding the right of way into Noon Hill Estates of John Gledhill, et ux., This letter was forwarded to the engineers, McIntyre & Johnson.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Special Meeting held on September 5, 1962

PRESENT: Messrs. Hardy, Cain, Spencer and Rogers

NOTICE OF MEETING: It was reported that the notice of this meeting had been duly posted.

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

NOON HILL ESTATES: Approved the plans of the Noon Hill Estates (Section I) subject to the following condition: "No building permit shall be issued for any dwelling on any lot until the sanitary disposal system has been approved by the Medfield Board of Health."

MASTER PLAN: Discussed with the Finance Committee, Article 14 for the Special Town Meeting on Sept. 17th. This was the article pertaining to appropriating funds for the Master Plan Study.

Based on proposal from Metcalf and Eddy, a State approved Master Planner, it would be necessary for the town to appropriate $7,000 as its share of the cost for the Master Plan Study, the scope of which, has been approved by the Mass. Dept. of Commerce.

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on September 12, 1962

PRESENT: Messrs. Cain, Hardy, Spencer, Wills and Rogers

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: Mr. Rogers reported that the notice of this meeting had been duly posted.

HAYNES-KUNIHOLM CORP: Mr. Kuniholm appeared before the Board and requested that the Board recommend Juniper for acceptance and to release the surety.

The Board concurred that this street had been constructed to their satisfaction with the exception of a light pole which is to be moved to its proper location, and that the constructions cards had not been turned in.

A motion was made that upon the receipt of the construction cards properly signed and upon the receipt of a check in the amount of $200.00 to be held as surety to cover the cost of moving said pole, the Board would release the surety being held on Juniper Lane.

Motion seconded and the vote carried unanimously.

Note--Mr. Cain was not present during this vote as he was attending the meeting with the Finance Committee.

Mr. Kuniholm presented a check in the amount of $200.00 at this meeting. The Board acknowledged receipt of it and the Secretary was instructed to release the surety upon receipt of the signed construction cards.

Mr. Cain was now in attendance at the meeting and brought up-to-date on the present discussion and action. He then stated that he had made an inspection of this street also and it had been completed to his satisfaction. He stated that he had talked to Mr. Dewar of the Boston Edison Company who assured him that the plans are all set for moving the pole. Mr. Cain felt that not additional surety was needed therefore he made a motion that the vote be taken up again.

This motion was not seconded.

Original motion and vote carried.

Mr. Cain reported that the acceptance plan for Juniper Lane had been delivered to the Board of Selectmen.

MINUTES: The minutes of the meeting held on August 22, 1962 were read and approved as read with minor corrections.

HEALD HOMES TRUST: Marlyn Road--Station 0 plus 0 to 4 plus 0.

Mr. Henry Heald appeared before the Board and requested release of the surety the Board is holding on the above section of road.

A motion was made that the Board inspect the site and if the street is completed to the Board's satisfaction, the surety will be released at the next meeting.

Mr. Spencer brought up the problem of water being drained onto private property when the town accepts the street unless an easement is obtained for such a purpose.

It was agreed that this was the same situation as in the Brown development where the Town Counsel had advised that an easement was not necessary.

Mr. Heald stated that the drainage was in to the end of his land so it should not present a problem anyway.

Mr. Heald was advised to obtain certification that the bounds had been set and a certification of the invert grades.

The above motion was seconded and the vote carried unanimously.

MINUTES: The minutes of the meeting held on September 5th were read and approved as read.

HILLCREST DEVELOPMENT CORP:

Note: Mr. Hardy divorced himself rom the Board for the following business as he was an interested party.

Mr. LaVerghetta appeared before the Board and reported that the drain on Nebo Street had been completed.

Mr. LaVerghetta also requested the release of the surety the town was holding covering the construction of Hearthstone Drive from Station 25 plus 0 to Nebo St. at Station 31 plus 25.

Mr. LaVerghetta presented the signed construction cards covering this section of street.

A motion was made that the Board would release the surety they are holding pending an inspection of the street and approval thereof.

MINUTES: The minutes of the meeting held on September 26th were read and approved as read.

HEALD HOMES TRUST (Marlyn Road--Station 0 plus 0 to Station 4 plus 0)

Mr. Henry Heald came before the Board and requested release of the surety the Board was holding on the above section of Marlyn Road. He reported that the street was completed.

A motion was made that the Board inspect the area and if the street is completed to the Board's satisfaction, the surety will be released at the next meeting.

Mr. Spencer brought up the problem of water being drained unto private property when the town accepts the street unless an easement is obtained for such a purpose.

It was agreed that this was the same situation as in the Brown Development where the Town Counsel had advised that an easement was necessary.

Mr. Heald stated that the drainage was in to the end of his land so it should not present a problem anyway.

Mr. Heald was advised to obtain certificates that the bounds had been set and the invert grades confirmed.

The above motion was seconded and the vote carried unanimously.

MINUTES: The minutes of the meeting held on September 5th were read and approved as read.

HILLCREST DEVELOPMENT CORP.: Mr. Hardy divorced himself from the Board for the following business due to the fact that he was an interested party.

Mr. LaVerghetta appeared before the Board and reported that the drain on Nebo Street had been completed.

Mr. LaVerghetta requested the release of the surety covering the construction of Hearthstone Drive from Station 25 plus 0 to Nebo St. at Station 31 plus 25, and he presented the signed construction cards covering this section of street.

A motion was made that the Board would release the surety they were holding pending an inspection of the street and approval thereof.

Mr. LaVerghetta also presented a revised profile of Rolling Lane entitled: "Plan and profile of Rolling Lane in Medfield, Mass.," drawn by MacCarthy Engineering Service.

Note: The following is the history of the action on this matter:

> "The original plan was revised with a lower grade between stations 1 plus 50 and Station 6 plus 0. Mr. LaVerghetta now requests that the grade be again revised to the original line."

A motion was made that the Board inspect this area and examine Rolling Lane between these stations.

Motion seconded and vote carried unanimously.

MASS. FED. OF PLANNING BOARDS: A notice was received of the Annual Fall Meeting of the Federation to be held on Oct. 13th at Chicopee.

BOARD OF APPEALS: The decision of the Board of Appeals on the variance request of Wendell Davis, Lot 8 Adams St., to have a trailer for a limited time was read. Note--Variance was granted.

WRENTHAM PLANNING BOARD: The Board received a letter requesting information in regard to our zoning. Mrs. Rayner was instructed to supply the information.

WHEATON COLLEGE: A notice was received from Wheaton College inviting the Board to participate in their seminar on local government.

FOREST T. WILLS: Mr. Everett Wills questioned the Board as to whether or not the certification of bounds and invert grades had been received on Forest Lane.

The Board informed him that they had not received them to date.

EARTH REMOVAL BY-LAW: Mr. Rogers reported that he had checked with Town Counsel to see if the Board had to take any more action to get the old Earth Removal Law off the records. Mr. Kennedy informed him that this had been taken care of at the time of the passing of the new law.

NOON HILL CORP.: The Board discussed the grade on Iroquois St. in this subdivision plan. No decision made at this time.

PALUMBO REZONING (Main St.): A discussion was held on the report on Article 17, Special Town Meeting Warrant, Sept. 17, 1962.

Mr. Rogers, Mr. Hardy, Mr. Cain and Mr. Wills stated that they were in favor of having this area rezoned for business. Mr. Spencer stated that he was opposed.

A motion was made to write one report giving the pros and cons for rezoning this area from residential to business.

Motion seconded and vote carried unanimously.

NORTH STREET PLAZA REZONING: The Board discussed the report they would write on Article 18 and a poll of the Board members feelings on this zoning change was taken.

Mr. Spencer moved that the article be dismissed for the following reaons:

(a) A public hearing was held and no presentation by the owner before the public or the Planning Board has been heard as to his reason for wanting the zoning change.

(b) Since we are probably going to have a master plan and since there is no urgency connected with the rezoning request, the town should wait for the master plan study.

Mr. Rogers felt that:

(a) The request was too much.
(b) That some additional parking area should be set up so as not to createa hardship.
(c) That there should not be parking the the backyards of abutters.

Mr. Hardy felt that this business should be confined to a smaller area.

Mr. Wills stated that he has always pushed for more off street parking for business and he believed that the Board should recommend it be rezoned including the old tennis court.

Mr. Cain felt that off street parking should be provided but he wished that it would be set up so that it would be uniform all the way up the street.

A motion was made that the Board would recommend dismissal of the article because they felt that the amount of land to be rezoned from residential to business was in excess to benefit the abutters and the town in general.

Mr. Spencer withdrew his former motion.

Motion seconded and vote carried unanimously.

It was agreed to write a letter to the petitioner, North St. Plaza, Inc., informing them of the Board's decision and to tell them that the Board would however recommend to the town that a lesser amount of land be rezoned from residential to business to help alleviate the traffic hazard on North St.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on September 26, 1962

PRESENT: Messrs. Hardy, Wills, Spencer and Rogers

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

NOTICE OF MEETING: It was reported that the notice of this meeting had been duly posted.

FOREST T. WILLS: It was reported that the following items had been completed in connection with Forest Lane:

(a) Construction cards had been presented and properly signed.
(b) Street sign had been installed.
(c) Certification of invert grades had been received.
(d) Mr. Wills had presented the acceptance plan.

The certification that the bounds had been set has not been received.

A motion was made that the paperwork be set up in order to release the surety being held by the town to cover the construction of Forest Lane and as soon as Mr. Wills is able to have his engineer certify that the bounds have been set, the Board will release the surety and recommend to the Board of Selectmen that Forest Lane be layed out as a public way. The Board noted that no bound had been set between lots 6 and 7 at the point of curvature.

Motion seconded and the vote carried unanimously.

HEALD HOMES TRUST: Mr. Henry Heald appeared before the Board to obtain release of his surety covering Marlyn Road from Station 0 plus 0 to Station 4 plus 40.

Mr. Rogers reported that Mr. Hardy, Mr. Wills, and he had inspected the area and they found that the construction met with their approval.

Note--It was noted at this time that the Board had not received the certification of the bounds, nor the acceptance plan.

A motion was made that the Board release the surety.

Motion seconded and the vote carried unanimously.

Following the above motion, the Board signed the letter releasing the surety, but held up the letter to the Board of Selectmen recommending the street for acceptance until Mr. Heald could present the acceptance plan and the certification that the bounds had been set.

Mr. Heald also presented the topographical map of his property which the Board had requested previously.

TAMWORTH CONSTRUCTION CO., INC. (Gun Hill Park)--Mr. Stivaletta appeared before the Board with his engineer, Mr. Eugene Smith, and presented the definitive plans of Millbrook Estates and entitled: "Plan of Subdivision of Land off Millbrook Road., dated September 24, 1962, Scale 1" equals 60 feet, by Norwood Engineering Co."

This subdivision contained 61 lots.

Mr. Rogers suggested that the Board accept this definitive plan and set a hearing date.

The Board discussed this and agreed that they could not set a date until Mr. Stivaletta presented a formal application. He was advised to present this at the special meeting to be held on October 3rd.

MINUTES: The minutes of the meeting held on September 5th were read and approved as read.

The minutes of the meeting held on Sept. 20th were read and approved as read and corrected.

TORA, INC.: (South St.)--Mr. Ray appeared before the Board and stated that 90% of Clark Road was completed and he would like to obtain building permits for Lots 7, 8, 9, and 17.

The Board noted the following:

(a) Bounds were set to Station 8 plus 0.
(b) Connection to the Haynes-Kuniholm property was completed.
(c) Construction cards signed from Station 0 plus 0 to Station 8 plus 0.
(d) No drainage required in this section.

This meant that only the certification of the bounds from the engineer was needed; therefore, a motion was made to inspect Clark Road and pending the Board's inspection, the Board would release the following lots: Lots 7, 8, 9, and 17. The Board would not require any additional surety as the road and sidewalks were complete on this portion of the street.

Motion seconded and the vote carried unanimously.

HAYNES-KUNIHOLM CORP.: Mr. Rogers reported that the builder in the Haynes-Kuniholm development, Mr. Sullivan, had changed the sidewalk.

A motion was made to inform the Corporation of the irregular sidewalk construction and advise them that it must be brought up to the town standards or it would be imppssible for the Board to recommend the acceptance of the street at the town meeting.

Motion seconded and the vote carried unanimously.

TAMWORTH CONSTRUCTION CO. (Gun Hill Park): Mr. Hardy agreed to deliver a set of plans to the Board of Health, the Water Board and the Highway Dept.

BOARD OF APPEALS: The decisions of the Board of Appeals on the following petitions were read:

(a) Fitts (Gasoline Station)----Variance denied
(b) Gilmore----------Variance granted

It was also reported that the Appeals Board had presented a copy of Mr. Strange's plot plan to the Board.

HILLCREST DEVELOPMENT CORP:

Note--Mr. Hardy divorced himself from the Board for the following action because he was an interested party.

Mr. Rogers reported that all members of the Board had inspected Hearthstone Drive and that the construction met with their approval.

A motion was then made to release the surety being held on Hearthstone Drive from Station 25 plus 0 to Station 31 plus 25, and upon the receipt of an acceptance plan, the Board will recommend to the Selectmen that this section of Hearthstone Drive be layed out and accepted as a public way.

Motion seconded and the vote carried unanimously.

At this time the acceptance plan was presented and the Board voted unanimously to send the letter to the Board of Selectmen as stated above.

NOON HILL ESTATES: Since no appeals had been made on the definitive plan of Noon Hill Estates entitled "Noon Hill Estates, Section I, Medfield, Mass., Developer, Haslam Realty Corp., 719 High Street, Westwood, Mass., McIntyre & Johnson, Walpole, Mass., and dated July 11, 1962";the Board voted to sign the plan with the following restrictions:noon:

(a) No building permit shall be issued for any dwelling on any lot until the sanitary disposal system has been approved by the Medfield Board of Health.

(b) No building permit shall be issued on Lots 142, 144, 146, 172; because they do not conform to the area requirements of the Zoning By-Law of the Town of Medfield.

The Board then signed the plan and made the restrictions a separate document.

NORTH ST. PLAZA: The Board sent the proper papers to the Town Clerk on the North St. Plaza zoning amendment as voted by the Town. These are to be forwarded to the Attorney General's office for hsi approval.

HILLCREST DEVELOPMENT CORP: The revised profile of Rolling Lane was presented by Mr. Rogers.

The Board reviewed it and a motion was made to accept the revised plan.

Motion seconded and vote carried unanimously.

Note: Mr. Hardy divorced himself from the Board for the above action.

FUTURE PLANNING: Mr. Hardy suggest that the time limit on the bonds be changed so that they will run from 1 year minimum to 18 months maximum.

Mr. Cain suggested that the regulations be amended to read that all drainage run to its natural water course.

MISCELLANEOUS: It was suggested and agreed to send copies of the town's rules and regulations governing the subdivision of land to the Norwood Engineering Corp. so as to enable them to prepare their plans in strict compliance with our regulations.

MEETING ADJOURNED AT 11:25 P.M.

Respectfully submitted,

ERNEST L. SPENCER
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on October 10, 1962

PRESENT: Messrs. Cain, Hardy, Wills and Rogers. Mr. Spencer arrived at 9:30.

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

NOTICE: Mr. Hardy reported that the notice of this meeting had been duly posted.

CONSERVATION COMMISSION: Four members of the Conservation Committee came before the Board to report the result of their studies. They stated that they felt that the protection of Medfield's waterways was of first importance at the present time. They stated that they were seeking information as to the method or methods they could use to obtain the land abutting these waterways and therefore insure the proper protection.

Mr. Cain suggested that they first contact the abutters and see if they would be willing to convey to the town some of their land or make an agreement with the town that when they no longer needed the land they would deed it to the town at that time.

Mr. Rogers pointed out that the land could be zoned for flood plain zoning, purchased or received as a gift.

Mr. Hardy pointed out that land cannot be obtained by eminent domain for conservation purposes.

The Commission members stated that they had a list of the abutters and would proceed by contacting them.

MILLBROOK ESTATES: Mr. Stivaletta came before the Board and presented his application dated October 3, 1962 and his definitive plan.

Mr. Stivaletta was questioned as to whether or not he owned the property. Mr. Stivaletta stated that he was not the owner at present.

The Board advised him to file a legal certificate showing that he had the authority to act for the owner.

The Board set a public hearing for November 14th at 8:30 P.M. and agreed to study the definitive plans. The Board requested Mr. Stivaletta to be present on October 24th with his engineer.

STIVALETTA (Pine St.): Mr. Rogers informed Mr. M. Stivaletta that he must complete the ways in his Pine Needle Park Development by December 14, 1962, at which time the bond terminates.

Mr. Stivaletta stated that if weather permitted these particular streets would be completed and ready for acceptance in two weeks.

Mr. Stivaletta was also questioned regarding the completion of the stub.

He stated that he did not plan to do anything until Mr. Kenney began his end.

The Board discussed this and agreed to continue the discussion later and inform Mr. Stivaletta of their decision by letter.

KENNEY: Mr. Rogers agreed to contact Mr. Kenney to see what his plans were for the completion of his end of the stub.

FOREST T. WILLS: Mr. Forest T. Wills came before the Board and presented his acceptance plan of Forest Lane and requested the release of his surety. The Board noted that the certification of the invert grades had been received from Mr. Wills's engineer.

A motion was made that the Board release the surety being held on Forest Lane since this street had been completed to the satisfaction of the Planning Board.

Motion seconded and vote carried unanimously.

A motion was made to write a letter to the Board of Selectmen recommending that this street be laid out and accepted as a public way.

Motion seconded and vote carried unanimously.

ROBERT BROWN: Mr. Hohn Howell and Mr. Donald Harding from Arnold Drive appeared before the Board requesting information as to the termination date of the bond on this street. They hoped that it would be completed before heavy frost.

The Board informed them that the surety on this section of Arnold Drive terminated on January 18, 1963.

Mr. Harding stated that he had lived on this street for a year and had paid his share to have the street completed.

The Board stated that they would write a letter to Mr. Brown and urge him to complete the street before cold weather.

PLANS: Mr. Fred Gross representing Charles McHugh Co. presented a plan not requiring subdivision control law. The land was located off Main Street and entitled "Plan of Land in Medfield, Mass., dated October 4, 1962, by C.C. Holman, Jr., Registered Land Surveyor, 59 Grafton St., Westwood, Mass.

The Board reviewed the plan and recommend approval and authorized Mr. Cain to sign it.

CAUSEWAY STREET (McNaught Construction): Mr. Ness, Mr. Craig, Mr. Donnelly, and Mr. Queeney came before the Board seeking information on the following:

1. (Snow plowing of their street
2. (Name of their street
3. (Public acceptance of this street

The Board informed them that this so-called street is a series of private driveways and the Planning Board had no jurisdiction over them.

The residents stated that a strip approximately 25 feet wide and 400 feet long had been paved and a water pipe had been laid in int.

The Board stated that in order for the street to be accepted as a public way, it must have proper drainage, curbing and sidewalks.

Mr. Cain suggested that it could be put in under the Betterment Act or place an article in the town warrant asking the town to accept the street as it is.

The Board as a whole advised them to seek legal counsel and then present their problem to the Board of Selectmen.

CIMINO: Mr. Rogers stated that the time limit was up on Mr. Cimino's surety and that he had contacted Town Counsel for legal advice on what action to take to complete the ways using the surety the town was holding.

Mr. Kennedy, Town Counsel, had advised that the Board start proceedings by sending a letter to Mr. Cimino by registered mail informing him of the Board's intentions.

A motion was made to write said letter.

Motion seconded and vote carried unanimously.

HAYNES-KUNIHOLM CORP.: The Board was notified by the Town Treasurer that he has been unable to locate the bond of Haynes-Kuniholm Corp. Upon checking with the Town Counsel as to the Board's course of action in a case like this, they were advised to write a letter releasing the bond and that would be sufficient.

A motion was made to write said letter.

Motion seconded and vote carried unanimously.

PLANS: The following plan was signed by the Board under "Subdivision Control Law Not Required": Preliminary Plan of Land in Medfield, Mass., drawn by Burgess (Larkin property on North Street).

BOARD OF APPEALS: A notice of public hearing by the Board of Appeals on Robert Kenney was read.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PLANNING BOARD
Minutes of Meeting held on October 24, 1962.

PRESENT: Messrs. Cain, Hardy, Wills, Spencer and Rogers

NOTICE: Mr. Hardy reported that the notice of this meeting had been duly posted.

MINUTES: The minutes of the meeting held on Sept. 26th were read and approved as read.

The minutes of the meeting held on October 10th were read and approved as read.

CIMINO: Mr. Charles Cimino, Jr. came before the Board in regard to a misunderstanding as to how the Board wished the turn-around constructed at the end of Cedar Lane.

The Board discussed the matter and a motion was made that as far as Cedar Lane is concerned, the Board's wishes on the turn-around adjacent to the Daniels property, are that the sidewalks on either side of Cedar Lane be extended to the Daniels property. Motion seconded and vote carried unanimously.

The Chairman read a letter from Mr. Cimino, Sr. in which he stated that the roadways and the curbing were completed in his development.

Mr. Cimino, Jr. stated that the sidewalks would be completed the following day.

Mr. Cimino was also informed that the Board had not received a certification of the setting of the bounds on Maplewood Road and Scott Road, and that they must present an acceptance plan before the Board could recommend this street for town acceptance.

HEALD HOMES TRUST: Mr. Henry Heal and Mr. Frank Cheney came before the Board and presented the acceptance plan of Marlyn Road from Station 0 plus 0 to Station 4 plus 40.

A motion was made to send a letter to the Board of Selectmen recommending that this portion of Marlyn Road be laid out as a public way. Motion seconded and vote carried unanimously.

Mr. Heald also presented his application, covenant and definitive plans for a proposed subdivision. This plan was entitled "Plan of Land, Medfield, Mass., by Cheney Engineering Co., Needham, Mass., and dated October 15, 1962, owned by Heald Homes Trust.

Mr. Heald was advised to notify the town clerk that he had filed these plans with the Planning Board.

The Board set a hearing date for Nov. 14th at 9:30 P. M. at the Town House.

Mr. Hardy agreed to deliver copies of this subdivision plan to the Water Board, the Board of Health and the Highway Dept.

KENNEY: Mrs. Rayner reported that Mr. Robert Kenney had advised her by phone that he would complete the stub into the Stivaletta Development at the time that they bonded that section of the subdivision. He stated that he has only used two of the six lots previously released to him and he would estimate that it would be spring before he would bond the rest of the subdivision. In any case, the section containing the stub would be bonded last.

STIVALETTA: In connection with the above information, the Board agreed to accept surety from Mr. Stivaletta covering his section of the connecting stub, and release the surety being held on his street.

Mr. Hardy recommended that the Board write a letter to the Water Board suggesting that they study the possibility of a connecting loop in this area.

APPEALS BOARD: Mr. Wills reported that he had attended the hearing on the petition of Howard Spender.

Mr. Rogers read the decision of the Appeals Board relative to this hearing. The decision having been rendered, no further action was taken by the Planning Board.

HILLCREST DEVELOPMENT CORP.: Mr. Hardy divorced himself from the Board for the following business as he was an interested party.

Mr. LaVerghetta came before the Board and requested the release of his bond and his certified check. He stated that Hillcrest Road was completed from Station 23 plus 0 to Station 27 plus 0. Mr. LaVerghetta also presented the construction cards pertaining to this section properly signed. He stated that the bounds were in and the acceptance plan made.

A motion was made, that pending an inspection of this section of Hillcrest Road, that the surety be released and that the road be recommended for acceptance by the town.

Motion seconded and vote carried unanimously.

Mr. LaVerghetta stated that Bow street was completed in its entirety and that Hearthstone Drive was completed to Station 2 plus 50. Hearthstone Drive from this point to Station 9 plus 0 was rough graded and the water and drainage completed.

Mr. LaVerghetta requested the Board to set the amount they would require to complete Hearthstone Drive from Station 2 plus 42.46 to Rolling Lane, a total distance of approximately 500 feet.

A motion was made that the Board would require surety in the amount of $5,000.00 to cover the remaining construction of above described street.

Motion seconded and vote carried unanimously.

The Board agreed that upon receipt of the surety in the amount of $5,000.00, they would release the following surety:

(a) $10,000 bond covering Hearthstone Drive from Station 0 plus 0 to Station 5 plus 30, also Bow Street from Station 0 plus 20 to Station 5 plus 10.

(b) Certified check in the amount of $2,000.00 covering Hearthstone Drive from Station 5 plus 30 to Station 7 plus 30.

A motion was made covering the above. Motion seconded and vote carried unanimously and all action pending an inspection of this area.

A motion was also made that the Board recommend to the Board of Selectmen that they lay out Bow Street from Station 0 plus 0 to Station 5 plus 18.16 and Hearthstone Drive from Station 0 plus 0 to Station 2 plus 42.46.

Motion seconded and vote carried unanimously and again all action pending an inspection of the area.

STIVALETTA: (Gun Hill Park)--The Board reviewed Mr. Stivaletta's plans and Mrs. Rayner was requested to send a letter to Mr. Stivaletta listing all of the corrections and changes the Board felt were necessary.

BROWN: Mr. Robert H. Brown came before the Board in reply to their request.

Mr. Brown stated that they were in the process of completing Arnold Drive to Station 14 plus 50 and should be finished within one week.

In regard to the drainage problem, Mr. Brown stated that they had trouble only twice and both times during torrential downpours. The reason for this was that they had had to partially block up the drain because a child had fallen in the ditch and they had to fill it up with logs and backfill over for the protection of the children in the area.

Mr. Brown was questioned as to what he would do during the spring months with this drainage problem. He stated that he would pull out some of the logs.

He was also questioned as to why he didn't do the entire drainage system right now.

Mr. Brown stated that it would be too expensive.

However, Mr. Brown agreed to check the drainage problem and see what could be done and report at the Nov. 14th meeting.

TORA, INC.: The Board reported that they had inspected Clark Road from Station 9 plus 35 to Station 12 plus 30 and found that it was completed to their satisfaction. A motion was made to release lots 7, 8, 9 and 17 without surety because of the completion of the street.

Motion seconded and vote carried unanimously.

MEETING ADJOURNED:

Respectfully submitted,

ERNEST L. SPENCER,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on December 5, 1962

PRESENT: Messrs. Cain, Hardy, Wills and Rogers.

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

HILLCREST DEVELOPMENT CORP.: Mrs. Rayner reported that she had turned the bond of Hillcrest over to the Town Treasurer. This covered Rolling Lane.

HAYNES-KUNIHOLM CORP.: (Juniper Lane) Mr. Hardy stated that Mr. Kuniholm had called and wanted to make all of the necessary corrections to Juniper Lane before the end of the year.

Mr. Paul Sullivan came before the Board to talk about these corrections. Mr. Sullivan was the builder at the present time on this street.

Mr. Hardy stated that the sidewalk had a dip in it and it was not acceptable to the town.

Mr. Sullivan stated that the sidewalk at Lot 10 was in front of house he had sold and he had no rights in thisproperty.

Mr. Rogers suggested that Mr. Sullivan measure the pitch from the garage floor to the street and then come into the next meeting for a decision of what should be done.

Mr. Sullivan agreed to do this.

STIVALETTA: (Pine Needle Park)---Mr. M. Stivaletta came before the Board and requested the release of approximately ten lots.

The Board discussed the matter and agreed that $11,200.00 would be needed to cover the following:

Tamarack Road from Station 4 plus 84 to Station 9 plus 64, a distance of 480 feet.

Cypress Street in its entirety for a distance of 354 feet.

Emerson Road from Station 2 plus 75 to Station 5 plus 62, a distance of 287 feet.

TOTAL DISTANCE BEING 1,121 feet.

A motion was made that if Mr. Stivaletta would present surety in the amount of $3,500.00, and the construction cards were in order, the Board would release lots 68, 69, 70, 71 and 72 on Cypress St.

Motion seconded and vote carried unanimously.

HILLCREST DEVELOPMENT CORP.: Mr. Hardy divorced himself from the Board for the following business as he was an interested party.

A motion was made that a letter be written to the Board of Selectmen recommending that they lay out the following streets for town acceptance:

Hearthstone Drive--Station 0 plus 0 to Station 2 plus 2.42.46

Hillcrest Road-----Station 23 plus 0 to Station 27 plus 0

Bow Street---------Station 0 plus 0 to Station 5 plus 10

Motion seconded and vote carried unanimously.

The Board received letters of certification from MacCarthy Engineering Service on Rolling Lane.

Mr. Cain and Mr. Spencer were requested to check these certifications.

NOON HILL CORP.: A copy of a letter from Supt. of Streets to Mr. Haslam was received. The letter stated that the Supt. of Streets had not been notified of work being done on the street.

The Board voted to send a letter to Mr. Haslam requesting that they notify the Highway Dept. before proceeding with any work so that proper inspections can be made.

CIMINO: Mr. Roberts of the Board of Selectmen was asked to attend this meeting to discuss the unsightly appearance of the hill on South Street that Mr. Cimino has removed gravel from. Mr. Roberts suggested that he be denied a permit until he takes care of this matter.

Mr. Rogers stated that several of the neighbors had complained to he and Mr. Wills about this condition.

CIMINO: Mr. Cimino sent a letter stating that the stone bounds had been set. It was agreed to make an inspection of this area. (Maplewood Road, etc.)

BROWN: A letter was received from the Aetna Insurance Company inquiring about the construction of Arnold Drive from Station 6 plus 48.14 to Station 12 plus 20.

Mr. Wills was delegated to check the amount of work to be completed and this section and the Board would reply to this inquiry at the next meeting.

HEALD HOMES TRUST: The Board received the certification of the drains. Mr. Spencer and Mr. Cain were delegated to check these.

APPEALS BOARD: Mr. Wills reported on some of the action that took place at the public hearing on Medfield Realty in regard to construction of apartments. The plans were for the construction of seven buildings with eleven apartments in each.

It was suggested that the Board hold an executive meeting with the Appeals Board, Town Counsel, and themselves to discuss this further. It was agreed to set up a special meeting for December 10th.

MEETING ADJOURNED:

Respectfully submitted,

Doris M Rayner

Doris M. Rayner,
(In absence of Mr. Spencer)

MEDFIELD PLANNING BOARD

Minutes of Special Meeting held on January 7, 1963

PRESENT: Messrs. Cain, Hardy, Spencer & Rogers

Mr. Rogers, Chairman, called this special meeting to make the final decision on the Stivaletta development off Millbrook Road before the time limit expired.

The meeting was called to order at 9:30 P.M. and the following business was conducted:

FINANCE COMMITTEE: Mr. Rogers reported that he had met with the Finance Committee on the proposed budget for 1963 and they had recommended that the Planning Board place a separate article in the warrant to cover the expenses of the Master Plan.

A motion was then made that the Board present an article to the Board of Selectmen for inclusion in the warrant for the Annual Town Meeting. Article to read as follows: "To see what sum of money the Town will vote to raise, appropriate, or transfer from available funds in the Town Treasury to the Planning Board for the purpose of providing necessary secretarial help and for the preparation and dissemination of information in connection with the preparation of the Master Plan."

Motion seconded.

Vote carried unanimously.

STIVALETTA: Mr. Stivaletta, Mr. Alfred Podolski--Attorney for Mr. Stivaletta--and Mr. Toomey--Engineer for Mr. Stivaletta--appeared before the Board.

Mr. Stivaletta presented the revised plans and Mr. Rogers questioned him as to whether or not he was presenting a complete set. Mr. Toomey state that they were a complete set of drawings.

The Board then reviewed them and checked the items which they had requested in their letter of January 3, 1963.

Mr. Podolski question Item (1) of No. 1 of 3 Sheets--"Show water connections on Millbrook Road." He felt that it was unreasonable for Mr. Stivaletta to go back 300 feet on a public way to pick up a second water connection at a cost of approximately $1,500.00.

Mr. Hardy stated that he felt that the complete water loop would be necessary in case of repairs, etc.

Mr. Rogers stated that he felt that the request was reasonable and that it had been the Board's thoughts that the two hydrants should be connected and that the development should have two sources of water supply.

TheBoard pointed out that Item (2) "Catch basins" had not been taken care of as no catch basins have been shown on any of the profiles.

The engineer agreed to take care of this matter.

Item (1-A) of No. 1 of 1 Sheets--"Extend drainage to end of Lot 29".

Mr. Podolski asked if the Board wished to have the developer construct the stub between Lots 38, 29, and 30.

Mr. Rogers placed the following question before the Board:

> "We have four stubs--is there any one or all that you feel need to be constructed?"

Mr. Cain stated, "I do not wish to vote because I am not in accord with the entire plan."

A motion was made that of the stubs shown on the Plan, the one on Gun Hill Road is the only one to be constructed unless for any reason another development goes on in the proximity of any of the other stubs, it is understood that they will be constructed.

Motion seconded.

Vote carried with three in favor and Mr. Cain abstaining.

Item (1)--No. 2 of 2 sheets. Mr. Stivaletta agreed to show the catch basins at the intersection of Lots 42, 27, and 23 at the low point.

Item (3) No. 2 of 2 sheets. The Board instructed Mr. Toomey to re-align the 24" CC drain straight through center of easement.

In view of the limited time within which the Planning Board could take action on the plan, and due to the fact that one member of the Planning Board was not present at this meeting, Mr. Podolski requested in writing a further extension of time until January 16, 1963. He stated that he and the engineer would present the revised drawings again on Wednesday evening at the regular Planning Board meeting.

A motion was made that the Board honor the request made by the subdivider through his attorney to further extend the time within which the Board may take action to January 16, 1963, but that the developer will be at the meeting on January 9th with the drawings.

Motion seconded.

Vote carried with three in favor and Mr. Spencer abstaining.

The clerk was requested to notify the Town Clerk of this vote.

APPEALS BOARD: The decision of the Board of Appeals on the petition of Mr. John Basile for permission to build an apartment or apartments on his property located off Main St. was read.

MEETING ADJOURNED:

Respectfully submitted,

Ernest L. Spencer

ERNEST L. SPENCER,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on January 9, 1963

PRESENT: Messrs. Cain, Hardy, Wills, Spencer and Rogers

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meeting held on December 26th were read and approved as read.

STIVALETTA (Millbrook Road Development): Mr. Podolski and Mr. Toomey, attorney and engineer respectively, appeared before the Board representing Mr. Stivaletta on the Gun Hill Park development.

Mr. Toomey presented the revised drawings as requested at the special meeting on January 7th.

The Board checked the plans in general and Mr. Rogers stated that the Board would study them in detail later.

Mr. Cain presented a letter to the Board which he read and turned over to the Clerk to be made a part of the records.

"January 4, 1963

Mr. William F. Rogers, Chairman
Medfield Planning Board
Medfield, Massachusetts

Dear Sir:

It is my opinion, for good planning and for the best interest of the Town of Medfield, that the subdivision known as Gun Hill Park should not be approved for the following reasons:

(1) Improper design of street locations in the vicinity of Lots 28 and 42. At this time, good planning should be exercised for the protection, safety, convenience and welfare of the town. Access to the subdivision should be provided with proper alignment for safety, thereby reducing the danger in the operation of motor vehicles.

(2) No decision rendered of natural water course which flows through Lot 36 or 37 and continues on under Mill Brook Road.

Yours truly,
Charles C. Cain"

Mr. Spencer also stated that in his opinion the Board should not approve the plan as presented for the following reasons:

"One of the main functions of a planning board is to anticipate the future." Mr. Spencer read the purposes of sub-division control under Section 81-M, of the "Municipal Planning and Subdivision Control Legislation, including 1962 amendments":

"The powers of a planning board and of a board of appeal under the subdivision contol law shall be exercised with due regard for the provision of adequate access to all of the lots in a subdivision by ways that will be safe and convenient for travel; for lessening congestion in such ways and in the adjacent public ways; for reducing danger to life and limb in the operation of motor vehicles; for securing safety in the case of fire, flood, panic and other emergencies; for securing adequate provision for water, sewerage, drainage and other requirements where necessary in a subdivision; and for co-ordinating the ways in a subdivision with each other and with the public ways in the city or town in which it is located and with the ways in neighboring subdivisions."

In accordance with this direction of Section 81-M, Mr. Spencer stated that "upon completion of Gun Hill Park, it will be necessary to provide for some increased access to the area. This can be done through the present Millbrook Road or by projecting another access through the 40 foot strip now owned by the Highland Sand and Gravel Company running between Lots 4 and 5, or by both. It is my contention that both access roads should be provided for and a stube should be left between Lots 4 and 5. The Selectmen of the Town should be requested to obtain this strip of land by eminent domain". Mr. spencer stated that he had driven through the subdivision and he was convinced that most of the area surrounding Gun Hill Park could be developed and that none of the streets should end up as dead end streets. Mr. Spencer also stated that he concurred with Mr. Cain on the drainage and that he was inclined to believe that "we are opening the town to suit by signing this plan".

Mr. Hardy made a reply in the affirmative for signing the plan as follows: "A lot of these changes in street alignment were requested to be made after the Conservation Commission's requests, and to eliminate a bad corner at 24A and 25A. I think that primarily the bulk of the alignment work should be done on the preliminary plan. Some objection has been made that you do not have a straight alignment. I feel that you are increasing speeding. In my opinion, if streets come in at right angles, people will come to a stop and make it safer. In regard to the other access to the property, a man can't simply use other people's property without payment to the other people.

Mr. Hardy continued by saying, "I spoke to one of the abutters of this 40' strip and he expressed an opinion that he would be vilently opposed to opening up this strip." Mr. Hardy also stated that: "You cannot restrict a man from developing, and that no owner can promise rights over another's property". Mr. Hardy further stated that stubs have been left for future development.

Mr. Rogers pointed out that if the town were to build this right of way it would cost $20.00 per foot for a distance of 600 feet and he felt that this was an unnecessary expense to the town.

Mr. Rogers also stated that in regard to the street alignment some members of the Board felt that they had done too "slick a job" in the past as some of the home owners in some of the developments had complained that the roads were too good and encouraged speeding.

A motion was made that this plan be accepted as presented and as corrected as of this date.

Motion seconded.

Before the vote was taken, Mr. Podolski was asked if he had changed his opinion on the water situation on Millbrook Road.

Mr. Podolski stated that he had not changed his mind.

Vote carried with three in favor and Mr. Cain and Mr. Spencer opposing.

Mr. Wills was excused from the meeting at this time.

A motion was made that the clerk notify the Town Clerk of the above action immediately.

Motion seconded.

Vote carried unanimously.

MINUTES: The minutes of the meeting held on January 7th were read. Mr. Cain requested that his statement regarding his reason for not voting be corrected to read: "I do not wish to vote because I am not in accord with the entire plan."

Minutes approved as read and corrected.

CIMINO: Mr. Charles A. Cimino, Jr. appeared before the board and presented surety in the amount of $1,200.00 in the form of a Savings account. Mr. Cimino did not have the assignment of this account but agreed to take care of it. In order not to hold up Mr. Cimino any longer, the Board agreed on the following:

A motion was made to authorized the clerk to accept this assignment and bank book from Mr. Cimino in the amount of $12,00.00 any time between now and the next meeting.

Motion seconded.

Vote carried unanimously.

It was also moved that the clerk be authorized to prepare the necessary papers for release of present surety so that all can be ready at the next meeting.

Motion seconded.
Vote carried unanimously.

It was further agreed to prepare a letter to the Board of Selectmen recommending that Cedar Lane, Maplewood Road and Scott Road be accepted as public ways and to inform the Board of Selectmen that the Town is holding a sum of $1,200.00 as surety for the completion of the following items:

4 Hydrants to be raised

Complete sidewalk on Cedar Lane and all sidewalks must be brought to grade on Maplewood and Scott Roads. Those on Cedar Lane have been approved previously by the Planning Board.

HEALD HOMES TRUST: Mr. Henry Heald appeared before the Board and asked if he could pick up his plans. Mr. Rogers informed him that only 19 days had elapsed since the Town Clerk had been notified.

Mr. Heald also requested that the Board set the amount of surety they would require to complete Marlyn Road from Station 9 plus 10 to Station 10 plus 25. The Board figured the amount on the basis that only the rough grading was completed, therefore setting the price at $21.00 per linear foot, or a total of $2,400.00. Upon receipt of this amount of surety the Board agreed they would release lots 19 and 28.

GRAVEL REMOVAL--The Board of Selectmen sent a request for a member of the Board to meet with them and Mr. DiCarlo to inspect Mr. DiCarlo's property previous to giving him a gravel removal permit. Mr. DiCarlo's property is located in the vicinity of Elm and Cross Streets. Mr. Hardy was delegated to represent the board and to present a copy of the new gravel removal regulations to them.

STIVALETTA (Millbrook Road Development): The Board studied the definitive plans in detail and agreed that the following items must still be corrected:

1. Show water main up Millbrook Road towards Route 109 and connect to the existing water main.

2. On Saw Mill Lane, catch basin has been called for at Lot 30 but not indicated.

A motion was made that the Board write a letter to Mr. Stivaletta to read as follows: "At our special meeting held on January 7th, we indicated to you that we were going to require you to supply your development from both existing town water ways on Millbrook Road. Our approval this evening is based on the assumption that these corrections are made and if they are not complied with the Board will have to take other action".

Motion seconded.

Vote carried with three in favor and Mr. Cain abstaining.

MEETING ADJOURNED:

Respectfully submitted,

Ernest L. Spencer

ERNEST L. SPENCER,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on January 16, 1963

PRESENT: Messrs. Cain, Wills, Spencer and Rogers

The meeting was called to order with Mr. Rogers, Chairman, presiding and the following business was conducted:

STIVALETTA (Gun Hill Park): Mr. Podolski and Mr. Toomey, attorney and engineer respectively, appeared before the Board and presented a letter confirming Mr. Podolski's phone conversation with Mr. Rogers at which time he agreed that the second water connection on Millbrook Road would be shown on the definitive plan and installed as part of the subdivision.

The clerk reported that the Town Clerk had been notified on January 10th of the approval of the Gun Hill Park subdivision plans. From this date there will be a twenty-day waiting period for any appeals that may be presented.

HEALD HOMES TRUST: The Board received the notice from the Town Clerk that no appeal had been received by him on the Heald plans. The Board then signed the plans and presented them to Mr. Henry Heald.

CIMINO: Mr. Charles Cimino, Jr. appeared before the Board.

The clerk reported that she had received proper surety in the amount of $1,200.00 following the last meeting and this had been turned over to the Town Treasurer. Upon receipt of this surety, the Town Treasurer had turned over to Mrs. Rayner the following surety: (a) Savings Share Account #1413 of the Newton-South Cooperative Bank in the name of Charles A. Cimino, representing a sum of TEN THOUSAND TWO HUNDRED EIGHTEEN AND 39/100 DOLLARS ($10,218.39) also the assignment of this account, (b) Savings Account #N11134 of the Newton Savings Bank in the name of Charles A. Cimino, representing a sum of FIVE THOUSAND ONE HUNDRED DOLLARS ($5,100.00); also the assignment of this account.

The two bank books together with their assignments were then turned over to Mr. Cimino on this date, January 16, 1963.

The Board signed the letter to the Board of Selectmen recommending that Cedar Lane, Scott Road, and Maplewood Road be layed out and accepted as public ways. In the letter the Planning Board informed the Selectmen that the Town was holding surety in the amount of $1,200.00 to cover the cost to complete the streets and to correct errors as follows: (a) Raise four hydrants (b) Complete sidewalk on Cedar Lnae (c) Bring sidewalks to grade on Maplewood and Scott Roads.

Mr. Cimino presented the acceptance plan which the Board agreed to turn over to the Selectmen.

ANNUAL REPORT: Mr. Spencer presented his rough draft of the annual report for the Board's approval. After minor revisions, a motion was made to present the report to the Board of Selectmen.

Motion seconded.

Vote carried unanimously.

MINUTES: The minutes of the meeting held on January 9th were read and approved as read.

MEETING ADJOURNED:

Respectfully submitted,

Ernest L. Spencer

ERNEST L. SPENCER,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on January 23, 1963

PRESENT: Mr. Hardy, Mr. Wills, Mr. Cain and Mr. Rogers

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

MASTER PLAN: The regular business was tabled for the present to conduct the Master Plan Committee Meeting.

MINUTES: The minutes of the meeting held on January 16, 1963 were read and approved as read.

HEALD HOMES TRUST: Mr. Cain presented the "black-lined reproducable linens" of the subdivision of Heald Homes Trust. These linens to be placed on file.

CIMINO: Mr. Rogers reported that he had notifed the clerk to send letter to Mr. Cimino's banks notifying them that Mr. Cimino's surety had been released by the Planning Board and had been turned over to Mr. Charles A. Cimino, Jr.

HAYNES-KUNIHOLM CORP: Mr. Rogers suggested that an inspection be made of Juniper Lane to see if the sidewalks had been corrected. It was agreed to check with Town Cousel to see who is responsible for this work as a question was raised as to whether it was the contractor, Mr. Paul Sullivan or the Haynes-Kuniholm Corp.

PLANS: Mr. Cain presented two plans which he had signed under the "Subdivision Control Law Not Required". Both plans were property now or formerly of Pliny Jewell.

HEALD HOMES TURST: Mr. Cain reported that he and Mr. Hardy had inspected Marlyn Road when a question had arisen as to the point of completion. The acceptance plan was layed out to Station 5 plus 38.7 and the Planning Board had recommended acceptance of the street ot Station 4 plus 40.

Mr. Cain reported that the street was not completed to Station 5 plus 38.7 and that he had informed Mr. Cheney, the engineer. Mr. Cheney has agreed to correct the acceptance plan.

EARTH REMOVAL: Mr. Hardy reported that he had met with the Selectmen and Mr. DiCarlo in regard to the removal of gravel on Mr. DiCarlo's property. It was agreed that he would conduct his gravel removal operations in accordance with the new regulations.

MEETING ADJOURNED:

Respectfully submitted,
Ernest L. Spencer
ERNEST L. SPENCER,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on January 30, 1963

PRESENT: Messrs. Cain, Hardy, Wills and Rogers

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meeting held on January 23, 1963, were read and approved as read.

HEALD HOMES TRUST: Mr. Cain reported that the acceptance plan of Marlyn Road had been corrected by Mr. Cheney but that he did not know the location of the plan at the present time.

BOARD OF SELECTMEN: A notice of a public hearing to be held on February 5th was received from the Board of Selectmen. This pertained to the laying out of the following streets as public ways: Marlyn Road, Bow St., Hearthstone Drive, Hillcrest Road, Juniper Lane, Alder Road, Scott Road, Maplewood Road, Cedar Lane and Forest Lane.

Mr. Hardy and Mr. Wills stated that they would try to attend the hearing.

BOARD OF APPEALS: A notice of a public hearing was also received from the Board of Appeals. The hearing to be held on Feb. 7, 1963, and was in regard to a petition of Paul D. Sullivan for a variance to construct two two-family houses on land located off Main St.

Representatives of the Board planned to attend this hearing also.

STIVALETTA: (Gun Hill Park)--Mr. Podolski and Mr. Toomey appeared before the Board to obtain the signed plans.

Mr. Podolski reported that the second water connection requested by the Board was on the plan, also the elevation of the pond was shown.

Mr. Wills called Mr. Keirstead, Town Clerk, to see if any appeals had been received during the twenty-day waiting period.

Mr. Keirstead stated that there had been none and the Board in accordance agreed to sign the plan but under the date of January 31st.

Mr. Cain stated that he wished recorded that he did not sign the plans because he did not approve of the definitive plan as presented.

STIVALETTA (Pine Needle Park): Mr. Cain reported that he and Mrs. Rayner had been summoned into court on January 28th and 29th on the case of Southeastern Stone Co. vs Michele J. Stivaletta.

PLANS: Mr. Cain presented a plan to be signed under"subdivision control law not required". The land was located in Dover with a very small portion in Medfield and entitled "Rocky Hill Estates--Subdivision of Land In Dover, Mass., dated Dec. 26, 1962, by MacCarthy Engineering Corp."

Mr. Cain stated that he had not signed the plan because of complications which might arise in the futre, also the lot did not front on a public way.

Mr. Rogers contacted Mr. Kennedy, Town Counsel, by phone on the matter and Mr. Kennedy requested to see the plan.

Mr. Cain was delegated to take the plan to him immediately. After Mr. Kennedy had reviewed the plan, Mr. Cain returned to the meeting and reported that Mr. Kennedy advised that the parcel of land is not a subdivision of land in the Town of Medfield and that Mr. Cain could sign the plan under "Subdivision Control Law Not Required".

BROWN: Mr. Robert Brown appeared before the Board. He requested the Board to set the amount they would require to cover the completion of Arnold Drive from Station 6 plus 48 to Station 14 plus 50; also Lower Road from Station 7 plus 50 to Station 12 plus 0. He stated that he would present two new bonds and request release of those the Board is now holding.

The Board reviewed the situation in this area and agreed that the following items remained to be taken care of and the price set for each.

ARNOLD DRIVE--Station 6 plus 48 to Station 14 plus 50

8	Stone Bounds at $25.00.....	$200.00
182	Feet of Street Construction @ $10.00	1,820.00
1600	Feet Sidewalk Construction (Lin.ft.)	1,480.00
		$3,500.00

LOWER ROAD--Station 7 plus 50 to 12 plus 0

450	Feet Street Construction at $10.00 per linear foot	4,500.00

Mr. Cain stated that he was interested in seeing that the drain is included in the amount of work to be completed. He felt that the surety should cover the drainage in its entirety for proper protection for the town.

Mr. Brown was questioned about the alignment of the curve at the intersection of Kingsbury Drive and Arnold Drive.

Mr. Brown stated this had been corredted to the satisfaction of the Supt. of Streets and in accordance with his instructions.

The Board agreed to inspect the area as soon as possible.

The following motions were made:

(1) That upon the receipt of a bond in the amount of $3,500.00 to cover the completion of Arnold Drive from Station 6 plus 38.14 to Station 16.02.24, the bond to cover lots 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37, 38, and 39 and to expire June 31, 1963; and

(2) That upon the receipt of a bond in the amount of $4,500.00 to cover the construction of Lower Road from Station 7 plus 50 to Station 12 plus 0 and to cover lots 49, 50, 51, 52, 53, and to expire in January 1965; and

(3) all pending an inspection by the Board; the Board will release lots 49, 50, 51, 52, and 53; and will also release the following surety:

(a) Bond of the Etna Insurance Company, No. S-455445, dated January 18, 1961, in the amount of $5,700.00; and

(b) Bond of the Etna Insurance Company, No. S456649, dated May 21, 1962, in the amount of $7,500.00.

Motion seconded.

Vote carried three in favor and Mr. Cain opposing and his reason being that he believed the drainage should be included in the bond for Lower Road for the proper potection for the Town of Medfield.

HAYNES-KUNIHOLM CORP: Mr. Kennedy had been contacted by the Board in regard to who was responsible for the repairs to Juniper Lane now that the surety had been released.

Mr. Kennedy advised the following action could be taken:

(1) The Board can recommend to the Town not to accept the street; or

(2) The repairs could be made under theBetterment Act and the owners assessed; or

(3) The Board can let the repiars go and have the town fix them afterwards at their expense.

Because of the samll amount of money involved, it was the general opinion of the Board that they would not change their recommendation to have the street accepted as a public way.

MEETING ADJOURNED:

Respectfully submitted,

Roger E Hardy

ROGER E. HARDY,
Acting Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on February 6, 1963

PRESENT: Messrs. Hardy, Cain, Spencer, Wills, and Rogers

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

BROWN SUBDIVISION: Mr. Robert Brown appeared before the Board to check on whether or not the Board had made the inspection of his streets.

Mr. Rogers reported that he and Mr. Wills had made the inspection and that he recommended that the Board complete the actions as voted at the previous meeting. Mr. Rogers stated that the street construction completed to date met with his and Mr. Wills's approval.

A motion was made the the Board send a letter to Mr. Brown stating that the Board would require the following surety to cover the completion of Arnold Drive and a section of Lower Road:

ARNOLD DRIVE -- Surety in the amount of $3,500.00 to cover the completion of Arnold Drive from Station 6 plus 38.14 to Station 16.0224. This surety to expire June 31, 1963, and to cover lots 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37, 38 and 39.

LOWER ROAD -- Surety in the amount of $4,500.00 to cover the completion of Lower Road from Station 7 plus 50 to Station 12 plus 0. This bond to expire in January 1965, and to cover lots 49, 50, 51, 52, and 53.

Upon the receipt of the above surety, the Board will release lots 49, 50, 51, 52, and 53 for building purposes and will also release the following surety:

(1) Bond of the Etna Insurance Company, No. S-455445, dated January 18, 1961, in the amount of $5,700.00; and

(2) Bond of the Etna Insurance Company, No. S456649, dated May 21, 1962, in the amount of $7,500.00

Motion seconded and vote carried with three in favor, Mr. Cain abstaining, and Mr. Spencer opposing. Mr. Cain and Mr. Spencer stated that they wished to have the drainage included in the surety.

Mr. Brown was questioned as to when he intended to pick up the drainage.

He stated that he would pick it up as soon as he goes by it.

CHARLES A. CIMINO SUBDIVISION: Mr. Spencer questioned the Board in regard to Mr. Cimino's development off Pine St, "What right does he have to go back and work on town streets?"

The matter was discussed and Mr. Rogers agreed to check on this with Town Counsel and report at the next meeting.

MINUTES: The minutes of the meeting held on Janury 30th were read.

Mr. Spencer stated that he wished the following statement placed in the records: "If I had been at the meeting on January 30th, I would not have signed the plan either for the reasons as quoted before". (The Plan referred to was Stivaletta- Millbrook Road).

The minutes were approved as read following the above comment.

RULES AND REGULATIONS: Mr. Cain suggested that the Board begin work on the revisions of the Rules and Regulations.

Mr. Spencer stated that he had begun on them but his copy was at home.

The Board discussed several changes and agreed to work on this further.

MEETING ADJOURNED AT 9:30 P.M.

Respectfully submitted,

Ernest L. Spencer

ERNEST L. SPENCER,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Regular Meeting held on February 13, 1963

PRESENT: Messrs. Cain, Hardy, Wills and Rogers

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

MINUTES: The minutes of the meeting held on February 6th were read and approved as read.

PAUL D. SULLIVAN: Mr. Paul Sullivan appeared before the Board in regard to the legality of lots as layed out on a plan of land located off Main St. This plan was signed by Mr. Cain under "Subdivision Control Law Not Required" on Sept. 22, 1960. On September 29th the new law went into effect regarding the width requirements and stating that "Any deed or plan recorded in the Registry of Deeds prior to September 29, 1960 (Date of publication of the notice of hearing on this zoning change) shall be exempt from these width requirements----- -".

Mr. Sullivan's plan was recorded in the registry on September 30, 1960; therefore not exempt.

At the Board of Appeal's hearing on this particular property, a question was raised as to Mr. Cain's legal right to sign the plan for the Board.

Mr. Cain presented at this time a photostatic copy of the authorization voted to him by the Planning Board on October 19, 1953, and on file in the Registry of Deeds in "Lib. 3212 Fol. 495.

The Board agreed to check the records further for Mr. Sullivan and give him the data regarding this zoning change.

MASS. FEDERATION OF PLANNING BOARDS: Mr. Rogers read the communication from the Mass. Dept. of Commerce in which they presented the legislation for 1963 regarding Planning Boards.

APPEALS BOARD: The Board agreed to write a letter to the Board of Appeals pertaining to the petition of Paul D. Sullivan and his request to construct two-family houses on his property on Main St.

The Board voted unanimously to recommend that the variance be denied for the reason that the greater portion of the land was in "A" Residence District and anything constructed thereon should conform to the zoning applicable to this area.

A motion was made that Mr. Rogers sign this letter, Motion seconded and vote carried unanimously.

PLANS: A plan was received from the Boston Edison Co. "A-35-A" Boston Edison Co., Engineering and Const. Dept., Scale 1" equals 40', Dated August 21, 1962".

The Board studied the plan and agreed that they had no record of any "Right of Way" from Adams Street to the rear of the Clair B. Davis property. If this was an easement, it should be so labeled.

It was agreed to return the plan unsigned with the above explanation and a copy sent to the Town Clerk.

RECORDS: The Clerk was requested to send a copy of the Board's Annual Report, Rules and Regulations, Gravel Specifications, Zoning By-Law and the Zoning Map to the Mass. Dept. of Commerce.

CHARLES A. CIMINO SUBDIVISION: Mr. Rogers reported that he had talked to Town Counsel regarding the question raised at the last meeting as to whether or not the Town would have any problem when Mr. Cimino wanted to complete the work on his streets if the streets had already been accepted by the town.

Mr. Kennedy, Town Counsel, stated that this would not present a problem.

ZONING-BY-LAW: Mr. Wills reported that at the public hearing held by the Appeals Board regarding the Sullivan petition, it was brought up that the particular reference to plans recorded before Sept. 29th was not included in our Zoning-By-Law. It was agreed to amend this at the time of reprinting.

MEETING ADJOURNED:

Respectfully submitted,

Roger E Hardy

ROGER E. HARDY,
Acting Secretary

CYPRESS ST.	410 feet	@	$12.00 per ft.	$ 4,920
EMERSON ROAD	930 feet	@	10.00 per ft.	9,300
TAMARACK ROAD	120 feet	@	10.00 per ft.	1,200
				$15,420

A motion was made that Mr. Stivaletta present surety in the amount of $15,000.00 to cover the following:

(1) Emerson Road from Flint Locke Lane to Tamarack Road, a distance of 930 feet, from Station 2 plus 75 to Station 12 plus 05, covering lots 43, 42, 41, 40, 39, 38, 37, 52, 51, 50, 49, and 48.

(2) Tamarack Road 130 feet easterly from the westerly side line of Lantern Lane and covering lot 84.

(3) Cypress St. for its entire length from Green St. to the westerly side of Flint Locke Lane for a distance of 410 feet and covering lots 72, 71, 70, 68 and 69.

The above motion all pending the receipt of the construction cards properly signed.

Motion seconded and vote carried unanimously.

BUILDING CODE: Mr. Rogers reported that he had talked to Mr. Sheard who had spoked to Mr. Cain about getting a committee together to work on the Building Code. The following names were suggested for this committee: Mr. Sheard, Mr. Kellar, Mr. Carr and Mr. Everett J. Wills.

Mr. Cain suggested that Mr. Wills meet with the Selectmen and tell them that the Board is thinking of setting up a committee to revise the building code and to ask the Board for their suggestions.

The above suggestion made into a motion.

Motion seconded and vote carried unanimously.

TOWN COUNSEL: Mr. Cain suggested that the Planning Board write a letter to the Board of Selectmen regarding the appointment of a Town Counsel for 1963, requesting that the Board consider Mr. Joseph Kennedy, present Town Counsel, since the Planning Board had been very happy with Mr. Kennedy and that they recommended that he continue in the services of the town.

The above suggestion was unanimously conccured with by all the Board members.

A motion was made that the Board write a letter to the Selectmen telling them that all the past years the Planning Board has found

Mr. Kennedy's legal counsel and advice to be extremely valuable in connection with their work. It is the Planning Board's hope that your Board willmmake a judicious decision in re-appointing Mr. Kennedy as Town Counsel.

Motion seconded and vote carried unanimously.

A motion was made that the Chairman sign this letter.

Motion seconded and vote carried unanimously.

ALDER ROAD: This is the connecting Road between Clark Road and Juniper Lane and Mr. Hardy reported that the water was not draining correctly on it. It was agreed to look at the profile and check into the matter.

MEETING ADJOURNED:

Respectfully submitted,

Everett J. Wills

EVERETT J. WILLS,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on March 13, 1963

The meeting was opened at 8:00 P.M. with Mr. Cain, Vice-Chairman, presiding until the arrival of Mr. Rogers.

The following business was conducted:

NOTICE OF MEETING: Mr. Wills reported that the meeting had been duly posted.

MINUTES: The minutes of the meeting held on March 6th were read and approved as read.

STIVALETTA-Pine Needle Park: Mr. Leo Magerro appeared before the Board representing Mr. Stivaletta. Mr. Magerro presented a bond in the amount of $15,000.00. The Board asked him if he had the construction cards as requested at the last meeting.

Mr. Maggero stated that he knew nothing about this.

Mr. Rogers then read a letter from the Water Board in which they stated that the water installation in this subdivision met with their approval, but that a leakage test had not yet been taken.

The Board reviewed the bond and found that the application date had not been filled in.

A motion was made that a letter be sent to Mr. Stivaletta stating that the Board was returning the bond for the proper date and that it could not be accepted until the construction cards had been filed with the Board.

Motion seconded and vote carried unanimously.

PLANNING BOARD POLICIES: Mr. Spencer suggested that the Board set up the duties of the officers of the Board and also the policies of the Board and the dates they were adopted.

Mr. Rogers stated that this was a matter of record and clearly understood by the Board members.

PLANS: Mr. Cain presented the following plans which he had signed under the category "Subdivision Control Law Not Required".

(1) Plan of Land located off Philip St. (Presented by Mr. Henry Smith).
(2) Plan of Land located off Spring St.
(3) Plan of Land located off Adams St. & West Mill St.

ROY BROTHERS: Mr. Cain presented the following described plan for second endorsement: "Plan of Land, Medfield, Mass., dated December 9, 1958, by Norwood Engineering Co." This plan of subdivision was signed by the Board on November 10, 1960, but was not filed in the Registry within six months therefore this second endorsement was necessary under 81X.

The Board placed the second endorsement on the plan and tracing and signed it as of this date, March 13, 1963, all in accordance with Section 81X of the General Laws.

Mr. Cain was then instructed to return the plan to Mr. Roy.

BUILDING CODE: Mr. Wills reported that he had met with the Board of Selectmen regarding the setting up of a committee to work on the revision of the Building Code. The selectmen felt that this came under the jurisdiction of the Planning Board and they did not wish to make the appointments but they would like to see the list the Planning Board recommends for this committee.

The Board members suggested the following persons be contacted to see if they would be willing to serve on this committee together with Mr. Everett Wills and Mr. Allison Carr, Bldg. Inspector:

Carl Mellea
Richard Stevens
Forest Wills
Warren Sheard
John Kellar, Jr.

Mr. Wills was delegated to contact the above persons.

DUMP COMMITTEE: Mr. Rogers reported that he had done some research on the dump problem and reported his findings to the Board.

FUTURE PLANNING: The following items were brought up for consideration in the 1963 planning program of the Board:

(1) Revisions to the various codes, by-laws, etc.
(2) REgional Planning
(3) Study of Route 109 re-location.

Mr. Cain was delegated to find out what the State had done in regard to Route 109.

BLACK PINE ROAD: A letter was received from the property owners located on a private way off Causeway Street opposite Edison pole light No. $\frac{34}{8}$. These people stated that they had decided to name this way "Black Pine Road.

The Board discussed the subject and agreed that according to their records there is no private way in this area, only private driveways.

A motion was made to write a letter to the Board of Selectmen stating that as far as the Planning Board is concerned they have no record of their being any private way in this location, and since these particular citizens have not been before the Board for approval, the Planning Board has no jurisdiction in the matter.

Motion seconded and vote carried unanimously.

MEETING ADJOURNED:

Respectfully submitted,

Everett J. Wills
EVERETT J. WILLS,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on March 27, 1963

PRESENT: Messrs. Cain, Hardy, Wills and Rogers

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meeting held on March 13th were read and approved as read.

HEALD HOMES TRUST: Mr. Henry Heald appeared before the Board and requested the Board to set the amount they would require for surety to cover the construction of Marlyn Road from Station 10 plus 25 to Station 14 plus 00, a distance of approximately 375 feet. Mr. Heald stated that only the rough cut was completed and that the water and drainage remained to be installed.

The Board set a price of $21.00 per foot for completing the work and the total to be $7,875.

Upon receipt of this amount of surety the Board agreed to release lots 20, 21, 22, 26 and 27.

STIVALETTA--Pine Needle Park: Mr. Stivaletta appeared before the Board and reported that he had his construction card signed by the water department but Mr. McCarthy, Supt. of Streets, refused to sign it.* Mr. Stivaletta stated that he had tried several times to get Mr. McCarthy to inspect the area but was unable to make satisfactory arrangements with him.

*Mr. McCarthy's reason being that he had not had an opportunity to inspect the drainage pipe.

Mr. Rogers reported that he had talked to Mr. McCarthy on Monday and he had stated that he had not been called when the pipe was laid, however, he did feel that the concern that layed the pipe was reliable, and the drainage was probably all right, but he wanted to have a test run on it before he signed the card.

Mr. Rogers suggested that the Supt. of Streets, Mr. Stivaletta, a member or members of the Planning Board make arrangements for a meeting on the job and run the test.

Mr. Stivaletta requested that this be done and as soon as possible as the delay was causing a hardship. Mr. Stivaletta also stated that he would be willing to give additional surety to cover the drain construction so that the releases of additional lots would not be held up.

It was agreed that the Board would require additonal surety in the amount of $4,650 to cover the drainage construction on Emerson Drive for a distance of 930 feet.

A motion was made that for the consideration of additional surety in the amount of $4,650.00 in the form of a certified check, the Board would release the following lots:

EMERSON ROAD: Lots 37, 38, 39, 40, 41, 42, 43, 48, 39, 50, 51, and 52.

TAMARACK ROAD: Lot 84

CYPRESS ST.: Lots 68, 69, 70, 71 and 72.

Motion seconded and vote carried unanimously.

Mr. Hardy agreed to contact Mr. McCarthy and make arrangements for a meeting on Saturday morning at 11:00 A.M. at which time the test would be run on the drainage.

GARLAND ESTATES: Mr. Reynold Garabedian, Mr. Herbert A. Black--Attorney, and Mr. Toomey of Norwood Engineering Co., appeared before the Board. They reported that they had filed a preliminary plan for subdivision of land with the Town of Medfield's Town Clerk on March 18, 1963, entitled, "Garland Estates in Medfield, Mass., dated March 15, 1963, by Norwood Engineering Co., Inc."

The engineer was questioned regarding the drainage and he stated that all drainage is going into a natural water course on their own premises.

He also stated that all the streets are 40 foot layouts, and the lots are at least 30,000 square feet. At present the subdivision is layed out for 107 lots.

Mr. Toomey was questioned about not having any profiles. He stated that no profiles had been made on the streets as they were not certain of the street alignment.

The Board reviewed the preliminary plan with the engineer and Mr. Garabedian and noted the following items were not on the plan:

(1) Brook
(2) Shell Oil Easement
(3) Pond

The Planning Board decided to make a field inspection before the next meeting, and at that meeting the Board would write a letter stating all the revisions and additions the Board wished on this preliminary plan.

Mr. Garabedian stated that he or his brother would be willing to go along on the inspection.

An inspection tour was set for 1:00 P.M. Saturday, March 30th.

The Board stated that they would notify the Board of Health, the Supt. of Streets, and the Conservation Commission of the receipt of this preliminary plan and also see to it that they receive copies.

SUPT. OF STREETS: A copy of a letter from the Supt. of Streets to the Chief of Police was read. This letter gave the traffic count for several areas in the Town.

BOARD OF SELECTMEN: Mr. Rogers reported that he and Mr. Hardy had attended the Selectmen's meeting March 26th at which time Mr. Gallagher of the Atlantic Brick Co. met with the Selectmen to discuss the new Earth Removal By-Law as it affected the Atlantic Brick Co.

Mr. Rogers reported that he had suggested that the open pit be taken care of and the road conditions be corrected so they meet with the profile of Bridge Street.

All present came to the conclusion that the zoning question should be settled first by going over the dates that the Brick Co. obtained the property and then within thirty days, the Planning Board, the Brick Co., Mr. Kennedy, and the Selectmen would get together for a meeting at the site.

Mr. Rogers stated that he felt the primary need was to set up the grades.

BOARD OF APPEALS: The notice of the pbulic hearing by the Zoning Board of Appeals was read. This concerned the Ridley Stables and was to be held on March 28th.

MEETING ADJOURNED AT 10:30 P.M.

Respectfully submitted,

Everett J. Wills
EVERETT J. WILLS,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on April 10, 1963..

PRESENT: Messrs. Cain, Hardy, Wills and Rogers

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meeting held on March 27th were read and approved as read.

HEALD HOMES TRUST: Mr. Henry Heald appeared before the Board and reported that he did not have the inspection card signed covering the approval of the rough cut.

A motion was made to proceed with the action but that the release to be held by the Secretary, Mr. Wills, until the care is received and properly signed.

Mr. Heald presented the following surety to cover Marlyn Road from Station 10 plus 25.00 to Station 14 plus 00:

(1) Savings Share Account No. 54440 in the name of Ena C. Perry or Henry V. Perry, R.F.D. #3 Weirs Blvd., Laconia, New Hampshire in the Needham Cooperative Bank in the sum of $5,875.00

(2) Paid-up Shares Certificate No. 2037 of the Needham Co-operative Bank, Needham, Mass., issued to Henry V. Perry or Ena C. Perry, representing a sum of $2,000.00.

Mr. Heald also presented the assignment of these securities to the Town of Medfield.

Upon the receipt of this surety and pending the receipt of the properly signed inspection card, the Board released the following lots: 20, 21, 22, 26, and 27 on Marlyn Road.

TOCCI:(South St.)----Mr. Tocci and Mr. Ray appeared before the Board and requested the release of their bond in the amount of $9,350.00. This bond covers Clark Road from Station 0 plus 0 to Station 9 plus 35.

Mr. Tocci and Mr. Ray were questioned on the low spot in the connecting link between Juniper Lane and Clark Road.

Mr. Ray stated that the contractor has agreed to come back and correct this and that money is being withheld from the contract for this purpose.

Mr. Cain suggested that Mr. Tocci and Mr. Ray contact Mr. Cheney, their engineer, and find out why this happened and what can be done to correct it.

NOTE: It was noted at this time that the Board had received a plan showing that the bounds had been set, but that no letter had been received certifying invert grades.

Mr. Rogers suggested that from now on the Board make notations on all plans of the dates that pertinent data is checked off; such as,certification that the bounds have been set, etc.

The Board agreed that this would be a good policy to follow.

Mr. Rogers also suggested that the Board make a field inspection of the Clark Road area, and that they get Mr. Cheney to check on the problem that has arisen on the connecting link. If a correction was needed, the Board could set an amount of surety that Mr. Tocci and Mr. Ray would have to present to cover it.

The above suggestion was made into a motion and seconded.

Vote carried unanimously.

It was agreed to make the inspection Saturday at 11:00 A.M., April 13th and to meet at the site. Mrs. Rayner was requested to notify Mr. Spencer.

GARLAND ESTATES: The Board reviewed the proposed letter to Garland Estates which listed the changes the Board was requesting on the preliminary plan.

It was reported that all members of the Board had made the field inspection of this subdivision.

REZONING - Vincent Palumbo, Main St.: A copy of a letter from Town Counsle to the Board of Selection was read. In this letter he advised that the Court Case of the Vincent Palumbo Rezoning was decided in favor of the Town of Medfield; that is, the present zoning status is to remain.

SUBDIVISION CONTROL LAW NOT REQUIRED: The following plans have been signed by Mr. Cain under "Subdivision Control Law Not Required":

(1) Spring Street (Boston Edison Co.)
(2) West Mill St.
(3) Upham Road

BUILDING CODE COMMITTEE: A copy of the minutes of the Build Code Committee meeting held on April 2nd was read.

TAMWORTH CONSTRUCTION CO.: (Pine Needle Park)--Mr. Rogers reported that he and Mr. Hardy had met with Mr. McCarthy, and Finasse of the Highway Department and Mr. Stivaletta on April 6th on the site of Emerson Road for an inspection and test run of the drainage system.

Mr. Rogers stated that the hose test did not work as the water did not run through the drain, and the light test showed that the drain was out of alignment.

A motion was made to write a letter to theTamworth Construction Company with a copy to the Supt. of Streets, informing them that the drain as layed is not to the Planning Board's satisfaction and should be constructed in accordance with the Town's rules and regulations. Also to state that under no consideration will this road be recommended for acceptance until these requirements have been met with to the satisfaction of the Planning Board.

Motion seconded and vote carried unanimously.

MEETING ADJOURNED:

Respectfully submitted,

Everett J. Wills
EVERETT J. WILLS,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on April 24, 1963

PRESENT: Messrs. Cain, Hardy, Wills and Spencer

The meeting was called to order at 8:00 P.M. with Mr. Cain, Vice-Chairman, presiding and the following business was conducted:

GARLAND ESTATES: It was noted that the time limit would be up on May 16th on Mr. Garabedian's subdivision and action would have to be taken at the next meeting on May 8th.

MINUTES: The minutes of the meeting held on April 10th were read ans approved as read.

KENNEY DEVELOPMENT: Mr. Spencer requested the Board members to check the street construction in the Kenney area. He stated that he had noted several items that did not meet with his approval.

BOARD OF APPEALS: The decision of the Appeals Board on the Ridley petition was read and noted that the variance was granted.

The following notices of public hearings by the Board of Appeals were also read:

(1) May 2nd---7:45 P.M.---Paul D. Sullivan on Property at 412 Main St.

(2) May 2nd--8:15 P.M.----Board of Appeals on adoption of proposed Rules and Regulations.

STIVALETTA -- Pine Needle Park: A letter was received from the Supt. of Streets in which he stated that in the fall of 1962, Lantern Lane and a part of Flint Lock Lane were penetrated and hot top applied without notification of his department. He also stated that before final approval of these streets, he would have to have satisfactory evidence that they met the town's specifications, and that in the future, if he did not receive proper notice of the progress of work in this development, the approval of work after it has been done would have to be by someone other than he.

This matter was discussed and it was agreed to write Mr. McCarthy a letter stating the Board was in agreement with him and that he was to receive the proper notice for inspections in accordance with the Board's "Rules and Regulations", Section VI, Sub-section A, Page 9.

FRAME: The copy of a letter from Mr. Frame, Main St. to the Board of Selectmen was read. Mr. Frame was asking that action be taken to clean up the unsightly conditions at the corner of Main and Spring Streets on the property of the gasoline station. He felt that this could be considered under "public nuisance".

The Board agreed to write a letter to the Board of Selectmen recommending that the necessary steps be taken to remedy this condition.

MASS. FED. OF PLANNING BOARDS: The notice of the annual meeting to be held on May 3rd and 4th was read.

Mr. Cain and Mr. Spencer stated that they would try to attend.

TOCCI--South St.: The following Board members made the field inspection of the Tocci development off South St.: Mr. Cain, Mr. Rogers, and Mr. Wills.

Mr. Cain reported that the following items did not meet with the Board's approval:

(1) Guy wire located at first pole on left too low.
(2) There are several areas of settlement throughout the project.
(3) Area around monuments must be paved.
(4) Thickness of sidewalk does not meet specifications.
(5) Hydrant located between South St. and Riverview Road too high.
(6) Sidewalk not completed at entrance to Riverview Road.
(7) At the lower end of the street, a portion of the sidewalk is built on private property.
(8) The retaining wall located at the end of the street is not adequate.

Mr. Cain suggested that the Board meet with Mr. Tocci and Mr. Ray on the site to discuss these conditions. The Board agreed on this matter and the Clerk was instructed to write a letter to Tora, Inc. stating that the Board had inspected Clark Road and that would like to arrange a meeting with them to discuss the corrections that needed to be taken care of.

The clerk was instructed to prepare a statement of these items for use at the site meeting.

It was also agreed to include in this statement a note calling Tora's attention to the letter sent to them on April 3rd from the Supt. of Streets regarding the drainage on Alder Road.

In connection with this drainage problem, the Board agreed to recommend to Mr. Tocci and Mr. Ray that they have their engineer make a study of the area and then present a solution to the Planning Board.

ATLANTIC BRICK CO.: A letter was received from the Board of Selectmen notifying the Board of a joint meeting to be held on April 30th to further discuss the operations of the Brick Co.

NOTE: The news correspondents present at this meeting (April 24th) stated that the Selectmen had postponed the above-mentioned meeting.

MEETING ADJOURNED:

Respectfully submitted,

Everett J. Wills

EVERETT J. WILLS,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on May 8, 1963

PRESENT: Messrs. Cain, Hardy, Wills, Spencer & Rogers

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meeting held on April 24th were read ans approved as read.

SHELL STATION: Mr. Rogers read the copy of the Selectmen's letter to Mr. James Frame in which they stated that they had investigated the unsightly conditions on the property at the corner of Main and Spring Streets and it was the opinion of the Town Counsel that unless the condition constituted a hazard to public safety or public health, the Board had no jurisdiction in regard to how a man shall keep his property.

TAMWORTH CONSTRUCTION CO. -- Pine Needle Park: Mr. Rogers read the copy of the Supt. of Streets' letter to Tamworth Const. Co. in which he stated that because the drainage in Emerson Road was not inspected at the time of installation, and because examination and tests of it indicated that it was not functioning properly, he was in no position to approve the drainage.

In regard to this matter, Mr. Rogers reported that to date there had not been any corrective measures made and that he had told Mr. Stivaletta in person that any of the repair work done to the drainage system of Emerson Road and any of the backfilling must be fully inspected and approved by the Supt. of Streets in its various stages.

It was agreed to send a letter to Tamworth Construction Co. confirming this conversation and further that to completely satisfy the Board, grades should be secured immediately on the inverts of the various pipes on the manholes throughout Emerson Road and this information forwarded to the Board for their records.

TOCCI: Mr. Rogers reported that Mr. Hardy, Mr. Wills and he had met with Mr. Tocci on the site at Clark Road and went over the corrections and changes deemed necessary before the Board could release the security on Clark Road.

It was agreed to write a letter to Tora, Inc. advising them that the Planning Board would not approve the acceptance of Clark Road until all corrections and changes as outlined in the Board's memorandum of May 4th had been complied with fully and that the ways in this project conform with the town's rules and regulations.

The Board also agreed to further advise them that it will be necessary to take core tests in the sidewalks throughout the project in order to determine the thickness.

HEALD HOMES TRUST: The Board discussed the situation on Marlyn Road where there is an interference of the water and drain pipes. It was agreed to send a letter to Mr. Heald asking him to advise the Board as to what solution had been arrived at regarding this matter and to also present the Board with an amended plan showing this proposed change.

A motion was made to send the letter as described above.

Motion seconded and vote carried unanimously.

GARLAND ESTATES: Mr. Toomey, Engineer; Mr. Wilbur Garabedian, and Mr. Black, Attorney appeared before the Board and presented a revised preliminary plan entitled, "Preliminary Plan of Land in Medfield, Mass., Scale 1" equals 60', dated May 8, 1963, by Norwood Engineering Co., Inc., Civil Engineers, Norwood, Mass."

Mr. Rogers suggested that the Board study this revised plan and on or before May 15th approve it with or without modifications.

The above suggestion was made into a motion and motion seconded.

Vote carried unanimously.

The Secretary was instructed to notify the Board of Health and the Conservation Commission that the Planning Board had received this revised plan and a copy would be delivered to them in hand by Mr. Wills.

HAYNES-KUNIHOLM CORP: A letter was received from the Haynes-Kuniholm Corp. requesting the Board to release the security the town was holding on Juniper Lane. They stated that the pole had been placed in its proper location and the sidewalk around this pole had been patched.

A motion was made that the security being held be released, and a letter of appreciation sent acknowledging the Board's appreciation for the cooperation in the construction of Juniper Lane.

Motion seconded.

Vote carried unanimously.

MASS. FED. OF PLANNING BOARDS: Mr. Rogers read the Planning Memo dated May 1963 and the legislation that had been adopted regarding subdivision control.

STREET DESIGN: Mr. Cain presented an article from "PUBLIC WORKS" for May 1963, entitled "Design Standards for City Streets". Mr. Cain thought this might be of interest to the Board.

Information placed on file for future reference.

BOARD OF APPEALS: The proposed "Rules and Regulations" governing the Board of Appeals were read. Mr. Hardy reported that another hearing was to be held on them.

BUILDING CODE: Mr. Wills requested the sum of $24.00 to pay for the six opies of the BOCA (Building Officials Confernece of America) code which he had ordered for use by the Building Code Committee. He stated that this amount exceeded the amount that he had been authorized to expend.

A motion was made to approve the bill as presented by Mr. Wills.

Motion seconded and vote carried unanimously.

MASS. FED. OF PLANNING BOARDS: Mr. Spencer and Mr. Cain reported that they had attended the annual meeting of the Federation held on May 4th.

DUMP: Mr. Cain was requested to obtain copies of the plan showing the dump area.

ZONING VIOLATIONS: Mr. Spencer reported the following zoning violations:

(1) Orrin Wilkins--Conducting a real estate business in an "A" Residence District. Sign also too large.

(2) Burgess Stanley--Two families living in two separate houses on one lot.

(3) Kenney Development--The attached porch does not have the proper set-back.

The Board discussed these violations and Mr. Rogers stated that he felt that they should be brought up before the Board of Selectmen for action by those offended. It was not the duty of the Planning Board to report zoning violations.

GARLAND ESTATES: It was agreed to hold an official meeting on Monday, May 13th, to discuss the revised preliminary plan of Garland Estates.

MEETING ADJOURNED:

Respectfully submitted,

Everett J. Wills
EVERETT J. WILLS,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Special Meeting held on May 13, 1963

PRESENT: Messrs. Cain, Hardy, Wills, Rogers and Spencer

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding.

This special meeting was called to discuss the revised preliminary plan of Garland Estates.

GARLAND ESTATES: The revised preliminary plan was studied and a motion was made that it be approved subject to the following changes:

(1) Increase radius at Lot 37 to a minimum of 500 feet.

(2) Lay out Longmeadow Road to a 50 foot width with a 34 foot traveled way, 3 foot grass plots on both sides of the traveled way (including curb areas), and a 5 foot sidewalk on both sides.

(3) Show a 40 foot cross street between dean end street and Lonmeadow Road in vicinity of Lot 20, approximately in center of drainage easement.

Mr. Wills wished recorded that he felt that in view of the fact that most of Route 109 is only a 24 foot traveled way and Route 27 only a 30 foot traveled way, that the Board should not require a 34 foot traveled way. Mr. Wills also pointed out that it would be expensive to maintain.

Following the above comment, the motion was seconded.

Vote carried unanimously.

Respectfully submitted,

Everett J. Wills
EVERETT J. WILLS,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on May 22, 1963

PRESENT: Messrs. Cain, Hardy, Spencer & Rogers

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meeting held on May 8, 1963 were read and approved as read.

GARLAND ESTATES: A note was made that the Board should require and 8" water line out to High Street on this plan and the pipe to originate at Granite Street.

TOWN DUMP: Mr. Rogers reported that Mr. Carr had given him a plan of the dump and he in turn had turned it over to Mr. Gordon Thomas, Ledgetree Road.

Mr. Cain presented his personal plots and copies of deeds showing the area owned by the town in the vicinity of the dump. He stated that there was no set area for the actual dump--the town just uses a portion of town land for dumping purposes.

ATLANTIC BRICK CO.: It was reported that none of the Planning Board members were able to attend the meeting with the Selectmen regarding the Atlantic Brick Co. The clerk was requested to obtain a report on this meeting--May 21st.

BOARD OF APPEALS: The clerk read the decision of the Board of Appeals on Paul D. Sullivan regarding land off Main St. This petition was denied.

The following notices of hearings to be held by the Appeals Board on May 23rd were read:

(1) Proposed Rules and Regulations of the Board of Appeals
(2) Petition of Joseph Spack, requesting as special permit to operate an antique business at 322 Main St.

TOWN OF MEDWAY: An invitation was received from the 250th Anniversary Committee, Inc. of Medway to be a special patron of the Pageant to be presented during the Medway Centennial Celebration.

A motion was made that this invitation be filed. Motion seconded and vote carried unanimously.

CHARLES A. CIMINO: The Board reviewed their letter to Mr. Cimino dated January 26, 1963 regarding the corrections necessary in Mr. Cimino's development.

Mr. Rogers reported that these items had not been taken care of and hessuggested that a letter be written to Mr. Cimino stating that the Board would require the work as described in the Board's letter of January 16th, to be completed by June 26, 1963. Also, to inform Mr. Cimino that if the work was not completed, the matter would be turned over to the Town Counsel for appropriate action so that the ways would be completed.

A motion was made to send this proposed letter by certified mail, with a copy to the Town Cpunsel, theTown Clerk, and the Board of Selectmen.

Motion seconded and vote carried unanimously.

STIVALETTA: (Pine Needle Park)--The Board discussed the unfinished streets in this development and the time limit of the surety that covers the completion of their construction.

It was suggested that a letter be written to Tamworth Construction Co., Inc., also, informing them that the Board would require that Flint Locke Lane from Station 0 plus 0 to Station 15 plus 0 and Lantern Lane in its entirety be constructed according to the plans and specifications as approved by the Board, before June 26, 1963, and failure to do so would result in the Board referring the matter to Town Counsel for his dispostion. It was also suggested that the Board advise them that they wished the stub connecting Flint Locke Lane and the Kenney Development constructed according to the plans; however, if this was not feasible at the time of acceptance, a portion of the surety would be held in abeyance to cover the cost of constructing the stub.

It was agreed to call Tamworth's attention to the fact that all construction cards must be signed and approved by all appropriate town departments, and that the Board receive a certified layout of all bounds certified in their locations by their engineer. The same to apply to all the invert grades of all the drainage system in the above described ways.

A motion was made that the proposed letter be sent with copies to the Town Counsel, the Town Clerk and the Board of Selectmen.

Due to the absence of the Secretary, Mr. Wills, and his unavailability for the next few days due to a death in the family, a motion was made that the letters be signed by either the Chairman or the Vice Chairman. Both motions seconded and vote carried unanimously on both.

MEETING ADJOURNED:

Respectfully submitted,
Roger E. Hardy
ROGER E. HARDY,

MEDFIELD PLANNING BOARD

Minutes of Meeting held on June 12, 1963

PRESENT: Messrs. Hardy, Spencer, Wills and Rogers. Mr. Cain arrived later in the evening.

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meeting held on May 22, 1963, were read and accepted as read.

ROBERT H. BROWN SUBDIVISION: Mr. Donald Harding and Mr. John Shelton, residents of Arnold Drive, appeared before the Board. They were interested in seeing what could be done to get their section of Arnold D ive accepted as a public way. The Board informed Mr. Shelton and Mr. Harding that they have this matter under control and as soon as Mr. Brown completes the road satisfactorily, it will be presented to the town at the next town meeting for acceptance and that nothing has to be done on their part.

The Board reviewed their letter to Mr. Brown dated February 6th, 1963, and it was noted that the expiration date for the completion of Arnold Drive from Station 6 plus 48.14 to Station 16 plus 02.24 was June 31, 1963. The Board voted to send Mr. Brown a letter advising him of this fact and requesting that an effort be made on his part to complete the way as agreed.

ATLANTIC BRICK CO.: Mr. Rogers reported that he had the minutes of the meeting held by the Atlantic Brick Co and the Board of Selectmen. It was noted that an inspection date had been set and the clerk was requested to check on this and inform the Board members so they could be present at the inspection.

HEALD HOMES TRUST: Mr. Rogers suggested that Heald Homes Trust be sent a follow-up letter asking them to advise the Board as to their solution of the problem of the interference of the water and drain pipes in Marlyn Road.

The Board agreed to follow Mr. Roger's suggestion and said letter to be sent.

TORA, INC: (Tocci--Off South St.)--Mr. Rogers suggested that a follow-up letter to our letter of May 9th be sent to Tora, Inc. This was in regard to Tora's intentions for making the corrections and changes on the construction of Clark Road as outline in the Board's letter of May 4th.

BOARD OF APPEALS: Report on the following hearings:

SPACK--Main St.....No Planning Board members were present. However, Mr. Rogers reported that the hearing was declared illegal due to a technicality.

MOBIL OIL.....Mr. Wills reported that he had attended unofficially. He stated that only Mr. Zullo was in opposition to the granting of the variance.

Mr. Spencer suggested that the Board discourage the expansion of the gas station due to the fact that it may not be advisable tax wise and also for its unattractiveness. Mr. Spencer wondered if it would have a tendency to discourage additional business in the town.

Mr. Wills stated that this was the oldest gas station in the town and they had property rights. He stated that he would not be in favor of a new gas station in the central business district, but he felt that the Mobil Oil should have the right to use all of their property and to use a portion of their land for another small building would not leave any room for off street parking.

PLANS: Mr. Rogers reported that Mr. Woglom had asked for the use of all subdivision plans. He stated that he could not find the carbon blacks of the following subdivisions: Roy Brothers, Hillcrest, Gun Hill Park and Castle Estates.

Mr. Hardy suggested that from this date on the Board obtain the carbon blacks before the Board signed the plans.

A motion was made that the following carbon blacks be turned over to Mr. Woglom for his use:

Pine Needle Park
Tora, Inc. (off So. St.)
Robert Brown
Charlesdale Road (2 plans)
Cimino (off Pine St.
Gun Hill Park
Cimino (off So. St.)
Woodridge (off Main St.)
Kenney
Stivaletta (off Harding--Rice)

Heald Homes Trust (3 plans)
Juniper Lane
Halper Homes
Roy Brothers (print)
Gun Hill Park (print)
Forest Wills
Fairview Road
Hillcrest (Print)
Castle Estates (Print)

Motion seconded and vote carried unanimously.

SUPT. OF STREETS (Greenough Estate): The Board received a copy of a letter to Gem Properties, Inc. from the Supt. of Streets stating that he had noted construction of streets off Harding Street and that his office had not been notified; therefore, all work done to date he was disapproving.

HASTINGS & GAUTREAU: Mr. Stuart H. Hastings and Mr. Joseph A. Gautreau appeared before the Board togehter with their foreman, Mr. Vardie Taylor, 109 School St., Dorchester, Mass., and their engineer, Mr. Russell Bowie, Millis Mass.

Mr. Hastings and Mr. Gautreau informed the board that they had purchased the property of George Gordon & Sons, formerly land of Mary Greenough; and they were presenting this evening definitive plans for subdivision and the application. The Board accepted the application asn plans.

Mr. Hardy questioned them as to whether or not they were presenting this under Section 81 U.

Mr. Gautreau then presented the vovenant.

Mr. Rogers requested that they send the Board a letter informing the Board as to who is authorized to sign for the business. He also asked if the Town Clerk had been notified. Mr. Bowie stated that he had not donesso, but intended to do it the following day.

A motion was made to set the hearing date for July 10th at 8:30 P.M.

Motion seconded and vote carried unanimously.

The clerk was requested to take care of the advertising and to notify all abutters, the Town Clerk, the Board of Health, the Conservation Commission, the Water and Sewerage Board and the Highway Department.

The Board quickly reviewed the plans and then made the following suggestions to Mr. Bowie:

(1) Set up profiles of easements
(2) Mark brooks on plan
(3) Place approved cross-section on plans, both for 40 foot adn 50 foot layouts.

Mr. Rogers asked if the subdividers thought they were going to have any problems concerning cess pools or septic tanks.

Mr. Taylor stated that they have had no problem on the three or four that they have dug so far.

JOHN DONNELLY & SONS: The following persons appeared before the Board representing John Donnelly & Sons:

William H. McBain, Vice President & General Counsel,
John Donnelly & Sons, Boston, Mass. JA2-8800

Douglas Footit,
Shurcliff & Merrill, Landscape A chitects,
45 Bromfield St., Boston, Mass.

John F. McCarthy
Real Estate Dept., John Donnelly & Sons,
Boston, Mass.

Mr. McBain presented a preliminary subdivision plan of land of John Donnelly & Sons located mostly in Dover with a small portion in Medfield.

The Board accepted the plan and reviewed it with the developers. It was noted that there would be a problem of serviceability of a portion of a road as the section in Medfield had no access to Medfield.

Problem of drainage was also noted as there were no brooks in the Medfield section.

The clerk was requested to notify the Town Clerk and the Board of Health that this preliminary plan had been received.

The Board decided that they should meet with the Dover Planning Board to discuss the plan.

STIVALETTA--Pine Needle Park: Mr. Cain, Mr. Rogers and Mr. Wills reported that they had checked Emerson Road. The only change that they noted was a new manhole located between Station 4 plus 37 and 7 plus 27.

Mr. Rogers stated that the engineer for Mr. Stivaletta was going to come in and he was going to check the invert grades and then give them to Mr. Cain so the Board could compare them with the plans.

Mr. Rogers reported that from Station 0 plus 0 to 1 plus 20 there was a 3.42 drop in the invert grade. Between Station 1 plus 20 and 4 plus 37, there was a 1.51 foot drop. Between Station 4 plus 37 and 7 plus 27, there was a 0.46 foot drop.

On the site, Mr. Cain, Mr. Rogers and Mr. Wills agreed to hold the invert elevations in the manholes, but the one that they have at 0.46 is to hold all of the way and straighten the pipes.

The reasons they gave for deciding on this action was (1) large 15" pipe, (2) gravel conditions (3) they ran a fire hose for one-half hour and not water appeared.

Mr. Cain stated that if the other two board members, Mr. Spencer and Mr. Hardy, had any other thoughts they should be considered.

Mr. Spencer stated that he felt that the pipes were not any too large because they drained more than just Emerson Road and also serviced undeveloped land. He felt that the drainage should be built in the correct manner.

Mr. Hardy stated that he felt the same.

Mr. Spencer asked if the Board had considered the undeveloped land, and wished it recorded that he was unahppy with the situation in view of the drainage area and the future possible problems.

Mr. Wills made a motion that the Board ratify the action of the majority of the Board, that is, and engineer is to come in and show what has been built and what can be done to improve the situation and if need be that the Board is willing to accept the invert elevations at Station 1 plus 20, 4 plus 37 and 7 plus 27.

Motion seconded and vote carried with three in favor and Mr. Hardy abstaining and Mr. Spencer opposed for the reasons given earlier.

MEETING ADJOURNED:

Respectfully submitted,

Everett J. Wills

MEDFIELD PLANNING BOARD

Minutes of Meeting held on June 26, 1963

PRESENT: Messrs. Cain, Hardy, Wills & Rogers

Mr. Rogers, Chairman, called the meeting to order at 8:00 P.M. and the following business was conducted:

CIMINO--Pine Street: Mr. Rogers reported that he had made an inspection of the Cimino development on Tuesday evening, June 25th and found that the hydrants had been raised and the back of a few of the sidewalks had been brought to grade; however, the sidewalks on Cedar Lane were not completed. Mr. Rogers suggested that the Board advise Town Counsel by letter that the work had not been completed by the date, June 26th, as requested by the Board.

The Board agreed to this course of action. Mr. Rogers then drafted a letter relating the proceedings to date and requested advice on the steps the Board should take so that the ways in this development can be completed to the satisfaction of the Board.

A motion was made that this letter be sent registered mail with copies to the Town Clerk and Mr. Cimino, also by registered mail, and additional copies to the Highway Dept. and the Board of Selectmen.

Motion seconded and vote carried unanimously.

TAMWORTH CONSTRUCTION CO.--Pine Needle Park: Mr. Rogers advised the Board that the time limit set for the completion of Flint Locke Lane from Station 0 plus 0 to Station 15 plus 0 and Lantern Lane in its entirety was this date, June 26th; and since an inspection showed that these streets were not completed to the Board's satisfaction, Mr. Rogers suggested that the Town Counsel be notified so that legal action could be initiated and the streets completed and ready for acceptance by the Town.

Mr. Rogers presented a letter from Mr. Spencer pertaining to the construction of Emerson Road, and which he requested become a part of the minutes:

LETTER:

June 15, 1963

Mr. William F. Rogers, Jr., Chairman
Medfield Planning Board
Medfield, Mass.

Dear Bill,

This is written to support my negative vote on the approval of the drainage in Emerson Road.

The best authorities on drainage design are in agreement that the minimum velocity in a storm drain should be 2.5 ft./sec. This can be verified by consulting the BSCE drainage study reports and various highway and airport drainage design manuals. To maintain this velocity in a 15" concrete pipe requires a minimum slope of 0.3'/100' (discharge = 3 c.f.s.)

The Emerson Road drainage has a slope of 0.15'/100' which will yield a velocity of only 1.5'/sec. (50% of the recommended minimum value). The engineers I have talked to are of the opinion that this low velocity is not sufficient to permit a self-cleaning action and that there could be trouble with this drainage before too much time elapses.

I am going to oppose the acdeptance of Emerson Road by the Town as long as this poorly laid out drainage is allowed to exist. This opposition will be carried on right up to and including the town meeting.

By allowing Mr. Stivaletta to break the approved design of his streets is only leading to continual trouble--now is the time to set him straight.

Very truly yours,

Ernest L. Spencer

cc: Mr. C.C. Cain

The Board agreed that Mr. Kennedy should be advised of Tamworth's failure to comply with the Board's request.

Mr. Rogers drafted a letter immediately to Mr. Kennedy requesting that he take the appropriate action to have this work completed to the Board's satisfaction.

A motion was made to send the letter by registered mail with copies to the Town Clerk and Tamworth Construction Co., also by registered mail, and an additional copy to the Highway Dept.

Motion seconded and vote carried unanimously.

ATLANTIC BRICK COMPANY: Mr. Hardy reported that Mr. Rogers, Mr. Wills, and he had met with Mr. Marcionette and Mr. Buchanan of the Board of Selectmen and Mr. Catenaccit and Mr. Gallagher of the Atlantic Brick Company, and Mr. Weeks, Attorney for Atlantic Brick.

Mr. Hardy reported that they viewed the property to determine at what depth below West Street and Bridge Street they were presently excavating. He stated that some discussion centered on the fact that there was a mound of loam and subsoil piled up along Bridge Street in against the larger trees and it was the opinion of most of those present that this should be left as it is to act as a screen and block the excavation from the view of the people living on Bridge Street.

They also discussed the re-aligning and re-location of West St. and a portion of Bridge St., by the County of Norfolk. It was thought perhaps that some proposed elevations in so far as profile is concerned might be gathered from the County Commissioners. The Selectmen agreed to ask the Commissioners for such a profile.

Mr. Hardy reported that the Planning Board members expressed the opinion that a proposed contour line should be established from a point in West Street, approximately at the Atlantic Brick entrance, across the excavated area to a point on Bridge Street near the MacKenney property and the Atlantic Brick Company should not be allowed to excavate below this elevation.

Mr. Rogers commented that he felt it was a matter of establishing a grade between Bridge St. and West St.

Mr. Cain reported that on July 15th there is to be a hearing on the relocation of West St., at which time the County Commissioners would have a preliminary plan.

It was suggested that it might be advisable to request the County Commissioners to notify the Planning Board of all hearings by their board on the relocation and widening of any streets in the town.

A motion was made that the Board send a letter with the above request to Mr. Russell T. Bates, Chairman Norfolk County Commissioners, Dedham, Mass.

Motion seconded and vote carried with three in favor and Mr. Cain abstaining.

HEALD HOMES TRUST: The Board reviewed a plan of Marlyn Road sent to them by Mr. Frank Cheney, Engineer, and entitled "Water Certification Plan as constructed to June 19, 1963".

The Board was not satisfied with the plan as it did not show enough detail; therefore, it was agreed to make an inspection with Mr. Heald for further explanation of the location of the water and drainage pipes in question in the vicinity of Lot 18.

It was also agreed to request a locus plan showing Marlyn Road from Station 7 plus 0 to 10 plus 0.

BROWN: The Board reviewed their letter to Mr. Robert Brown. Mr. Rogers stated that he had inspected this area and he did not feel that it was feasible for Mr. Brown to complete the street immediately as the last lots are not completed on either side.

Mr. Rogers suggested that the Board could advise Mr. Brown to present construction cards properly signed for the portion that is completed and thereby get that ready for acceptance as soon as possible.

The other Board members were in agreement with this suggestion and a motion was made to write Mr. Brown a letter incorporating the same.

Motion seconded and vote carried unanimously.

(Clark Road)
TORA, INC.:/ The Board reviewed their recent letter to Tora and it was then place in pending file for action in July.

SUPT. OF STREETS: Mr. McCarthy sent a letter to the Board suggesting that the regulations be changed so that the pitch for grass plots would be ½" per foot. Letter discussed and placed on file.

APPEALS BOARD: The decision of the Appeals Board on the Socony Mobile Oil petition was read.

PLANS: Mr. Cain presented copies of the following plans which he had signed under "Subdivision Control Law Not Required":

(1) Main Street (between Tibbets & Wight)
(2) Granite St.

Mr. Cain stated that the latter plan contained three lots; namely, Lots 1, 2, and 3. Lot 3 did not have the required frontage at the street but will have the width requirement further back in the lot away from Granite Street. Mr. Cain felt that the Board should advise Mr. Carr that the house on Lot 3 should be set back off from Granite Street a sufficient distance of which he shall determine in the field such that the minimum width requirements will be met at the house location.

The Clerk was requested to forward this information to Mr. Carr.

CIMINO:--Pine St.: A letter was received from the Supt. of Streets in which he informed the Board that the hydrants had been raised as requested by the Board.

JOHN DONNELLY & SONS: Mr. Rogers reported that Mr. Cain, Mr. Wills, Mr. Hardy and he had met with Mr. Devine and Mr. McGill of the Dover Planning Board on Tuesday evening, June 25th, to review the Donnelly preliminary subdivision plans.

Mr. Rogers suggested that a letter be written to the Dover Planning Board verifying the conversation with them.

The above suggestion was made into a motion.

Motion seconded and vote carried unanimously.

BOARD OF SLECTMEN: Mr. Rogers reported that a news item originating at a Selectmen's meeting regarding the Planning Board's finances appeared to be erroneous.

He stated that he had requested the Clerk to check the Board's records with those of the Town Accountant. Mrs. Rayner reported that the Board's records were found to be correct; therefore, it was agreed to send a letter to the Board of Selectmen informing them of our present financial status and that it was the Board's opinion that they had sufficient funds to carry on their work both with the Planning Board and the Master Plan Program.

MASTER PLAN: A letter was received from Mr. Walter Frank in which he stated that he was resigning from the Master Plan Committee for reasons of health.

The Board accepted this resignation with regret.

It was noted that Mr. Frank's appointment had been made by the Town Moderator; therefore, it was agreed to delegate Mr.Rogers to contact the Town Moderator and request that he make the new appointment to fill the vacancy.

MEETING ADJOURNED:

Respectfully submitted,

Everett J. Wills

EVERETT J. WILLS,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on July 10, 1963

PRESENT: Messrs. Hardy, Cain, Spencer, Wills and Rogers

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

HEALD HOMES TRUST: Mr. Henry Heald appeared before the Board and requested the Board to set the amount of surety they would require to cover Marlyn Road from Station 14 plus 0 to Station 15 plus 50, a distance of approximately 150 feet.

A motion was made that if Mr. Heald presented surety in the amount of $1,800.00, that being $12.00 per foot, and if all is in order, the Board will release the lots covered by this surety at their next meeting on July 24th.

Motion seconded and vote carried unanimously.

MINUTES: The minutes of the meeting held on June 12th were read and accepted as read and corrected.

PUBLIC HEARING: The balance of the business of the meeting was postponed to conduct the public hearing more fully described hereinafter.

HASTINGS & GAUTREAU--Harding Estates:

PRESENT FROM OTHER TOWN DEPARTMENTS: Mr. Brock--Board of Health
Mr. Carr---Building Inspector

Mr. Rogers opened the hearing by reading the notice of the hearing as published in the Suburban Free Press on June 20th and June 26th, also the list of abutter to whom notices had been sent by registered mail.

Mr. Rogers then requested the petitioner to present his plans for his subdivision.

Mr. Russell Bowie, Engineer, presented the preliminary plans, the definitive plans, and the profiles showing the drainage and utilities so that those present could observe or study them.

Mr. Bowie also described the street layouts explaining that there would be two fifty foot streets, and that he was leaving stubs which could connect to land of the Commonwealth of Mass., the Town of Dover, and to other undeveloped land.

In regard to drainage, Mr. Bowie stated that all of the drainage flowed to natural water courses. He stated that they had a drainage pipe running rom the Dover line to property of Mrs. Greenough so as not to disturb this property.

Mrs. Greenough question this, but was requested to bring the matter up later.

Mr. Bowie stated that the subdivision contained 112 lots with seven of them fronting on Harding Street.

Mr. Rogers of the Planning Board asked the petitioner if he would care to comment on the type of homes they planned to build.

Mr. Vardie Taylor, speaking for the petitioner, stated that they planned to build typical types of houses both in design and quality. They would be three to four bedroom, and would run from $17,000 to $25,000.

All those interested in the plans viewed them at this time.

Mr. Burr Richards requested that he be notified before any final decision was made on the plan. He also requested that Mrs. Ruth O. Sherman of Needham, Mass. also be notified. Both of these persons are abutters.

Mr. Richards claimed that he and Mrs. Sherman had legal rights of ways into their property which were not shown on the plan.

Mr. Rogers stated that this would be looked into and that the burden of this was on the shoulders of the petitioner.

Mr. and Mrs. Joshua Manwaring and Mr. John F. McCarthy, representing John Donnelly & Sons, requested that they be similarly notified.

Mr. Rogers then asked if any person had any questions they would like to ask the Board or the petitioner.

Mrs. Greenough: "The lots on the Street are being piped as far as my land and stopped, therefore I will get all this water in my cellar."

Mr. Richards: "Am I right in saying that all drainage is going from North to South?"

Bowie to Mrs. Greenough: "There is no street water being put on your land."

Mr. Rogers: "They have a pipe to take ground drainage from the street."

Bowie: " I understood that she wanted to maintain the brook."

Mrs. Greenough: "I have not expressed the opinion that I wished the brook maintained."

Mr. Rogers: "They can take the drainage and pick up the brook and pipe it through the storm drain."

Mrs. Greenough: "This is what I think they should do."

Mr. Supko: "I think that with this water draining behind my property it will flood my land."

Mr. Rogers explained that the Planning Board members had viewed the property and they felt that the second ditch for drainage was not adequate in behind Mr. Supko. He said that the Board may wish the developer to eliminate this ditch and put it all in the one large ditch going into land of the Commonwealth.

Mrs. Manwaring: "Are these acre lots?"

Mr. Rogers: "Half acre lots approximately."

Mr. Tompkins: "I would like to inquire of Mr. Taylor if the styles that have been built are a model of what is going to be built."

Mr. Taylor: "We have seven different models to begin with and may add another three, basically garrison capes and ranches."

Mr. Rogers: "Will they vary with the people that buy them?"

Mr. Taylor: "They will be limited unless they wish us to build accustom-built house. These houses are pre-panelled."

Mrs. Greenough: "Will the stone walls be put back on the street?"

Mr. Taylor: "I understand that the town is taking five feet of our land along the street."

Mr. Bowie: "The county is going to make a taking."

Bowie to Mrs. Greenough: "One hundred feet of the wall will be street. The answer is yes to the stone walls."

HEARING ADJOURNED.

HASTIN

Mr. Rogers continued with the business of the regular meeting.

HASTINGS & GAUTREAU: A letter was received from the developer stating that they were a partnership and that only one signature of the partnership was necessary to legally bind them on any legal document.

HILLCREST DEVELOPMENT CORP: Mr. Hardy divorced himself from the Board for any action pertaining to Hillcrest as he was an interested party.

Mr. LaVerghetta appeared before the Board and requested release of lots 155, 156, and 157 on Rolling Lane. He stated that the street was 100% complete from the intersection of Rolling Lane and Hearthstone Drive to the terminus of the turn-around on stub.

Mr. Cain moved that these releases be granted subject to an inspection.

Motion seconded and vote carried unanimously.

The Board agreed to make the inspection on July 11, 1963, and if all was in order, the clerk was authorized to draw up the release.

Mr. LaVerghetta presented a plan certifying that the bounds had been set.

PROPOSED PARKING REGULATIONS: In regard to the need for off street parking regulations, Mr. Cain suggested that the Board check with Mr. Woglom to see what he proposed for parking for apartments.

Mr. Hardy stated that he felt that it should include all businesses.

Mr. Rogers stated that he had brought this to Mr. Woglom's attention twice.

Mr. Hardy stated that he felt this should be done before the year was out, and made a suggestion that some of the members of the Board be assigned this project.

Mr. Cain emphasized that Mr. Woglom be contacted again.

Mr. Rogers agreed to speak to him.

COUNTY COMMISSIONERS: The office of the Norfolk County Commissioners acknowledged our letter of July 2nd and in accordance notified the Planning Board that they would hold hearings on petitions for the relocation of West Mill Street, West Street, and Bridge Street, at their office, Court House, Dedham on Tuesday, July 16, 1963, at 2:30 P.M.

Several member of the Board agreed to attend.

BOARD OF APPEALS: The Board of Appeals decision on the petition of Walter Nye was read. Mr. Nye had requested to change his two apartment house into three apartments. This petition was denied.

BUILDING CODE: Mr. Wills presented the minutes of the Building Code Committee for the meetings held on April 16, May 21st, and June 4th.

Mr. Wills reported that the committee had recessed for the summer but the following progress had been made:

(1) They have thrown down the fire district because of its being too cumbersome and the only result would be to cut out Butler Buildings.

(2) They were requesting 12" concrete walls on house construction.

(3) They have worked more on the administration of the building code.

(4) They have talked over the strictness of lumber requirements.

Mr. Wills remarked that the progress was slow but that he hoped to have the new code ready for the Town Meeting in March. He also stated that the committee had had a great deal of discussion on fees.

Mr. Rogers and Mr. Hardy stated that they felt that they should have a flat fee for houses and increased rates for commercial buildings.

DONNELLY SUBDIVISION: A letter was received from Shurcliff & Merrill correcting the note on the preliminary plan so as to read 130 lots in Dover and 25 in Medfield.

MASTER PLAN: Mr. Rogers stated that he and Mr. Woglom had gone through the plans on Sunday and pulled out all the utilities. Mr. Rogers suggested that the Board clean out the plan file cabinet as soon as possible. It was agreed to do this as soon as Mr. Woglom returned the plans.

A suggestion was made that the Board purchase a special cabinet for the linens.

Mr. Rogers noted that the Board did not have the black-lined reproducables of the following subdivisions:

(1) Gun Hill Park
(2) Castle Estates
(3) Roy Brothers

A motion was made that these developers be written a letter requesting these as they are required by our Rules and Regulations.

Motion seconded and vote carried unanimously.

CIMINO: Mr. Rogers stated that he had inspected the Cimino development and the only work that remained was the paving around the bounds and one hydrant.

TAMWORTH CONSTRUCTION CO.--Pine Needle Park: Mr. Rogers reported that there was no change in this development.

However, Mr. Hardy reported that the drain on Emerson Road had been dug up and re-layed and approved by the Supt. of Streets. He Also reported that on Lanter Lane, the Supt. of Streets was goint to demand core tests on all of the paving including the sidewalks, because he had not inspected it.

BROWN: Mr. Rogers called Mr. Brown and asked him to comply with the Board's recent letter.

APREAL BOARD: Mr. Kennedy, Town Counsel, had made a verbal request that the Planning Board should change the zoning law to provide for an additional associate member on the Appeals Board to fill vacancies in case of vactions and absences.

The Board discussed this and no decision was made.

DONNELLY SUBDIVISION: It was agreed to write a letter to the subdivider advising them that the Board had reviewed the plans and set forth the recommendations the Board felt were necessary before they could approve the plan.

HASTINGS & GAUTREAU: It was suggested that the Board hold a special meeting to review this definitive plan and then write a letter to the developer including the Board's recommendations for corrections and changes.

It was agreed to hold this meeting on Wednesday at 8:00 P.M.

MEETING ADJOURNED:

Respectfully submitted,
Everett J. Wills
EVERETT J. WILLS,

MEDFIELD PLANNING BOARD

Minutes of Meeting held on July 24, 1963

PRESENT: Messrs. Cain, Hardy, Spencer & Wills

The meeting was called to order at 8:00 P.M. with Mr. Cain, Vice Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meeting held on July 10th were read and approved as read and corrected.

HEALD HOMES TRUST: Mr. Henry Heald appeared before the Board to conduct the following business:

(a) Mr. Heald presented surety in the form of a Savings Account in the Needham Co-operative Savings Bank in the name of Henry Heald for the sum of $1,800.00, also the assignment of this account to the Town of Medfield.

The Board accepted the surety and signed the release for the following lots:

MARLYN ROAD--Lots 23, 23, and 25 (Station 14 plus 0 to Station 15 plus 50)

(b) Mr. Heald requested the Board to release the surety the town is holding on Marlyn Road from Station 4 plus 40 to Station 6 plus 40.

The Board noted that the construction cards were properly signed but that he did not have the certification that the bounds had been set.

A motion was made that the Board would release the surety on the above described section of Marlyn Road pending the receipt of this certification and the final on-site inspection by the Board.

Motion seconded and vote carried unanimously.

(c) In accordance with the Board's request for a locus plan of the area in the vicinity of Lots 18 and 19, Mr. Heald presented a plan entitled "Plan and Profile of Marlyn Road, Medfield, Mass., dated October 19, 1962--Water and Manhole Construction as located July 18, 1963".

The Board reviewed the plan and noted that it showed the location of the drainage between Station 8 plus 50 and 11 plus 0, plus or minus. The Board had requested 7 plus 0 to 10 plus 0, but felt the plan was sufficient.

ROY BROTHERS: Mr. Henry Roy appeared before the Board and requested the members to resign his subdivision plan because it had not been signed with India Ink and the registry would not accept it.

Mr. Cain agreed to take the plan and have the signatures re-inked.

Mr. Roy advised the Board that the grade in the street had been changed, also the lot lines on the following lots: 35, 36, 37, 38 25, 24, and 23.

The Board noted that the house numbers had not been place on the plan. The Board discussed whether they or the engineer would place these nembers on the plan and it was agreed that the Planning Board would take care of it.

NOON HILL ESTATES: Mr. Paul Plakias, Attorney, appeared before the Board on behalf of Haslam Realty Corp. He stated that they have started their first land court proceedings and are about one-third completed, but have run into several problems. The first one was that the Board's requirements on the size of plans did not co-incide with those of the land court; therefore, the land court would not accept the plans. Mr. Plakias stated that they would be bringing to the Planning Board a plan that did not meet the requirements of the Board but would be one that was acceptable to the land court.

Mr. Hardy questioned what the difference was.

Mr. Plakias replied that he did not recall.

The Board agreed to check this matter further as they felt that the required size was in accordance with the regulations of the Land Court.

Another problem was in regard to ownership. Mr. Plakias stated that the Haslam Realty Corporation is still the equity owner of the land but not the record owner. The application and agreement was made out in the name of the equity owner. He stated that the Land Court plan contained the entire subdivision and that Haslam Realty was going to take title to only a portion of this sub-division at the present time.

Mr. Plakias felt that-as he saw it--the problem is nothing more than that they ask the Board to waive the rules with the provisions that individual lots can be sold or mortgaged.

Mr. Cain stated that he felt that it could be mortgaged as it was.

A motion was made that for recording purposes the Board will sign plans presented in subdivided portions, and after the Board receives the plan, they will insert the signatures on it for recording purposes.

Motion seconded and vote carried unanimously.

Mr. Cain reported that he had contacted Mr. Rogers, Chairman of the Planning Board, regarding this and he was also in agreement to handling it in this manner.

JOHN DONNELLY & SONS: The Board received a letter from the Dover Planning Board which stated that they were generally in agreement with the Board's recommendations on the subdivision plan of John Donnelly & Sons.

HEALD HOMES TRUST: Mr. Hardy stated that he had inspected Marlyn Road and approved the construction from Station 4 plus 40 to Station 6 plus 40. The other Board members agreed to inspect the area as soon as possible and if all is in order to authorize the Clerk to draw up the necessary documents for release of the surety.

The above was made into a motion.

Motion seconded and vote carried unanimously.

PLANS: Mr. Cain presented the following plans which he had signed for the Board under "Subdivision Control Law Not Required":

(a) Plan of Land off Elm Street
(b) Plan of Lnd off Oak and Park Streets.

HARDING ESTATES: The Clerk was requested to call the Town Clerk to see if Mr. Bowie, Engineer for Harding Estates, had filed his plan with him, and if so, the date.

The Board also reviewed the letter sent to Hastings & Gautreau, developers of Harding Estates. This letter contained the Board's recommendations and changes on the plan.

CIMINO--Pine St.: Mr. Kennedy, Town Counsel, had advised Mr. Rogers to set forth in a letter all of the corrections the Board deemed necessary to complete the construction of the streets in this development. The Board did this and the letter was reviewed. It was agreed to make an inspection of this development before July 31st so that final action could be initiated at the next meeting.

TAMWORTH CONSTRUCTION CO.--Pine Needle Park: The Board read the copy of Mr. Kennedy's letter to Mr. Stivaletta in which he advised them that unless certain streets and sections of streets were completed to the satisfaction of the Planning Boad, these streets would be turned over to the town for completion and action brought against his surety.

The Board agreed to make an inspection of this area also before July 31st.

A letter was received from the Supt. of Streets in which he informed the Board that the catch basin on the northerly side of the intersection of Flint Locke Land and Lantern Lane does not work.

The Board agreed to check this on their inspection trip.

ZONING-BY-LAW: A letter was received from Mr. Woglom which included his recommendations for amending the zoning by-law with regard to construction of multi-family dwellings and apartment houses in the Business District. The Board agreed to study these individually before the next meeting.

TORA, INC--South St.: It was noted that the time limit was up on the surety that covers the construction of a portion of Clark Road. It was agreed to inspect this area also before any further action is taken.

COUNTY COMMISSIONERS: Mr. Hardy reported that Mr. Cain, Mr. Wills and he attended the hearings on the relocation and layout of Bridge St., West Mill St. and West Street.

BUILDING CODE: The Board again discussed the "fees" that should be set for building permits.

MEETING ADJOURNED:

Respectfully submitted,

Everett J. Wills
EVERETT J. WILLS,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on August 14, 1963

PRESENT: Messrs. Rogers, Cain, Hardy, Spencer and Wills

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meeting held on July 24th were read and approved as read and corrected.

AGENDA: The agenda for the evening was read by Mr. Rogers.

HASLAM REALTY--Noon Hill Subdivision: Mr. Johnson of McIntyre and Johnson presented the Board with a cloth tracing showing a portion of the definitive plan of Section I, of the Noon Hill subdivision. This plan is being readied for filing in Land Court and is #31467A Dated July 24, 1963.

This plan had previously been submitted to the Board for its endorsement but due to minor revisions, to meet land court requirements, such as lettering of ways, etc., was resubmitted to the Board for final endorsement. All members of the Board signed the plan.

Mr. Reed Haslam presented the Board with the definitive cloth tracing entitled, "Noon Hill Estates", Section I, Medfield, Mass., and dated July 11, 1962. This plan had previously been approved, but was resubmitted for the Board's endorsement, such that it could be filed in the Registry of Deeds. All members of the Board signed this plan.

HEALD HOMES TURST: Surety releases were drawn up covering the construction of Marlyn Road, from Station 4 plus 40 to Station 6 plus 40. These were not released since the Board has not received certification from Mr. Heald that the bounds have been set according to plan. Action on the matter was tabled to a subsequent meeting.

HARDING ESTATES: Mr. Russell Bowie of Bowie Engineering Co. of Millis, and Mr. Taylor, representing Hastings and Gautreau appeared before the Board to answer any question that the Board had concerning the subdivision of Harding Street entitled "Harding Estates" dated June 10, 1963, of which Hastings and Gautreau are the owners of record. The Board reviewed a letter sent to Hastings & Gautreau on July 22, 1963 which contained revisions to be made to the plans.

After checking this letter against the revised plans and seeing that all requested changes had been made, Mr. Cain made a motion that the Board approve the plans. Mr. Hardy seconded the motion. There being no further discussion, the vote was taken and the vote was unanimous.

EXECUTIVE SESSION: At the request of Mr. Rogers, the Chairman, the meeting then went into EXECUTIVE SESSION as the Board had some business to discuss with the Town Counsel.

After the executive session, the meeting was again opened to the public and proceeded with its usual business.

HILLCREST DEVELOPMENT CORP:

Mr. Hardy divorced himself from the Board for any action pertaining to Hillcrest as he was a interested party.

Mr. LaVerghetta appeared before the Board to request surety releases on Hearthstone Drive from Station 2 plus 42.46 to the intersection of Rolling Land and on Rolling Lane from Station 2 plus 50 to Station 9 plus 00.

The Board was presented with construction cards completed and filled out and approved for Hearthstone Dr. from Station 2 plus 75 to Station 10 plus 50 and Rolling Lane from Station 0 plus 00 to Station 13 plus 50.

A letter from McCarthy Engineering Service, Inc. had been received advising the Board that concrete monuments have been set in the above described ways according to our accepted plans.

Mr. Rogers made a motion that the surety bond of the American Surety Co., #9100-38-64 in the amount of SEVEN THOUSAND EIGHT HUNDRED DOLLARS ($7,800.00) dated Nov. 27, 1962 covering Rolling Lane from Station 2 plus 50 to Station 9 plus 00 be released, since this portion of the way had been previously inspected by the Board. The motion was seconded by Mr. Spencer and voted unanimously.

Mr. Rogers than made a motion that the surety bond of the American Surety Company #9100-38-46 in the amount of FIVE THOUSAND DOLLARS ($5,000.00) dated Nov. 14, 1962 covering Hearthstone Drive from Station 2 plus 42.46 to the intersection of Rolling Lane be released, since this portion of the way had been previously inspected by the Board.

Motion was seconded by Mr. Spencer and vote carried unanimously.

A motion was made that Hearthstone Drive from Station 2 plus 75 to Station 10 plus 50 and Rolling Lane from Station 0 plus 00 to Station 13 plus 50 be recommended for acceptance by the town. Motion was seconded and voted unanimously.

Mr. LaVerghetta made a request as to the amount of surety the Board desired to be posted so that Lots 159, 160, 112, 97 and 95 on Hearthstone Drive from Station 10 plus 50 to Station 13 plsu 00 might be released.

A motion was made by Mr. Rogers that the amount of surety be $2,500.00. The motion was seconded and voted unanimously. It was agreed that Mr. LaVerghetta would post his surety immediately so that the lots could be released, and that Mr. Rogers would notify Mr. Carr, the building inspector, to release said lots, subject to the Board's receipt of the surety.

SUBDIVISION CONTROL LAW NOT REQUIRED: Mr. Cain presented plans on two lots which he had signed so that they could be placed on record in the Registry. One lot is located on the corner of Park St. and Main St. and is drawn by Cheney Eng. Co. of Needham. The other lot is located on Summer St., between Lots 7 and 9 and is drawn by Pilling Eng. Co. of Dedham.

KNOLLWOOD: Henry Roy, Bellingham.

Mr. Cain presented the Board with a set of black lined cloth reproducible tracings of the approved definitive plans for the above captioned development that he had received from the developer. Such development is located off South, Elm, and Cross Streets and is drawn by the Norwood Engineering Co.

According to Town Counsel, a new covenant with the new owner of record should be made and sent to the Board along with a copy of the deed. The old covenant is dated Oct. 31, 1960 and will have to be superceded.

DONNELLY SUBDIVISION: The Board discussed the new preliminary sketch submitted by the subdivider. It was noted that the subdivider had complied with the Board's request of change in plan in its letter of July 2, 1963 to the subdivider as to the property in Medfield northease of Farm Street., but that the subdivider had increased the number of lots in that portion of the subdivision in Medfield lying Southwest of Farm Street. The method of drainage for that portion of the subdivision in Medfield is in the opinion of the Board not clearly defined and described.

Discussion was held concerning the entrance of H Street to Farm St. It was agreed and a motion was made, seconded and voted unanimously that the following letter be sent to Donelly.

"At a meeting of the Planning Board held on August 14, 1963, it was voted to disapprove that portion of the preliminary sketch of the subdivision of land located in Medfield, Mass., owned by John Donnelly & Sons and prepared by Shurcliff and Merrill, Landscape Architects of Boston for the following reasons:

(1) The devleoper, in the opinion of the Board, has not adequately disclosed sufficiently the method of discharging the proposed drainage off "H"and"K" Streets.

(2) Two entrances should be provided off Farm Street to that portion of the subdivision lying southwest of Farm Street. Such entrance should connect to each "H" street.

(3) Lots 10-I and 10-J appear not to conform to the zoning requirements for the Town of Medfield as to the width."

GENERAL: In regard to our letter to Mr. Carr dated Aug. 10, 1963, Mr. Hardy mentioned that Mr. Carr did not know where the three lots on Granite St., previously approved by the Board, were located. It was agreed by the Board that Mr. Carr should require those seeking building permits on said lots, furnish him with a plan, showing the lot located sufficiently, such that it could be identified properly in the field.

Mr. Cain presented the Board with a copy of the zoning by-laws for the Town of Brookline. Mr. Cain also discussed with the Board a meeting with the Millis Planning Board that he had attended. It was the feeling the the Millis Planning Board that a joint meeting between Medfield, Medway and Millis would be advantageous for the towns and would allow the boards to become acquainted with each other. It was suggested by the Millis Planning Board that their chairman contact the chaimen of the other two boards and make a date for some future joint meeting.

Mr. Cain also mentioned a letter dated July 23, 1963, from Metcalf and Eddy regarding a change in construction of multiple family dwellings and apartment houses in the Medfield business district, and suggested that the Board study it so that it might be brought before the next town meeting for the townspeople for their consideration. Mr. Wills disagreed and felt that off-street parking conditions should be discussed instead. Mr. Rogers stated that the time was too late to discuss this subject and suggested a special meeting. However, since it was not possible for all Board members to be available for a meeting this coming week, it was agreed to set aside a certain portion of the next Board meeting on August 28, 1963 to discuss this letter and any other of the Board members feelings on the matter.

A request to the Norfolk County Commissioners for a study and relocation of Farm Street from the intersection of North St. and to the Dover Line was signed by the majority of the Board.

Mr. Spencer also mentioned that a sign on the connecting way between Juniper Lane and Clark Road, know as Alder Road, had not been erected.

The meeting was adjourned at twelve o'clock P.M.

Respectfully submitted,

Everett J. Wills
EVERETT J. WILLS,
Secretary

Meeting taken by Mrs. Conners
and revised by Mr. Rogers

MEDFIELD PLANNING BOARD

Minutes of Meeting held on August 28, 1963

PRESENT: Messrs. Rogers, Cain, Hardy, Wills & Spencer

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following buiness wasdconducted:

MINUTES: The minutes of the meeting held on August 14, 1963 were read, and approved as read with minor correction.

HILLCREST DEVELOPMENT CORPORATION:

Mr. Hardy divorced himself from the Board for any action pertaining to the Hillcrest Corp. as he is an interested party.

Mr. LaVerghetta appeared before the Board for the purpose of conducting surety releases, and depositing surety with the town, through the Board, as agreed in our meeting on Aug. 14, and described as follows:

(1) A certified check #7592 drawn on the Norfolk County Trust of Dedham, Mass. was presented to the Board for surety in the amount of TWO THOUSAND FIVE HUNDRED DOLLARS ($2,500.00) for the release of Lots 159, 160, 112, 97, and 95 on Hearthstone Drive from Station 10 plus 50 to Station 13 plus 00.

(2) Surety Bond of the American Surety Company #9100-38-64 in the amount of SEVEN THOUSAND EIGHT HUNDRED DOLLARS ($7,800.00) dated Nove. 27, 1962 covering the construction of Rolling Lane from Station 2 plus 50 to Station 9 plus 00 was released.

(3) Surety Bond of the American Surety Co. #9100-38-46 in the amount of FIVE THOUSAND DOLLARS ($5,000.00) dated Nov. 14, 1962 covering the construction of Hearthstone Drive from Station 2 plus 42.46 to the intersection of Rolling Lane was released.

(4) Appropriate papers, in the form of release letters and receipts were passed between the Planning Board, Town Treasurer, and Mr. LaVerghetta for the above mentioned surety bonds and certified check.

(5) A letter was then signed and sent to the Board of Selectmen recommending that Hearthstone Drive from Station 2 plus 42.46 to Station 10 plus 50, and Rolling Lane from Station 0 plus 00 to Station 13 plus 50 be accepted as a public way, including any and all easements.

There being no more business before the Board concerning Hillcrest Corp., Mr. Hardy rejoined the Board.

HEALD HOMES TRUST: Mr. Henry Heald appeared before the Board to request surety release that the town held covering the construction of Marlyn Road from Station 4 plus 40 to Station 6 plus 40. This surety in the form of a Savings Account #57969 made over to the Town of Medfield and deposited in the Needham Co-operative Bank in the amount of TWO THOUSAND FOUR HUNDRED DOLLARS ($2,400.00) was released by the Board. All necessary release letters and receipts were passed between the Planning Board, Town Treasurer and Mr. Henry Heald.

HARDING ESTATES: A letter dated Aug. 15, 1963, was received from Mr. Carr, Chairman of the Board of Health, stating that he approved the subdivision of land by Harding Estates except any lots which are swampy or wet land. In co-operation with the Building Inspector, the letter further stated, these lots will be approved or disapproved at the time of application for building permits.

TAMWORTH CONSTUCTION CO.--Pine Needle Park: Mr. Michele Stivaletta appeared before the Board for the purpose of discussing the Pine Needle Park Subdivision. Mr. Rogers informed Mr. Stivaletta that by a unanimous vote of the Board in executive session on August 14, 1963, they had agreed to have Town Counsel, Mr. Joseph S. Kennedy, instruct Tamworth Construction Co. of the Board's intention at the meeting to take up the question of whether or not its approval of their subdivision should be rescinded, for the reason that certain work was not completed in the time agreed upon.

Mr. Kennedy in his letter to Tamworth Construction Co. stated that Rescission proceedings would be conducted in accordance with Gen. Laws, Chapt. 41, Sec. 81N and that due notice of public hearing would be given by publication and otherwise as required by law.

The plans for Flintlocke Lane and Lantern Lane were discussed fully by the Board and Mr. Stivaletta. Mr. Rogers asked Mr. Stivaletta how long it would take Tamworth Const. Co. to complete the out-standing work, and have all construction cards approved by the various town inspectors, such that the Board could recommend to the Board of Selectmen that these ways be accepted as public ways, at the next town meeting. Mr. Rogers told Mr. Stivaletta that the Board was upset at the time it took him to get this matter settled and wanted it attended to immediately.

Mr. Cain made a motion that at the Board's next meeting, Sept. 11, 1963, the Board wanted to see all construction cards completed, profiles of all drainage, and certification that all bounds had been set according to the definitive plan, for Flint Locke Lane from Station 0 plus 00 to Station 10 plus 50, and for Lantern Lane

from Station 0 plus 00 to Station 11 plus 74.69. Mr. Wills seconded the motion and the Board voted unanimously.

Mr. Cain made a second motion that at the Board's meeting of Sept. 25, 1963, all construction cards, certification of all bounds, etc. for the connecting way between Pine Needle Park and the Kenny Subdivision known as a portion of Emerson Road be completed and submitted to the Board. Mr. Wills seconded the motion. The Board voted on the motion. The vote was unanimous.

Mr. Stivaletta assured the Board that he would be able to comply with the Board's wishes on everything except the connecting link, portion of Emerson Road, as this way required a section of water pipe. Mr. Stivaletta stated that he might experience difficulty in securing this pipe in time. It was agreed that in the event that Mr. Stivaletta could not obtain the necessary pipe, he would advise the Board in writing by next week.

The Board also discussed with Mr. Stivaletta certain letters the Board has received from Mr. McCarthy, Supt. of Streets, concerning the catch basin on the northerly side of the intersection of Flint Locke Lane and Lantern Lane, and the frost heave that occured in Flint Locke Lane last winter.

In Flint Locke, opposite Lots 46 and 62, there exists low points in the way. It was the feeling of the Board that these should be corrected so that the catch basins located in this area will function properly. It was suggested to Mr. Stivaletta that if his engineer make profiles of this area, it would be easy to correct this condition.

The Board also requested Mr. Stivaletta to have a center line profile of Lantern Lane from Station 7 plus 00 to Station 11 plus 74.69 made.

The Board agreed to write Tamworth Construction Co. a letter enumerating the decisions and information requested as a record.

CIMINO--Pine St.: A letter was received from Mr. Cimino requesting release of the town surety which covered the remaining work that had to be completed on Cedar Lane, Scott Road, and Maplewood Road.

Discussion ensued on whether Cedar Lane, Scott Road and Maplewood Road had been completed satisfactorily to the Board. Mr. Rogers stated that the town counsel was of the opinion that the Board could not require the back-up work on the sidewalks in certain areas, as the town had already accepted the ways. It was the opinion of the majority of the Board that this condition will correct itself when the adjoing property is built upon.

A motion was made by Mr. Cain and seconded by Mr. Wills that the Board release the remaining surety. Four members voted in favor of the motion and one against. Mr. Spencer wished to be recorded that his negative vote was based on the fact that certain sections of the sidewalks were not built according to the approved cross-section.

TOCCI--Off High St.: A plan showing a proposed revision of drain in Homestead Drive dated Aug. 15, 1963, was presented to the Board by Mr. Rogers. The plan was discussed but was tabled for future consideration.

TORA, INC.--off South St.: The Board discussed Tora, Inc. off South St. Mr. Rogers was of the opinion that the bonding company should be notified by letter, that Tora, Inc. had not completed the ways covered by the Board in conformance with the Board's standards.

A motion was made by Mr. Sepncer and seconded by Mr. Cain that a letter be sent to the bonding company, the Providence Washington Insurance Co. of Providence, R.I. appraising them of this matter, and requesting that a representative of their company attend our next meeting on Sept.11, 1963 to discuss the work covered by the surety. All members voted in the affirmative that the letter be sent. Distributions of the letter went to Tora, Inc, Town Clerk, and Town Counsel.

MASTER PLAN--Mr. Woglom: Mr. Woglom appeared before the Board with reference to many phases of the Master Plan, and was concerned as to the time schedule of his reports. Mr. Rogers felt that many of the committees were waiting for the report on the questionaire handled by the League of Women Voters. A discussion was held as to how the report was to be reproduced, and distributed. No firm decision was arrived at, since the Board did not know the final format of the report, or what plans the League migh have for reproducing and distributing the report.

Mr. Rogers assured Mr. Woglom that he would receive his information by the end of this week, and that by the end of the second week of Sept. the report would be available for the various Master Plan Committees.

The Board agreed that by the end of Sept. or the first week in Oct., they should start holding meeting with the various Master Plan groups to go over their work, and recommendations. Various resignations on the Master Plan Finance and School Committee were discussed, and a telphone call was placed to the Town Moderator to determine whether or not the vacancies had been filled. The Board was informed that action on this matter as it concerned the two mentioned groups had not been completed by the respective committees.

Mr. Woglom asked for a meeting on Sept. 18th to discuss the results of the questionaire with the Board. This was agreed upon.

APARTMENT HOUSES: A long discussion took place concerning a letter to the Planning Board dated July 23, 1963, from Metcalf and Eddy suggesting a preliminary draft of an amendment to the Zoning By-Laws covering the construction of multiple family-dwellings and apartment houses in the Medfield business section. The Board had requested this letter previously from Metcalf and Eddy. The discussion finally resolved itself as to whether or not apartments should be allowed in the business district at all.

Mr. Wills was of the opinion that those committees working on that phase of the Master Plan, having spent a great deal of time on the subject, should be heard from in regard to their recommendations pertaining to this matter. Mr. Rogers agreed with Mr. Wills and a motion was made by Mr. Wills to table the discussion until a report from the Planning Consultant, and the Master Plan Committee was received. Mr. Hardy seconded the motion and the motion passed three to two. Mr. Cain and Mr. Spencer being opposed. Mr. Cain wished to be recorded that he opposed, and that he thought "the town should have an opportunity to express itself in connection with the rules and regulations governing the construction and use of apartment houses in the business district."

SUBDIVISION CONTROL LAW NOT REQUIRED: Mr. Cain presented a Plan of Land off Arnold Drive dated July 23, 1963, drawn by Norwood Engineering Company of Norwood, Mass., also a plan of land in Medfield off Granite Street dated July 10, 1963, drawn by the Norwood Engineering Co. of Norwood, Mass., covering five lots numbered 72, 73, 74, 75, and 76.

HASLAM REALTY: Mr. Cain presented the Board with an instrument which the Planning Board of the Town of Medfield had assented to and authorized, allowing Vincent P. Roberts, Jr. and Margaret D. Roberts and the Noon Hill Corporation as covenantors, to convey to the Haslam Realty Corp. a portion of the land known as "Noon Hill Estates", Section I.

ROY SUBDIVISION: (Between Elm & Cross Streets)---Mr. Cain presented a new covenant to the Board showing Henry J. Roy and Nellie M. Roy of Bellingham, Mass., as owners of record for the subdivision known as Knollwood, also a plan of the development.

GENERAL: A bill from B. L. Makepeace, Inc. in the amount of $5.20 for cloth drawings was approved and signed by the Board. The bill was then turned over to the Town Treasurer.

Mr. Rogers stated that he had discussed with Mr. Brown the completion of a portion of Arnold Drive. Mr. Brown had informed Mr. Rogers that he would get all monuments set and be before the Board in the near future.

Mr. Rogers wished to have an informal meeting with the Board for the purpose of reviewing all drawings and prints in our files, and to return to their proper places those cloth tracings that Mr. Woglom had borrowed for his Master Plan study.

The Board agreed to meet Thursday evening August 29 at 8:00 P.M. for this purpose.

There being no more business to attend to a motion was made to adjourn, seconded and the vote was unanimous.

Meeting adjourned at 12:00 P.M.

Respectfully submitted,

Everett J. Wills
EVERETT J. WILLS,
Secretary

Minutes taken by Mrs. Conners
and revised by Mr. Rogers.

MEDFIELD PLANNING BOARD

Minutes of Meeting held on September 11, 1963

PRESENT: Messrs. Hardy, Wills, Spencer and Rogers

The Meeting was called to order at 8;00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meeting held on August 28, 1963 were read and approved as read.

TAMWORTH CONSTRUCTION CO.--Pine Needle Park: Mr. Michele Stivaletta appeared before the Board and presented the following:

1. Certification of the bounds from Norwood Engineering Co.
2. Construction cards (not complete)
3. Cross-section report of core tests by Norwood Enginering
4. New profile of Lantern Lane

Mr. Stivaletta informed the Board that the curbing at the entrance on the right hand side of the street was not completed because the curbing machine had broken down.

Mr. Rogers stated that Mr. Stivaletta had called him and had told him that all of the items as listed in the Board's letter of Sept. 4, 1963, were completed except for the above-mentioned curbing. Mr. Rogers reported to the Board that he had told Mr. Stivaletta that this item could be included in the work to be completed by September 25, 1963.

The Board accepted the above information and agreed to study it as soon as possible.

Mr. Stivaletta also informed the Board of the status of the following items:

1. Catch basins--corrected
2. Low point--corrected on Sept. 10th and 11th.
3. Connecting Link--He now has the water pipe but it might be difficult to get it layed by the 25th of Sept.
4. Street signs--Purchased but not installed.

The Board returned the construction cards and requested that they be returned on the 25th of Sept.

Mr. Spencer called Mr. Stivaletta's attention to light pole No. which is located in sidewalk and should be in grass plot.

Mr. Stivaletta stated that he would take this up with the Boston Edison Company.

HARDING ESTATES: The Town Clerk notified the Planning Board by phone that no appeals had been made during the 20 day waiting period on this particular subdivision.

Mr. Tom Taylor, representing Hastings & Gautreau, appeared before the Board and presented the definitive plans which had been certified by the Town Clerk.

Mr. Rogers, Mr. Hardy and Mr. Wills signed the plans for the Board.

TORAJINC.--Off South St.: Mr. Matthew Tocci, Mr. Bernard Martin, Attorney, Mr. James F. Travers of Provident Washington Ins. Co., and Mr. Richard K. Bullard, President of Everett National Bank appeared before the Board.

Mr. Rogers reviewed the situation on Clark Road in which these persons were interested. He also reviewed the list of corrections the Board deemed necessary to complete the construction of Clark Road. Mr. Rogers advised that this list as compiled and sent to Mr. Tocci, may not be complete as of this date because of the time that has elapsed since the Board reviewed the Street. Mr. Rogers also stated that the street construction must be approved by the various town departments and so noted on the construction cards.

Mr. Bullard, Bank representative, explained his interest: "Our bank made a loan to one of the partners to secure the bond. We would suggest that we have among the customers of the bank, some well qualified companies who do this work for the State of Massachusetts. We would suggest that we be allowed to have them come in and do this work to the satisfaction of the Planning Board and it would be reasonable to presume that this could be done between now and your next meeting." "We know we are going to be out some but the amount we are going to be out we do not know. We would propose that, and see what suggestions you might have as one way of getting this cleaned up."

"I talked to Mr. Travers of the bonding company and he agreed this would be a solution to this problem."

Mr. Rogers suggested that it might be advisable for all concerned to meet on the site.

It was agreed to do this and the date was set for Saturday, Sept. 14th at 10:30 A.M.

Following this on-site meeting, a final list of corrections would be compiled and sent out.

HEALD HOMES TRUST: A motion was made to approve and sign a letter written to the Board of Selectmen stating that Marilyn Road from Station 0 plus 00 to Station 6 plus 40 has been completed to the satisfaction of the Planning Board and that the Board recommended that it be layed out for acceptance by the Town.

Motion seconded and vote carried unanimously.

CIMINO: Mr. Charles A. Cimino, Jr. appeared before the Board.

A motion was made to approve and sign a letter to the Town Treasurer requesting the release of the following surety covering the construction of Cedar Lane, Scott Road, and Maplewood Road:

> Savings Share Account No. 54206 in the Needham Co-operative Bank, Needham, Mass., in the name of Charles A. Cimino, and representing a sum of ONE THOUSAND TWO HUNDRED DOLLARS ($1,200.00); also the assignment of this account to the Town of Medfield.

Motion seconded and vote carried with three in favor and one opposing.

The letter was turned over to Mr. Anderson at this time and he in turn released the surety back to the Planning Board, and they in turn released it to Mr. Charles A. Cimino, Jr.

MASTER PLAN: Mr. Rogers reported that the report of the questionairre is being printed and the Board should have the first draft of the typing this coming weekend. Mr. Rogers remarked that this will be a report of facts only, not an interpretation, which will be done at a later date.

STIVALETTA: Pine Needle Park--A letter was received from the Supt. of Streets stating that on Sept. 10, 1963, he had examined six cores taken on Lantern Lane between Station 50 and Station 4 plus 80, and that there was a minimum of 2½" of asphaltic concrete and a good penetration.

HARDING ESTATES: Mr. Rogers stated that he had had a request from George Gordon & Son to be notified when the Board signed the definitive plans.

A motion was made that the Board comply with this request.

Motion seconded and vote carried unanimously.

MEDFIELD PLANNING BOARD

Minutes of Meeting held on September 18, 1963

PRESENT: Messrs. Cain, Hardy, Wills, Spencer and Rogers

NOTE--This was a Master Plan Meeting but the following regular business was conducted:

Mr. Rogers reported on the following action on his part during the past week---

GARLAND ESTATES: Obtaine preliminary print of this plan for Mr. Woglom.

GUN HILL PARK: Obtained print of the definitive of this plan, and also contacted Mr. Edward Stivaletta for the purpose of getting a black-lined reproducable.

TORA,INC: Mr. Cain, Mr. Wills, and Mr. Rogers met with Mr. Reed of Walter Reed Corp., Mr. Martin and Mr. Tocci, and Mr. Travers for the purpose of discussing the condition of Clark Road. This meeting was held on the site.

It was agreed that the road would be completed in that area by the Walter Reed Corporation., paving contractors, and that the list of corrections would remain the same as listed on May 4, 1963.

Mr. Rogers stated that he had contacted the other members of the Board that were not present at the meeting and had reported the results of the on-site meeting.

He also contacted Mr. McCarthy, Supt. of Streets, and advised him that Mr. Reed would be in contact with him on Monday.

Mr. McCarthy was given a list of corrections and advised that test cores should be taken in the area so that the amount of remedial work that will be necessary will be known.

ZONING-BY-LAW: Mr. Cain stated that he felt that the Town should have an opportunity to vote on whether or not they wished the zoning by-law amended regarding apartment houses, and in accorance, made a motion that the Board reconsider acting on an amendment to the Zoning By-Law covering the construction of multiple family dwellings and apartment houses.

Mr. Cain further stated that due to certain conditions in the town the people should have the opportunity to express their opinion at the next special town meeting.

Mr. Rogers pointed out that the majority of the Board voted not to do this at this time since we have a committee working with the Master Plan Study looking into this and they had not had a chance to make their report.

Mr. Spencer commented, "The Master Plan is due a year from now and the town is wide open for apartment building for a minimum of a year and a half".

Motion seconded and vote defeated with three oppossing and Mr. Cain and Mr. Spencer wishing to be recorded as voting in favor of the motion.

MEETING ADJOURNED:

Respectfully submitted,

Everett J. Wills

EVERETT J. WILLS,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on September 25, 1963

PRESENT: Messrs. Cain, Wills, Spencer and Rogers

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted.

EXECUTIVE SESSION--Mr. Spencer requested the Chairman to call an executive session.

Mr. Rogers asked the Board if they had any objections to calling an executive session and hearing none, declared an executive session.

SPENCER: Mr. Spencer made the following statements to the Board and wished them recorded:

"I have asked for this executive session inorder to discuss a problem that I believe to be of extreme importance to the proper functioning of this Board. Many of you may not agree with my comments---however, I assure you that I am not attacking any particular member or a group of members on this Board. Unfortunately, my remarks can easily be construed as a personal attack but in order to make my point clear once again I seemingly have to single out one particular member of the Board and direct my remarks to him.

On March 6, 1963, this Board, at my instigation, took the following action: (Excerpt from minutes--page 2, March 6, 1963)---

> 'Mr. Cain made a motion that all correspondence is to be signed by the Secretary except any correspondence that the Board previously agrees at a meeting to be signed by a designated person.'
>
> 'Motion seconded and vote carried unanimously.'

"In a calculated direct violation of these expressed and recorded wishes of the Board, a report was circulated to the townspeople during this past week that contained a letter in which the noun "I" was used throughout--that is, it was written as not coming from the Planning Board, but rather from the Chairman--it was not sent out over the signature of the Secretary, but was signed by the Chairman.

I believe that the work of the Master Plan is part of the Board's obligation and duty to the town and therefore all correspondence should be written as coming from the Board and should be signed

by the duly designated member of the Board--in this case, the Secretary. The letter referred to a moment ago gives the impression to the townspeople that the Master Plan operation is a one man deal--if you will refer to the vote of the Annual Town Meeting, you will note that it was the Planning Board that was authorized to make a Master Plan, not the Chairman.

You may think that I am old maidish and being rather arbitrary about objecting to this action on the part of the Chairman. I need not remind you of my arguments last March about the arbitrary, autocratic and dictatorial operation of this Board during the preceeding year. Evidently you agreed with me--at least your decision as to how correspondence should be handled gives evidence of this agreement.

I would also remind you that a letter written in the first person may not have any legal standing, especially if we are requesting a subdivider to do something.

Personally, I feel that a grave injustice to all the other members of the Board has been done by this brash action and so far as I am concerned I am interpreting it as a direct insult to the integrity of the Board by the "one-man operation" implied.

I am of the opinion that a letter of explanation is in order and that this letter, written tonight and approved by the Board, should be published immediately in the Quincy Patriot Ledger, the Milford News, and the Natick Free Press.

I am further of the opinion that the Chairman of this Board be warned that any further actions of this type on his part will result in a recall vote of the Board to remove him from the chairmanship.

I will not stand idly by and see this Board dominated and dictated to by one man--it is time that the rest of the Board members stood up and demanded what is justly theirs--namely, equal rights, equal representation, equal voting privileges and the right to let the town know that this is a Board, not a "one-man sideshow with four puppetts".

MR. ROGERS: "There was no deliberate action on my part and I am sorry." "There will be no letter written by the Chairman."

Mr. Stivaletta replied that he had contacted the paving contractor to take care of the curbing and that the water is presently being installed on the connecting link.

BROWN: Mr. Robert Brown appeared before the Board in accordance with their request and reported the following progress on the construction of Arnold Drive:

(a) Mr. Shier, engineer, is working on the acceptance plan.
(b) Bounds will be put in this coming week.

Mr. Brown also stated that he would attend the next meeting of the Planning Board and would present the construction cards and the acceptance plan at that time.

The Board advised Mr. Brown to present letters of certification on both the bounds and the inverts.

HEALD HOMES TRUST: Mr. Henry Heald appeared before the Board and requested them to set the amount of surety they would require to cover the construction of Marlyn Road from Station 15 plus 50 to Station 19 plus 25, a distance of 375 feet and a 50 foot layout. This section of street covers lots 46, 47, 48, and 49.

Mr. Heald stated that it would be ready for black top by the next Board meeting as he had only about 50 feet of water pipe remaining to be installed.

A motion was made that the Board would require surety in the amount of $4,500.00.

Motion seconded and vote carried unanimously.

HILLCREST DEVELOPMENT CORP: Mr. Nicholas LaVerghetta appeared before the Board.

Mr. Rogers read a letter previously received from the Hillcrest Development Corp. in which they requested the exchange of the following surety:

> Certified Check No. 7592 in the amount of TWO THOUSAND FIVE HUNDRED DOLLARS ($2,500.00) drawn on the Norfolk County Trust Co. of Dedham, Mass., covering the construction of Hearthstone Drive from Station 10 plus 50 to Station 13 plus 00.
>
> TO BE EXCHANGED FOR:

Savings Account No. 107,733 of the Dedham Institution for Savings, Dedham, Mass., in the amount of TWO THOUSAND FIVE HUNDRED FORTY-FOUR and 28/100 DOLLARS ($2,544.28) and in the names of Nicholas LaVerghetta or Roger E. Hardy.

A motion was made that the Board grant this excahnge pending the receipt of the assignment of this account to the Town of Medfield.

Motion seconded and vote carried unanimously.

MRS. Rayner was delegated to obtain the certified check from Mr. Anderson and turn over the Savings Book. The certified check to be held by Mrs. Rayner until the assignment of the Savings Account was received.

MINUTES: The minutes of the meeting held on September 11, 1963 were read and approved as read and questioned.

TAMWORTH CONSTRUCTION CO., (Pine Needle Park)---Mr. Rogers stated that Mr. Stivaletta had called him and asked if the Board would have any objections if he installed fancy street signs in this development. Mr. Stivaletta had stated that he had taken the matter up with the Supt. of Streets and that he had had no objections.

Mr. Rogers stated that he felt that this matter was strictly under the jurisdiction of the Supt. of Streets.

TORA, INC.: (Clark Road)---Mr. Wills reported that the Cheney Engineering Co. was working on this rooad today.

MINUTES--The minutes of the meeting held on September 18, 1963 were read and accepted as read and comments made.

TRAFFIC COUNTS: A report was received showing the average daily traffic counts in both directions on the extremities of both 109 and 27.

PLANS: The following plans were presented under Subdivision Control Law Not Required:

(a) Corrected Plan of Shell Easement off Grantie Street through Lot 72.

(b) Shell Easement through the entire Garabedian property from Granite Street through Lot 72 and connecting to Castle Estates, drawn by Norwood Engineering Co., and dated August 19, 1963.

(c) Main Street--Lot A, Connors Land, drawn by Pilling Engineering Co., dated September 9, 1963.

(d) Corner of Bridge and Dale Streets, Lot 3, drawn by Cheney Engineering Co., dated September 12, 1963.

MASTER PLAN: Mr. Cain questioned whether or not we have received any statement of the costs of the Master Plan to date.

Mr. Rogers agreed to check into this matter.

BOARD OF APPEALS: The Board received a notice of a hearing to be held on September 26th requested by Robert Strange, Harding St.

MASTER PLAN: Mr. Rogers stated that he had received the following from Mr. Woglom:

(a) Preliminary drawing of the existing drainage in the town.

(b) Copies of the existing land use map.

(c) Copies of the existing land utilization map.

BUDGET: A notice was received from the Board of Selectmen requesting the Board to submit next year's budget as early as possible so that they could submit it to the Finance Committee for their consideration.

Mrs. Rayer was requested to prepare a statement of expenditures to date.

MEETING ADJOURNED AT 10:00 P.M.

Respectfully submitted,

Everett J. Wills
EVERETT J. WILLS,
Secretary

MR. CAIN to Mr. Rogers: "In regard to this letter, I feel that you did just what Ernie said but it did not bother me that much. I thought you did it not realizing it.

I recall, however, three or four years ago, engineers came to my office in Dedham to get information and you were opposed to doing this. You said that all Planning Board business should be done at the meetings."

Mr. Rogers made a statement that he would not write another letter for the Planning Board.

Mr. Rogers then declared the executive session ended and opened the meeting for the regular business.

STIVALETTA: Mr. Perry and Mr. Marcionette of the Board of Selectmen appeared before the Board together with Mr. Michele Stivaletta.

The Selectmen stated that Mr. Stivaletta had applied for a seven-day permit to remove soil from his subdivision off Millbrook Road.

Mr. Stivaletta then stated that he had a surplus of material and that he would like to move 3,000 yards to his lot in Dedham.

The Selectmen stated that they felt they should discuss this with the Planning Board before granting the permit.

The Board reviewed the contour plans of this subdivision and questioned Mr. Stivaletta as to whether or not this was going to be a gravel removal operation.

Mr. Stivaletta stated that it was not, and that he had a 16-foot cut to make in the Gun Hill Development.

Mr. Cain stated that as long as the cuts were made according to the approved plan, he felt there was no problem.

Mr. Perry questioned the Board as to whether or not the town or the Planning Board felt that the town might be able to use this fill instead of letting it get out of the town.

Mr. Stivaletta stated that he would like permission if there is some low land owned by the town to put his fill there.

Mr. Perry questioned the possibility of storing it.

Mr. Cain stated that this operation would be too costly.

Mr. Rogers stated that he felt it would be all right to give the permit as long as Mr. Stivaletta extracts only to the cuts as shown on the profile.

Mr. Cain suggested that the permit be given on a weekly basis and that the Selectmen or Mr. McCarthy check the grade stakes which the engineer will have on the ground showing the grade of the street.

Mr. Spencer questioned, "What assurance does the town have that Mr. Stivalletta won't abandon this subdivision?"

Mr. Perry stated that he would be bonded.

Mr. Rogers warned Mr. Stivaletta to be careful so that there would be sufficient fill to take care of the gullies.

Mr. Stivaletta, in answer to a query regarding the location of this excess soil, stated that he would be removing it from Wood End Lane in the vicinity of Station 9 to Station 15.

Mr. Stivaletta was requested to bring in reproducable prints of Gun Hill Park. He agreed to do this and leave them with the Clerk of the Planning Board as soon as he had them made.

TAMWORTH CONSTRUCTION CO.: (Pine Needle Park)---Mr. Stivaletta presented a bond in the amount of $11,000.00 from the Aetna Insurance Co., dated September 1963, No. S-508950. With the presentation of this surety, Mr. Stivaletta requested the release of additional lots on Tamarack Road.

The Board questioned him as to what extent he wanted lots released.

Mr. Stivaletta asked if it would take care of all of Tamarack Road, and if not, use it as far as it would go.

Mr. Rogers suggested that he bring in the construction cards and in the meantime, the Board would inspect the are.

Mr. Cain suggested that he leave the bond with the Board with the understanding that the Board would use it as far as it would cover.

Mr. Stivaletta was questioned regarding the balance of the construction to be corrected in Pine Needle Park as per agreement.

MEDFIELD PLANNING BOARD

Minutes of Meeting held on October 9, 1963

PRESENT: Messrs. Cain, Hardy, Wills, Spencer & Rogers

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meeting held on September 25, 1963, were read and approved as read and corrected.

BROWN: Mr. Robert Brown appeared before the Board and presented the following:

(a) Acceptance plan and description for that portion of Arnold Drive located from Station 6 plus 38.14 to Station 16 plus 02.24.

(b) Construction cards, but they were not completely signed since Mr. McCarthy wished to have some core tests taken on the street before he approved it.

(c) Letter of certification on the invert grades from Norwood Engineering Co., Inc.

The Board reviewed the acceptance plans.

Mr. Cain stated that he felt the hydrant at approximately Station 8 plus 75 was too low.

Mr. Brown stated that Mr. Leighton of the Water Board had approved the hydrants.

The Board agreed to inspect the area before next Wednesday and then meet with Mr. Brown at 7:30, Wednesday, October 16th, and if all is in order, the Board would at this time recommend to the Selectmen that this street be accepted as a public way.

The Board retained one copy of the acceptance plan and requested the Clerk to return the rest of the plans to Mr. Brown so that he could present them to the Board of Selectmen.

Mr. Brown also requested the Board to set the amount of surety they would require to cover the following sections of streets:

LOWER ROAD--Station 7 plus 50 to intersection of Pine Grove Road, a distance of approximately 750 feet.

PINE GROVE ROAD--Station 4 plus 47.27 to Station 7 plus 0, plus or minus, a distance of approximately 253 feet.

Mr. Brown stated that the streets had only been rough cut, therefore the Board considered the following as the breakdown of the costs for completion of these streets:

1,000 ft. STREET CONSTRUCTION @ $16.00 per lin. ft. $16,000

300 ft. DRAINAGE CONSTRUCTION @ 4.00 per lin. ft. .....$ 1,200

$17,200

The drainage consisted of completing the drainage between lots 47 and 48 on Lower Road, and installing drainage between lots 56 and 55 on Lower Road.

A motion was made that the Board would require surety in the amount of $17,200 to cover the completion of the construction of the above described portions of streets and upon receipt of said surety, the Board would release the following lots:

LOWER ROAD--Lots 48, 54, 47, 46, 45, 44, 55, 56, and 57

PINE GROVE ROAD--Lot 19

Motion seconded and vote carried unanimously.

HEALD HOMES TRUST: Mr. Henry Heald appeared before the Board and presented the following:

(a) Savings Account, No. 57969, in the Needham Cooperative Bank, Needham, Mass., in the name of Henry M. Heald, Jr., Trustee; Heald Homes Trust, in the amount of FOUR THOUSAND FIVE HUNDRED AND 34/100 ($4,500.34), also the assignment of this account to the Town of Medfield.

(b) Construction cards properly signed.

A motion was made that the Board accept the above described surety covering the construction of Marlyn Road from Station 15 plus 50 to Station 19 plus 25 and to release lots numbered 46, 47, 48 and 49.

Motion seconded and vote carried unanimously.

The surety was then turned over to the Town Treasurer and a release of the lots given to Mr. Heald.

KENNEY CONSTRUCTION CO., INC.: Mr. Robert Kenney appeared before the Board and presented the construction cards covering Kenney Road from Station 13 plus 20 to Station 18 plus 20. The cards were completed and signed except for the water installation. Mr. Kenney presented a letter from the Water Board in which they stated that with the exception of the hydrant located between Station 16 plus 50 and Station 17 plus 00, which has to be raised, the water installation is satisfactory to the Water Dept.

Mr. Kenney stated that the stone bounds were being staked this date and would be completed the following day.

Mr. Kenney was questioned as to whether or not the connecting link was completed. In reply, Mr. Kenney stated that it is completed with the exception of approximately 15 feet to within the property of Tamworth Const. Co.. He had not completed this because he did not wish to tresspass on private property.

In order that this street could be recommended for acceptance at the Special Town Meeting, Mr. Rogers suggested that the Board request surety in the amount of $50.00 to cover raising the hydrant and to cover the cost of completing the remaining 15 feet of street construction.

The Board requested Mr. Kenney to attend their next meeting on Wednesday, October 16th, at 7:30 P.M., and to present if possible at this time, the following:

(a) Acceptance Plan
(b) Certification of Bounds and Drainage Elevations.
(c) Construction cards on Emerson Road.

Mr. Kenney was also advised that two street signs would be required.

If the construction cards are in order, the Board agreed that they would release the following lots:

KENNEY ROAD--Station 18 plus 20 to intersection of Emerson Road--LOTS 31, 32, 21, and 22

EMERSON ROAD--Station 0 plus 0 to Station 6 plus 44.7--LOTS 26, 25, 24, and 23.

and also release the following surety:

SAVINGS SHARE ACCOUNT NO. 56095 in the Needham Cooperative Bank, Needham, Mass., in the name of Kenney Construction Co., Inc., Robert Kenney, Treasurer, 332 West Street, Needham Mass., in the amount of TEN THOUSAND FOURTEEN and 61/100 DOLLARS ($10,014.61) also the assignment of this account to the Town of Medfield, covering the construction of Kenney Road from Station 13 plus 20 to Station 18 plus 20.

The Board would also recommend to the Board of Selectmen at this time, if the above conditions are met with, that the following sections of streets be accepted as public ways.

KENNEY ROAD--Station 13 plus 20 to intersection of Emerson Road

EMERSON ROAD--Station 0 plus 0 to Station 6 plus 44.7

TORA, INC.--(Clark Road) Mr. Hardy reported that he had noted that the sidewalks on Clark Road had been corrected.

Mr. Rogers reported that the gutters on Clark Road had been dug out and replace.

The Board reviewed the sketch received from Cheney Engineering Co., entitled "Sketch of Clark Road showing Pavement Depth Check, dated October 7, 1963".

TAMWORTH CONSTRUCTION CO., INC: (Pine Needle Park)----Mr. Rogers suggested that the Board recommend to the Board of Selectmen that Flint Locke Lane from Station 0 plus 0 to Station 10 plus 50 and Lantern Lane from Station 0 plus 0 to Station 11 plus 74.69 be accepted as public ways.

The Board reviewed the plan they had recently received showing the profile of Flint Locke Lane "As Built", dated September 11, 1963.

The Board agreed that the drainage now met with their approval, but noted that there was a change in the grade of the road on Lantern Lane between Stations 7 plus 0 and 11 plus 74.69.

A motion was made that the Profile Plan showing the street as built, dated September 11, 1963, be approved.

Motion seconded and vote carried unanimously.

A motion was made that that portion of Flint Locke Lane be approved and that the Board of Selectmen be so notified.

Motion seconded and vote carried unanimously.

DONNELLY & SONS: The firm of Shurcliff & Merrill, Landscape Architects presented a revised print entitled "Preliminary Sketch for Subdivision of Land Located in Dover and Medfield, Mass., owned by John Donnelly & Sons, Prepared by Shurcliff and Merrill, Landscape Architects, Boston, Scale 1" equals 200 feet, dated June 10, 1963, revised to September 27, 1963.

This plan showed the revisions as requested by the Planning Board.

The Board reviewed the revised pan and a motion was made to approve said plan.

Motion seconded and vote carried unanimously.

The Secretary was then advised to notify Shurcliff & Merrill, by letter, of this approval and decision.

SUPT. OF STREETS: Mr. McCarthy sent a letter to the Board in which he stated that they were proposing to build a section of Granite Street beyond the Keating property and that water stands on the right side (westerly) of the street and provisions must be made to dispose of this water. Mr. McCarthy was inquiring if the Board haddany recollection of a street entering from the Keating property to Granite St. and if so if these property owners would be willing to receive the water into their system.

Mr. Hardy was delegated to take the preliminary plan of Garland Estates and discuss the drainage with Mr. McCarthy to see if a connection could be made with this subdivision.

BOARD OF APPEALS: The following Appeal Board decisions were read:

(a) Robert Strange, Harding St.---Granted
(b) Rebel Palumbo, 57 Frairy St.--Granted
(c) Board of Health----------Granted

PLANS: Mr. Cain presented the following plan which he had signed under "Subdivision Control Law Not Required":

(a) Plan of Lots 1 and 2--Corner North & Winter Streets

MASS. FEDERATION: A Planning Memo was received from the Mass. Fed. of Planning Boards. This memo noted a meeting to be held on October 12, 1963 at Falmouth, Mass.

MEETING ADJOURNED AT 11:12 P.M.

Respectfully submitted,

Everett J. Wills

EVERETT J. WILLS,

MEDFIELD PLANNING BOARD

MINUTES OF OCTOBER 23, 1963

Members present: Messrs. Cain, Hardy, Wills, Spencer and Rogers.

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted.

MINUTES: The minutes of the meeting held on October 9th were read and approved as read and corrected.

TAMWORTH CONSTRUCTION CO.: (Pine Needle Park)

Mr. Stivaletta appeared before the Board and reported on the status of Emerson Road and Tamarack Road.

EMERSON ROAD - Curbing is in, paving finished, and sidewalks to be put in a week from Monday.

TAMARACK ROAD - Base in.

Previously Mr. Stivaletta had presented surety in the amount of $11,000, being bond No. S-508950 of the Aetna Insurance Company.

Mr. Stivaletta requested that this surety be accepted by the Board to cover the above streets.

Board noted that the surety bond as written did not state the area covered by the Bond.

Mr. Hardy suggested that the Board send Mr. Stivaletta a letter in which they would itemize the work remaining to be completed and the cost of each item on each street.

It was suggested that Mr. Stivaletta be prepared to present at th e next meeting the following items covering the construction of Emerson Road:

1. Construction cards properly signed.
2. Certification of invert grades.
3. Certification of the bounds.

If all is in order, the Board would then release the surety covering Emerson Road.

TAMWORTH CONSTRUCTION CO., INC.: (Gun Hill Park) -

Presented plans of Gunhill Park Subdivision of land in Medfield, Massachusetts, square inch equals 60 feet, dated December 26, 1962, drawn by Norwood Engineering, but could not record because the six month time limit had expired. The Board placed the signed endorsement on the plan and tracing and signed it as of this date, October 23, 1963, all in accordance with Section 81 of the General Laws. This plan was signed by the Board on January 31, 1963, by Messrs. Rogers, Hardy and Wills.

Mr. Stivaletta was requested to present two copies of linen prints and one copy each of the reproducibles. He stated that he may wish to revise one or more streets. Mr. Rogers suggested that he have the engineer make the new revisions and present them to the Board.

TORA, INC.: Mr. Rogers inquired if the Board wished to do anything about the guide wires. Mr. Rogers was delegated to call Mr. Bullard of the Everett National Bank and ask about this.

Mr. Robert H. Brown appeared before the Board. A letter was received from the Superintendent of Streets notifying the Board that core tests had been taken and the street was not at its proper depth of penetration.

Mr. Brown stated that he would see the contractor, Robert Wood of Worcester, regarding this and he stated that he had paid him a sum of $5,050 to put in the road. He stated that this contractor had put in parts of several other streets in the town and up to now he was not aware that the tests had to be taken.

Mr. Wills stated that he had talked with the Superintendent of Streets and he suggested that the Planning Board make their core tests. Mr. Cain suggested that this should be between Mr. Wood and Mr. Brown.

Mr. Rogers felt that more than three core tests should be taken. Mr. Hardy stated that he felt that several core tests be taken and the results of each indicated on the plan.

VOTED: To send a letter to Mr. Brown stating that the street could not be approved because of the results of the core tests.

Mr. Cain suggested that the raising of the hydrant should be included in this letter. Mr. Rogers stated that this was a decision that should be contained within the Board and that Mr. Brown said that Mr. Layton had approved the hydrant. Mr. Layton of the Water Department was requested to attend the meeting at this time for his opinion on the matter.

Mr. Rogers to Mr. Layton: What is the tolerance that you use on hydrants?

Mr. Layton: I have used the rule of thumb. If the Fire Department can put a hose on it and turn the cap, I approve it.

Mr. Rogers felt that the center of the 2½" pipe was 12" off the sidewalk. He felt that 4" was 13½" off the sidewalk.

Mr. Layton: If this is 12", it is too high. Our hydrant line is 16" long and the Fire Department wrench is approximately 18" long.

Mr. Cain felt that the flange of the hydrant should be at the top of the sidewalk.

It was moved that the hydrant would be approved if it can be used by the Fire Department.

MOVED, SECONDED, VOTE CARRIED with Messrs. Spencer, Wills, Hardy and Rogers. Mr. Cain was opposed because this hydrant is too low and does not conform to the rest of the hydrants in the Town.

KENNEY CONSTRUCTION COMPANY: Mr. Kenney appeared before the Board and presented plans showing bounds, but he did not have the construction cards signed completely by the Superintendent of Streets for each section, as follows:

Water - signed.
Street - signed.
Street bounds - put in but not certified.

A plan showing invert grades as installed was received. The Board compared the invert grades on these plans and agreed that they were in order.

Mr. Kenney was advised to obtain two street signs ($30), a hydrant extension ($50) and 30 feet of sidewalk on the connecting link ($50), a total of $130. It was agreed that the Board would require the above work to be completed on Kenney and Emerson Roads and that surety would have to be presented to cover this work.

Upon receipt of the above surety, the Board agreed that they would recommend that Kenney Road from Station 13 + 20 to the intersection of Emerson Road and Emerson Road from Station 0 + 0 to 6 + 44.7 be accepted.

MOVED, SECONDED AND VOTED as above, the vote being recorded as four in favor and one abstaining.

Respectfully submitted,

Ernest L. Spencer
Secretary

Mr. Rogers pointed out that only one spot was under 2".

Mr. Cain; "I do not feel that there will be any hardship as far as Mr. Brown is concerned as the contractor is liable. As members of the Planning Board and representatives of the town, they should go in and get the job dones as it should be done."

BROWN: "You are not too sure that any of the other streets in the town meet the specifications.

Mr. Rogers Stated that he felt that we should go along with this motion before the Board and we should see that the Supt. of Streets or his representative approve the streets henceforth at the time they are layed.

Mr. Wills: "If you go and pull up drains and add approximately one inch, you would be in worse trouble.

Motion seconded.

Voted carried with four in favor and Mr. Cain opposing for the following reason:

"The street does not conform to the specifications of the Medfield Planning Board and where this does not conform, that is my reason for voting 'no'."

A letter to Mr. McCarthy was drafted notifying him that the Board voted to recommend for acceptance a portion of Arnold Drive running from Station 6 plus 38.14 to Station 14 plus 50 for the reasons as described above.

A motion was made to send the above letter along with copies to the Board of Selectmen and Mr. Brown.

Motion seconded.

Vote carried with four in favor and Mr. Cain opposing for the following reason:

Mr. Cain: "Over 50% of the cores did not conform to the specifications. Twelve of the twenty-three shown non-conformance of specifications.

Mr. Cain made a motion that the Board send a copy of the letter received from Norwood Engineering Co., Inc.,which showed the results of the core tests, to the Supt. of Streets.

Mr. Brown objected.

When it was pointed out to Mr. Brown that the letter was addressed directly to the Planning Board, he dropped his objection.

Motion seconded.

Vote carried unanimously.

Mr. Brown also requested that a letter be sent to his bonding company notifying them of that portion of the street that was being recommended for acceptance.

The Secretary was requested to send a letter to the bonding company and to the Board of Selectmen stating that Arnold Drive had been completed to the Board's satisfaction from Station 6 plus 38.14 to Station 14 plus 50, and that the Board recommend that it be layed out for acceptance.

BOND--At this time, Mr. Brown presented the following described surety to cover the construction of Lower Road from Station 7 plus 50 to the intersection of Pine Grove Road and Pine Grove Road from Station 4 plus 47.27 to Station 7 plus 0.

A motion was made to accept this surety--Bond of the Aetna Insurance Company, Hartford, Connecticut, No. S-505571, dated November 13, 1963, and in the amount of SEVENTEEN THOUSAND TWO HUNDRED DOLLARS ($17,200.00)--and to release lots numbered 48, 54, 47, 46, 45, 44, 55, 56, 57, and 19.

Motion seconded.

Vote carried unanimously.

KENNEY CONSTRUCTION CO., INC.--A letter was received from Cheney Engineering Co. certifying that the bounds had been set on Kenney St. and Emerson Road as shown on plan submitted to the Board on October 21, 1963.

GARLAND ESTATES: Preliminary Plan of land entitled "Preliminary Plan of Land in Medfield, Mass. Scale 1" equals 60 ft. dated May 8, 1963, by Norwood Engineering Co., Inc., Civil Engineers, Norwood, Mass. "Garland Estates", Record owners and applicant: Wilbur and Reynold Garabedian, 64 West Central St., Natick, Mass."

Mr. Cain suggested that we send a letter to Messrs. Garabedian acknowledging receipt of plan and also noting in it that they have not complied with the Board's letter of May 14, 1963, at which time the Board indicated three changes they deemed necessary in the plan.

Motion seconded. Vote carried unanimously.

MEDFIELD PLANNING BOARD

Minutes of Meeting held on November 13, 1963

PRESENT: Messrs. Rogers, Cain, Spencer, Hardy & Wills

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

TORA, INC: A motion was made that the Planning Board send a letter to the Board of Selectmen notifying them that Clark Road from Station 9 plus 35 to Station 12 plus 20 had been completed to the Board's satisfaction and to recommend to them that this portion of Clark Road be layed out as a public way.

Motion seconded. Vote carried unanimously.

KENNEY: A letter was received from the Supt. of Streets notifying the Board that he had noted a small puddle of water in Kenney Drive that had not appeared until the recent rain.

The Board agreed to check this matter out.

BOARD OF APPEALS: Mr. Francis Kingsbury of the Board of Appeals requested the Planning Board through Mrs. Rayner to check on Mr. Cain's authority to sign plans that came under the category "Subdivision Control Law Not Required".

The Board agreed to turn this matter over to Town Counsel for his advise.

The decision of the Board of Appeals on the petition of Paul D. Sullivan was read.

TAMWORTH CONSTRUCTION CO: (Gun Hill Park)--Mr. Stivaletta appeared beore the Board and stated that he could not get his definitive plan of Gun Hill Park registered in the Land Court because the endorsement was incorrect.

Mr. Cain stated that he had previously agreed to make this correction whenever Mr. Stivaletta could give him the plan.

Mr. Stivaletta presented the plans at this time and Mr. Cain placed the following endorsement on them; together with that of the Town Clerk:

> "October 23, 1963--Medfield, Mass....The undersigned, being the Clerk of the above-mentioned Town, being the majority of the Planning Board of the above-mentioned Town, hereby certify that the approval of this plan has not been modified, amended, or rescinded, nor the plan changed." (Signed--William F. Rogers, Jr., Roger E. Hardy, Everett J. Wills--Planning Board). (Charles W. Keirstead, Town Clerk)

BROWN: Mr. Robert H. Brown appeared before the Board and presented a letter to the Planning Board from Norwood Engineering Co., Inc. which showed the location of the cores and core data taken on Arnold Drive by them on November 7, 1963.

Mr. Rogers reported that he and Mr. Wills were also present when these cores were taken along with Mr. McCarthy, Supt. of Streets, Mr. Brown, and Mr. Burt Johnson of Norwood Engineering Co., Inc.

Mr. Spencer plotted these tests on the Board's copy of Mr. Brown's subdivision plan and then the Board studied them.

The Board noted that twenty-three core tests had been taken and that the street was lacking approximately one-half inch of bituminous concrete in the thinnest penetration, and for the most part it was over or on the exact amount required.

The Board then figured an average thickness over that portion of the street that was tested and it was found that this resulted in an average thickness of bituminous concrete of 2.44 inches plus the penetration. This amount was 0.6 of an inch lacking the amount designated by the Board in their "Rules and Regulations".

Mr. Hardy asked what the Supt. of Street's opinion was.

Mr. Rogers stated that Mr. McCarthy felt that it would be foolish to put on a thin penetration and the big thing to him was that the water was running down the gutter well and he felt that if the street construction was changed you might alter some of the drainage.

Mr. Brown stated that Mr. McCarthy had inspected the street at the time of penetration. Mr. Brown also stated that he felt Mr. McCarthy did not remember the inspection he made at the time they put on the finish course. He stated that Mr. McCarthy had seen the ground prepared for the penetration and saw the finish going on the base. Mr. Brown also stated that his paving contractor, Mr. Woods, had been recommended to him by Mr. McCarthy and that Mr. Woods had done several other streets in the Town.

Mr. Spencer made a motion that the Board accept the construction of the street as it is in place.

Mr. Cain stated that he was opposed for the reason that he felt as though the contractor is a reputable man and if he comes into a town and does a job and doesn't do it well, he should go in and make it in accordance with our specifications which is 2½ inches in thickness.

The secretary was instructed to notify the Town Clerk and the Board of Health.

ZONING MAPS: Mr. Rogers submitted an estimate of $33.00 for printing 500 zoning maps by Spaulding and Moss.

A motion was made that Mr. Rogers be authorized to place an order for the maps in accordance with the above estimate.

Motion seconded. Vote carried unanimously.

PLANS: The following plans were presented by Mr. Cain which he had signed under "Subdivision Conrol Law Not Required":

(a) Located off High Street
(b) Located off Main Street and by Millbrook
(c) Located off Corner Upham Road and Main St.

MEETING ADJOURNED:

Respectfully submitted,

Everett J. Wills
EVERETT J. WILLS,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on November 27, 1963

PRESENT: Messrs. Cain, Hardy, Wills, Spencer & Rogers

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meeting held on November 13th were read and approved as read and corrected.

MASTER PLAN: Mr. Rogers presented a bill for zeroxing the report of the Advisory Committee on Schools. The was was in the amount of $18.25 and covered the reproduction of 73 pages of material.

A motion was made that the Board honor this voucher as presented.

Motion seconded and vote carried unanimously.

PLANS: Mr. Stivaletta presented a plan of land located off Harding Street and which contained three lots. He requested the Board to sign this under "Subdivision Conrol Law Not Required".

Mr. Cain suggested that the plan show the proposed relocation line of Harding Street.

Mr. Cain signed the plan with the following notation:

"Norwood Engineering Company to show proposed lines of Harding Street."

COUNTY COMMISSIONERS: A letter was received from the County Commissioners office notifying the Board that they would hold a hearing on the relocation of Hospital Road, West Street, West Mill St. and Bridge St. on Tuesday Dec. 17th at 3:00 P.M.

MASTER PLAN: A letter was received from Mrs. Ritchie reporting that the advisory group had held a meeting on November 24th, at which time several problems that had arisen throughout the groups were aired, and the results of the discussion itemized in this letter.

It was agreed to acknowledge this letter and to invite the same group to attend the next Master Plan meeting on December 4th to be held at the Town House so that the problems could be more fully discussed with the Planning Board.

OFF STREET PARKING: Mr. Cain stated that the Board should start thinking about setting up some rules and regulations to cover off-street parking.

Mr. Rogers stated that he would like the Advisory Group Committee of the Master Plan that is studying this problem to initiate this action.

Mr. Cain stated that he was in agreement with this.

GARLAND ESTATES: It was reported that the preliminary plan of Garland Estates was refiled with the Town Clerk on Nov. 2, 1963.

MEEETING ADJOURNED:

Respectfully submitted,

Everett J. Wills

EVERETT J. WILLS,
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF NOVEMBER 28, 1963

Note: November 7th meeting was for Master Plan Program.

Members present: Messrs. Cain, Hardy, Wills and Rogers.

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

STIVALETTA: Gun Hill Park - Mr. Rogers reported that he had talked to Town Counsel regarding the legality of the public hearing held on Gun Hill Park. The legal change in the procedure presented a technicality to be considered. A question had also been raised at the hearing held on November 14th regarding two abutters who had not been legally notified.

Mr. Rogers read Mr. Kennedy's advice on the matter as stated in his letter of November 28th, that on March 12, 1962, Section 81T of the General Laws, Chapter 41, were amended, and to take effect 90 days thereafter. The amendment stated notices must be given by the Planning Board.

This meant that it was the Planning Board's duty and not the duty of the developer to make the proper notices of hearings; thus, Mr. Kennedy advised that the hearing was illegal and should be re-advertised.

In regard to the question of which abutters should be notified, Mr. Kennedy advised him that the list can be obtained from the Board of Assessors or from the Town Counsel.

It was agreed to set a new hearing for this subdivision and the developer to be so notified.

Mr. Rogers suggested that the Board wait on this development before they set the new hearing until the plans are in good order.

A letter was received from Mr. Podolski, attorney for Mr. Stivaletta, in which he requested an extension of time until and including January 9, 1964.

Mr. Rogers pointed out to the Board that they could extend the time as there was a definite change in the plan in that Mr. Stivaletta verbally told the Board that he would be happy to put in thepond and would deed it to the town through the Conservation Commission.

A motion was made to set the hearing for December 26th at 8:30 P.M. Motion seconded and vote carried unanimously.

HEALD HOMES TRUST: The above action meant that the hearing held on the Heald Homes Trust Subdivision on November 14th was also illegal and the Board set a new hearing date for December 19th at 8:30 P.M. Mr. Heald to be notified.

The clerk was instructed to so notify the Town Clerk and the Board of Health.

STIVALETTA: Gun Hill Park - A motion was made that the Board grant the extension requested on the Gun Hill Park Development. Motion seconded and vote carried unanimously.

Clerk was instructed to notify the Town Clerk.

HILLCREST DEVELOPMENT CORP.: Mr. Hardy divorced himself from the Board for the following business as he was an interested party.

Mrs. Rayner reported that she had received the following surety from Hillcrest Development Corp.: Subdivision Bond #9100-38-64 in the amount of $7,800 to cover the construction of Rolling Lane from Station 9 plus 0 to Station2 plus 50.

A motion was made that the Board accept this bond and release the following lots: LC43, LC42, LC41, LC40, 107, 108, 109, 110 and 111.

Motion seconded and vote carried unanimously.

RECREATION COMMISSION: Mr. Wills reported on the activities of the recreation commission.

SWIMMING POND: It was agreed that no skating would be allowed unless it was certain that thepond was absolutely safe for skating. It was reported that the pond had been tested by the State Board of Health.

TENNIS COURTS: The commission was going to try to get two tennis courts at the new school.

Mr. Spencer arrived at this point in the meeting.

NORTH STREET PLAZA: It was reported that the Town Clerk had received notice from the attorney general's office of the approval of the zoning change voted by the town on the property of the North Street Plaza.

APPEALS BOARD: A notice of the hearing to be held on November 29th, regarding Medfield Realty Trust was read.

The Board agreed to attend the hearing and then make a recommendation.

MASS DEPT. OF COMMERCE: A bulletin was received from the Dept. of Commerce and Mr. Rogers stated he would like to read it over at home and then present it at the next meeting.

APPEALS BOARD: The decision of the Board of Appeals on Kenney Construction Co., in which the petition was dismissed was read.

STIVALETTA: (Gun Hill Park - The Board reviewed the changes requested in our letter of November 7, 1962 to Stivaletta.

NOTE: A meeting had been held with Mr. Stivaletta on November 26th to discuss with him and the conservation commission the above changes and the suggestions of the commission.

The Board agreed to send a second letter stating the revisions they wished.

Respectfully submitted,

E. L. Spencer,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on December 11, 1963

PRESENT: Messrs. Cain, Hardy, Wills and Rogers

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

CASTLE ESTATES: The plan of Castle Estates was presented and it was reported that the Town Clerk had stated that he had been asked by Mr. Bernard Martin, Attorney for Castle Estates, to place a certification on the plan.

It was noted that the last approval was dated July 18, 1962, and that the plan could not be recorded.

Mr. Rogers stated that the plans would have to be up-dated by the Planning Board as well as the Town Clerk.

The Board then placed a second endorsement on the plan and did so under the authority of Section 81X of the Subdivision Control Law. Second endorsement read as follows:

> "The Planning Board of the Town of Medfield, hereby certifies that the approval of the plan entitled, "Plan of Land in Medfield, Mass." dated April 22, 1960 by Norwood Engineering Co., Inc., Civil Engineers, Norwood, Mass. relating to land off Granite Street in said Town of Medfield has not been modified, amended or rescinded, nor the plan changed in any manner."

SUBDIVISION CONTROL LAW: Mrs. Rayner was requested to obtain copies of the 1963 editions of the Subdivision Control Law and the Zoning Enabling Act.

BUILDING CODE: A voucher in the amount of $10.00 was received from Mr. Carl Mellea of the Building Code Committee for reimbursement of funds that he had expended for clerical assistance in connection with the revision of the Building Code.

A motion was made to approve said bill for payment. Motion seconded and vote carried unanimously.

SUPERINTENDENT OF STREETS: Mr. McCarthy sent a letter to the Board suggesting that consideration be given to revising the intersection of Knollwood Road with South St. He felt that such a wide intersection is not desirable at this location because of speed and the high cost of maintenance.

Mr. Cain stated that the street intersection should remain wide and an island should be used to control the traffic.

The Clerk was requested to acknowledge receipt of this letter and state that the Board will make a study as soon as possible.

HILLCREST DEVELOPMENT CORP: Mr. Hardy divorced himself from the Board for the following action as he was an interested party in Hillcrest.

Mr. LaVerghetta appeared before the Board and requested the Board to set the amount of surety they would require to cover Hearthstone Drive from Station 13 plus 0 to Station 15 plus 50, a total distance of approximately 250 feet and the street being a 40 foot layout.

Mr. LaVerghetta reported that the water and drainage were completed in this section of the street.

A motion was made that the Board set the amount at $2,500.00 which represents 250 feet of street construction to be completed at $10.00 per foot.

Motion seconded and vote carried unanimously.

Upon receipt of the above surety and the assignment of it to the Town of Medfield, the clerk was instructed to prepare the releases for the following lots:

HEARTHSTONE DRIVE: Lots 161, 162, 84, and 96.

GARLAND ESTATES: A motion was made to approve the preliminary plan as resubmitted with the same conditions as listed in our letter of May 14, 1963.

Motion seconded and vote carried unanimously.

COUNTY COMMISSIONERS: Mr. Cain reminded the Board of the hearing to be held by the County Commissioners on petitions for the relocation of Hospital Road, West Mill Street, West Street and Bridge Street at the Town Hall, Medfield, on Tuesday, December 17, beginning at 3:00 P.M.

Mr. Hardy was delegated to attend for the Board.

PLANS: The following Plan was approved under "Subdivision Control Law Not Required":

(1) Located off Grove St., dated June 28, 1963, by Cheney Engineering Co.

ZONING MAP: Mr. Cain presented the Board with the up-dated zoning map showing the following revisions:

(1) Heald Homes Trust Subdivision shown
(2) Scott Road shown
(3) Forest Lane shown

A motion was made that the Board have 500 copies printed and the cost not to exceed $33.00.

Motion seconded and vote carried unanimously.

MEETING ADJOURNED:

Respectfully submitted,

Everett J. Wills

EVERETT J. WILLS,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on December 18, 1963

PRESENT: Messrs. Cain, Wills & Rogers

This meeting was called following the Master Plan Meeting to review the County Commissioners layouts of the following streets and portions of streets:

(1) Hospital Road
(2) West Street
(3) West Mill Street
(4) Bridge St.

After each layout was presented by Mr. Cain and reviewed by the Board, the following motion was made and voted on individually.

A motion was made that these layouts were taken up at our meeting on this date and the Planning Board voted to recommend to the County Commissioners that they agreed with the layouts as prepared by the County.

Motions seconded and votes carried unanimously on each street layout.

MEETING ADJOURNED:

Respectfully submitted,

Everett J. Wills
EVERETT J. WILLS,
Secretary

REPORT OF THE PLANNING BOARD

January 15, 1964

To the Honorable Board of Selectmen:

The Planning Board held regular meeting each month throughout the year according to the following schedule:

1ST and 3RD Wednesdays--------Master Plan Business

2ND and 4TH Wednesdays--------Regular Planning Board Business

Subdivisions

During the past year the Planning Board has approved the preliminary plans of "Garland Estates", "Harding Estates", and "John Donnelly & Sons", and the definitive plans of "Gun Hill Park" and "Harding Estates".

There has been building activity in seven of the subdivisions throughout the town and considerable time was spent by the Board inspecting street construction so that streets could be completed satisfactorily and in accordance with the town's specifications. As a result of these efforts, the Board was able to recommend for acceptance the following streets or portions thereof:

Alder Road
Arnold Drive
Cedar Lane
Clark Road
Emerson Road
Flint Locke Lane
Hearthstone Drive
Kenney Road
Maplewood Road
Marlyn Road
Rolling Lane
Scott Road

Also, during the year, approximately twenty-two plans were reviewed and signed under "Approval of the Subdivision Control Law Not Required".

Zoning

The Zoning Map was brought up to date and reprinted.

Several Zoning By-Law changes have been proposed by members of the Board but action has been deferred until recommendations have been made through the Master Plan Study.

Members of the Board attended the hearings held by the Board of Appeals.

Building Code

The Board set up a committee to study and revise the town's building code. This committee has held regular weekly meetings and has made reports of their progress to the Planning Board.

General

The Board has met with the Board of Selectmen several times to discuss problems regarding gravel removal operations.

Master Plan Program

On January 18, 1963, the Planning Board consumated the contract between the Town of Medfield and the Massachusetts Department of Commerce for the purpose of making a Master Plan Study. The firm of Metcalf and Eddy was selected for this study.

Citizen Advisory Committees were formed to assist the Planning Board and the Consultant in making this study. These committees were as follows:

1. Land Use and Zoning
2. Streets and Subdivisions
3. Central Business District
4. School
5. Recreation
6. Public Buildings
7. Utilities
8. Financing
9. Public Relations

Throughout the past year each committee made investigations and studies of their assigned category and submitted to the Planning Board tentative recommendations for the Board's and the Consultant's consideration for inclusion in the Master Plan Program. In making these studies, local town departments were consulted for their recommendations.

The Board held twenty-one public meeting for this purpose.

The League of Women Voters, in conjunction with the Planning Board and the Consultant, circulated a questionnaire throughout the town for the purpose of securing pertinent information to assist the Board and the Consultant with this program. Returns of this questionnaire were tabulated by the League.

The following reports have been filed with the Board in regard to this planning study.

1. REPORT TO PLANNING ADVISORY GROUP
   (Suggested Work Outlines and Schedules)

2. SUMMARY OF RESULTS---RESIDENTIAL QUESTIONNAIRE SURVEY

3. MASTER PLAN STUDY REPORT
   (Land Use and Land Development Suitabilities)

The Planning Board wishes to express their appreciation for the cooperation of the various town departments, the Master Plan Study Group, the League of Women Voters, and for the interest and support of the townspeople.

Respectfully submitted,

MEDFIELD PLANNING BOARD

William F. Rogers, Chairman

Charles C. Cain, Vice Chairman

Everett J. Wills, Secretary

Roger E. Hardy

Ernest L. Spencer

MEDFIELD PLANNING BOARD

Minutes of the Meeting held on September 23, 1964

PRESENT: Messrs. Cain, Rogers, & Bradstreet.

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

HEALD HOMES TRUST: Mr. Henry M. Heald, Jr., appeared before the Board with surety in the amount of five thousand dollars ($5,000.00) in the form of a Savings Account, No. 57969, in the Needham Co-operative Bank; also the assignment of this account to the Town of Medfield.

At the same time since surety had been posted for the completion of Fox Lane from Station 2 plus 50 to Station 7 plus 50, Lots 30, 31, 32, 39, 40, and 41 were released from their covenant dated October 24, 1962.

Clifford A. Shaw, associate builder with Mr. Heald attended later to see if all papers had been completed since they were anxious to get started with the building.

HILLCREST DEVELOPMENT CORP: Nicholas LaVerghetta also appeared before the Board with surety in the amount of four hundred dollars ($400.00) in the form of Savings Account, No. M1988, of the Medfield Office of the Needham Co-operative Bank, Medfield; also the assignment of this account to the Town of Medfield.

Since surety had been posted on Hearthstone Drive from Station 20 plus 50 to Station 20 plus 90, Lots 81 and 168A were released. Construction card covering Hearthstone Drive from Station 9 plus 00 to Station 25 plus 00 was also turned in completed.

WATER & SEWERAGE BOARD :

A letter was received from the Water and Sewerage Board stating they were in accordance with a 12-inch pipe but since the Planning Board did not know whether it was a water or sewer pipe, the letter was returned for clarification.

MASTER PLAN: Mr. Rogers stated that it was time to schedule the final summary report of the Master Plan by Mr. Woglom and dates were discussed. It was finally decided to hold the meeting on Thursday Evening, October 15th, at the High School. The secretary was asked to arrange plans with the school for the use of the auditorium on that date.

SUB-DIVISION CONTROL LAW NOT REQUIRED: Mr. Cain presented a signed plan for 9 lots on Granite Street which fall under the category of approval under sub-division control law not required. These lots are on the Walpole Town Line, opposite the "Castle".

TOWN REFUSE AREA: Mr. Rogers stated that Mr. Carr was not available and wanted Mr. Bradstreet to arrange a meeting with the Medfield State Hospital personnel regarding land in that area for use as a disposal spot, with the thought that since this was one of the suggestions of the Master Plan, the people should know what the possibilities of getting this land would be and the general feeling at the hospital. Mr. Rogers had been in contact with the State Board of Health prior to the Attorney General's letter and asked them to cooperate with us in letting us use state land. They stated that they had no jurisdiction over the hospital property and to talk to the people there with the idea that Mental Health may contact the Board of Health for recommendations. Mr. Cain ventured that he did not think he was too happy with that location and that the residents of Harding would not be either. Mr. Rogers felt that it was their duty to put it before the Town and if they wanted it or not was up to them.

MEETING ADJOURNED:

Respectfully submitted,

J. F. BRADSTREET,
Secretary

(K.C.)

MEDFIELD PLANNING BOARD

MINUTES OF SEPTEMBER 8, 1964

Members present: Messrs. Cain, Rogers, Bradstreet and Stanley.
Mrs. Joseph S. Kennedy, Town Counsel.

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

STREETS - Right Of Way to the Amos Clark Kingsbury School:
A letter was received from the Board of Selectmen, asking the Board to state their reasons for requesting that "Parcel A" lying between Pound Street and land owned by the Town be layed out as a public way.

The Board discussed this with the Town Counsel.

Mr. Kennedy read a portion of the deed from Mrs. Ella Marcionette to the Town of Medfield pertaining to this land transfer and which reads as follows: "Reserving to the grantor, her heirs and assigns, as appurtenant to her remaining land, a right-of-way for all purposes for which ways are now or hereafter may be used in Medfield, in common with the grantee, throughout 'Parcel A'."

Mr. Cain stated that he felt that the general public used this as a public way and he wondered what would happen as far as insurance is concerned if the street remained in a private status.

Mr. Kennedy reviewed the plan that the Board had approved for Mrs. Blanche Kingsbury under "Subdivision Control Law Not Required" and on which this right-of-way was included.

Mr. Kennedy stated that he felt the subdivision plan as approved was legally correct and that there would be no liability on the part of the town regarding insurance as the street is school property.

Mr. Cain suggested that Mrs. Kingsbury go directly to the Board of Selectmen and eequest that this right-of-way be layed out as a public way.

Mr. Kennedy was asked if he would consider that it would or would not be more advantageous to the Town to have this become a public way.

Mr. Kennedy replied that it was his own personal opinion that the school should control the access to their property.

In reply to the letter rom the Board of Selectmen, it was agreed to send them a copy of our minutes of the meeting held on June 10, 1964, in which we stated our reason for recommending this layout.

Mr. Bradstreet recommended that a copy of this letter be sent to the School Committee.

R. H. BROWN SUBDIVISION: Ehnes Property on Causeway Street - The Board discussed the drainage problem on the Ehnes property with Mr. Kennedy.

Mr. Kennedy stated that it would have to be determined whether or not the drainage area is a natural water course running through the Ehnes property.

Mr. Rogers pointed out that the damage is only speculative and that at the present time no damage had been done to the property as a result of the drainage run-off from the Brown sub-division.

Mr. Rogers further stated that the Board had viewed the site and they had noted on the inspection tour that the old culvert had been removed and a new one installed. He also stated that there was a ditch running through the property, but that it had been improved by man.

Mr. Kennedy was then asked what steps he would recommend to the Board for action in this matter.

Mr. Kennedy stated that the facts must be determined first. "If it is assumed that there is a natural water course, everyone has the right to use it and no one has a right to abuse it."

Mr. Kennedy advised the Board as follows: "I do not think the Town should do anything now as the complainant must prove that he has been damaged."

Mr. Kennedy further stated, "If the Town were to assume that there is no natural water course, then the Town is wrong in draining on it."

It was agreed to write a letter to the Board of Selectmen advising them that the Board had inspected the Ehnes property and had met with Mr. Kennedy and would like to set up a meeting with their Board and Mr. Kennedy to discuss this further.

R. H. BROWN SUBDIVISION: A letter was received from the Board of Selectmen in which they stated that Mr. Robert J. Wood Co., Inc. had advised them on June 6, 1964, that they would do the necessary paving work on Arnold Drive within sixty days. Since this time had elapsed, and the paving had not been done, the Board of Selectmen recommended that the Planning Board send a letter to Mr. Robert Brown of intent to default on his bond.

The Planning Board reviewed the matter and noted that Mr. Brown was not in default because the two-year time limit will not terminate on his surety until March 6, 1965.

Mr. Rogers stated that he has talked to Mr. Brown and he is trying to find some answer as to when this work will be done.

It was agreed to write a letter to the Board of Selectmen stating that the time limit of two years from date of surety would not terminate until March 6, 1965; therefore, the developer has not defaulted to date and the Planning Board is unable at this time to call the surety.

GARLAND ESTATES: Mr. Reynold Garabedian, Mr. Wilbur Garabedian, and Mr. Joseph Allen appeared before the Board.

The Board reviewed the corrections made on the definitive plan as requested in their letter of July 9, 1964.

After reviewing the plans, the Board noted the following:

(1) Overall plan missing.
(2) Item 5 - Show the stub from Castle Estates in the vicinity of Lots 98 and 99.
(3) Item 8 - Provide Planning Board with size and profile of drain in Allen Lane.

Reynold Garabedian stated that they had talked to Mr. Allen in regard to this easement and he agreed that they could come down his lane and continue at a 90 degree angle and just have an open ditch to go past his cart road; thence into another ditch a little further up; then into the Stop River.

Mr. Allen stated that all of the above was located on his property.

Mr. Rogers asked if Mr. Allen was giving the Garabedians an easement all the way to the Stop River.

Mr. Allen stated that he would give an easement as far as his property went.

Mr. Rogers asked if he was satisfied to have the water drain on his land.

Mr. Allen replied that he was.

Mr. Cain asked Mr. Allen when he could give them an easement.

Mr. Allen stated that they could have it whenever they wanted it.

Board decided that they would like to make an inspection of this area before the next meeting.

Mr. Allen asked if it would be possible in the future to move the ditch if he wanted to subdivide and needed a change in order to obtain proper lot sizes.

Mr. Kennedy stated that this would be possible, but that it would have to be done by a town meeting and this has been done before.

The Board suggested that a request for extension would be advisable on the time limit of this definitive plan.

In accordance Messrs. Garabedian presented a request for an extension from September 10, 1964 to October 14, 1964.

A motion was made to grant this request.

Motion seconded and the vote carried unanimously.

Mr. Cain stated that the Conservation Commission had discussed the pond area with the Garabedians and they had said they would do whatever they could to preserve it if possible.

PLANS UNDER SUBDIVISION CONTROL LAW NOT REQUIRED: The New England Merchants National Bank of Boston, Trustee, presented the following described plan for approval:

> "Plan of Land in Medfield, Mass.," by Cheney Engineering Co., dated September 3, 1963, Rev. Jan. 16, 1964, Rev. Jan. 23, 1964, Rev. March 5, 1964, Rev. March 20, 1964, to be filed in the Registry of Deeds for Norfolk County.

Mr. Cain stated that he had not signed the plan because of the division of the land which resulted in the lots not conforming to the Zoning Law of the Town of Medfield. This non-conformance was not so stated on the plan.

The Board discussed the plan and it was suggested that a letter be written to the New England Merchants National Bank stating that it was the Board's opinion that the two lots shown on the plan do not constitute two legal building lots therefore, the Board did not feel they could approve the plan.

A motion was made that the above letter be sent.

Motion seconded, and the vote carried unanimously.

TAMWORTH CONSTRUCTION CO., INC. - (Green Street Ext.): Mr. Michele Stivaletta presented the following documents on behalf of Joseph Stivaletta, Inc.:

(1) Application and Agreement dated September 8, 1964.
(2) Covenant dated September 8, 1964.
(3) Definitive Plan entitled "Plan of Land in Medfield, Mass." dated August 31, 1964, by Norwood Engineering Co., Inc., Norwood, Mass.

A motion was made to hold a public hearing on the above application on Wednesday evening, October 14, 1964, beginning at 8:00 P.M. at the Fire Station.

Motion seconded.

Vote carried unanimously.

Cypress Street: Mr. Stivaletta stated that he would now have to put a drain in Cypress Street to take care of the drainage in this new subdivision and that he would like to construct this drain previous to completing the paving of Lantern Lane, Tamarack to Flint Locke Lane.

The Board discussed this request and it was agreed to have Mr. Cain review the plans and check this drainage on the locus.

Mr. Cain arranged to meet with Mr. Stivaletta at the site on Wednesday, September 9th, at 11:00 A.M.

All Planning Board members present consented to the above action.

APPEALS BOARD: Notices of the following public hearings were read:

(1) Petition of Helen G. Mc Carthy, 105 Spring Street
Date: September 10, 1964, beginning at 7:45 P.M.

Requests permission to construct a filling station on land adjacent to the Colonial Inn.

(2) Petition of Alfred Vasaturo, 18 Miller Street.
Date - September 10, 1964, beginning at 9:15 P.M.
Requests permission to construct a dwelling in the rear of the easterly side of Miller Street on Lot "B" in the rear of lots now owned by Rennie J. Spring and Roy A. and Virginia McQuillan.

BOARD OF SELECTMEN: A letter was received from the Board of Selectmen stating that they had scheduled a meeting for Tuesday, September 22, 1964, at 8:00 P.M. to consider the acquisition of land for future school use.

FUTURE PLANNING: An invitation was received from the Millis Planning Board inviting us to attend their meeting on September 9th to discuss joint sewerage system problems.

Mr. Rogers reported that he had invited our Water and Sewerage Board, the Board of Selectmen, and Mr. Paul Bowser of the Public Utilities Committee to also attend.

INDUSTRIAL AREA: A letter was received from the Brockton Taunton Gas Company stating that they were in the process of making a survey of the present industrial parks and proposed new industrial park areas in the cities and town serviced by them. They requested copies of any pertinent data that we might be able to give them.

A motion was made to send them a copy of our Zoning Map and our Zoning By-law and then forward this letter to the Industrial Commission.

Motion seconded.

Vote carried unanimously.

HILLCREST DEVELOPMENT CORP.: Mr. Rogers reported that Mr. Bradstreet, Mr. Spencer, Mr. Cain and he had inspected Hearthstone Drive and noted that the hydrant had been moved to its proper location and that the three bounds had the proper paving around them.

Mr. Cain made a motion that the surety be released and that portion of Hearthstone Drive be recommended for acceptance as a town way pending receipt of the construction cards properly signed.

Motion seconded by Mr. Stanley.

Vote carried unanimously.

Mrs. Rayner was requested to complete the necessary forms for this transaction.

ROY SUBDIVISION: The Board received the plan showing the proposed construction of the intersection of South Street, Knollwood Road and Elm Street.

This plan had previously been returned for the proper stamps of engineer certification.

Mr. Stanley made a motion that the Planning Board send a letter to Mr. Roy notifying him that the Planning Board had approved the construction of Knollwood Road within the limits of construction as they appear on a "Plan of Land in Medfield, Mass.", dated August 26, 1964, by Stacy Engineering Co., of Natick, Mass.

Motion seconded.

Vote carried with three in favor and Mr. Cain opposing for the same reasons as stated in a previous meeting.

MEETING ADJOURNED:

Respectfully submitted,

J.F. BRADSTREET,
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF SEPTEMBER 23, 1964

Members Present: Messrs. Cain, Rogers and Bradstreet.

The Meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

HEALD HOMES TRUST: Mr. Henry M. Heald, Jr., appeared before the Board with surety in the amount of five thousand dollars ($5,000) in the form of a Savings Account, No. 57969, in the Needham Co-operative Bank; also the assignment of this account to the Town of Medfield.

At the same time since surety had been posted for the completion of Fox Lane from Station 2 plus 50 to Station 7 plus 50, Lots 30, 31, 32, 39, 40 and 41 were released from their covenant dated October 24, 1962.

Clifford A. Shaw, associate builder with Mr. Heald attended later to see if all papers had been completed since they were anxious to get started with the building.

HILLCREST DEVELOPMENT CORP.: Nicholas LaVerghetta also appeared before the Board with surety in the amount of four hundred dollars ($400) in the form of Savings Account No. M1988 of the Medfield office of the Needham Co-operative Bank, Medfield; also the assignment of this account to the Town of Medfield.

Since surety had been posted on Hearthstone Drive from Station 20 plus 50 to Station 20 plus 90, Lots 81 and 168A were released. Construction card covering Hearthstone Drive from Station 9 plus 00 to Station 24 plus 00 was also turned in completed.

WATER & SEWERAGE BOARD: A letter was received from the Water and Sewerage Board stating they were in accordance with a 12 inch pipe but since the Planning Board did not know whether it was a water or sewer pipe, the letter was returned for clarification.

MASTER PLAN: Mr. Rogers stated that it was time to schedule the final summary report of the Master Plan by Mr. Woglom and dates were discussed. It was finally decided to hold the meeting on Thursday evening, October 15th at the High School. The secretary was asked to arrange plans with the School for the use of the auditorium on that date.

SUB-DIVISION CONTROL LAW NOT REQUIRED: Mr. Cain presented a signed plan for 9 lots on Granite Street which fall under the category of approval under subdivision control law not required. These lots are on the Walpole Town Line, opposite the "Castle".

TOWN REFUSE AREA: Mr. Rogers stated that Mr. Carr was not available and wanted Mr. Bradstreet to arrange a meeting with the Medfield State Hospital personnel regarding land in that area for use as a disposal spot, with the thought that since this was one of the suggestions of the Master Plan, the people should know what the possibilities of getting this land would be and the general feeling at the hospital. Mr. Rogers had been in contact with the State Board of Health prior to the Attorney General's letter and asked them to cooperate with us in letting us use state land. They stated that they had no jurisdiction over the hospital property and to talk people there with the idea that Mental Health may contact the Board of Health for recommendations. Mr. Cain ventured that he did not think he was too happy with that location and that the residents of Harding would not be either. Mr. Rogers felt that it was their duty to put it before the Town and if they wanted it or not was up to them.

MEETING ADJOURNED:

Respectfully submitted,

J. F. Bradstreet,
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF OCTOBER 7, 1964

Members present: Messrs. Cain, Spencer and Stanley and Bradstreet.

The meeting was called to order at 8:00 P.M. with Mr. Cain, Vice Chairman, presiding ~~the~~ and the following business was conducted:

HEALD HOMES TRUST: A motion was made that the Board redommend to the Board of Selectmen that Marilyn Road be layed out as a public way from Station 10 plus 25 to Station 19 plus 25, including any and all easements thereto.

Motion seconded.

Vote Carried Unanimously.

ROLLING LANE EXT.: The following residents of Rolling Lane were present:

John Hedderman
Vincent McCabe
Robert Brayton

They presented a copy of a petition presented to the Board of Selectmen from the residents of Rolling Lane in which they stated their reasons for opposing the extension of Rolling Lane to connect with Route 109 (Main Street).

The Board stated that they would be unable to discuss this matter with them until later in the evening as they had scheduled a meeting with the Building Code Committee which would take a great deal of time.

An appointment was made with them for 8:30 P.M., October 21, 1964.

BUILDING CODE: Mr. Forest T. Wills,
Mr. Nicholas LaVerghetta
Mr. Carl Mellea
Mr. Richard Stevens
Mr. Allison T. Carr

The above members of the Building Code Committee appeared before the Board to discuss their proposed revision to the Town's Building Code.

After reviewing their proposed code, the Planning Board suggested that they make the changes discussed and present it again as soon as possible.

Mr. Forest Wills recommended that Mr. Stevens be appointed to act as Chairman of this committee due to the death of the former Chairman, Mr. Everett J. Wills.

Mr. Spencer made the above recommendation into a motion
Motion seconded.

The vote carried unanimously both by the the Planning Board and the Building Code Committee.

Mr. Stevens made a motion that this code be dedicated to Mr. E. J. Wills.

It was agreed to check this matter out to see if it would be appropriate before carrying the motion any further.

MEETING ADJOURNED:

Respectfully submitted,

J. F. Bradstreet
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF OCTOBER 14, 1964

Members present: Messrs. Cain, Spencer, Rogers and Bradstreet.

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted.

Joseph Stivaletta, Inc. - Public Hearing - Flint Locke Lane Extension

Mr. Rogers opened the public hearing by reading the notice of the hearing as published in the Quincy Patriot Ledget on September 18 and September 21, 1964.

He also noted that copies of these notices had been delivered in person to the following abutters:

Ruth N. Allen
Elizabeth Wood
Mario Pederzini
Michele J. Stivaletta, Treas. for Joseph Stivaletta, Inc.

Mr. and Mrs. Joseph Kennedy were notified by phone and notice sent by mail.

Mr. Eugene Smith of the Norwood Engineering Company represented the petitioner.

Mr. Smith stated that the subdivision was made up of 28 lots and each conformed to the zoning by-laws of the Town of Medfield. He stated that the lots would be serviced by utilities; namely, (1) public water (2) public drainage. These would also be constructed according to the town's rules and regulations.

Mr. Charles Wood, abutter, presented plans of his property and checked their relationship to the plans presented for this subdivision.

The plans were then reviewed by the Planning Board and interested persons attending the hearing.

Mr. Michele Stivaletta appeared before the hearing at this time.

Mr. Smith stated to Mr. Wood that they had used his plans in drawing up their subdivision plans; therefore they were familiar with them.

Mr. Smith, Mr. Stivaletta and Mr. Wood agreed that there were no basic differences in the boundaries as shown on both plans.

Mr. Wood asked Mr. Stivaletta if he could put up some visible boundary line so that he could post his property with signs that would prohibit dumping.

Mr. Stivaletta agreed to put up a wall.

Mrs. Williams asked if the elevations shown were natural or proposed.

Mr. Smith replied that the general lots will not be changed, but where the roads are to be constructed there will be changes in the elevations.

Mr. Cain noted the items that needed changing on the plans:

(1) Show 100 foot vertical curve at Station 4 plus 0 on Green Street.

(2) Show drain rights across land of Kennedy between lots 22 and 23 to brook. Street to be constructed to back of Lot 23; also show profile.

(3) Increase sight distance in the vicinity of Station 4 plus 0 on Flint Locke Lane. Minimum sight distance approximately 300 feet from 4.5' eye level to 0.5' above road.

(4) Show drainage pickup at intersection of Flint Locke Lane and Green Street.

(5) Show typical cross sections of new ways.

Mr. Spencer requested that they comply with our Subdivision Rules and Regulations, Page 7, Section 3(a). This reads as follows:

"In cases where the entire subdivision cannot be shown on one 20" x 30" sheet a master plan of the lot layouts, drawn to a scale approved by the Planning Board, must be provided."

Mr. Rogers drafted a letter to Mr. Stivaletta, Inc., including the above changes.

A motion was made that the letter be sent.

Motion seconded.

Vote carried unanimously.

GARLAND ESTATES: Reynold and Wilbur Garabedian appeared before the Board.

Mr. Rogers informed them that since the last meeting the Board had walked over the site and found everything in order.

The Board reviewed the plan with Mr. Eugene Smith, Engineer.

Mr. Rogers stated that the only thing that was holding up approval of the Plan was an easement from Allen to the Garabedians covering the drainage.

Wilbur Garabedian reported that Mr. Allen had stated that he would want a guaranty that the drain would be constructed within a year.

Mr. Garabedian stated that because of financial reasons, they did not feel they could put in the easement without first realizing some profit from the subdivision. He suggested that this portion of the subdivision be cut off from the plans.

Mr. Rogers stated that this could be done but he warned that this would open that section up to any change in the zoning regulations.

Mr. Smith inquired if the Planning Board could approve the plan with the exception of certain lots.

Mr. Rogers then contacted Town Counsel by phone and he stated that it could be approved in the following ways:

(a) Approve a portion and disapprove the balance.
(b) Approve a portion subject to the drainage.
(c) Request an extension of time.

Mr. Cain stated that he would like to see a little more time on this to allow them to present proper plans.

The Board stated that they saw no reason to disapprove a portion of the subdivision provided it meets the zoning and subdivision regulations.

Messrs. Garabedian then presented a request for extension of time to November 19, 1964.

A motion was made to grant this request for extension.

Motion seconded.

Vote carried unanimously.

Mr. Scott Fader was also present at this meeting representing the Conservation Commission.

Mr. Fader stated that there were two lots, Lot 72 and 73, in this subdivision which were adjacent to the pond area and he questioned as to whether or not they could be set aside for conservation purposes; and to be purchased by the town.

Mr. Rogers pointed out that the Planning Board could put these aside and then the town must purchase them within 3 years or forfeit their rights.

Mr. Rogers suggested that Mr. Fader discuss this more fully with his committee and present their views and recommendations to the Board.

It was suggested that he contact the Park Commission also on this matter.

DISPOSAL AREA: Mr. Rogers stated that Dr. Lindberg of the State Hospital had set up a meeting to be held with the Planning Board, Board of Health and a member of the Implementation Committee on October 20th at 8:00 P.M. in the Clark Building.

Mr. Godshalk, Chairman of the Implementation Committee, was present at this meeting and he stated that they had scheduled their first meeting for that particular evening.

MASTER PLAN: The following persons were present to hear Mr. Woglom's pre-summary report of the Master Plan Program:

Mr. James Woglom	Mr. Swift Godshalk
Mrs. John Williams	Mr. Scott Fader

Mrs. Rayner reported that Mrs. Ritchie had contacted Mr. John Tincler of the Boy Scout Organization and he stated that the Boy Scouts would deliver the report and would do so on October 24th if at all possible. The Cost to be in the range of $35 to $50.

At this time, Mr. Woglom presented his pre-summary report.

Mr. Woglom emphasized the following points:

(1) Putting the Plan into effect.

(2) Creation of a citizen's group and setting up definite procedures to follow.

(3) Stressed the importance of the Implementation Committee reporting to the Town each year as to what portion of the Master Plan has been put into effect and what they are planning for the following year.

Under this, Mr. Woglom recommended that the Implementation Committee and the Planning Board set up their recommendations for effectuation in October and then present them to the Finance Committee.

(4) The key period of time is within this next year to get these procedures set up.

Mr. Woglom then presented what he looked on as having high priority, namely:

(1) North St. School - The town will have a breathing spell during the next two or three years before they have to go back to school demands this problem would be taken care of during this time.

He stressed the importance of renovating this North Street School for town offices within the next two years because of the high rate of deterioration.

He pointed out that it would cost the town approximately $75,000 to renovate it for town offices and $125,000 for school purposes because of the State regulations.

(2) Town Equipment Garage - Recommended area near filter beds.

(3) Present Town Hall and Central Business District: _ Use Urban Renewal technique and set up a committee to study this.

(4) New Zoning By-Law - With Emphasis on Business District Zoning and setting up one central business district is the key if the town goes into urban renewal.

(5) advance site acquirement for school property: He recommended that the town obtain the land off Pound Street in the present bond issue instead of improving the school site. Mr. Woglom felt there were sufficient funds to do this.

(6) Utilities - The Town must get into Mt. Nebo with a standpipe and must build up pressure in that end of the town.

(7) Sanitary Sewage Treatment Plan - Recommended this as something we must face in the future.

(8) Conservation & Historical Programs: These should be increased. He hoped that the 12 to 15% of the town now in swampland will be in town ownership.

(9) Re-routing of Route 109: This is probably out of the reach of the town, and felt that it could not possible occur before 1972.

(10) Route 27: He felt that this route was not safe along Hospital Road and at the intersection of West Street.

Mr. Cain pointed out that Hospital Road and Harding Street have been layed out and taken care of designwise; also Route 109 is only partially constructed as only a portion of the width layout has been used.

The question of an official map was presented to Mr. Woglom.

He stated that in order to get the subdividers to comply with it the following steps must be taken by the town:

(1) Prepare an accurate town map of all existing streets.
(2) Obtain planemetrics for the northern part of the town. (The town has them for the southern half.)
(3) Check out the Norfolk County Commissioners layouts of existing streets.
(4) Adopt existing streets.
(5) Determine which streets you want for proposed new streets.
(6) Survey descriptions for these streets.
(7) Suggest that the town get the circulatory streets on this

Mr. Rogers questioned whose responsibility it was for picking streets to be placed on the official map.

Mr. Woglom stated that the official map is under the Planning Board and the responsibility of the Planning Board to recommend what streets are to be placed on this map.

Mr. Woglom was questioned if the present base maps could be used for the official map.

He stated that they were not accurate.

MASTER PLAN REPORTS: At this time a motion was made that the Boy Scouts be authorized to deliver the Summary Reports of the Master Plan to all residents at a cost not to exceed $50.

Motion seconded.

Vote carried unanimously.

HARDING ESTATES: A letter was received from Supt. of Streets stating that the binder was started on Longmeadow Raod from Stony Brook Road to its terminus at the turnaround. Mr. McCarthu stated that he was unable to approve it because of the unstalbe condition of the base and because it was so out of true and that he approved of their plans for correcting this.

INDUSTRIAL DISTRICT: A copy of a letter from Arnold B. Tofias, Treas. of Julius Tofias & Co. to the Board of Selectmen was read. In this letter he pointed out his interest in the zoning changes in the industrial district and his interest in promoting industry in the

town. He stated that he would like to go on record as being opossed to the newly proposed zoning articles and wished to have an opportunity if consideration is given to their adoption, to be heard and express their point of view to the committees concerned.

The Board expressed their appreciation of the contents of this letter.

SCHOOL PLANNING: Parcel "A" located off Pound Street.

A letter was received from Mr. Blake, Supt. of Schools, in which he stated that the School Committee voted unanimously as being opposed to having the road from Pound Street to the Junior-Senior High School changed to a public way until it had an opportunity to make a complete study of the situation and present a formal recommendation.

They requested a copy of the lay-out for their study.

BOARD OF APPEALS: The Board received a Notice of Public Hearing on October 22, 1964, at 7:45 P.M. on Pasquale Vasatura, deceased, 18 Miller Street.

The decision of the Board of Appeals on Helen McCarthy, Main Street, was read. This permit was granted.

Respectfully submitted,

Secretary

MEDFIELD PLANNING BOARD

MINUTES OF OCTOBER 21, 1964

Members present: Messrs. Cain, Rogers, Bradstreet and Stanley.

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meeting held on October 7th were read and approved as read.

The minutes of the meeting held on October 14th were read and approved as read and corrected.

TOWN REFUSE AREA: Mr. Rogers reported that Mr. Cain, Mr. Bradstreet, and he had met with Dr. Lindberg and Mr. Calo, representatives of the Medfield State Hospital to discuss the possibility of re-locating the town refuse area to the gravel pit located off Route 27 on State owned land.

Mr. Rogers stated that Mr. Lindberg and Mr. Calo were opposed to THIS RELOCATION FOR THE FOLLOWING REASONS:

1. This area is in a hospital area and as such they did not think a refuse area nearby would be in the best interest to the hospital.

2. A refuse area would invite rodents.

3. The hospital already had a problem with patients that are allowed their freedom to move about the area in that they they pick up and collect items and a refuse area might increase this particular problem.

ROLLING LANE EXTENSION: Mr. Robert Shannon and Mr. Robert Brayton, Rolling Lane Residents, appeared before the Board to discuss Rolling Lane Extension.

Mr. Rogers read a copy of the petition presented to the Board of Selectmen by the residents of Rolling Lane and adjacent areas in which they stated their reasons for opposing this layout.

Mr. Shannon wondered why the Board had re-opened the matter after the Board of Selectmen had voted not to make the layout.

Mr. Rogers then spoke for the Board and pointed out the following as some reasons for the Board's decision to present an article in the form of a resolution to the Town requesting the Selectmen to make this layout.

1. When the Planning Board layed out Rolling Lane they made it a 50' way and provided a so-called stub to the adjoining property

2. The Planning Board has tried to set up circulatory routes around the town for better traffic movement and in each subdivision, if possible, a 50' street is required.

3. The subdivision across Route 109 (Pine Needle Park Ext.) has a 50' layout proposed connecting with Route 109.

4. The Hoover Realty Trust subdivision located adjacent to Hillcrest will have a 50' street which will connect with Rolling Lane.

5. The request for the layout of the extension of Rolling Lane to Route 109 was triggered not only by the Master Plan, but by the move of the abutter, Mr. McCarthy.

6. The Board was not asking the town to construct the road now, they were only asking the town to have the land engineered and layed out, in other words, reserve the land so that no buildings would be constructed on it.

Mr. Cain felt that the townspeople should have the opportunity to vote on this matter, and it was the duty of the Planning Board to present it to them.

Mr. Shannon stated that he felt it was poor practice to couple a residential area to a main street and that the town should improve main streets instead of funnelling traffice through residential areas.

Mr. Rogers: "If this is true, then it would not be necessary to lay out a 50' street in any subdivision."

Mr. Shannon's reply to this statement was "no".

Mr. Rogers: "Shouldn't the town have a chance to express their opinion as the street belongs to the Town?"

Mr. Shannon felt the town should have a chance to decide, but wished to state that he was opposed because you are inviting accidents and speeding by creating wide streets in residential areas.

Mr. Cain felt the police department could take care of the speeding problem.

Mr. Rogers pointed out that the Planning Board has tried to make adequate protection for the townspeople for fast fire and police protection.

Mr. Brayton stated that they were interested in good planning, but that they disagreed with the Board on the point of whether or not this extension was good planning.

R. H. BROWN SUBDIVISION: A letter was received from the Supt. of Streets stating that on October 20, 1964, Robert Wood Company had applied a minimum of one-half inch of pavement to Arnold Drive in the section that was found inadequate and that it now met the specifications of the Planning Board.

The Board members agreed to make an inspection of the street.

A letter was received from the Board of Selectmen advising the Planning Board that they had set a hearing regarding the acceptance of this portion of Arnold Drive on Tuesday, November 10th, at 8:30 P.M.

ZONING MAP AMENDMENT - Floyd Ours, Harding St.

The Board of Selectmen sent a letter notifying the Board of a Special Town Meeting to be held November 30th at the Dale Street School at 7:30 P.M., and the warrant to close at 7:30 P.M., November 3rd.
The letter also contained notification that they were in receipt of a petition from Floyd Ours, Harding Street, requesting an amendment to the Zoning By-Law and Zoning Map.

A motion was made to send a letter to the Board of Selectmen requesting that they advise the Planning Board as soon as the legal status of this petition was decided so that the required hearing could be set up.

HARDING ESTATES: A letter was received from the Supt. of Streets suggesting that the Board inspect Evergreen Road. He Stated that since the binder has been applied, the street should be carefully checked in the spring before the top is applied.

MASTER PLAN: A letter was received from Mr. Swift Godshalk, Chairman, Master Plan Implementation Committee in which he informed the Board that they felt that a separate working committee should be set up to study the possible use of the North St. School for town offices because of the great amount of detail and work necessary and the fact that time was another critical factor. In accordance, they suggested to the Board of Selectmen that such a committee be appointed.

Mr. Stanley pointed out that the Board of Selectmen wished to have this recommendation for the North Street School presented at the Annual Town Meeting, if not sooner.

Mr. Rogers stated that he eflt that this Implementation Committee represented the townspeople and if a new committee is set up, the Implementation Committee should be represented on it.

JAMES T. FRAME, JR.: A letter was received from Mr. Frame of 589 Main Street requesting the Board to schedule an appointment for a meeting to discuss zoning as it applied to his house in relation to the over all plan.

Mrs. Rayner was requested to call Mr. Frame and make an appointment at this convenience.

BOSTON REGIONAL PLANNING: The Board received a copy of a letter to the Board of Selectmen from the Boston Regional Planning Project in which they announced the first formal meeting of the Southwest Area Transportation Coordinating Committee to be held on October 27th at 8:00 P.M. at the Norwood Town Hall.

Mr. Cain and Mr. Bradstreet stated they would try to attend this meeting.

Respectfully submitted,

J. F. BRADSTREET,
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF OCTOBER 28, 1964

Members present: Messrs. Cain, Rogers, Bradstreet and Stanley.

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

HOOVER REALTY TRUST: Mr. Bernard Martin appeared before the B oard and presented the definitive plan of Hoover Realty Trust, 434 Canton Street, Westwood, Mass., dated August 20, 1964, along with an application and agreement dated October 28, 1964.

The Board discussed the easement for connecting with the proposed standpipe on Mount Nebo.

Mr. Martin stated that he had contacted Mr. Kennedy, Town Counsel, and he, in turn, stated that he would discuss the right of way and the easement with Planning Board and the Water Dept.

A public hearing was set for 8:00 P.M. at the Fire Station on December 2, 1964.

It was noted that additional copies of the plan were needed along with a list of the abutters and boundary description of the land and covenant.

Mr. Martin will furnish the board with these items as soon as possible.

REZONING: (James T. & Janet Frame, Main St.)

Mr. and Mrs. James Frame appeared before the Board to express their interest in the business zoning as it pertains to their property and the surrounding area.

Mr. Frame stated that he now owned a home in Duxbury and has been trying to sell his present home on Main St., but was unable to do so because of the encroachment of the business in that area during the past two or three years; also the question of zoning has held up the sale of the house.

Mr. Frame pointed out that the boundary line of the business area as proposed in the Master Plan would come in the middle of his property. He felt that it would be more logical to take it to the cemetery.

Mr. Rogers asked him if he had discussed this with any of the other property owners in the area to see how they felt about it.

Mr. Frame stated that he had not because he wished to wait until the Master Plan study was completed.

Mr. Frame also pointed out that his house was the only one conforming to the zoning on the northerly side of Main Street from the Super Duper to the cemetery.

Mr. Cain suggested that he petition the town for a change in the zoning.

Mr. Rogers pointed out that at this time the Planning Board did not know whether or not the rezoning proposed by the Master Plan would be done in one piece or whether it would be done in portions.

Mr. Rogers suggested that Mr. Frame contact his neighbors to see if they would be interested so that this request for re-zoning could be presented to the Town as a section so that it would not be considered rezoning in spots.

Mr. Cain felt that it would be better to include both sides of the street if possible.

Mr. Frame also felt that in the interest of the town the block idea would be better.

Mrs. Frame felt that the four-family dwellings should be put into "B" residence.

It was concluded that Mr. Frame would try to present the request for rezoning in block form if possible.

Mr. Stanley stated that if this area is changed to business there will be a lot of economic pressure to tear Mr. Frame's house down, and as there is a feeling in the town that these old houses should be preserved, the town should think about setting up a historical district to preserve them.

Mr. Cain felt that by doing this you were taking away a man's rights.

Mr. Frame stated that he felt it was the intent of the Master Plan to change zoning, but that he didn't feel that you could cut a house in the middle.

Mr. Frame stated that they were looking for guidance at this time and again stated that their house was the only house in the area conforming to the zoning law.

Mr. Cain asked him if he thought it should be in business.

Mr. Frame: "Yes, if they do somthing in the line of business that I would like."

Mrs. Frame: "I like Mr. Stanley's ideas."

Mr. Stanley stated that other towns have done it and he didn't see why Medfield shouldn't set up a historical district.

Mr. Frame stated that he hoped Mr. Stanley's idea would be pursued.

This ended the discussion with Mr. and Mrs. Frame.

PLAN FILE CABINET: At 9:00 P.M. Mr. Rogers read the advertisement for sealed bids which was published in the Quincy Patriot Ledger on October 5, 1964.

Mr. Rogers then proceeded to open the following bids:

(a) Art Metal, Inc., 472 Atlantic Ave., Boston 10, Mass.
1 4230BD Art Metal Planfile, per specification dated October 5, 1964 . . . Delivered and installed . . . $597.00

(b) Business Equipment Corp., 255 Atlantic Ave., Boston, Mass.
(Returned specifications because they were unable to submit bid on same.)

A motion was made to award the contract to Art Metal, Inc., 472 Atlantic Ave., Boston, Mass.

Motion seconded.

Vote carried unanimously.

A motion was made that the following be placed in our records:

"We hereby certify that the foregoing notice was posted for one week on bulletin board at the Town Hall, Medfield prior to October 28, 1964, and that on said day the following bids were received and publicly opened and read:

"And that thereafter on the 28th day of October, 1964, the bid of Art Metal, Inc., in the amount of $597.00 was accepted by vote of the Planning Board.

J. F. Bradstreet, Secretary

Mr. Cain was delegated to complete the transaction with Art Metal Inc.

GARLAND ESTATES: Mr. Reynold and Wilbur Garabedian and Mr. Eugene Smith appeared before the Board and reported that they had been advised by Mr. Kennedy, Town Counsel, that the following notation be placed on the definitive plans before they are approved by the Planning Board.

"This plan is approved without conditions as to Lots No. 23, 29 through 43, 58 through 89 and approved conditionally as to Lots No. 4 through 22, 90 through 102.

No building permit shall be issued as to Lots No. 4 through 22 and 90 through 102 until the owner thereof shall submit to the Planning Board of the Town of Medfield, a satisfactory drainage plan for the same and receive the approval of the Planning Board of such drainage plan.

Mr. Cain made the following motion:

"The definitive plan of Garland Estates be approved subject to the conditions placed on the Index Sheet, and referred to with sheets 1-7.

Motion seconded.

Vote Carried Unanimously.

Mrs. Rayner was requested to notify the Town Clerk that this plan had been approved.

Four copies of the definitive plans were presented by the developers and the Planning Board checked the following changes:

(1) Drainage down Allen Lane.
(2) Location of Street going to Castle Estates.
(3) Index sheet.

MASTER PLAN: Mr. Rogers read a letter he had prepared for completing the contract with Department of Commerce on the Master Plan.

A motion was made that this letter drafted by Mr. Rogers be signed by him as Chairman of the Planning Board and then mailed.

Motion seconded.

Vote carried unanimously.

R. H. BROWN SUBDIVISION: (Regarding Ehnes Property on Causeway St.)

The Board received a copy of a letter from Town Counsel to Mr. Howard C. Abbott, Attorney for Henry A. Ehnes, in which Mr. Kennedy informed Mr. Abbott that the Board of Selectmen did not agree that salt or other chemicals should not be used in the winter sanding of the streets in the Brown development. This letter was to correct a contrary but erroneous impression of a previous letter.

MINUTES: The minutes of the meeting held on October 21, 1964, were read and approved as read and commented on.

REZONING: (Floyd OUrs - Harding Street) .

The Board checked the plan and article as presented to the Board ofSelectmen by Mr. Ours in his petition for a change in the zoning map.

A motion was made that if a letter was received from the Board of Selectmen stating that this petition was legal, the Chairman be authorized to set a hearing date and advertise same.

Motion seconded.

Vote carried unanimously.

Mr. Stanley suggested that these notices be placed in the paper with the largest circulation.

MASTER PLAN: Mr. Stanley reported that he had spoken to Mr. Godshalk regarding the problem of representation on the subcommittees.

Mr. Godshalk stated he had been in contact with the North Street School Committee, and requested that Mr. Stanley represent the Planning Board on the Master Plan Implementation Committee.

Mr. Stanley stated that the first meeting of the Implementation Committee was held on November 10th at the home of Mr. Godshalk.

Mr. Rogers suggested that the meetings of this committee be held in a public office, and that copies of the minutes of said meetings be forwarded to the Planning Board.

Mr. Stanley stated that this is being done.

ROBERT H. BROWN SUBDIVISION: Mr. Rogers, Mr. Bradstreet, Mr. Stanley and Mr. Cain reported that he had inspected that portion of Arnold Drive which had been resurfaced and it was agreed that the construction of the street now met with their approval. Mr. Rogers pointing out that he had approved it previously.

RULES & REGULATIONS: Mr. Bradstreet suggested that the Planning Board regulations governing street construction be changed so that the curbings would be constructed of granite.

BOARD OF APPEALS: Mr. Cain reported that he had attended the hearing held by the Board of Appeals on the petition of Vasaturo.

MASS. FED. OF PLANNING BOARDS: It was reported that none of the Board Members had attended the fall meeting of the Federation.

BOSTON REGIONAL PLANNING PROJECT: Mr. Cain reported that he had attended the first meeting of the Southwest Area Transportation Coordinating Committee. He stated that this was primarily an organizational meeting, and further commented that most of the towns involved have Master Plans.

MASTER PLAN: Mr. Rogers reported that Mr. Woglom had returned the tracings he had borrowed.

MEETING ADJOURNED:

Respectfully submitted,

J. F. Bradstreet,
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF NOVEMBER 11, 1964

Members present: Messrs. Cain, Spencer, Rogers, Bradstreet and Stanley.

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meeting held on 28, 1964, were read and after the following comments were accepted as read:

GARLAND ESTATES: A question arose as to the conditions on which the Board of Health approved the subdivision plan of Garland Estates.

The Board re-read the communication dated July 24th from the Board of Health regarding this and it was agreed to send two copies of this letter to Messrs. Garabedian.

A motion was made to carry out this agreement. Motion seconded and the vote carried unanimously.

R. H. BROWN SUBDIVISION: Mr. Spencer stated that he had also inspected the re-surfacing of Arnold Drive and that it met with his approval.

Mr. Cain reported that he had attended the public hearing held by the Board of Selectmen laying out of this portion of Arnold Drive and that it met with his approval.

Supt. of Streets advised the Board of Selectmen that the road had been completed to his satisfaction.

Mr. Cain stated that he and others made a recommendation at the hearing that this portion of Arnold Drive be layed out as a public way.

There was no opposition to the recommendation.

PLAN FILE: Mr. Cain reported that a letter had been to Art Metal ordering the new plan file and is to be delivered 30 days from November 5, 1964.

HOOVER REALTY TRUST: It was reported that notice of the public hearing to be held on the subdivision of Hoover Realty Trust had

been advertised. Hearing set up for December 2, 1964, at 8:00 P.M. at the Fire Station.

APPEALS BOARD: Notices of the following public hearings to be held by the Appeals Board were read:

(1) DeLuca - Rolling Lane - Nov. 19, 1964 at 7:45 P.M.
(2) Peterson - 115 North Street - November 19, 1964 at 8:05 P.M.

MASTER PLAN: A letter of appreciation was received from Mrs. Everett J. Wills for the recognition given her by the Planning Board for her work on the Master Plan Study.

HOUSE NUMBERS: Mrs. Rayner reported that she had met with the Building Inspector twice since the last meeting and had given him the house numbers that the Planning Board had assigned throughout the subdivisions.

It was noted that the definitive plan of Castle Estates was missing from the files. As soon as the new plan file is obtained, the Board agreed to obtain a copy of these plans from the engineer.

ZONING BY-LAWS: Mrs. Rayner requested permission to expend money for clerical assistance to make a research of the zoning by-laws.

A motion was made that the remaining salary in the secretarial account of the Master Plan be used to do research work for a basis for proposed changes in the zoning by law for the Master Plan.

It was agreed to make a check of the financial status of the Board's accounts before this work was started.

PUBLIC RELATIONS: Mrs. Rayner reported that Mrs. Adams of the Patriot Ledger would not be able to attend the Planning Board Meetings henceforth and asked if the information could be transmitted to her in some manner.

This was discussed and no decision reached; however, Mr. Stanley felt it would be advisable to keep the public informed of the work of the Planning Board.

DISPOSAL AREA: Mr. Rogers stated that he would like to get the area located near the State Hospital checked by the Department of Public Health to see if they would concur with the opinion of Dr. Lindbergh.

It was suggested that the Board have the State Board look at the other site suggested by the Master Plan Report and located off Bridge Street.

Mr. Spencer moved that the Chairman contact the State Board of Health to have them examine the two areas in question; namely, the hospital site and the one off Bridge Street.

Mr. Stanley amended the motion so that it included a comparison of the existing disposal area and the other two suggested areas.

Mr. Stanley seconded the motion.

Mr. Cain questioned the Board as to why the present disposal area was not desirable.

Mr. Rogers stated that it was in a residential area.

Mr. Cain stated that he felt that if this present dump were run properly it would be all right.

Mr. Cain further stated that the Board had discussed the hospital site with the Superintendent of the Hospital and his assistant and that they had given some sound reasons for not having a dump in the hospital area, and he did not feel the Board should go over the Doctor's heads.

Mr. Bradstreet suggested that the town let the Atlantic Brick Company dig as deep as they wished and then fill up holes with town refuse.

Mr. Spencer advised that the town would then have to buy the area.

Mr. Cainreported that the County was going to lower the grade down.

The above motion as amended was put to a vote.

The motion carried with three in favor and two opposing.

Mr. Cain opposed for the following reasons:

(a) The Board had a meeting with Dr. Lindberg and his assistants and they gave to the Planning Board very sound reasons for not wanting the dump on the Hospital property and I am not in favor of going over their heads in regard to the situation.

Mr. Bradstreet stated that he would go along with Mr. Cain's reasons.

It was agreed to send a letter to Dr. Lindberg explaining that the Board would like to have the present site and the two proposed refuse sites as recommended by the Master Plan studied by the State Board of Health.

Mr. Rogers stated that "as one member of the Board", he felt that perhaps he disagreed with some of the opinions that were expressed by the doctors as to the severity they would cause.

Mr. Stanley suggested that the covering letter to Dr. Lindberg should be a personal letter relating the sincere desire of the Board to keep him informed and a sincere desire to solve the problem.

Mr. Rogers was requested to write the letters and present them for review at the following meeting.

TAMWORTH CONSTRUCTION CO.: Mr. Rogers agreed to check with Mr. Stivaletta regarding the completed plans for Tamworth Construction Co., since the time limit was up for the Board's approval.

MASTER PLAN IMPLEMENTATION COMMITTEE: Mr. Stanley reported on the progress of this committee:

(1) Meetings are to be held at the Fire Station on Nov. 24, Dec. 8 and Dec. 15.
(2) The last meeting covered generalities and the committee is getting together a list of priority items.
(3) Mr. Gordon Thomas reported from the School Sites Committee.
(4) Mr. Godshalk had attended the North Street School Committee meeting.

Mr. Rogers stated that he felt he was reluctant to give up the No. Street School property for other uses as it may be needed by the school dept. for storage or other purposes.

Mr. Stanley reported that the Board would receive copies of the minutes of the Implementation Committee.

MEETING ADJOURNED:

Respectfully submitted,

J. F. BRADSTREET,

SECRETARY

MEDFIELD PLANNING BOARD

MINUTES OF NOVEMBER 18, 1964

Members Present: Messrs. R ogers, Bradstreet and Stanley.

Mr. Cain arrived at 8:45 as he attended the South West Area Transportation Coordinating Committee earlier in the evening.

PUBLIC HEARING: - Floyd Ours, Harding Street.

Mr. Rogers opened the public hearing by reading the notice as published in the Patriot Ledger, Quincy, Mass., on November 3 and November10, 1964.

He also read the list of abutters who had been notified by certified mail.

Mr. Rogers then called on the petitioner, Mr. Floyd Ours.

MR. OURS: "I would like to have it rezoned to open up a welding shop. Probably a lot of you are against the shop but people are against a lot of things. I do a lot of welding for the people of Medfield and the Town Of Medfield. I would like to make it a full time business. I do work for a lot of people and I think some land could be zoned for business instead of keeping it all for residential."

Mr. Ours further explained that he was unable to get a front end loader in a garage and needed to have a place to work on equipment in the winter. He also stated that he did a great deal of servicing for the contractors in the town.

Mr. Olsen: "Why aren't you putting this in an area already zoned for business?"

Mr. Ours: "I would like it near my house and I own the land."

Mrs. Roskilly: "Is this business or industry?"

Mr. Rogers: "This would be considered business."

Mr. Elsa H. Admas: "If Mr. Ours can put in a business, someone else can come along and put in something else.

Mr. Rogers: "This is always a problem that is created. When you do this (meaning rezoning to business) there is no guaranty on the situation that may develop and we recognize this.

Mrs. Adams: "Can't any place in Medfield be solely residential?"

Mr. Olsen: "Does the Planning Board make a recommendation at the Town Meeting?"

Mr. Rogers: "Yes, it usually does."

Mr. Olsen: "Does the Master Plan contemplate a business zone on Harding Street in this area?"

Mr. Rogers: "No."

Mr. Olsen: "Why do we spend money on the Master Plan if we don't go along with it?"

Mrs. Adams: "On this basis, with our house on the market, we would sell to whoever wanted it. We have seven acres and we have a great deal of money tied up in it."

I think Mr. Ours could sell his land as it lies in a residential area and could go elsewhere in Medfield and do well with his good reputation."

Mr. Ours: "I would not go fifty miles away."

Mr. Rogers: "Mr. Ours has a right to present a zoning request to the town."

Mrs. Bradstreet: "I am opposed because it is spot zoning and I don't think it is good for the town."

Mrs. Roskilly: "I would like to concur with what Mr. Olsen has said and I concur that this is spot zoning."

Mrs. Roskilly asked permission to present three lists of names totaling 31 persons who had signed the following statement:

"We the undersigned, unable to attend the hearing, wish to note our disapproval of spot zoning, and in particular the petition of Floyd OUrs to rezone a piece of AA residential land on Route 27 to business zoning:".

Mr. Rogers: We will accept these signed petitions and place them in our records."

Mr. Ours: "The land is not for sale because I want to protect my property."

Mrs. Roskilly: "If this is approved at the town meeting, is there any way to appeal it?"

Mr. Rogers: "When you have zoning changes, they can be appealed in a court of equity. I assume this can be done also. The Attorney General just approves the procedures of the Planning Board."

Mr. Olsen: "If this is passed at the town meeting Monday, could this be brought up to the town again and rezoned back to "AA"?"

Mr. Rogers: "Yes, it can be done at any time."

Mr. Olsen: "This may carry Monday, but it wouldn't at a regular town meeting."

Mr. Rogers: "My advice is that the residents of the town attend all town meetings."

Mr. Ours: "If I am successful in getting it rezoned, I will run it and keep it as good looking as I possibly can keep it. The shop will have the appearance of a house."

Miss Hope Day: "If this is allowed, it can be done all the way up the street."

Mr. Ours: "As Mr. Rogers stated, this is the people's privilege."

Hearing no further comments, Mr. Rogers declared the hearing closed.

REGULAR BUSINESS: Pine Needle Park Extension: Mr. Rogers stated that he had called Mr. Stivaletta and was advised that he would bring the plan to the Board as soon as the engineering work was completed.

REFUSE AREA: Mr. Rogers read the letters he had prepared to the State Board of Health and to Dr. Lindberg of the Medfield State Hsopital.

After minor changes, it was agreed to have the clerk type them and send them with copies to Dr. Lindberg, Board of Health and the Board of Selectmen.

PLAN APPROVED UNDER SUBDIVISION CONTROL LAW NOT REQUIRED:

(1) Plan of land in Medfield, Mass., dated October 30, 1964, by Cheney Engineering Co., located at the corner of Hospital Road and Harding Street.

MASTER PLAN: Mrs. Ritchie reported through Mrs. Rayner that she needed approximately 50 additional copies of the summary report to complete the coverage of the town.

Mr. Rogers agreed to obtain an estimate for reproducing 100 or 200 copies.

NOTE: Mr. Cain arrived at the meeting at this time and reported that the meeting of the South West Area Transportation Coordinating Committee had been canceled.

BUDGET: The Board reviewed the expenditures for the year and the clerk was requested to present a statement of the Board's financial status.

PLAN FILE: Mrs. Rayner was requested to ask Art Metal, Inc. to supply the Board with eight additional keys to the new plan file.

BUDGET: It was agreed to write a letter to the following sub-committees to see if they would need any finances for the ensuing year:

(1) Master Plan Implementation Committee.

(2) Building Code Committee.

Mrs. Rayner was requested to contact Town Counsel to see if it would be necessary to advertise the building code in its entirety.

RE-ZONING: The Board discussed the results of the hearing and their opinions in regard to the Board's recommendation to the town.

A motion was made that the Board recommend to the town that the Zoning By-Law and Zoning Map of the Town of Medfield should not be amended for the following reason:

"In the Planning Board's opinion this would be spot zoning because this parcel of land lies wholly within a residential area."

Motion seconded.

Vote carried with four in favor. (Mr. Spencer being absent.)

NOTE: Mr. Spencer was contacted by Mr. Bradstreet before the Town Meeting and Mr. Bradstreet advised the clerk that Mr. Spencer was in agreement with the vote of the Board; thereby making this a unanimous vote of the Board and to be presented to the Town as such.

Mrs. Rayner was requested to contact Mr. Ballou, Chairman of the Finance Board, and advise him of ahe Board's vote.

Meeting adjourned.

Respectfully submitted,

J. F. Bradstreet,
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF DECEMBER 2, 1964

Members present: Messrs. Rogers, Spencer, Bradstreet and Stanley.

NOTE: Mr. Cain was attending a meeting of the South West Area Transportation Coordinating Committee, but later joined the Board.

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

PUBLIC HEARING: Hoover Realty Trust Subdivision

Mr. Rogers opened the hearing by reading the notice as published in the Patriot Ledger on November 14th and November 16th. He noted that all abutters had received notice of the hearing by certified mail and that the notice had been posted in the Town Hall.

Mr. Bernard Martin, Attorney, was present and represented the Hoover Realty Trust.

Mr. Martin presented the covenant. Mr. Martin stated that the subdivision contains 28 lots plus an area owned by the town for the proposed standpipe. He stated that the lots conformed to the zoning laws of the Town of Medfield and they were planning on building homes in the price range of $25,000 to $35,000.

Mr. Henry Smith asked the Board how long they had until they approved the subdivision plans. He felt that they had not received sufficient notice to allow them time to check the plans since he and his sister owned a large tract of land abutting this property.

Note: Mrs. Rayner order a copy of the subdivision plans for the Smiths from Cheney Engineering Co. which Mr. Smith stated he had picked up.

The Board agreed to hold up approval of this subdivision until December 16th thus allowing time for the interested parties to forward letters of comments and criticisms to the Planning Board pertaining to this subdivision.

Mr. Smith stated that there were some "right of ways" that needed to be checked out.

Mr. Rogers then explained the zoning regulations as they pertained to this subdivision.

Mr. Spencer reviewed the drainage system as proposed on the plans and how it would affect the abutters.

Mr. Smith asked if these subdivision plans tied in with the Master Plan study.

Mr. Rogers stated that the plans seemed to be more or less in conformity and further explained that there is now another extension of Rolling Lane heading this time towards Philip Street. He also noted that there will be a through connection with Philip Street via Fairview Road.

Mr. Herbert Boyle asked if the Board could inform him where this builder has been building where his headquarters were.

Mr. Martin agreed to obtain a list of locations and turn them over to Mrs. Rayner.

Mr. Goldsberry: "Do they have to come down to the existing paved road on Fairview?"

Mr. Rogers: "yes, that is necessary."

Mr. Goldsberry: "When will they start building?"

Mr. Martin: "I would assume some time next year - I have not been given any date."

Mr. Rogers then explained the manner in which the Board released the lots for building, and pointed out that the builder was protected against a zoning change for a period of five years.

Hearing no further comments or questions, Mr. Rogers declared the hearing adjourned at 9:12 P.M.

REGULAR MEETING:

TORA, INC.: Off High Street - Mr. Driscoll of the Saco Construction Co. appeared before the Board. He stated that he was interested in having a portion of the surety released as he was the paving contractor and payment for the work he had completed was pending approval and release by the Planning Board.

The Board agreed to make an inspection of the work and would check on the construction cards.

Note: Henry and Laura Smith also objected to having the notice printed in the Patriot Ledger as they did not feel it had large enough circulation in the town.

Later in the evening the Board discussed this and it was agreed to write letter to the following papers to check on the circulation of each:

Milford Daily News
Patriot Ledger
Suburban Free Press

MINUTES: The minutes of the meeting held on November 11th were read and approved as read and corrected.

The minutes of the meeting held on November 18th were read and approved as read.

REFUSE AREA: A card was received from Mr. Worthen H. Taylor, Chief Sanitary Enginneer, of the Mass. Dept. of Public Health informing the Board arrangements had been made for an examination of the existing and proposed refuse areas by a representative of his division.

Mr. Rogers reported that he had contacted the Department of Public Health and a meeting had been arranged for December 10th at 9:00 A.M. with Mr. McLaughlin.

It was agreed to invite the Board of Selectmen and the Board of Health to make this examination also and to meet at the home of Mr. Rogers.

Also pertaining to the refuse area, Mr. Rogers read a letter from the Board of Selectmen in which they criticized the Planning Board for their recent correspondence with the State Department of Public Health without contacting the Board of Selectmen and the Board of Health.

Mr. Rogers also presented the news item printed in the Milford Daily News and written by Rachel Baker in which the Selectmen publicly criticized the Planning Board:

In explanation, Mr. Rogers stated: "our letter was purely one for guidance and we felt that this was in the realm of future planning and certainly, in my opinion, shouldn't upset anyone in town. Mr. Carr has joined me and we have visited these sites just to review what the Master Plan Study has recommended."

It was agreed to file the letter from the Board of Selectmen along with the newspaper article.

GARLAND ESTATES: A letter was received from the Town Clerk certifying that no appeals had been filed with him in the twenty days following the Planning Board's approval of the "Plan of Land in Medfield, Mass." drawn by Norwood Engineering Co., Inc., Norwood, Mass. entitled "Garland Estates" and dated February 21, 1964.

At this time the Board signed the above plans and turned them over to Mrs. Rayner for delivery to Reynold and Wilbur Garabedian and to request them to furnish the Planning Board with a reproducible linen.

MASTER PLAN IMPLEMENTATION COMMITTEE: Mr. Stanley reported that he had requested this committee to meet with the Planning Board in January.

Mr. Stanley also reminded the Planning Board of the next meeting to be held in the Dale Street School on December 8th.

MASTER PLAN SUMMARY REPORT: Mr. Rogers reported that he would be able to obtain 100 reprints of the Summary Report from Spauling and Moss at a cost of $128.00.

Mr. Stanley felt that it would be advisable to obtain 150 copies.

A motion was made that 150 copies of the Summary Report be obtained.

Motion seconded and the vote carried unanimously.

Mr. Rogers noted that the masters of these reports are going back to Metcalf and Eddy.

The Board discussed the possibility of having them turned over to them and keepin the Planning Board files.

No decision reached on this.

TAMWORTH CONSTRUCTION CO., INC.: Pine Needle Park Extension - Mr. Stivaletta appeared before the Board and presented the completed plans of Flint Locke Lane Extension. The Board reviewed them and checked the items noted in their letter of October 21, 1964.

It was noted that the overall plan did not show the stations, the center line of the street or the water.

Mr. Stivaletta agreed to have these items placed on the plan.

Since the time had elapsed for approval of this plan, Mr. Kennedy, Town Counsel, was contacted by phone for advice.

He advised that we notify the Town Clerk as follows: "As of November 6, 1965, these plans were approved by default and as of December 2, 1964, we have approved the same."

The twenty days of time for appeal then start from November 6, 1964.

Mr. Cain made the above advice into a motion. Mr. Stanely seconded the motion. Vote carried unanimously.

Following this action, the Board signed the tracings.

PINE NEEDLE PARK: Mr. Stivaletta also requested release of a portion of his surety on Flint Locke Lane, Cypress Streetand Tamarack Road. He estated he wished to consolidate the amount needed to complete the items listed below and then present new surety to cover Flint Locke Lane Extension:

Cypress Street:

(a) 212' of sidewalk to be completed in front of Lots 67 and 69.
(b) Slopes to be seeded.

Flint Locke Lane:

(a) 125' of sidewalk & curb on each side of street fron Station 2 plus 0 to Station 2 plus 1 or a total of 250'.

Tamarack Road:

(a) Install water and drainage and complete street from Station 9 plus 0 to Station 11 plus 89.65.
(b) Complete 120 feet of sidewalk in front of Lot 36.
(c) Complete 319 feet of sidewalk in front of Lots 81, 82 and 83.

Miscellaneous:

(a) 26 stone bounds to be put in place.

The Board agreed to make an inspection of the site and requested that Mr. Stivaletta present the construction cards. Following this, the Board stated they would set an amount that they would required for surety to cover the remainder of the construction, also the amount of surety that would be required to complete the construction of Flint Locke Lane Extension.

Mr. Stivaletta informed the Board that 800 feet of water pipe will be put in on Green Street

SOUTHWEST AREA TRANSPORTATION COORDINATING COMMITTEE: Mr. Cain reported the meeting with this committee. He stated that it was primarily for election of permanent officers.

ROLLING LANE EXTENSION: Mr. Spencer was delegated to draft the article for the annual town meeting on a proposal to extend Rolling Lane to Route 109.

BUILDING CODE: Mr. Rogers was delegated to write a special article to cover the cost of printing the building code.

BOARD OF SELECTMEN: The Planning Board was advised through Mrs. Rayner that the Board of Selectmen were holding a meeting with a representative of the Mass. Dept. of Commerce on Thursday, November 10th at 8:00 P.M. to discuss Urban Renewal and funds available for it.

BOARD OF APPEALS: Mr. Bradstreet read the decision of the Board of Appeals in regard to the petition of Pasquale Vasatura, et us. This variance was denied.

MEETING ADJOURNED.

Respectfully submitted,

J. F. BRADSTREET,
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF DECEMBER 9, 1964

Members present: Messrs. Cain, Spencer, Rogers, Bradstreet and Stanley.

The meeting was called ot order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

BUILDING CODE COMMITTEE: The following Building Code Committee members were present:

Mr. Richard E. Stevens
Mr. Alliston T. Carr
Mr. Forest Wills
Mr. Carl Mellea

Mr. Rogers explained that he had called the committee to the meeting to discuss the progress of the building code revision and placing a special article in the warrant for the annual town meeting to cover the cost of preparing it.

It was agreed that two more complete typings would be necessary, one for the hearing, and the second for the town meeting presentation.

Mr. Rogers reported that Mr. Kennedy, Town Counsel, had agreed to prepare an article for the annual town meeting.

A Motion was made that Mr. Stevens and Mr. Rogers be delegated to obtain prices on having the final copy multilithed.

Motion seconded. Vote carried unanimously.

Mr. Rogers suggested that the Planning Board and the Building Code Committee should start having meetings perhaps in January and that we should be calling back some of the persons who had received copies of the first manuscript for their comments and criticisms.

Mr. Stevens suggested that both resident and non-resident builders be invited to a meeting.

The Board agreed that this would be advisable.

Mr. Stevens stated that he had received a letter from the Board of Selectmen requesting that electrical, gas, plumbing, etc. codes be included in the proposed building code.

Mr. Stevens stated that he felt it would only be necessary to refer to the National Codes.

Mr. Rogers felt that including them would make the code too cumbersome and he had also checked this point out with Mr. Kennedy and he also agreed that they should not be included but should refer to the national codes.

MASTER PLAN: School Sites Committee - Mr. Eugene Fetterol and Mr. Fred Pemple appeared before the Board to view some of the subdivision plans as they stated they had had some difficulty with the sites as discussed in the Summary Report on Page 33; namely Green Street and Noon Hill Street.

The Board showed them copies of the subdivisions pertaining to these areas; also gave them a list of the various subdivisions throughout the town showing the number of lots in each and the number released.

TAMWORTH CONSTRUCTION CO.: Pine Needle Park - Mr. Michele Stivaletta appeared before the Board. It was agreed that the Board would require surety in the amount of $8,500 to cover the incompleted work in the streets as shown on plan entitled "Pine Needle Park Subdivision Plan of Land in Medfield, Mass.", dated May 27, 1960, by Norwood Engineering Co., Inc., and the greater portion of this incompleted work is as follows:

Cypress Street - Complete construction of 212 feet of sidewalk in front of Lots 68 and 69.

Tamarack Road - Complete water and drainage installation and street construction from approximately Station 9 plus 00 to Station 11 plus 89.65.

Complete construction of 120 feet of sidewalk in front of Lot 36.

Complete construction of 319 feet of sidewalk in front of Lots 81, 82 and 83.

General - Set 26 stone bounds.

It was agreed between the Planning Board and Mr. Michele J. Stivaletta that the above described work is to be completed no later than August 1, 1965.

Note: Mr. Rogers authorized the clerk to request that this be so stated on the bond.

Upon receipt of satisfactory surety in the amount of $8,500 the Board agreed to release the following described surety now being held by the Town of Medfield:

(1) Savings Account No. N15702 of the Union Savings Bank of Boston in the name of Joseph S. Kennedy, representing a sum of Five Thousand Dollars ($5,000.00); also the assignment of this account to the Town of Medfield by Mr. Kennedy.

(2) Bond No. S-508383 of the Aetna Insurance Company, dated March 11, 1963, in the amount of Fifteen Thousand Dollars ($15,000.00).

(3) Bond No. S505774 of the Aetna Insurance Company, dated February 13, 1964, in the amount of Twenty-Two Thousand Two Hundred Dollars ($22,200.00).

A motion was made that a letter be sent to Tamworth Construction Co. with a copy to the bonding company verifying the above action.

Mr. Bradstreet stated that he would like to check the site.

Mr. Stivaletta was advised to present the construction cards at the next meeting.

Motion seconded.

Vote carried unanimously.

Pine Needle Park Extension - Mr. Stivaletta then requested the Board to set the amount of surety they would require to cover a portion of Green Street and Flint Locke Lane.

The Board discussed the work to be completed and agreed on the following:

GREEN STREET - Station 0 plus 00 to Station 8 plus 00.
40' street - water installed.
Balance of Work - 800' @ $15.00 per linear foot on the basis of $20 per linear foot less $5.00 for water installation $12,000

FLINT LOCKE LANE - Station 19 plus 10 to Station 21 plus 11.24 and station 0 plus 00 to Station 5 plus 60.

Now work completed - 50' street.

Balance of work - 660' (plus or minus) at $25.00 per linear foot.....$16,500.00

$28,500.00

Upon receipt of surety the Board agreed to release the following lots:

Green Street - Lots 14, 15, 25, 26, 27, 28 and 29.
Flint Locke Land - Lots 10, 11, 12, 13, 1, 2 and 3.

MINUTES OF MEETING: The minutes of the meeting held on December 2, 1964, were read and accepted as read and corrected.

REFUSE AREA: Mr. Cain questioned the reason for the meeting with the Mass. Dept. of Public Health on Thursday morning, December 10th.

Mr. Rogers explained that it was to view the sites proposed by the Master Plan and the present dump site in order to receive guidance and advice from the State Dept. of Public Health for the future.

URBAN RENEWAL MEETING: All members stated that they would try to attend the meeting to be held by the Board of Selectmen on Thursday night, December 10th, to hear a speaker on the Subject of Urban Renewal and Funds Available.

MASTER PLAN: Summary Report - Mr. Rogers reported that 150 extra copies of the Summary Report will be made, but the price had not been set to date.

Mr. Rogers also stated that we can get the "Masters" if we wish.

ROLLING LANE EXTENSION: Mr. Rogers reported that Mr. Kennedy, Town Counsel, was writing the resolution for the annual town meeting in regard to the laying out of Rolling Lane Extension to Main Street.

HOOVER REALTY TRUST: Mr. Rogers suggested that the Board consider the feasibility of extending Rolling Lane (or one of the other stubs)

to Philip St. and include the proposed water pipe to the standpipe on Mt. Nebo.

Mr. Rogers noted that the town had not yet taken the easement.

It was agreed to invite the Board of Selectmen, the Water Board, Hoover Realty Trust, and Mr. Frank Cheney, Engineer, to our next meeting on December 16th.

Mr. Bradstreet stated that he would like to see an overall plan as it pertains to Philip Street.

A Motion was made to send the above letter of invitation. Motion seconded. Vote carried unanimously.

Also it was suggested that Mr. Martin, attorney for Hoover Realty Trust be contacted to see if he would request an extension of time in which the Planning Board can act since the time limit is up on December 28th.

GARLAND ESTATES: It was agreed to write a letter to Messrs. Garabedian requesting them to change the name of Longmeadow Road since there is a street with the same name in Harding Estates.

FOREST LANE: The Board also noted that it might be advisable to change the name of either Forest Lane or Forest Road since it might cause some confusion at the time of a fire or police call.

It was agreed to contact the Fire and Police Departments first before making a recommendation to the Board of Selectmen.

BOARD OF APPEALS: The decisions of the Board of Appeals on the following petitions were read:

(a) Peter C. DeLuca
4 Rolling Lane

Permission granted to maintain and use an automobile trailer for residence purposes on this lot for a period not to exceed three months from the date hereof; this permission to expire sooner if the trailer is removed.

(b) Priscilla Peterson
115 North Street

"Granted the petitioner as an individual the right to operate a real estate office in the designated form of this residence, so long as it is segregated from the residential part of the dwelling and so long as the petitioner is the owner of this property and the real estate business is a continuous one."

"This decision is also contingent upon the petitioner's compliance with any and all other appropriate town ordinances, as well as the stipulations in the section of the zoning by-law referred to above."

TAMWORTH CONSTRUCTION CO.: Gun Hill Park - A letter was received from the water and sewerage Board stating that the water line, with the exception of the actual leak tees, in Gun Hill Road, Saw Mill Lane, Fox Hill Road (Now changed to Country Lane) and to Station 19 plus 00 in Wood End Lane is satisfactory to the Water Board.

ROY: Mr. Henry Roy forwarded a letter to the Board in which he requested partial release of the surety being held by the Town to cover the construction of Knollwood Road from Station 0 plus 00 to Station 9 plus 00. He attached the construction cards which had been signed by Mr. McCarthy and Mr. Leighton leaving only the sidewalks and the street sign to be completed.

Mr. Cain stated that he had inspected this area and concurred with Mr. Roy's statements.

A motion was made that the Board would accept new surety in the amount of $2,000 or reduce the savings account to $2,000 to cover the completion of the street construction of Knollwood Road from Station 0 plus 00 to Station 9 plus 00.

Motion seconded. Vote carried unanimously.

Mrs. Rayner agreed to contact Mr. Roy to see in which manner he would prefer to handle the transaction.

It was also noted that the present surety in the amount of $9,000 covered the construction of Knollwood Road from Station 0 plus 00 to Station 6 plus 00; and the street was now constructed partially to Station 9 plus 00; therefore the Board agreed that they would release Lots 22, 23, 35,36 and 37 upon receipt of the $2,000.00.

MASTER PLAN IMPLEMENTATION COMMITTEE: Mr. Stanley reported that he had attended the meeting on December 8th and that the Committee was now working on a priority list after which they will make a list of items which are being worked on.

Mr. Stanley suggested that another member of the Planning Board try to be present at the January 5th meeting.

BUDGET: The Board discussed the budget and it was agreed to have Mrs. Rayner prepare it and then be checked by Mr. Bradstreet before it is submitted to the Board of Selectmen on December 15th.

MEETING ADJOURNED:

Respectfully submitted,

J. F. BRADSTREET,
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF DECEMBER 16, 1964

Members present: Messrs. Cain, Rogers, Spencer, Bradstreet and Stanley.

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

HOOVER REALTY TRUST: The following were present to discuss the easement for water purposes proposed from Philip Street to proposed standpipe on Mt. Nebo:

Board of Selectmen - Mr. A. C. Buchanan
Mr. Richard Conners

Water Board - Mr. John D. Williams
Mr. Harry Leighton

Hoover Realty Trust- Mr. Bernard Martin, Attorney
Mr. Sydney Vaughn, Engineer for Cheney Engineering Co.

Abutting Land Owners-Mr. Henry Smith
Mr. and Mrs. Dayton Yoder
Mr. and Mrs. C. M. Ward

Mr. Rogers: "Our thoughts on this are that if we are going to have a water connection going from Philip Street to Mount Nebo, it might be advisable to have it layed in a proposed street. You have a 40' layout or easement now and what this would mean would be that we could get a 50' easement and have this 50' easement engineered as a road if all parties agreed."

"We would like to discuss some of the cuts, grades on roads and some of the so-called stubs that are headed for the Philip Street area and we would like to explore the deviations of the street locations shown on the definitive plan from the preliminary plan."

Mr. Rogers to the Water Board: "Do you have any objections to having it engineered as a road and getting the water in the road?"

Mr. Williams: "No as long as the grades are watched."

Mr. Vaughn: "There is a 2' contour of our area."

Mr. Rogers: "We would like an opinion from the Water Board and the Board of Selectmen of the advisability of this project."

Mr. Buchanan: "You must consider the damages. If the town takes an easement, are we going to take it for highway purposes or for water purposes?"

Mr. Cain: "It would be an easement for water purposes only."

Mr. Buchanan: "I would not like to take an easement and find houses built all up and down it."

Mr. Rogers: "The people along there would be bringing their land in for subdivision and then they would construct the street at that time."

Mr. Cain: "You should make it advantageous to the abutters also."

Mr. Martin: "Speaking for Hoover Realty Trust - they are agreed to give you sufficient time to make whatever study you need so that it can be co-ordinated."

Mr. Connors: "Can the Selectmen lay out an easement for water that is wide enough for a street?"

Mr. Williams: "As far as I am concerned, it is satisfactory for the water department."

"Iwould think we could get an estimate from some engineering firm."

Mr. Rogers: "Can I say - now that we do agree , that we can look into this?"

Mr. Conners and Mr. Buchanan: "Yes, I agree ."

Mr. Rogers: "Can we then ask Cheney, who engineered this out, to give us an estimate for that way or an alternate way, as long as it goes to Philip Street?"

Mr. Spencer reminded them of the pipe sizes going up Rolling Lane.

Mr. Rogers: "We should decide what size pipe is adequate to go up Rolling Lane". A subdivider cannot be penalized with an oversized pipe due to the growth of the town. The town would have to stand the difference."

Mr. Spencer: "The Master Plan has layed out a 12" pipe through this area."

Mr. Leighton: "I would like at this time to stick to an 8" pipe instead of a 6" pipe."

Mr. Yoder: (Owner of Lot 30 - Hillcrest Road) - "At present when it rains, as much as three inches of water goes down my yard to a swamp through an easement."

Mrs. Yoder: "What do they plan to do to the swamp?"

Mr. Rogers: "We have to drain to a natural water course and this is something that the town will have to straighten out."

Mrs. Yoder: "As it is, it is a health problem."

Mr. Rogers: "You will have to go to the town to correct it."

Mr. Ward: (Owner of Lot 29 - Hillcrest Road) - "Water collects from Bow Street and Hillcrest Road and goes down this easement and spills into our yards."

Mr. Henry Smith: "I was concerned about the drainage that might come down from the hill to my property."

Court decisions were discussed regarding drainage and it was pointed out that the Planning Board tries its best to pick up all drainage, and if anyone has a complaint, they must file this complaint as soon possible, they cannot wait until the area was all developed, as the judges do not allow it.

Mr. Rogers recommended to Mr. Ward and Mr. Yoder that their complaints regarding drainage on their property be filed with the Board of Health, the Planning Board and the Board of Selectmen.

ROY SUBDIVISION: Mr. Rogers pointed out to the Selectmen that after the construction of Knollwood Road, a telephone pole, a hydrant and a street sign were now located in the middle of the intersection. These obstructions might be the cause of an accident unless they were moved.

Mr. Buchanan: "We would be glad to have the utility company move the pole and I am sure that the Water Board will move the hydrant. We will think it over."

HOOVER REALTY TRUST:

Mr. Martin: "On behalf of Hoover Realty Trust, I request an extension of 90 days on our definitive plan."

Mr. Martin was requested to present this request in writing.

Mr. Martin: "Do you have any objection to our cleaning out the trees at this time?"

Mr. Rogers: "Once we agree on the re-alignment of the streets, I see no reason why you can't go ahead with the clearing."

At this time Mr. Vaughn, Mr. Martin, and the Planning Board reviewed the preliminary and definitive plans in regard to street alignment and the reasons for the deviations from the preliminary.

The following changes were discussed:

1. Bituminous concrete curb has to be added to cross section.
2. Grades will be changed.

Mr. Vaughn pointed out that Eastmount was changed due to the study of the contour plan. They wanted to get the low point in the intersection of Eastmount and Fairview Road so that you could drain into Fairview Road drainage system.

4. The rate of grade coming out of Fairview Road should be reasonable.

Mr. Cain suggested that Eastmount be changed to avoid a grade problem at the intersection.

Mr. Rogers suggested that the drainage be taken to the brook.

Mr. Martin: "Is that town owned land"?

Mr. Rogers: "Yes."

Mr. Martin: "I see no problem."

Mr. Vaughn agreed to make a re-study.

It was suggested that Cheney Engineering Co. take some borings for a sanitary drainage study.

Jesd 96b

It was agreed to have Mr. Martin and Mr. Cheney return on January 13th.

PINE NEEDLE PARK EXTENSION: (Flint Locke Lane Ext.)

A motion was made that if Mr. Stivaletta presented cards showing the approval of the water installation on Green Street from Station 0 plus 0 to Station 8 plus 00 and the required surety in accordance with our letter of December 14, 1964, the following lots would be released:

Green Street - Lots 14, 15, 25, 26, 27, 28 and 29.
Flint Locke Lane - Lots 10, 11, 12, 13, 1, 2 and 3.

Motion seconded.

Vote Carried Unanimously.

Mrs. Rayner was authorized to take care of the transaction.

MINUTES: The minutes of the meeting held on December 9th were read and approved as read.

PINE NEEDLE PARK: Mr. Spencer, Mr. Bradstreet and Mr. Stanley reported that they had inspected the work to be completed on Cypress Street and Tamarack Road and concurred with the rest of the Board as described in the Board's letter of December 14, 1964, to Tamworth.

TOWN REFUSE AREA: Mr. Rogers reported that the following persons inspected the present and proposed refuse sites on December 10th:

BOARD OF SELECTMEN - Mr. A. C. Buchanan
BOARD OF HEALTH - Mr. Alliston T. Carr
MASS. DEPT. OF PUBLIC HEALTH - Mr. McLaughlin

The areas inspected were:

1. Area off Bridge Street and the Atlantic Brick Area.
2. Present Town Refuse Area.
3. State Hospital Area Off Route 27.

Mr. Rogers stated that Mr. McLaughlin agreed to send a report of his findings to the Planning Board, with copies to the Board of Health and the Board of Selectmen.

URBAN RENEWAL: Mr. Cain, Mr. Stanley and Mr. Rogers reported that they had attended the meeting held by the Selectmen on December 10th to hear a representative from the Mass. Department of Commerce and Redevelopment, Division of Urban Renewal.

The Board members stated that they were disappointed in the meeting since the speaker was unable to answer questions adequately.

Mr. Rogers suggested that we call on Mr. Woglom for information as he ran an Urban Renewal Program in Philadelphia.

Mr. Rogers stated that he felt that the town should have a plan before they started doing anything.

Mr. Stanley brought up the question presented by Mr. Kennedy at the meeting which was - when Urban Renewal takes someones property they pay the owner damages, our problem is the town hall, can the town receive damages for us.

Mr. Rogers asked if the Board wanted Mr. Woglom to speak to them on his knowledge of Urban Renewal.

Mr. Rogers pointed out that the initial planning of Urban Renewal is a planning problem.

It was agreed to write a letter to the Board of Selectmen asking if they would be willing to extend an invitation to Mr. Woglom to attend a meeting at which time he would give us an incite to his experiences and recommendations on Urban Renewal.

BUDGET: It was noted that the proposed budget for 1965 had been forwarded to the Board of Selectmen.

ROLLING LANE EXTENSION: The following article was submitted to the Board of Selectmen for inclusion in the warrant for the Annual Town Meeting:

> "To see if the Town will vote to pass the following resolution:
>
> Be it resolved that it is the sense of this Town Meeting that the Board of Selectmen be instructed to lay out an extension of Rolling Lane in a generally northerly direction from its present northerly terminus to Main Street.

BUILDING CODE: The following article was also submitted to the Board of Selectmen for inclusion in the warrant for the Annual Town Meeting:

> "To see if the Town will vote to raise an appropriate sum of money such appropriations to be made available to the Planning Board for the purposes of further study, approval, publication and implementation of the proposed new building code for the Town of Medfield, or do or act anything in relation thereto.

HOOVER REALTY TRUST: A motion was made to disapprove the Definitive Plan of Hoover Realty if a request for extension was not received and to be disapproved for the following reasons:

> (1) The rate of grade of the street does not meet the town's requirements.
>
> (2) The final location of the stubs do not meet with the approval for the reason that the proposed easement coming up from Philip Street has not been defined such that the stubs are in their final location.

Motion seconded.

Mr. Bradstreet questioned why we did not disapprove the preliminary.

VOTE CARRIED UNANIMOUSLY.

BOARD OF HEALTH: Mrs. Rayner was requested to check with Mr. Carr as he had not forwarded a letter on the definitive plan of Hoover or Flint Locke Lane Extension.

HOOVER REALTY TRUST: A letter was received and placed on file from C. M. Ward, owner of Lot 29 Hillcrest Road. This letter contained his list of objections to the approval of Hoover Realty Trust. It was voted to acknowledge this letter.

CONSERVATION COMMISSION: Mr. Fader was present at this meeting and was inquiring as to why he had not received notice of the plan of Flint Locke Lane Extension.

The Board informed him that this was part of the overall plan of Pine Needle Park Extension which had been turned over to his Commission; however, the Board reviewed the plans for him.

HOOVER REALTY TRUST: It was agreed to send a letter to the Conservation Commission with a copy to the Recreation Committee stating that the Board noted that the Master Plan Summary Report (Page 34) had indicated the area located on Mount Nebo as a possible recreation area.

ROY SUBDIVISION: A motion was made that the Board approve the following procedure in regard to the exchange of security:

> Mrs. Rayner to obtain the present bank book from the Town Treasurer and turn it over to Mr. Henry Roy so that he can present it to the Needham Co-operative Bank and have the surety reduced to $2,000.

Motion seconded.

Vote Carried Unanimously.

MEETING ADJOURNED:

Respectfully submitted,

J. F. Bradstreet,
Secretary

MEDFIELD PLANNING BOARD

Minutes

of

Meetings

1964----------1965

PLANNING BOARD MEMBERS AND OFFICES HELD

*Newly Elected		Office Held	Term Expires
1964-1965	William F. Rogers, Jr.	Chairman	1968
	Charles C. Cain	Vice Chairman	1967
	*John F. Bradstreet	Secretary	1969
	Everett J. Wills		1965
	Ernest L. Spencer		1966

Mrs. Doris M. Rayner--Recording Secretary

Burgess P. Stanley appointed to fill vacancy on death of Everett J. Wills--June 1964

1965-1966	Ernest L. Spencer	Chairman	1966
	Charles C. Cain	Vice Chairman	1967
	John F. Bradstreet	Secretary	1969
	William F. Rogers, Jr.		1968
	*Burgess P. Standley		1970

Apppintment--Mrs. Doris M. Rayner
Administrative Agent

MEDFIELD PLANNING BOARD

Minutes of Meeting held on January 8, 1964

PRESENT: Messrs. Cain, Hardy, Wills, Spencer & Rogers

The meeting was called to order with Mr. Rogers, Chairman, presiding and the following business was conducted:

ZONING MAPS: Mr. Rogers reported that the prints of the revised zoning map had been received.

MINUTES: The minutes of the meetings held on November 27th, December 11th and December 18th were read and approved as read.

BROWN: Mr. Carr, Building Inspector, appeared before the Board stating that he had a permit being held up on Lot 32 to see whether or not the Board felt that this could be released for building since it did not have 80% of the frontage on the street line.

The Board reviewed the plans and the dates of the change in the by-law pertaining to street frontages and noted that the original plan was approved in 1957 and the 80% ruling was voted by the town on March 6, 1961; therefore Mr. Carr was advised that he could issue the building permit since the lot came under the 20 foot frontage requirement which was in effect at the time of the approval of the plan.

HILLCREST DEVELOPMENT CORP: Mrs. Rayner reported that the following transactions had taken place since the last meeting in regard to Hillcrest:

(a) Acknowledged Receipt of Savings Share Account in the sum of $2,500.00 covering Hearthstone Drive from Station 13 plus 0 to Station 15 plus 50.

(b) Received assignment of this account to the Town of Medfield.

(c) Turned this account and the assignment over to the Town Treasurer.

(d) Released lots numbered 161, 162, 84, and 96 on Hearthstone Drive.

SCHOOL PLANNING & BUILDING COMMITTEE: Mr. Rogers reported that Mr. Cain, Mr. Wills and he had attended the meeting with this committee on January 6th.

Mr. Rogers stated that this committee is planning to make a site development of the school property surrounding the Pound St. school

At this time, Mr. Rogers turned the meeting over to Mr. Liska.

Mr. Liska stated that these proposals were taken from the by-laws of other towns and that they are now in use and workable by these particular towns.

Mr. Liska stated that the Central Business District Committee felt that several of these proposals should be adopted as soon as possible to protect the town in the interim period between now and the time the Master Plan is completed sincer there is going to be considerable new construction in the business district. Some of this construction is already underway.

Mr. Rogers suggested that this committee present to the town at this time only sections of this proposal and not try to put through the entire proposal.

Mr. Regan pointed out that January 15th was the last day on which an article could be sumitted for consideration at the Annual Town Meeting.

Mr. Rogers stated that the Board would cooperate and would study these proposals and would get an opinion from Mr. Woglom and Mr. Kennedy as soon as possible.

Mr. Rogers suggested that a special meeting be called to meet with this committee again and to discuss this matter further.

Mr. Liska stated that he, as an individual, appreciated the time the Board had given their committee and felt that they had had a fairly good meeting of the minds. He also stated that they realized the limited amount of time left before the Annual Town Meeting, but would like the Board to answer the following question, "If we can do the most important items so that they are voted upon at the next town meeting, is it the intent of the Planning Board then to review the balance of the proposals and act upon them or is it to be put by and acted upon with the rest of the Master Plan?".

Mr. Rogers--"It is the intent of the Board to implement as we go along so as to form habits. We will be more successful if we take this gradually."

Mr. Regan--"We will probably have to work through special town meetings".

Mr. Rogers was questioned as to whether or not Mr. Woglom had any recommendations.

Mr. Rogers replied that Mr. Woglom did not want to give any recommendations at this time as his studies were not complete,

however, he would probably give us several suggestions for portions of this proposal that he feels we could put through and not affect his plans.

Mr. Hardy stated that he thought that the Zoning of the Business District should go hand in hand with the Business District Committee's proposals.

Mr. Rogers stated that the Board would act upon any recommendations presented by Mr. Woglom as soon as they were received.

Mr. Rogers agreed to contact Mr. Woglom and attempt to get him to give the Board and this committee the amendments which might be proposed for the Annual Town Meeting.

TOWN COUNSEL: A letter was received from Mr. Kennedy in which he made suggestions for remedying the legal entailments that arise through the leaving of areas at the end of streets for further development of other areas, referred to by the Board as "Stubs".

The Board placed this in pending business for further study.

HEALD HOMES TRUST: A sketch of the bounds set by the Cheney Engineering Co. on the intersection of Pheasant St. and Marlyn Road was received.

Regarding this subdivision, Mr. Cain reported that Mr. Heald has a hydrant that is too low.

PLANS: The following plans were presented under Subdivision Control Law not Required:

(a) Rocky Estates and Realty Corporation--November 13, 1963.

(b) Land owned by Hillcrest Development Corp., Main St., plan dated Dec. 20, 1963.

(c) Land owned by Hillcrest Development Corp., Main St., plan dated January 3, 1964.

Respectfully submitted,

Everett J. Wills

EVERETT J. WILLS,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on January 15, 1964

PRESENT: Messrs. Cain, Hardy, Rogers and Wills

This meeting was called following the Master Plan Meeting to conduct business postponed due to the Christmas Holidays.

BOARD OF SELECTMEN: A letter was received from the Board of Selectmen suggesting that all plans of street-layouts be standardized for ease in processing for acceptance.

Mr. Cain stated that he felt it was the duty of the Selectmen to lay out the streets and therefore they had the right to request the type of plan they desired.

Further action deferred until the next meeting.

ARNOLD DRIVE: A letter was received from the Board of Selectmen asking if the Town was holding any bonds covering Arnold Drive from Station 6 plus 38.14 to Station 14 plus 50.24.

It was noted that the Town was holding a bond from the Etna Insurance Company in the amount of $3,500.00 and it covered said street from Station 6 plus 38.14 to Station 16 plus 02.24.

It was also noted that on Nov. 13, 1963, the Planning Board recommended that Arnold Drive from Station 6 plus 38.14 to Station 14 plus 50 be layed out as a public way. The Board did not release the bond the town was holding because a portion of the street had not been completed.

The Clerk was requested to draft letter to the Board of Selectmen advising them of the above information.

HILLCREST DEVELOPMENT CORP:

Mr. Hardy divorced himself from the Board for the following business as he was an interested party.

The Selectmen sent a notification to the Board that the Special Town Meeting was set for February 17th at 7:30 P.M. at the Dale St. School to consider the article pertaining to rezoning property of Hillcrest Development Corp. located off Route 109.

The Board agreed to set the hearing for February 12th at 8:00 P.M. at the Amos Clark Kingsbury School Auditorium. The Clerk was requested to prepared the advertisement and to place same in the Milford Daily News and the Suburban Free Press on January 23rd and 30th.

A motion was made that the Board set the hearing as described above.

Motion seconded and the vote carried unanimously.

MASTER PLAN:

Discussion on off-street parking.

The Board questioned Mr. Woglom regarding his discussion with Mr. Kennedy, Town Counsel, on the legality of setting up off-street parking regulations.

Mr. Woglom stated that he and Mr. Kennedy had not come to an agreement on this matter.

Mr. Cain stated that he felt that it was the thought of the Town Counsel that he wants to study the matter thoroughly so that he can give the town correct steerage and so that he can defend the town if necessary.

Mr. Woglom stated that from a professional planning standpoint, off-street parking regulations are included in planning.

Mr. Rogers then asked the Board if they as a Board should at this time attempt to get something in the March town meeting along these lines or should the Board study these proposed off-street parking regulations and at the first opportunity after the March meeting present them to the town.

Mr. Wills stated that he thought it would be well to wait.

Mr. Woglom stated that in his proposed zoning by-laws, the proposal for off-street parking would be similar to what has been proposed by the Central Business District Committee. He stated that he saw no conflict between what he had written and this.

Mr. Hardy stated that he was in favor of off-street parking regulations and he felt that where off-street parking primarily affects the business people and whereas these people have not been approached in any manner, he thought that a further study should be made along these lines.

Mr. Rogers asked Mr. Hardy if he felt that a preliminary meeting should be held for the town and a notice of said meeting placed in the paper.

Mr. Rogers stated at this time that he felt that this was a vital issued and we should not defer action too long.

Mr. Hardy made a motion that we put off placing this article in the town warrant for the March town meeting and that we take further time to study it and make additions to or delete from it. After this, Mr. Hardy suggested that the Board meet with the Master Plan Study Groups, Mr. Woglom, Town Counsel and then give the citizens adequate time to study it by placing the proposals in the paper.

Mr. Wills seconded the motion.

Mr. Cain stated that the Board should start in on this on a preliminary hearing within a month.

It was agreed to set a tentative date for the 26th of February and to hold the meeting at the high school auditiorium.

Mr. Woglom felt that it would be to the advantage of public relations to go ahead with this preliminary meeting.

Vote carried unanimously.

BUDGET: Planning Case---Mr. Cain made a motion that the Board place an article in the warrant to raise and appropriate a sum of money for the purchase of a plan case.

Mr. Wills seconded the motion.

Vote carried unanimously.

MEETING ADJOURNED:

Respectfully submitted,

Everett J. Wills
EVERETT J. WILLS,
Secretary

Mr. Heald then requested the release of the surety covering Marlyn Road from Station 10 plus 25 to 14 plus 00.

He presented the construction cards properly signed, also the certification that the bounds had been set and the certification on the drainage construction.

The Board reviewed the certificate of the drainage and found it to be in order.

A motion was made that the Board release the surety held on this section of Marlyn Road pending an inspection.

Mr. Hardy seconded the motion.

Vote carried unanimously.

NOON HILL ESTATES: Mr. Haslam of Noon Hill Corporation resubmitted for re-endorsement his preliminary plan entitled "Preliminary Plan of Noon Hill Estates in Medfield, Mass., E.F. Haslam--Developer, Scale 1" equals 200 feet, dated February 27, 1962, by McIntyre & Johnson, Inc., Sheets 1 and 2. (This plan is a revision of a previous preliminary plan dated March 12, 1959 that was submitted to the Board in 1959).

The Board reviewed the plan and checked the list of corrections deemed necessary by the Board and listed in our letter of April 11, 1962.

A motion was made that we accept the plan and set the 60 day limit (March 11, 1964) within which time the Board must act upon the plan.

Mr. Haslam was advised to file with the Town Clerk and present the Board an extra copy for the Board of Health.

REZONING: Mr. Floyd Ours appeared before the Board and requested the Board for information as to the proper procedure to follow in order to have the land he owned off Harding Street rezoned from residential to business. He stated that he wished to put up a welding shop.

The Board advised him to proceed in the following manner:

(a) Must have a layout plan so that the area can be properly described.
(b) Must present a petition to the Board of Selectmen with the necessary signatures.

(1) Annual Town Meeting-----20 signatures needed.
(2) Special Town Meeting---100 signatures needed.
(3) To call a special town meeting---200 signatures needed.

It was agreed to write a letter confirming this finformation.

FINANCE COMMITTEE: The Board received a notice that they were to meet with the Finance Committee on January 23rd at 9:00 P.M.

Mr. Hardy suggested that the Board make a list of the plans on file with the Planning Board and their value in order to stubstantiate the need for a permanent plan case.

HILLCREST DEVELOPMENT CORP: It was reported that the hearing on the rezoning of Hillcrest's property had been properly advertised.

BOARD OF APPEALS: The decision of the Board of Appeals regarding Robert H. Brown's petition was read and notation made that the petitioner was granted his request.

BOARD OF SELECTMEN: The letter received from the Board of Selectmen regarding layout plans submitted by the developer was brought up again for discussion.

Mr. Cain stated that he felt that this was the responsibility of the Selectmen and they could have the developers make the plan as they wished it.

The clerk was requested to send a letter to the Board of Selectmen stating that the Planning Board would be willing to meet with them and discuss the matter further.

MASS. DEPT. OF COMMERCE: A bulletin was received from the Mass. Dept. of Commerce regarding new legislation. Of particular interest to the Board was Bill No. 276--a petition of the Home Builders Association of Mass. relative to zoning.

SUPT OF STREETS: A letter was received from the Supt. of Streets in which he asked the Board if a retaining wall or ledge would be acceptable in lieu of the required slope ratio.

The Board discussed the matter and it was agreed that either the retaining wall or the ledge which is similar to a retaining wall could be used instead of slope ratios provided that they are in back of the street line or if they are on the property.

The clerk was requested to send a reply to the Supt. of Streets advising him of the Board's thoughts on the matter.

MINUTES: The minutes of the meeting held on January 8, 1964 were read and approved as read.

PLANS: Approved under subdivision control law not required---

(1) Plan of Land located off High and Forest Streets, dated Dec. 26, 1963.

The Board reviewed the plan and noted that nine lots fronted on Forest St. and one on Granite St., and four on High Street.

(2) Plan of Land located off Noon Hill and South Streets, dated January 16, 1964.

MEETING PLACE: Mr. Wills suggested that there was space available at the fire station that might be suitable for quarters for the Planning Board and their equipment.

MEETING ADJOURNED.

Respectfully submitted,

Everett J. Wills

EVERETT J. WILLS,
Secretary

HEALD HOMES TRUST: Mr. Henry Heald appeared before the Board.

Mr. Rogers stated that on the inspection of Marlyn Road he noted that the road had heaved and sunk in one particular area opposite lots 20 and 21 and between stations 10 plus 25 and 14 plus 00. He also reported that one hydrant was too low.

Mr. Heald agreed to take care of both of these matters as soon as possible.

Mr. Cain made a motion that the Board release the surety being held on Marlyn Road from Station 6 plus 40 to Station 9 plus 10 in the amount of $3,240.00; also the surety being held on Marlyn Road from Station 9 plus 10 to Station 10 plus 25 in the amount of $2,400.00.

Mr. Wills seconded the motion.

Vote carried unanimously.

At this time Mr. Heald presented the surety to cover the completion of Marlyn Road from Station 9 plus 10 to Station 10 plus 25 as requested on January 22, 1964, and more fully described below:

(a) Savings Share Account No. 59264 in the name of Heald Homes Trust, 65 Blacksmith Drive, Needham, Mass., in the Needham Cooperative Bank, Needham, Mass., in the amount of $650.00; also the assignment of this account to the Town of Medfield.

Mr. Heald requested the Board to set the amount of surety they would require to complete Blacksmith Drive from Station 5 plus 25 to Station 0 plus 0.

He reported that the street had been rough graded and the sub-base put on. The water was installed except for a distance of 50 feet.

The Board agreed that they would require surety in the amount of $6,300.00 to cover this construction and also advised Mr. Heald to bring in his construction cards properly signed. Upon the receipt of this amount of surety the Board would release Lots 29, 43, 44, 45 and 42.

The Board agreed to release a portion of the surety being held to cover the construction of Marlyn Road from Station 10 plus 25 to Station 14 plus 00.

A motion was made to release Savings Share Account No. 54440 in the name of Ena C. Perry or Henry V. Perry, R.F.D., #3 Weirs Blvd., Laconia, New Hampshire, in the Needham Cooperative Bank in the amount of $5,875.00.

Motion seconded and the vote carried unanimously.

The Board then discussed the drainage construction in Pheasant Road and Fox Lane from Marlyn Road to Blacksmith Drive. It was agreed that it would be advisable to complete this drainage as soon as possible; therefore a motion was made to re-accept the above described surety in the amount of $5,875.00 to cover the construction of this drainage.

Mr. Heald concurred with this action.

Mr. Wills seconded the motion.

Vote carried unanimously.

TAMWORTH CONSTRUCTION CO., INC: Mr. Michele Stivaletta appeared before the Board and requested release of his surety covering the drainage on Emerson Road from Station 2 plus 75 to Station 12 plus 05.

The Board agreed that this construction had been completed to their satisfaction.

A motion was made that the Board release the following described surety:

(a) Certified Check, dated March 28, 1963, No. 11116 of the Tamworth Construction Co., Inc., signed by Michele J. Stivaletta, and in the amount of FOUR THOUSAND SIX HUNDRED FIFTY AND no/100 DOLLARS ($4,650.00).

Motion seconded and the vote carried unanimously.

HOOVER REALTY TRUST: It was noted that the Hoover Realty Trust, 434 Canton St., Westwood, had filed with the Board the following described preliminary plan on February 5, 1964:

"Preliminary Plan of Land in Medfield, Mass., Developer:HOOVER REALTY TRUST, dated May 2, 1963, revised February 1964, by Cheney Engineering Co., Needham, Mass."

CENTRAL BUSINESS DISTRICT: A letter was received from Julius Tofias Company in which he stated that he was interested in any change in the Central Business District and would like the opportunity of speaking to the Board prior to any definite changes in zoning or traffic flow.

It was agreed to acknowledge this letter and to send a copy to Mr. Woglom.

ATLANTIC BRICK CO.: A copy of a letter written to the Board of Selectmen from Mr. P.C. March was read. This pertained to the conditions at the Brick Co.

It was agreed to contact the Selectmen to see what they had done regarding this matter and wite to Mr. March informing him of the Planning Board's action.

NOTE: The clerk noted that the Board of Selectmen had taken action with Mr. March at their last meeting; therefore she did not send the letter to Mr. March nor make the contact with the Board of Selectmen.

MASTER PLAN: Mr. Rogers read a copy of Mr. Kennedy's letter to Mr. Woglom regarding "Zoning--Off Street Parking". In this letter Mr. Kennedy gave his thoughts regarding a proposed change in the zoning by-law to include off-street parking regulations.

HILLCREST DEVELOPMENT CORP: Mr. Hardy divorced himself from the Board for the following business as he was an interested party.

The Board discussed the hearing held earlier in the evening and what recommendations the Board would make to the Town.

Mr. Spencer stated that by zoning an area into business you detract from the residential area. He felt that this was indiscriminate use of zoning.

He also felt that the traffic on Route 109 will be reduced when it is relocated.

Mr. Cain pointed out that this area was the only area in the town zoned with enough depth for a super market. He also felt that this article covered only one of the three parcels of land in this area that is already zoned for business.

Mr. Cain made the following motion.

"I move that in regard to this petition that we file a report at the town meeting in the negative and state our reasons as to why we are opposed to the petition."

Mr. Wills seconded the motion.

Vote carred with three in favor and Mr. Spencer opposing.

The Board, excluding Mr. Spencer, then agreed on the following reasons for their negative position:

1. This petition covers only a portion of the business area in this section.

2. This zoning petition is not in keeping with the previous action of the town concerning zoning in this area.

3. Throughout the town there is no other area, in our opinion, that is properly zoned for businesses of this type.

4. The area covered by this petition lies adjacent to already zoned business area and due to this proximity and to the physical features of the land, it lends itself to business rather than residential.

A motion was made that the above report be written.

Motion seconded and vote carried with three in favor and Mr. Spencer opposing.

Mr. Spencer stated that he would write and present a minority report.

MEETING ADJOURNED AT 11:50 P.M.

Respectfully submitted,

Everett J. Wills
EVERETT J. WILLS,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting and Public Hearing held on February 12, 1964

PRESENT: Messrs. Cain, Hardy, Spencer, Wills & Rogers

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

HILLCREST DEVELOPMENT CORP: (Public Hearing)

Mr. Hardy divorced himself from the Board for the following business as he was an interested party.

Mr. Rogers opened the hearing by informing those present that the Planning Board was holding this hearing as required by statute upon notice by the Board of Selectmen that they had received a petition for a change in the Zoning Map of the Town of Medfield.

Mr. Rogers then read the notice of this hearing as it was published in the Milford Daily News and the Suburban Free Press on January 23rd and January 30th. He also reported that notices had been sent to the abutters by certified mail, and a notice posted in the Town Hall.

Mr. Rogers then proceeded with the hearing by inviting the petitioners to speak.

Mr. Burgess Stanley: "We simply have asked for this land to be zoned back to residential to place it back in the same category it was before, because we feel that the town should have one center for commercial shopping and not several. We are merely trying to work this out through zoning."

Mr. Rogers: "Are there any others who would like to speak in favor of the petition?"

None

Mr. Rogers: "Are there any who would like to speak against the petition?"

Mr. August Vitale (Attorney for Hillcrest Development Corp.):

"Having heard from the only proponent, I am at a loss to see why they should do this."

Mr. Vitale then pointed out the following: (1) The land in question lies between two elements that have already started the natural development of the area, that is, the Sonoco Station and the Colonial Inn, (2) The site was on a Main Street and on a heavily traveled way which is not desirable for residential building, but is for business, (3) Medfield is growing and needs the additional facilities, (4) Several markets are competing for this land at the present time, (5) The

topography of the land is such that it is in need of fill and conducive to slab construction, (6) a possible structure at the present assessed valuation from $75,000 to $100,000 and at no charge to the town for services, (7) it will provide local employment, (8) and it will provide convenience for shoppers.

Mr. Vitale also pointed out that the town could not have been frivolous in 1961 when it voted to change this to business.

MR. CARR: "I am very much opposed to the petition, as this would be a good taxable property."

Thirty-eight persons approved of the petition and seven disapproved.

HEARING CLOSED:

Regular Business of the Planning Board (Continued):

MASTER PLAN: A letter was received from Mr. Warren Clarke of the Central Business District Committee wishing to be recorded as dissenting with the final report of this committee. He agreed to the report in principle but objected to the suggested size of the area; in his opinion, the area should not be more than double its present size and possibly smaller.

TAMWORTH CONSTRUCTION CO., INC. (Gun Hill Park): The subdivision plan of Gun Hill Park was presented for redating:

Mr. Hardy made a motion that the plan be redated, in accordance with 81X.

Motion seconded.

Vote carried with three in favor and two abstaining.

The following was then placed on the plan: "The undersigned being the majority of the Planning Board of the above-mentioned Town hereby certify that the approval of this plan has not been modified, amended or rescinded nor the plan changed.

Signed (Mr. William F. Rogers,Jr., Mr. Roger E. Hardy, and Mr. Everett J. Wills)--February 12, 1964"

The orginal plan was dated November 22, 1963.

MEDFIELD PLANNING BOARD

Minutes of Meeting held on February 25, 1964

PRESENT: Messrs. Cain Wills, Spencer & Rogers

The meeting was called to order at 8:00 P.M with Mr. Rogers, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meeting held on January 15th were read and approved as read.

MASTER PLAN: Mr. Rogers stated that the meeting to be held on February 26th had to be postponed as Mr. Woglom was not ready.

MINUTES: The minutes of the meeting held on January 22nd were read and approved as read.

NOON HILL ESTATES: Mr. Reed Haslam appeared before the Board representing Noon Hill Estates.

Mr. Cain reported that it was his task to obtain a copy of the Land Court Plan of this subdivision, but after inquiring, he found out that they would not be available for three weeks.

It was noted that on February 19th the Planning Board voted to release the following lots: Nos.--73, 74, 75, 78, 76, 80, 77, 82, 79, 83, 81, 95, 96, and 94. These numbers were not Land Court numbers; therefore it was agreed to hold up the release until the correct numbers could be obtained; however a motion was made that the Board write a letter to the Building Inspector and tell him that we are holding a bond to cover the section of street between South Street and Mohawk Street and that he can give building permits to Mr. Haslam for those lots located in this locus, and being on Indian Hill Road.

Motion seconded.

Vóte carried unanimously.

HEALD: Mr. Henry Heald appeared before the Board and presented the following surety:

(a) Savings Share Account No. 57970 in the amount of $6,300.00, also the assignment of this account to the Town of Medfield.

This account covered the construction of Blacksmith Drive from Station 5 plus 25 to Station 0 plus 0.

The Board accepted the surety and released the following lots: Nos. 29, 42, 43, 44 and 45.

This surety and assignment were then turned over to the Town Treasurer.

NORFOLK COUNTY TRUST: Mr. Marsh of the Norfolk County Trust came before the Board to discuss their plans for a new bank building on the corner of Main and Pleasant Streets.

The Board reviewed the plans, especially noting its location on the lot, street lines and set back lines.

Mr. Rogers read a letter from Mrs. Ruth P. Bois of the Master Plan Citizen's Committee in which she requested the Board to write Mr. Elmer Cappers, President of Norfolk County Trust, urging them to keep in mind Colonial architecture of which they on this Master Plan Committee were hoping for Medfield's future buildings.

The Board thanked Mr. Marsh for showing them the bank's plans.

ROGER E. HARDY: In December Mr. Hardy announced that he would retire from the Planning Board at the end of his term. Since this was his last meeting, Mr. Rogers, Chairman, stated that he wished to present him with a remembrance on behalf of the Board.

Due to illness, Mr. Hardy was unable to attend; therefore, a motion was made that Mr. Wills accept on Roger's behalf.

Motion seconded and the vote carried unanimously.

Mr. Rogers: "We as a Planning Board wish to present Roger with this small token of our appreciation for his ten years of faithful service to the Planning Board and to the Town. Throughout this entire time he has conducted himself in the best interests of the Planning Board and the Town, and the Board Members certainly wish him to know that we appreciate our association with him. It has been a pleasure and a privilege to have had Roger with us and we are going to miss him and we feel sure that the Town will miss him also."

Mr. Spencer made a motion that this be "spread" in the minutes of the meeting.

Motion seconded and vote carried unanimously.

HILLCREST DEVELOPMENT CORP: A copy of a letter from Mr. Kennedy, Town Counsel, to Mr. Burgess P. Stanley was read. This pertained to whether or not the citizens had the right to draw up a new petition for the re-zoning of the Hillcrest Development Land on Main Street adjoining the Sunoco Station. Mr. Kennedy stated that he had reviewed the Town Meeting records and failed to find that the Town had ever adopted the provisions of the permissive legislation which would preclude another consideration of a zoning

change which had been acted upon unfavorably within two years of such unfavorable action, save upon the recommendation thereof in the final report of a planning board. He advised them that the above being so, they would not have to wait two years before bringing the matter before the Town again.

PINE NEEDLE PARK EXTENSION: The Board received copies of the preliminary plan of Pine Needle Park Extension.

PLANS: Mrs. Rayer was requested to check with the Town Clerk on the dates that the following preliminary plans were filed with him:

(a) Noon Hill Estates
(b) Hoover Realty & Trust
(c) Pine Needle Park Extension

MEETING ADJOURNED:

Respectfully submitted,

Everett J. Wills
EVERETT J. WILLS,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on March 11, 1964

PRESENT: Messrs. Cain, Wills, Spencer, Rogers and Bradstreet

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

MR. BRADSTREET: Mr. John F. Bradstreet, South St., was welcomed to the Board as a new member.

REGORANIZATION: Mr. Rogers stated that the Board would regrganize at this time for the new year.

CHAIRMAN----Mr. Rogers opened the nominations for the office of Chairman.

Mr. Wills nominated Mr. Rogers for Chairman.

Mr. Cain questioned Mr. Spencer to see if he wished to serve in this capacity.

Mr. Spencer replied that his schedule was too full to think about it.

Nomination for Mr. Rogers then seconded.

Mr. Cain was asked if he would werve. Mr. Cain declined.

Mr. Bradstreet moved that the nominations be closed and that the Secretary cast one ballot for Mr. Rogers for Chairman. Mr.

Motion seconded and the vote carried with all in favor. Mr. Wills cast one ballot for Mr. Rogers for Chairman.
VICE CHAIRMAN--Mr. Rogers then assumed the Chairmanship of the Planning Board again and opened the nominations for the office of Vice Chairman.

Mr. Cain was nominated for the office of Vice Chairman.

Nomination seconded.

A motion was made that the nominations be closed and the Secretary cast one ballot for Mr. Cain for Vice Chairman. Motion seconded and the vote carried with all in favor.

Mr. Wills then cast one ballot for Mr. Cain for Vice Chairman.

SECRETARY--Mr. Rogers opened the nominations for the office of Secretary.

Mr. Bradstreet was nominated for Secretary.

Nomination seconded.

Mr. Spencer was nominated for Secretary.

Mr. Rogers ruled that hearing no second to this nomination and hearing no further nominations, that the nominations cease.

A motion was made that the Secretary cast one ballot for Mr. Bradstreet for Secretary.

Motion seconded and vote carried with all in favor.

Mr. Wills cast one ballot for Mr. Bradstreet for Secretary.

MEETING NIGHT---A discussion was held on whether or not to continue meeting as in the past year.

Mr. Cain made a motion that the Board continue on the same schedule which is as follows:

Master Plan Meetings---1st and 3rd Wednesdays of each month.

Regular Meetings-------2nd and 4th Wednesdays of each month.

Motion seconded and the vote carried unanimously.

MEETING PLACE--Mr. Cain made a motion that the Board hold their meetings at the Fire Station and suggested that the Board go up and view the facilities.

Mr. Rogers checked with Mr. Clark, Fire Chief, at this time by phone to see if there might be any conflicts.

Mr. Clark informed him that there were none.

Motion seconded and the vote carried unanimously.

PLANS PRESENTED UNDER SUBDIVISION CONTROL LAW NOT REQUIRED--A motion was made that Mr. Cain be authorized to sign plans presented for approval under the "Subdivision Control Law Not Required".

Motion seconded and the vote carried unanimously.

At this time it was suggested that some record be made of all plans signed by the Board under this category.

It was agreed that the Clerk would keep a register of the plans presented each year.

MINUTES: The minutes of the meeting held on February 12, 1964 were read and accepted as read and corrected.

ATLANTIC BRICK CO.: It was agreed to write a letter to the Board of Selectmen asking them to advise the Board as to what action they had taken concerning the letter of complaint from P.C. March regarding the excavation problem at the Atlantic Brick Co.

MINUTES: The minutes of the meeting held on February 25, 1964 were read and approved as read.

NORFOLK COUNTY TRUST CO.: Mr. Bradstreet, after hearing the minutes of the last meeting, inquired if the Norfolk County Trust Company was going to use colonial architecture on their new building.

Mr. Rogers informed him that Mr. Marsh of Norfolk County Trust had informed them that it would be a modern structure.

Mr. Bradstreet stated that many people in the town would like to have colonial architecture throughout the business center.

At this time it was brough up that the Board had not acknowledged the letter from Mrs. Bois regarding this same matter.

It was agreed that Mrs. Bois be informed by letter that the Board had presented her letter to Mr. Marsh of the Norfolk County Trust at their last meeting, and to explain to Mrs. Bois that the Board could only suggest, it could not require the type of architecture to be build in the town.

Mr. Bradstreet asked if the Board would write a letter to the bank requesting them to use colonial architecture.

Mr. Rogers stated that Mr. Marsh had informed the Board that the bank wanted a building that could be guarded more efficiently.

Mr. Rogers then composed a letter to Mrs. Bois and a motion was made that the Board send said letter.

Motion seconded. Vote carried unanimously.

BOSTON REGIONAL PLANNING PROJECT: It was reported that Mr. Cain, Mr. Wills, and Mr. Bradstreet attended the meeting of the Boston Regional Planning Project held on March 5th at the Memorial Hall, Norwood.

This meeting was for the purpose of meeting with the city and town officials of Canton, Dedham, Millis, Norfolk, Sharon, Stoughton, Walpole, Westwood, Medfield, and Norwood to discuss the provisions of the Federal-Aid Highway Act of 1962 and its implementation.

MEDFIELD PLANNING BOARD

Minutes of Meeting held on March 25, 1964

PRESENT: Messrs. Cain, Wills, Spencer, Rogers and Bradstreet

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

PINE NEEDLE PARK EXTENSION: Mr. Walter Frank representing the School Committee and the Park Commission and Mr. Scott Fader representing the Conservation Commission were present as they were interested in the plans of this subdivision and the protection of the waterways.

Mr. Rogers reported:

(1) That the Planning Board members had walked the area included in the plan of Pine Needle Park Extension since the last meeting.

(2) That he had contacted Mr. Kennedy as to how the town might treat these waterways. Mr. Kennedy, to date, had not made a final decision as to whether or not he would recommend ownership of the waterways under the Conservation Commission or private ownership with easements.

(3) That he had been in contact with Mr. Woglom who had given him a street layout for this area that he was propsing and also some of his thoughts on possible school sites.

Mr. Rogers then opened the meeting for discussion:

Mr. Fader: "As far as ownership of the property, town ownership is the only way to safe-guard against problems. With easements you might infringe on the rights of others. The Conservation Commission would like a deed in title along this brook."

It was pointed out that the water course through this area starts in Rocky Wood Reservation, runs to Cheney Pond thence to swimming pond through a brook and thence to Baker's Pone through Vine Brook.

Mr. Rogers: "What is the maintenance problem under town ownership?"

Mr. Fader: "We have talked about this a great deal and feel this might be handled by the Boy Scouts. Each of the troops have such a conservation project."

Mr. Rogers: "How about liability?"

Mr. Fader: "The same as at Baker's Pond."

Mr. Rogers: "This is one of the problems as I see it."

NORFOLK COUNTY TRUST CO.: The Board discussed the suggestion made by Mr. Woglom that Pleasant St. should be widened. In connection with this it was agreed to ask the Norfolk County Trust Company for a site plan of their proposed bank building.

HILLCREST DEVELOPMENT CORP: Mr. LaVerghetta appeared before the Board and requested them to set the amount of surety they would require to cover the completion of the construction of Hearthstone Drive from Station 15 plsu 50 to Station 18 plus 50, a distance of 300 feet.

Mr. LaVerghetta stated that the rough grading was completed and the drainage and the water in. The construction cards were in accord with this information.

A motion was made that the Board would require surety in the amount of $3,000.00.

Motion seconded and the vote carried unanimously.

Mr. LaVerghetta then presented savings Account No. 93474 in the name of Nicholas LaVerghetta or Della LaVerghetta, in the Dedham Institution for Savings, Dedham, Mass. in the amount of $3,599.79.

It was noted that he did not have the assignment of this account to the Town of Medfield.

A motion was made that the Clerk be authorized to release the following lots upon receipt of this assignment:

Lots 78, 79, 163 and 164.

Motion seconded.

Vote carried unanimously.

MINUTES: The minutes of the Meeting held on March 11, 1964, were read and approved as read and corrected.

TORA,INC.: Mr. Wills reported that the sign for Alder Road had not been installed as yet.

HOOVER REALTY TRUST: Mr. Rogers stated that he had not checked with Mr. Kennedy regarding the right of way in this development. He did talk to Mr. Arthur Wills, however, and to his knowledge the town has a 10 foot right of way through his property.

CLERK: Mr. Spencer pointed out that the Board had never officially hired Mrs. Rayner as Clerk of the Board.

A motion was made that Mrs. Rayner be hired as the Clerk of the Planning Board.

Motion seconded.

Vote carried unanimously.

CONSERVATION: Mr. Rogers stated that he would attend the meeting as a representative of the Board being held on April 8th by the Conservation Commission.

MASTER PLAN: The Board received a copy of a letter to the Board of Selectmen from the Moderator appointing Mr. James T. Regan as Chairman of the Central Business District replacing Mr. Joseph Liska.

Mr. Woodard, town moderator, sent a request for a roster of all committees and sub-committees of the Master Plan Program.

Mrs. Rayner was delegated to obtain this list.

Mr. Woglom requested 20 copies of the Work Outline (1st Report of the Master Plan Progam) as he needed them to send to the State.

Mrs. Rayner was requested to contact Mrs. Ritchie to see if she could contact the members of the various committees to see if they were finished with their copies.

STREET LAYOUTS: A letter was received from the Board of Selectmen inviting the Board to attend their meeting on April 14th to discuss street layout plans.

Mr. Cain and Mr. Bradstreet stated that they would try to represent the Board.

PINE NEEDLE PARK EXTENSION: Mr. Michele Stivaletta appeared before the Board at this time.

Mr. Rogers reported on the Board's discussions with Mr. Fank and Mr. Fader earlier in the evening.

Mr. Stivaletta stated that before they could do anything, the lots would have to be engineered.

The Board asked Mr. Stivaletta if he would be willing to request an extension of time so that the Planning Board and all parties interested would have sufficient time to study this preliminary plan.

Mr. Stivaletta stated that he would do this.

MEDFIELD PLANNING BOARD

Minutes of Meeting held on April 8, 1964

PRESENT: Messrs. Cain, Wills and Bradstreet

The meeting was called to order at 8:00 P.M. with Mr. Cain, Vice Chairman, presiding and the following business was conducted:

CONSERVATION COMMISSION: Mrs. Rayner reported that Mrs. Kane of the Conservation Commission had stated that they had not been notified of the Master Plan meetings. She also stated that they had not had a meeting with Mr. Woglom to date.

Mr. Wills reported that Mr. Woglom had not contacted Mr. Blake either.

Mr. Bradstreet agreed to check out these items and report back to the Board.

He was also asked to check to see if Mr. Woglom had contacted Mr. Tofias regarding the Central Business District and the town of Millis regarding their sewer problems.

MINUTES: The minutes of the meeting held on March 25th were read and approved as read.

NOON HILL ESTATES: Mrs. Rayner reported that she had received the certification of the deed transfer of the Noon Hill property to the Haslam Realty Corporation from Mr. Paul Plakias, Attorney; also the certification of the vote of the corporation stating that Mr. Emerson F. Haslam, president of the Haslam Realty Corp., was authorized and instructed to act for the corporation.

Upon receipt of the above instruments, Mrs. Rayner turned over the release covering lots 3, 4, 5, 6, 7, 8, 9, 10, 23, 24, 21, 25, 19 and 26.

ZONING: <u>"C" Residence District</u>--A letter was received from Mr. Joseph S. Kennedy, Town Counsel, answering the Board's inquiry as to his opinion as to the validity of the town's "C" zoning classification.

Mr. Cain stated that he would like to see the Board members give this matter some thought.

The clerk was requested to give this letter to Mr. Rogers and Mr. Spencer before the next meeting in order to give them a chance to study it also.

HILLCREST DEVELOPMENT CORP: Mr. Hardy and Mr. LaVerghetta appeared before the Board and requested the Board to set the amount of surety they would require to cover Hearthstone Drive from Station 18 plus 50 to Station 19 plus 60, a distance of approximately 140 feet.

They stated that the rough grading was completed and the construction cards properly signed.

The discussed the amount of surety that would be needed and agreed to set the amount at $1,400.

Since the town was holding an excess in Savings Account No. 93474 covering Hearthstone Drive from Station 15 plus 50 to Station 18 plus 50, in the amount of $599.79; it was agreed that if additional surety in the amount of $800.00 was presented, the Board would release lots 167 and 80.

The above agreement was made into a motion. Motion seconded.

Vote carried unanimously.

HILLCREST DEVELOPMENT CORP. --Crest Road Development--: Mr. Hardy and Mr. LaVerghetta presented an application and agreement and a covenant for a new subdivision, the plan being entitled, "Subdivision Plan of Land in Medfield, Mass., Owner & Developer: Hillcrest Development Corp., Nebo Street, Medfield, Mass.: dated February 17, 1964, Scale 1" equals 40 feet, by MacCarthy Engineering Services, Inc., Natick, Mass.

Mr. Hardy and Mr. LaVerghetta were advised to file this plan with the Town Clerk and the Board of Health.

A motion was made that the Board accept this definitive plan and to hold a hearing on April 29th beginning at 8:00 P.M., at the Fire Station. Motion seconded. Vote carried unanimously.

It was noted that the 60 day limit would expire on June 7th and that the Board would have to act on June 3rd.

The Clerk was requested to place the hearing notice in the Patriot Ledger and to mail notices to the abutters.

HOOVER REALTY TRUST: Mr. Bradstreet reported that he had delivered the preliminary plans of this subdivision to the Supt. of Schools, the Conservation Commission and to Mr. Woglom.

PINE NEEDLE PARK EXTENSION: A letter was received from Tamworth Construction Co. requesting an extension of time until the first meeting in May 1964 in order that the different commissions may make an adequate study of the preliminary plan submitted.

The question arose as to whether or not May 6th or May 13th would be considered our first meeting in May since the first meeting in May was for Master Plan business and the second meeting in May was for conducting regular business of the Planning Board.

Mr. Kennedy was consulted and he advised the Board that May 13th would be considered our first meeting in May for this business.

The Clerk was then requested to send a letter to Tamworth Const. Co. confirming this extension.

HOOVER REALTY TRUST: A letter was received from Mr. Bernard V. Martin, Attorney for Hoover Realty Trust requesting an extension of one week on the time for approval of the preliminary plan of this subdivision.

The Board agreed to grant this request and to so notify the Hoover Realty Trust.

ATLANTIC BRICK CO.; A letter was received from the Board of Selectmen forwarding to us a copy of their letter to Mr. Gallagher of the Atlantic Brick Co., dated February 26, 1964, and noting that the appointment scheduled for March 17th was postponed until March 31st, and they hoped it would be convenient for the Planning Board to attend.

MASS. FED. OF PLANNING BOARDS: The notice of the Annual Meeting to be held on May 8th and May 9th was read.

PARK COMMISSION: A copy of the following correspondence was read:

(a) Letter from Park Commission to Mr. Henry Ritzer, U.S. Dept. of Agriculture, Soil Conservation Service, 1 Stone St., Walpole, Mass., dated March 30, 1964.

SUBJECT--Confirmation of appointment for tour of Pine Needle Park Extension, dated April 3, 1964.

(b) Letter from Mr. Ritzer to Mr. Walter Frank, Chairman Park Commission.

SUBJECT--Recommendations on ways of protecting the waterways that lead toward the community recreation pond from an area planned for a housing development (Pine Needle Park Ext.)

The Planning Board agreed to send a copy of the last letter to Tamworth Construction Corp.

TOWN COUNSEL: The Board received a letter from Mr. Kennedy thanking the Board for writing to the Board of Selectmen in connection with his appointment as Town Counsel.

OFF STREET PARKING: The Board brought this matter up again and reviewed Mr. Kennedy's recommendations on it.

It was agreed to invite the Central Business Committee of the Master Plan Advisory Group to the next meeting of the Board to further discuss this matter and to inform them of Mr. Kennedy's opinions.

Mrs. Rayner agreed to contact Mrs. Ritchie, Public Relations Chairman, so that she could arrange said meeting.

HOOVER REALTY TRUST: The Board reviewed the preliminary plan of this subdivision.

A motion was made that the Board disapprove the plan for the following reasons:

> "Several of the specifications required in the "RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND IN THE TOWN OF MEDFIELD", Page 1, Sub-paragraph 1, were not complied with and more specifically described as follows:
>
> (a) Contours (2 foot intervals) not shown.
> (b) Proposed tentative layout of storm drainage and water supply not shown.
> (c) Profile of all proposed streets, ways, roads and drains not shown.

Mr. Wills seconded the above motion.

Vote carried with two in favor and Mr. Cain opposing for the following reason:

> "This preliminary plan should be approved subject to the rules and regulations of the Planning Board."

MEETING ADJOURNED:

Respectfully submitted,

J. F. Bradstreet

J. F. BRADSTREET,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on April 15, 1964

PRESENT: Messrs. Cain, Wills, Rogers and Bradstreet

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

MASTER PLAN: Mr. Bradstreet reported on the following items:

(a) Mr. Woglom had not met with the Conservation Commission to date.
(b) Mr. Woglom had met with Mr. Blake two or three times and had another meeting scheduled with him this week.
(c) Mr. Woglom had talked to Mr. Tofias regarding the Central Business District.
(d) Mr. Woglom had not contacted the Millis Sewer Department.

RECREATION COMMITTEE: Mr. Rogers stated that he had contacted Mr. Kelleher, Chairman of the Recreation Committee, to see if his final reqport had been filed. Mr. Kelleher stated that it had not been filed with the Planning Board, but would be ready by next Wednesday.

HOOVER REALTY TRUST: Mr. Rogers reported that Mr. Kennedy had informed him that the town has a 40-foot right of way over the Arthur Wills property.

SELECTMEN: Mr. Cain reported that he and Mr. Bradstreet had attended the last Selectmen's meeting held on April 14th to discuss specifications for street layout plans.

Mr. Cain stated that he had advised the Board of Selectmen that they were responsible for laying out the streets and he suggested that they have one of the engineers make out specifications according to the Board's wishes.

HOUSE NUMBERS: Mr. Cain stated that the question of house numbers was also brought up at this Selectmen's meeting, and that he had advised them that the subdivision plans all had house numbers on them and the Planning Board would be happy to give them any copies they needed.

It was agreed that all requests for house numbers received by the Planning Board would be turned over to the Board of Selectmen.

CONSERVATION: Mr. Rogers reported that he had attended the meeting held on "Conservation" and stated that it was a very good presentation, he only wished he had questioned the speaker on how this conservation program is financed.

Mr. Bradstreet stated that he had talked to the speaker, Mr. Allen H. Morgan, on Monday and confronted him withhthis question. Mr. Allen Morgan

MEDFIELD PLANNING BOARD

Minutes of Meeting held on April 22, 1964

PRESENT: Messrs. Cain, Wills, Spencer and Bradstreet

The meeting was called to order at 8:00 P.M. with Mr. Cain, Vice Chairman, presiding and the following business was conducted:

HOOVER REALTY TRUST: Mr. Frank Cheney appeared before the Board and resubmitted the preliminary plans of Hoover Realty Trust.

The Board accepted the plan and made note that the 60-day expiration date would be June 21, 1964.

Mr. Cheney was advised to present contour plans, and to provide profiles of the roads, water mains, and storm drainage in accordance with the Town's "Rules and Regulations".

INDUSTRIAL AREA: Mr. Richard Varney and Mr. Gordon Shaw appeared before the Board. They stated that they had applied for a building permit to construct a concrete batching plant on land owned nor or formerly by New York, New Haven and Hartford Railroad Company and land owned now or formerly by Carl H. & Agnes J. Johnson located in the present Industrial Area.

The Building Inspector had requested that they show their plans to the Planning Board and receive their opinion as to whether or not this type of business was allowed according to our rules and regulations covering the Industrial Zoned area.

Mr. Wills pointed out the possible problem of noise and vibration.

Mr. Varney explained that there would be five bins of ground storage, no screening, and only a conveyor running as far as vibration is concerned. He also stated that there will be a minimum amount of dust since the operating parts will be enclosed.

Mr. Cain pointed out that the Planning Board has only one concern regarding this and that is if it is correctly placed in an Industrial Zoned area. It was up to the Building Inspector to abide by the Zoning By-Laws when issuing a building permit.

Mr. Varney: "I see no reason why we cannot conform to the Zoning By-Laws, and if when the plant is built there is any violation, we shall remedy it."

It was agreed to write a letter to the Building Inspector, with a copy to the Board of Selectmen, stating that in the Board's opinion, the concrete batching plant proposed by Varney Brothers was not prohibitive in the Town's present Industrial Zoned area provided that Section V of our Zoning By-Laws was adhered to.

The Board then returned the plans to Mr. Richard Varney.

ROY SUBDIVISION--(Knollwood Road): Mr. Henry Roy appeared before the Board and present Savings Share Account No. 59426 in the Needham Co-operative Bank, Needham, Mass. in the names of Henry J. Roy and Nellie M. Roy, Bellingham, Mass. in the amount of $9,000.00 together with the assignment of this account to the Town of Medfield.

This surety was to cover the construction of Knollwood Road from Station 0 plus 0 to Station 9 plus 0, a distance of 900 feet.

Mr. Roy reported that the road had been rough cut but that the water and the drainage were not in.

Under these circustances the Board agreed to set the surety at $15.00 per foot so as to include this water and drainage installation; and to release from Station 0 plus 0 to Station 6 plus 0, a distance of 600 feet, and release Lots 19, 20, 21, 32, 33, and 34.

The Board agreed that when the water and drainage was installed and approved to Station 9 plus 0, the Board would release Lots 22, 23, 37, 36 and 35.

Mr. Spencer stated that he felt that this was extending the surety and that the Board had previously voted not to do this.

It was pointed out that Mr. Roy had the right to request that his surety be reduced when a portion of the construction is completed.

It was then agreed to reduce the surety when the water and drainage was installed and then apply this to extend in the direction of Station 9 plus 0.

MINUTES: The minutes of the meeting held on April 8th were read and approved as read.

HILLCREST DEVELOPMENT CORP: (Crest Circle Development)--Mrs. Rayner reported that the notice of the hearing had been published and the abutters notified.

MASTER PLAN: A meeting has been set up for April 29th at 9:00 P.M. at the Amos-Clark Kingsbury School Auditorium to hear Mr. Woglom's preliminary report on School Needs.

GUN HILL PARK DEVELOPMENT: Mr. Spencer stated that he would like to bring up the approval of this subdivision for reconsideration under "Section 81 W".

Mr. Spencer: "I am convinced that there are two grave errors in the layout of this plan:

(1) Very poor layout of Fox Hill Road, Gun Hill Road and Saw Mill Lane.

(2) Saw Mill Lane should not end in a dead end circle. We should provide Mr. Jewell with an access to his land.

I think the Planning Board should consider rescinding its approval."

Mr. Cain: "Would you object if we discussed this with Town Counsel before we took any action on it?"

Mr. Spencer: "No, I would not object. I would like him to recite court cases, not just his opinion."

A motion was made that the Board write a letter to Town Counsel asking if it would be possible to bring the approved subdivision of Gun Hill Park up for reconsideration under Section 81W without creating a situation whereby the town might be liable for expenses incurred in making a revision on this plan.

Motion seconded. Vote carried with three in favor and Mr. Wills opposing for the following reason:

"I do not see any sense in having a subdivider come in and re-layout his plan approved two years before because of the expense."

Mr. Spencer: "This has been objected to continually and the plan bears only three signatures of the Board."

HILLCREST DEVELOPMENT CORP: It was reported by Mrs. Rayner that she had received a certified check for $800.00 and had turned it over tbeHillcrest Development Corp. the release covering lots 167 and 80 on Hearthstone Drive.

MEETING ADJOURNED:

Respectfully submitted,

J. F. Bradstreet

J. F. BRADSTREET,
Secretary

Mr. LaVerghetta stated that he felt this was not necessary since the street was short and there would be no amount of traffic.

Mr. Rogers stated that this would mean a drop of not more than one foot.

Mr. LaVerghetta stated that he would go along with this change, and it was agreed to settle on 30 feet with a vertical curve.

HEARING ADJOURNED.

CORRESPONDENCE: The correspondence sent out since the last meeting was read.

MEETING ADJOURNED TO CONDUCT MASTER PLAN MEETING BEING HELD AT THE AMOS-CLARK KINGSBURY SCHOOL.

Respectfully submitted,

J. F. Bradstreet

J. F. Bradstreet,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on May 13, 1964

PRESENT: Messrs. Cain, Wills, Spencer, Rogers and Bradstreet

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meeting held on April 29, 1964, were read and approved as read.

MASS. FEDERATION OF PLANNING BOARDS: Mr. Rogers questioned the Board members to see if anyone had attended the annual meeting of the Federation.

No member had attended.

HILLCREST DEVELOPMENT CORP: Crest Circle Development--The Board received a letter from the Board of Health approving this subdivision with the "Exception of any lots which are on wet or swampy land and in co-operation with the Building Inspector, these lots will be approved or disapproved at the time of application for building permits".

Mr. Wills, Mr. Rogers, and Mr. Spencer stated that they had viewed this subdivision on the site and Mr. Cain stated that he was familiar with it.

The Board discussed the subdivision plans prior to a vote of approval or disapproval.

Mr. Spencer stated that he would rather see the dead end circle continue through as a stub to the next property. He pointed out that the Board should consider the future of the town.

Mr. Wills stated that we should consider the developer also and the people who are going to purchase the homes.

Mr. Rogers stated that he felt that the plan should be left as it is since we have Rolling Lane extended.

Mr. Cain pointed out a case in Westwood where future road extensions were blocked by buildings. He also stated that it would not affect the developer since he would not have to change the grade or build any more street. It would only mean reserving a 40 foot strip through the property.

Mr. Cain further stated that he felt that this area should be reserved for a possible street extension, but that he would not appose the approval of the subdivision because of it.

Mr. Spencer stated that he would not vote for approval of the subdivision unless the extension was on the plan.

A motion was then made that the subdivision plan of "Hillcrest Development" dated February 17, 1964 and filed with the Planning Board as a definitive plan on April 8, 1964, be approved as shown on said plan subject to a correction in the vertical alignment of the intersection of Hillcrest Circle and Hearthstone Drive.

Mr. Bradstreet stated that he was of the opinion that there should be green strips in subdivisions.

Motion seconded.

Vote carried with three in favor and one opposed.

Mr. Cain: "I wish to be recorded in favor of this subdivision but I do believe that there should be a 40' strip reserved for the extension of that road if and when it is ever needed to be continued out to Main Street. This was brought up before the Board and discussed and it was the rule of the majority of the Board that this not be extended."

Mr. Spencer remained opposed to approval for the reasons as formerly stated.

It was then agreed to notify Hillcrest Development Corp. that the plan had been approved subject to the following condition:

> "That there be a vertical curve from the edge of the traveled way on Hearthstone Drive to Station 0 plus 50."

MASTER PLAN: Replying to a special request from Mr. Rogers, Mr. Woglom sent a letter listing his recommendations for public school improvements through the school year 1970-71.

A motion was made that copies of this letter be sent to the following:

(a) Supt. of Schools
(b) School Committee
(c) School Planning & Building Committee
(d) Master Plan Committee on Schools

Motion seconded.

Vote carried unanimously.

Mr. Bradstreet agreed to deliver these copies.

BOARD OF APPEALS: The Board received a notice of public hearing to be held by the Board of Appeals on May 21st regarding a petition of Palumbo Real Estate Trust, Rebel L. Palumbo, Trustee, 57 Frairy St., for a special permit to convert a dwelling to a four apartment house on Lot 27, Park Street.

SUPT. OF STREETS: The following correspondence was received from the Supt. of Streets:

(a) R.H. BROWN SUBDIVISION--A copy of a letter to Mr. Robert Brown reminding him of the Planning Board's specifications for street construction which requires as a base course--12 inches of good quality bank gravel-and advising him that in order to obtain approval of the base course, it was essential that this requirement be met.

(b) TORA, INC. (off High Street)--A copy of a letter to Mr. Ray stating he had checked the material on Homestead Drive and Haven Road on April 29th and found that it did not meet the requirements of the Planning Board's specifications.

(2) A letter to the Planning Board stating that the drainage in Haven Road was backfilled without inspection and that he would look through the manholes and report to the Board.

(3) Letter stating that on May 1st, the Highway Dept. checked the drainage on Haven Road and was satisfied that it had been installed properly.

Mr. McCarthy also advised the Board that Mr. Ray had questioned him about the construction of the northerly side of the intersection.

(c) RULES & REGULATIONS: Mr. McCarthy advised the Board on May 5th that the "Revised Rules & Regulations" of 1961 make no provision for the location of gas installations.

In a second letter dated May 8th, Mr. McCarthy again discussed the revision of the typical cross-section.

The Board discussed these letters from Mr. McCarthy and reviewed the plans of the subdivision off High Street.

A motion was made that the Board acknowledge receipt of the above letters and to note that the Board had not done any work on the revisions of the Rules and Regulations because they were waiting for the recommendations of Mr. Woglom through the Master Plan Program.

Motion seconded and vote carried unanimously.

MEDFIELD PLANNING BOARD

Minutes of Meeting held on May 27, 1964

PRESENT: Messrs. Cain, Wills, Rogers and Bradstreet

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

HOOVER REALTY TRUST: Mr. Rogers presented Mr. Leighton's layout of the easement for the water installation from Philip Street to the top of Mount Nebo; also the lot layout on top of Mount Nebo where the standpipe is to be located.

It was noted that the Board had received the following plans which they had recently requested from Hoover Realty Trust in connection with the submission of their preliminary plan:

(a) Profile of Eastmount Road
(b) Profile of Westmount Road
(c) Contour plan of the entire subdivision.

The Board reviewed these plans and discussed the width of the streets and whether or not a portion of Eastmount should be a 50' layout.

Mr. Cain made a motion that Westmount Road be a 50' layout.

Mr. Wills, Mr. Bradstreet and Mr. Rogers felt that Eastmount Road should remain a 40' layout since it was a short street and connected with the 40' layout of Fairview Road.

It was then agreed that Westmount should be a 50' layout connecting with the 50' layout plan of Rolling Lane and offering a second exit out to Philip St., with possible connections with Cross Street.

Mr. Cain's motion was then seconded and the vote carried unanimously.

It was noted that the layout of the water installation should be shown on the plan.

A motion was made that the preliminary plan of Hoover Realty Trust be approved subject to the following conditions:

(1) The proposed layout of the water supply must be shown.

(2) The layout at the intersection of Eastmount Road and Rolling Lane to be altered approximately as marked in red by the Planning Board. The purpose of this realignment is to reduce the cut of the road excavation.

(3) Westmount Road is to be layed out as a 50' layout.

Motion seconded and the vote carried unanimously.

Hoover Realty Trust (Continued)

The clerk was requested to send copies of the preliminary contour plans and the profiles to the Supt. of Streets and the Water Dept.

HILLCREST DEVELOPMENT CORP: Crest Circle Development--Mr. Spencer was unable to be present at this meeting but sent a letter requesting the Board to consider the following action:

"Request the Board of Selectmen to lay out Rolling Lane from its present terminal at its northerly end in a northerly direction to Route 109."

Mr. Spencer stated the following as his reasons for requesting this action:

(1) To reserve an area through the abutting business land to build the connecting link between the present Rolling Lane and Route 109.

(2) Rolling Lane is the only reasonable access available to the developments in this area.

(3) This extension of Rolling Lane is in accord with the recommendation of the Master Plan.

The Board also discussed whether or not it would be advisable to request the Selectmen to make a layout to Philip Street and thus make it possible in the future to have Rolling Lane a fifty foot through street from Route 109 to Philip Street.

It was agreed to only consider the northerly end of Rolling Lane at this time.

Mr. Spencer's request was made into a motion.

Motion seconded and the vote carried unanimously.

MINUTES: The minutes of the meeting held on May 13th were read and approved as read.

APPEALS BOARD: It was reported that none of the Board members had attended the public hearing on the petition of Rebèl L. Palumbo to convert a dwelling to a four apartment house on Lot No. 27, Park St.

TORA, INC. (Off High St.): The Board received a letter from the Supt. of Streets stating that they had inspected Homestead Drive and Haven Road twelve times to assure that the proper gravel had been laid.

to request that the committee stay intact until such time as the Code is presented to the Town.

Motion seconded and the vote carried unanimously.

MEETING ADJOURNED AT 10:45 P.M.

Respectfully submitted,

J. F. Bradstreet

J. F. BRADSTREET,
Secretary

ATLANTIC BRICK CO.: A copy of the Board of Selectmen's letter to Mr. William Weeks, Attorney for the Atlantic Brick Co. in which the Board stated that they have scheduled a meeting with those concerned on Tuesday, June 16th at 8:00 P.M. was read.

TAMWORTH CONSTRUCTION CO. (Pine Needle Park): A letter was received from the Park Commission forwarding a copy of their letter to Mr. Michael Stivaletta thanking him for his consideration in helping to keep the swimming pond free of pollution by being in favor of creating a buffer strip fifty feet wide on either side of the brook which runs through his property and into the swimming pond area.

HARDING STREET: It was brought to the Board's attention that the foundations of three proposed houses on the left side of Harding Street may have been placed 30' back from the present street line instead of the pending layout by the County of Norfolk.

Mr. Cain agreed to check the exact locations of the foundations and report to the Board at their next meeting.

GARLAND ESTATES: The Board received the definitive plans of Garland Estates. These were filed with the Town Clerk on May 26th.

NOTE: Mr. Eugene Smith of Norwood Engineering has the tracings of these plans.

The Board agreed to set a public hearing for June 24th at 8:00 P.M. at the Fire Station.

The clerk was requested to deliver copies of the plans to the Board of Health, the Supt. of Streets, the Conservation Commission, the Building Inspector and the Water and Sewer Board.

The Board reviewed the plans and agreed to request Norwood Engineering Co. for a profile of the 30" concrete drain showing the discharge area to its terminus on Allen Lane and to ask them if they have procured an easement

Mr. Eugene Smith appeared before the Board and he was asked: "Do you have any knowledge of whether or not the drainage of Castle Estates will tie into this 30" concrete drain?"

Mr. Smith: "It may, I would like to see it tie in there."

TAMWORTH CONSTRUCTION CO. (Gun Hill Park)--Mr. Cain suggested that The Board make an inspection of the site of this development to see what progress has been made.

HILLCREST DEVELOPMENT CORP: (Crest Circle)--Mr. LaVerghetta appeared before the Board and presented the tracing of the definitive plan. The Board checked it and found that it showed the correction as previously requested by the Board.

Nebo St. Development: Mr. LaVerghetta requested permission to exchange the following security:

(a) Certified check No. 8577 of the Hillcrest Development Corporation, Medfield, Mass., certified on April 15, 1964, by the Norfolk County Trust Company, Dedham, Mass., and being in the amount of $800.00.

(b) Savings Account No. 93474 in the name of Nicholas LaVerghetta or Della LaVerghetta, in the Dedham Institution for Savings, Dedham, Mass., in the amount of $3,599.79; also the assignment of this account to the Town of Medfield.

TO BE EXCHANGED FOR ONE SAVINGS SHARE ACCOUNT IN THE NEEDHAM CO-OPERATIVE BANK TO BE IN THE AMOUNT OF $4,400.00.

This surety covers the construction of Hearthstone Drive from Station 15 plus 50 to Station 19 plus 60.

Mr. Cain made a motion that the above request be granted.

Motion seconded.

Vote carried unanimously.

Mrs. Rayner was authorized to make this transfer immediately upon receipt of this savings account.

ZONING: "C" Residence District--Mr. Cain stated that a special town meeting had been called for June 22nd and that he would like to see the Planning Board set a public hearing on a proposal to revise the Zoning Map in regard to the "C" Residence District. He wanted to give the town an opportunity to make their decision on this matter.

Mr. Rogers stated that he had spoken to Mr. Woglom on this matter and Mr. Woglom stated that he would like to get his Master Plan out first.

BUILDING CODE: Mr. Wills reported that the Building Code Committee had completed their proposal for a revision of the Building Code.

A motion was made that the Planning Board send a letter of appreciation to the people that served on this committee and

MEDFIELD PLANNING BOARD

Minutes of Meeting held on June 3, 1964

PRESENT: Messrs. Cain, Rogers & Bradstreet

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

MASTER PLAN: Mrs. Grace P. Ritchie of the Public Relations Committee was present to inform the Board that she would not be in Medfield during the summer from June 20th to August 1st. She stated that Mrs. Shannon had agreed to help type any labels, etc. for mailings, and Mr. Dana Jefferson would do any mimeograph work that was needed.

The Board then discussed Mrs. Ritchie's inquiries as outlined in her letter received last week.

In regard to the schedule of the reports, Mr. Rogers stated that Mr. Woglom planned to send them in accordance with the contract which would mean that they would be all out by the end of July.

Mrs. Ritchie felt that only a few people would be here in the summer to hear these reports and objected to them being presented at this time.

Mr. Rogers stated that he had asked Mr. Woglom if he would give a resume in the fall. To this question, Mr. Woglom did not make a statement; however, Mr. Rogers felt that we would be able to prevail upon him to go over his recommendations sometime in the fall.

Mrs. Ritchie then asked how long these advisory groups would continue.

Mr. Rogers stated that he had talked to Town Counsel on this matter and Mr. Kennedy thought the Planning Board should appoint a committee to work with the Board.

Mrs. Ritchie: "How do you plan to set this committee up?"

Mr. Rogers: "I think it would be wise to take the chairman to start with, but this is something the Board will have to decide. I feel it will be well to keep adding new people."

Mrs. Ritchie: "I feel that this should be a small group and that they should be interested in all phases of the Planning Board work. I would like to see something set up for a follow-up on this present Advisory Group as soon as possible."

Mr. Rogers: "I feel the entire Board should discuss this." (Two members were absent this evening.)

Mr. Cain felt that the members present should act on this matter this evening.

Mr. Bradstreet stated that he felt the same.

Mrs. Ritchie: "I wanted to be sure that this Master Plan was not placed on the Library shelf and left there. I want to see the Town use it as a guide."

Mr. Cain made a motion that an advisory group be made up and that one from each group be appointed to this committee to serve for one year from the date of his or her appointment. Vacancies to be filled by the Planning Board through appointment. In case of resignations, appointments will run to the end of the term.

Motion seconded and the vote carried unanimously.

Mrs. Ritchie: "Will this committee be formed before the end of the contract".

Mr. Rogers: "Not necessarily."

FINANCE COMMITTEE: The Board received a letter from the Finance Committee informing them that Mr. H. Brown Baldwin had been appointed to represent them at the Planning Board meetings.

The clerk was requested to inform Mr. Baldwin of the Board's meeting schedule.

HARDING ESTATES: Mr. Cain presented a plan showing the location of the new building construction on Harding St. and noted that they were placed within 12 to 15 feet of the new county layout.

It was agreed to write a letter to the Board of Selectmen notifying them of this situation and recommending that in the future this new county layout, although not legally established at the present moment, be honored and that the set back of the future building foundations be made in reference to this layout.

ZONING BY-LAW: The Board reviewed the proposed zoning by-laws as presented by the Land Use and Zoning Committee.

MEETING ADJOURNED:

Respectfully submitted,

J. F. Bradstreet

J. F. BRADSTREET,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on June 10, 1964

PRESENT: Messrs. Cain, Wills, Rogers, Spencer and Bradstreet

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

PLANS: Mrs. Blanche Kingsbury presented a plan showing land located off Pound St. and containing 15 lots.

The Board reviewed the plan and it was noted that Parcel A had not been accepted as a public way therefore lots 15 and 18 did not conform to the zoning law since they did not have frontage on a public way.

The Board suggested that the plan be revised so that lots 3 and 15 become one lot and lots 2 and 18 become one lot.

Mrs. Kingsbury stated that this revision was agreeable with her.

A motion was made that the Board approve under the "Subdivision Control Law Not Required" the following described plan: "Plan of Land in Medfield, Mass., by Cheney Engineering Co., dated June 8, 1964" owned by Mrs. Blanche Kingsbury, and consisting of Lots 1, 2 and 18, 3 and 15, 4, 5, 6, 7, 8, 9, 12, 21, 22, and 23.

Motion seconded.

Vote carried unanimously.

Mr. Rogers suggested that the Planning Board recommend to the Board of Selectmen that they lay out Parcel A located between Pound Street and land in back owned by the Town so that this way can become public and can be used as any other street in the Town.

Mr. Cain made the above suggestion into a motion.

Mr. Wills seconded the motion.

Vote carried unanimously.

HILLCREST DEVELOPMENT CORP: Crest Circle Development---It was noted that the subdivision plan of Crest Circle had been approved May 13, 1964 and that the Town Clerk had notified the Board that no appeals had been received; therefore, the Board signed the plan.

GARLAND ESTATES: Mr. Reynold Garabedian and Mr. Eugene Smith were present and made the following statements regarding Garland Estates Subdivision:

1. The easement for the drainage has not been procured.

2. The drainage from Castle Estates Subdivision can be tied into the drainage system for Garland Estates.

Mr. Smith presented the Board with two profile plans and one plot plan.

REZONING: (Frances' Cafe)--Mr. Francis Rossi appeared before the Board and stated that they were interested in having their parking lot located opposite the Frances' Cafe rezoned to business.

The Planning Board discussed the procedure they should follow to accomplish this. After receiving advice from Town Counsel, it was recommended that he present a petition to the Board of Selectmen rather than the Planning Board.

BUILDING CODE: Mr. Rogers reported that he was in the process of having the preliminary building code typed on master sheets for mimeographing.

BUILDING INSPECTOR: Mr. Wills suggested that the Board invite Mr. George Lemmler, newly appointed building inspector, to meet with the Board to acquaint him with the Planning Board's procedures and to discuss any problems that he may have encountered.

Mr. Wills was delegated to extend the invitation.

CONSERVATION COMMISSION: A letter was received from the Conservation Commission thanking the Board for their co-operation as it concerned their department.

HEALD HOMES TRUST: A letter was received from the Supt. of Streets in which he stated that he had received a call of complaint regarding two holes on the edge of Marlyn Road.

Mr. Rogers stated that he had inspected this site earlier in the evening and suggested the other Board members also make an inspection.

MASTER PLAN: Mr. Rogers informed the Board that Mr. Woglom had advised him that he would have the drainage map as soon as possible.

APARMENT HOUSES: A question of the size of the drainage pipes that would be necessary along the newly errected apartment houses was discussed.

Mr. Rogers suggested that these pipes should be the same size as those under Upham Road.

It was agreed to write a letter to the building inspector informing him of the forthcoming drainage map and suggesting that the proposed enclosed drainage in the area of the apartment houses be constructed so that the proper pipe size will be installed at this time.

FUTURE PLANNING: (Sewerage Disposal Plant)--Mr. Rogers suggested that the Board approach the Millis Planning Board to see if they would be interested in a joint meeting to discuss the possibility of a regional sewer plan.

It was agreed to send this invitation by letter.

Mr. Spencer commented that the towns of Beverly and Salem have a joint pumping station and sewer plant.

A copy of the above invitation to be sent to the Board of Selectmen and the Sewerage Departments of each town.

MASTER PLAN: Mr. Rogers reported that the next report (No. 6) would cover the following:

1. Future Land Use Plan
2. Schools
3. Recreation
4. Town Buildings
5. Water, Sewerage, and Drainage
6. Final Land Use

Following this would be the effectuation report covering:

1. Proposed Zoning Plan
2. Land Subdivision Regulations
3. Capital Improvements.
4. Administration & Organization of Effectuation Plan

Finally there would a summary report of one thousand copies.

APPEALS BOARD: The following notice of public hearings were received:

1. June 18, 1964 7:45 P.M. Dilworth (South St.)
   8:15 P.M. Joseph & Ruth Allen

The Board also read the copy of the Palumbo decision which granted the variance request.

TAMWORTH CONSTRUCTION CO.: Gun Hill Park----Mr. Cain reported that he and Mr. Wills had inspected the gravel removal operation in this subdivision and suggested that the rest of the Board members also make an on site inspection.

MINUTES: The minutes of the meetings held on May 27, 1964 and June 3, 1964 were read and accepted as read and corected.

MASTER PLAN: Mr. Wills and Mr. Spencer were asked if they were in accord with the Board's action at the last meeting at which time it was voted to set up a Master Plan Implementation Group.

Both stated that they were in agreement with this action.

MEETING ADJOURNED:

Respectfully submitted,

J. F. Bradstreet,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on June 24, 1964

PRESENT: Messrs. Cain, Rogers and Bradstreet

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

GARLAND ESTATES--Public Hearing

Mr. Rogers opened the hearing by reading the notice as published in the Patriot Ledger, 13-19 Temple St., Quincy, 69, Mass. on June 8th and June 15th, 1964.

Mr. Rogers also stated that the abutters had been notified by certified mail with return receipts requested.

Mr. Eugene Smith of Norwood Engineering Co. spoke for the applicants, Messrs. Reynold and Wilbur Garabedian. He stated that the subdivision contained 80 lots and all lots were in conformance with the zoning by-law, that is, each lot contained 30,000 square feet or better, and had frontage of 150 feet.

All interested persons attending the hearing viewed the plans at this time with Mr. Smith.

The Board questioned Mr. Smith as follows:

1. What do you propose to do with the drainage in this subdivision in getting it to a natural water course?

   MR. SMITH--"No final decision has been reached, we do agree that there has to be drainage before we can build."

2. Is it contemplated that the drainage is going through Allen Lane and will the drainage from Castle Estates be tied in with this?

   MR. SMITH--"I can not answer this at this time."

3. Is the drainage going to be enclosed in a pipe, and if so we are interested in getting a pipe large enough for both subdivisions?

MR. RAMEY: "I understand that it has to g through the street and you cannot direct water from one table to another."

MR. SMITH: "I have not heard of this."

Mr. Cain recommended that he go to the Board of Selectmen and request them to write to the County Commissioners and ask them to send the town a list of the pending street relocations.

Mr. Rogers suggested that he include the streets that have been already layed out.

PLANS APPROVED UNDER SUBDIVISION CONTROL LAW NOT REQUIRED:

(a) Subdivision Plan of Land in Medfield, Mass., dated June 18, 1964, by Norwood Engineering Co., Inc., and located off Main St. Property of Helen McCarthy.

MEETING ADJOURNED AT 10:30 P.M.

Respectfully submitted,

J. F. BRADSTREET,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on July 8, 1964

PRESENT: Messrs. Rogers, Cain, Spencer and Bradstreet

The meeting was called to order at 8 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

Mr. Rogers read a letter from the Retarded Children's Association acknowledging a donation from the Planning Board in memory of Everett J. Wills.

HARDING ESTATES: Mr. Thomas Taylor, representing Harding Estates, appeared before the Board with cards referring to Stations 0 plus 0 to 8 plus 0 on Stony Brook Road, and Stations 0 plus 0 to 6 plus 0 on Longmeadow Road. These cards showed all of the work completed on these stations with the exception of curbings, street signs, sidewalk paving, and stone bounds.

The Board agreed that there should be an on-site inspection, after which time the amount of surety could be decided and such surety could be presented at the next meeting of the Board.

The above discussion was made into a motion by Mr. Cain and seconded by Mr. Spencer.

Vote carried unanimously.

HAVEN ROAD AND HOMESTEAD DRIVE: Benjamin Sriberg, attorney, representing Michele Guerriero, the present owner of the subdivision off High Street, appeared before the Board and presented construction cards covering the entire length of these streets. Items on the construction cards were approved with the exception of curbings, street signs, sidewalk paving and stone bounds.

Also appearing with Mr. Sriberg were Matthew J. Tocci and Mr. Guerriero.

Mr. Rogers felt that since the situation here was exactly the same as the Harding Estates previously discussed, that an on-site inspection was in order and a motion was so moved by Mr. Cain and seconded by Mr. Bradstreet.

The Board agreed to make this inspection on July 9th notifying Mr. Scriberg in time for him to have the proper amount of surety at the July 15th meeting of the Board.

TORA, INC. (Off South St.)---Mr. Rebel Palumbo appeared before the Bord requesting house numbers on Lots 6 and 18 on property he now owned on Clark Road. The following house numbers were allotted to Mr. Palumbo:

House Lot 18 is to be known as house No. 9, Clark Road.

House Lot 6 is to be known as house No. 4, Alder Road.

TAMWORTH CONSTRUCTION CO.: Pine Needle Park Extension---Mr. Swaim and Mr. Fader appeared before the Board regarding a letter sent to Tamworth Construction Co. in which the Board granted an extension to August 26th. Mr. Rogers explained the reason for the Board's action since Mr. Swaim and Mr. Fader were interested in this subdivision on behalf of the Conservation Commission.

NOON HILL ESTATES: Mr. Reed Haslam requested permission from the Board to lower the street grade from Station 0 plus 0 to approximately Station 7 plus 50 on Indian Hill Road.

The Board agreed that this would not be fair to allow this as they had not allowed any other developer to do the same.

A motion was made and seconded that he adhere to the grade now in at 126 plus or minus, and the Board authorized a change in the side slope from the proposed one on 4 to 1 on 2½' vertical to 2½' horizontal to 1' vertical and the top of the slope to be 3 to 4' in back of sidewalk.

TORA, INC.: (Off High Street)--Mr. Eglitis is the apparent buyer of the land now owned by Mr. Guerriero off High Street, and represented by Mr. Sriberg. Mr. Eglitis came to the Board meeting late, but was interested in what had transpired.

The Board explained to him that if he took over the whole bond he assumed all responsibilities of the covenant with reference to streets and sidewalks until such a time as the streets were taken over by the town when completed to the Planning Board's satisfaction. It was pointed out that at the present time, the covenant is held by the Planning Board in the name of Tocci & Cioffi. Mr. Eglitis decided to consult with his layer regarding his portion of this arrangement.

Mr. Rogers read the following letters and subsequent action was taken:

ROY SUBDIVISION: A letter from the Board of Selectmen regarding the layout at the intersection of Elm Street and Knollwood Road.

It was moved and seconded to send a copy of this plan to the Board of Selectmen and Mr. Cain was to assume this responsibility.

HOUSE NUMBERS: The Board of Selectmen also wrote a suggestion of using house numbers for subdivisions similar to the lot numbers, but the Planning Board felt that this was unsatisfactory as the Land Court assigned lengthy numbers at times, and a letter was so written to the Selectmen.

INSPECTIONS: Mr. William McCarthy, Supt. of Streets, wrote the Board stating he could not adequately perform inspections necessary on new streets, and give full time to his job as Supt. of Streets. The Planning Board felt this performance should definitely come under the Supt. of Streets and if they felt an assistance was needed it was up to the Board of Selectmen to appoint, and prepare for one. A letter was written to the Board of Selectmen of the feeling of the Board in this regard.

HARDING ESTATES: The Supt. of Streets also wrote the Board regarding water on Evergreen Road and Stoney Brook Road in the Harding Estates Subdivision. The Planning Board felt there was a possible leak in the water pipe at that point and a letter was written to the water board requesting another check at this point.

ROLLING LANE EXTENSION: A plan of a subdivision on Main St., approved under the Subdivision Control Law Not Required, located on the McCarthy land on Route 109 was returned to the Planning Board by the Board of Selectmen.

GARLAND ESTATES: The definitive plans for this subdivision were inspected by the Board and a letter written to Messrs. Garabedian with a copy to the Norwood Engineering Co. requesting ten changes in their definitive plans.

A letter was written to Joseph S. Kennedy, Town Counsel, with copies to the Selectmen and the Supt. of Streets regarding drainage pipes to be installed between the intersection of Granite Street and the street to be located between Lots 26 and 27; also in the easement that goes in a southeasterly direction.

The Board discussed at length some of the Garabedian property, especially Lots 86, 85, 83, 84, 82, 72, 73, and 74 and their proximity to the pond with regard to cess pools and septic tanks.

EXECUTIVE SESSION: At 10:30 P.M. the Board went into executive session to discuss the possibility of a replacement for Everett Wills.

Respectfully submitted,

J. F. Bradstreet

J. F. Bradstreet,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Executive Session held on July 15, 1964

PRESENT: Messrs. Rogers, Cain, Spencer and Bradstreet

At 8:55 P.M., the Board went into Executive Session to again discuss a person to fill the unexpired term of Everett J. Wills.

Mr. Rogers stated that he had contacted Mrs. Gifford and she was receptive to having her name place before the voting boards.

After considerable discussion, it was concluded that three members favored Mr. Stanley and one member favored Mrs. Gifford.

EXECUTIVE SESSION CLOSED.

Respectfully submitted,

J. F. Bradstreet

J. F. Bradstreet,
Secretary

Since this surety was sufficient to cover a distance of 600 feet, the Board agreed to release lots 30, 31, 32, 66, 67, and 68 with the understanding that Mr. Taylor would attend the Board's next meeting on July 29th and present a bond in the amount of $13,000.00 to cover the amount of surety requested by the Board in their letter of July 16, 1964.

Mr. Taylor stated that at this time he could not commit Hastings and Gautreau to build the stubs, but he agreed to have the profiles made of the stub extensions.

BURGESS P. STANLEY: Mr. Bradstreet at this time welcomed Mr. Burgess P. Stanley on behalf of the Board to fill the unexpired term of Everett J. Wills.

MINUTES: The minutes of the meeting held on July 8th were read and approved as read and corrected.

The minutes of the Executive Board Meeting held on the same date were read and approved as read and corrected.

ROY SUBDIVISION: Mr. Cain reported that he had turned a copy of the profile of Knollwood Road over to Mrs. Rayner who in turn had given it to the Board of Selectmen.

MINUTES: The minutes of the meeting held on July 15th were read and approved as read and corrected.

The minutes of the Executive Board Meeting held on the same date were read and approved as read and corrected.

BUILDING CODE: Mr. Rogers stated that the copies of the proposed building code had been compiled by the League of Women Voters under the direction of Mrs. Arthur L. McCarty, President.

A motion was made that Mrs. McCarty and her assistants be sent a letter of appreciation.

Motion seconded and the vote carried unanimously.

CAPITAL OUTLAY PROGRAM: A request was received from the Board of Selectmen for the Board to forward a list of Capital Improvements which should be considered by the Planning Board for their department over the next two to five years.

Action on this request was deferred until the next meeting.

MASTER PLAN: The following persons have been appointed to date on the Master Plan Implementation Group:

RECREATION:	Mr. J. Robert Eddy
CENTRAL BUSINESS DISTRICT	Mr. James Regan
LAND USE & ZONING	Mr. Swift Godshalk
STREETS & SUBDIVISIONS	Mr. William O. Taylor
	Mr. Robert Shannon, Alternate
PUBLIC BUILDINGS	Mr. Charles E. Cheever (Temporary)
PUBLIC UTILITIES	Mr. Paul Bowser
PUBLIC RELATIONS	Mrs. Grace P. Ritchie

Mr. Bradstreet was requested to check with the School and Finance Committees to see if they had made their appointments.

HARDING ESTATES: A letter was received from the Water Board stating that they had made another leak test of Harding Estates on June 29, 1964, and found that a thirty minute leak test showed a one gallon leak.

Since the Board was unable to understand the meaning of this test, Mr. Rogers agreed to pursue it further.

HEALD HOMES TURST: The Supt of Streets sent a letter dated July 9th to the Board stating that Mr. Heald had excavated about 50 feet of bituminous concrete near the area of the soft spot on Marlyn Road and is wetting it thoroughly and letting traffic compact it. Mr. McCarthy felt that the depression was due to the installation of the water service which was not thoroughly compacted.

Mr. Rogers stated that he had inspected the area on July 9th and found the depression still there.

The Board agreed to visit the site and discuss this matter at another meeting.

BOARD OF APPEALS: Mr. Rogers read the notice of the public hearing to be held by the Board of Appeals on the petition of Dr. James D. Sullivan. The petitioner requests a variance to use the property at 344 Main Street, if purchased, for physicians' offices. This property if owned by William J. & Lois K. Ellenberg and is in an "A" Residence District.

GARLAND ESTATES: A letter was received from Wilbur and Reynold Garabedian requesting an extension in time of thirty days for approval of their subdivision.

It was noted that the filing date on this plan was May 26th, and that the letter was dated July 15th. Since some discrepancy arose as to whether or not the request was for an extension from the termination of the original time limit or from July 15th, Mr. Cain made a motion that this be confirmed in writing and that the request be for an extension of 30 days beginning from date of expiration, July 24, 1964, to August 22, 1964, and upon receipt of this confirmation the Board would grant said extension.

Motion seconded and the vote carried unanimously.

MASS. DEPT. OF COMMERCE: The Planning Memo of July was read and the clerk was requested to obtain copies of the recent changes in the Subdivision Control Law and the Zoning Enabling Act.

MASS. ROADSIDE COUNCIL: A bulletin was received from this council stating that they had gathered information on sign and billboard provisions in local by-laws which they would be happy to share with our Board.

The Board discussed our regulations pertaining to signs.

BOARD OF SELECTMEN: A letter was received from the Board of Selectmen requesting the Board for a transcript of the Planning Board's meeting of July 15, 1964 wherein the election of a member to the Planning Board was discussed; also the Board's discussion of the proposed layout of Rolling Lane.

Also in this letter, the Board of Selectmen turned over to the Planning Board copies of the "Instructions and Requirements for Plans for Laying Out Streets and Subdivisions as Public Ways", and the petition forms for laying out of a Town Way.

Mrs. Rayner was instructed to forward the copy of the transcript as requested.

MEETING ADJOURNED:

Respectfully submsitted,

J. F. Bradstreet

J. F. BRADSTREET,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on July 29, 1964

PRESENT: Messrs. Spencer, Rogers, Bradstreet, and Stanley. Mr. Cain arrived later in the evening.

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

HARDING ESTATES: Mr. Thomas Taylor appeared before the Board and reported that his employers, Hastings & Gautreau had agreed to construct all of the stubs as requested by the Board but would like to do them at their convenience.

Mr. Spencer stated that this was agreeable as long as they were completed before the Board releases the surety.

Mr. Rogers stated that the Board would not increase the amount of the bond required, but it would include this added obligation.

ROLLING LANE EXTENSION: Mr. Brayton and Mr. Hedgpeth of Rolling Lane appeared before the Board. They stated that they wished to inquire about the Board's intentions regarding the extension of Rolling Lane to Route 109.

Mr. Rogers explained the reason for the Board's request to the Selectmen to lay out a way from the terminus of Rolling Lane to Route 109 thus making it possible in the future to provide a circulatory route for the town in this area. By laying out the street at this time, it might save the town a large sum in land damages in the future.

Mr. Brayton and Mr. Hedgpeth discussed this at length with the Board and then stated that they objected to Rolling Lane becoming a through street. They would prefer to have it remain residential.

PLANS APPROVED UNDER SUBDIVISION CONTROL LAW NOT REQUIRED:

(a) "Compiled Plan of Land in Dover and Medfield, Mass. dated June 30, 1964, by Bowie Engineering Co."

MINUTES: The minutes of the meeting held on July 22nd were read and approved as read and corrected.

HEALD HOMES TRUST: Mr. Spencer stated that he had inspected Marlyn Road on July 28th and found that Mr. Heald had done some work on the area where the depression occurred, but that additional work was needed on the curbing.

Mr. Rogers questioned Mr. Spencer as to whether or not both courses were on.

Mr. Spencer stated that he believed they were.

MEDFIELD PLANNING BOARD

MINUTES OF AUGUST 12, 1964

Members present: Messrs. Cain, Rogers, Spencer and Stanley.

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meeting held on July 8th, 15th and 29th were read and approved as read and corrected.

Mr. Savage and Mr. Cadell appeared before the Board regarding their property at Cross and Elm Streets. They stated that they wished to subdivide this land were inquiring about the rules and regulations governing subdivision of land.

The Board cited the Zoning Laws governing this area and the possibility of subdividing it under "Subdivision Control Law Not Required".

TORA, INC. (Off High Street): Mr. Eglitis, prospective buyer of this subdivision, appeared before the Board representing the Eglitis Construction Company, Inc.

A letter was received from Mr. Benjamin Sriberg stating that they were completing the roads in this development, instead of requesting an inspection on August 10th and then presenting a bond to cover the construction.

Mr. Rogers stated that he had inspected the site earlier this evening and felt that the entire board should make an inspection.

It was noted that the following had been approved and signed on the construction cards:

1. Rough grading
2. Drainage
3. Water
4. Finish Grading
5. Penetration
6. Paving - street

This left the following unfinished:

1. Curbing
2. Street signs
3. Paving - sidewalk
4. Stone bounds - set

HARDING ESTATES: Mr. Rogers reported that according to Mr. Leighton, the 30 minute leak test was an excellent test.

Mr. Brock gave the Planning Board a letter from the Bowie Engineering Company, in which Mr. Bowie outlined the results of the percolation tests he had made in this subdivision.

The Board agreed to review these with the Sanitary Code.

DONNELLY ESTATES: An invitation was received from the Dover Planning Board to attend the public hearing on the Donnelly subdivision to be held on Wednesday, August 12th.

Mr. Stanley suggested that the Board send a reply thanking them for the notice, but that the Board members were unable to attend since this date fell on a regular Planning Board meeting night.

ROBERT H. BROWN SUBDIVISION: The following persons appeared before the Board regarding a drainage problem in this subdivision:

Board of Selectmen: Mr. Buchanan
Mr. Perry
Mr. Connors
Mr. Henry Ehnes
Mr. William Sweet of the Norfolk County Soil Conservation
Mr. Wright - Norfolk County Soil Conservation

Mr. Buchanan explained that the problem stems from a storm drain that comes out of Mr. Brown's development and empties on or near Mr. Ehnes's property on Causeway Street or Clay Pit Road.

He stated that he came to the Board of Selectmen with the problem and the Board thought that they might be able to get the answer better from the Planning Board as they had no plans of the subdivision and they would only guess as to the nature of it and the dispense of it.

Mr. Spencer asked if they had been down to look at this.

Question was not answered.

The Planning Board then brought the plans out and reviewed them.

Mr. Perry: "Isn't this subdivision putting extra water on this land?"

Mr. Cain: "I think the water that continues on down through there is a natural water course."

Mr. Perry: "What is a natural water course?"

Mr. Wright: "One which will carry the water that would have been made by nature", and one that is free of obstructions along the way, one that is not man-made.

He stated that this was never intended to be a waterway because of the gas line running through there.

Mr. Rogers: "I think the only thing we can state is what has happened.

1. The water has been taken to the culvert.
2. Something must be occurring.
3. If something is at fault, this will have to be decided by attorneys.

Mr. Perry: From all feasible evidence, the culvert apparently transgresses on Mr. Ehnes' land. If this is true, I feel the subdivider will have to redraw or back up.

If this is found not be a natural water course and illegally comes on Mr. Ehnes' land, what will be the results.

Mr. Perry: What makes you think it is a natural water course?

Mr. Rogers: "We have an existing culvert that the Planning Board went into with the drainage.

Mr. Conners: "It was thought to be a natural water course?"

Mr. Rogers: "Yes".

Mr. Wright: In 1950, the Norfolk Soil Conservation District looked at this land as requested by Mr. Ehnes. Engineers went down there and the report was that there was no natural water course and we could only dig three ditches to drain the land so that it could be used for agriculture. We could not create a man-made course because of the gas pipe, so we dug three long ponds.

I point out the following:

1. No natural water way back in 1950.

2. You are going to have trouble with the gas line.

3. Mr. Ehnes is apt to suffer from (a) salt from the highways. (b) swamp level being so high that the salt will ruin the agricultural value of the land (3) and when people use insecticides in the development, it may run off and affect the agricultural products such as milk."

At this time it was agreed to make an inspection of the area.

Mr. Rogers: "What damage has occured?"

Mr. Ehnes: "As yet, it hasn't."

Mr. Perry: "There was a slight rain storm this afternoon; I don't believe that this has been here long enough (meaning the development). There may be no damage this year, but there may be next year.

Mr. Rogers: How far is the gas line from end of discharge?

Mr. Wright: Approximately 1500 feet.

Mr. Wright: This is a long term problem.

Mr. Perry: Isn't it illegal to dump water on other people's property if it is not a natural water course?

Mr. Rogers: "Yes, if you are diverting the water from a natural water course into another.

Mr. Rogers then suggested that this be taken up with Mr. Kennedy.

Mr. Perry: "What is your next action?"

Mr. Rogers: "We are going to look at it and then have a joint meeting with your Board and Mr. Kennedy."

Mr. Buchanan: If the gas company were prevailed upon to lower the gas pipe so that a drain can be put through it, would this solve the problem?

Who owned the land when the gas line was put in.

Mr. Ehnes: "I don't know.

Mr. Stanley: "Do you have any constructive solutions to offer.

Mr. Sweet: "I feet that it would be the developer's responsibility.

Mr. Wright: There is a possibility of creating a water course if the gas pipe is raised, but this may be a problem because of the need for proper elevation.

Mr. Buchanan: If it is possible to engineer a natural drain, would Mr. Ehnes be willing to give the town an easement?

Mr. Ehnes: There is probably a few technicalities to getting a ditch through there, but I think some arrangement could be made if someone maintained the ditch.

Mr. Buchanan: We would maintain it.

Mr. Stanley: "Is it known who owns the land betwen Ehnes's land and the Stop River".

Mr. Buchanan: We do not know that.

Mr. Sweet defined a water course as one that must flow and must have banks and sides.

Mr. Perry: "Is the water pipe encrouching on Mr. Ehnes's land?

Mr. Rogers: "Any trespassing must be dealt with between the developer and Mr. Ehnes".

Mr. Wright: I suggest that a wrong has been done, and is going to be worse if it is allowed to continue and if you feel that something can be worked out, I am sure that our Board of Advisors would be willing to co-operate with our engineers.

This ended the discussion on the R. H. Brown drainage.

ROLLING LANE EXTENSION:

Mr. Rogers to the Board of Selectmen: What was the decision, if any, about the laying out of Rolling Lane?

Mr. Buchanan: There has been no decision. The attorney, Mr. McManus for Helen McCarthy sent a letter to Mr. Burr of the Board of Appeals in which Mrs. McCarthy offered to make a donation of land to the Town for Highway purposes.

Mr. Rogers: Is it not wise to accept the land before a building is built on it. I would also refer to our study by Metcalf and Eddy.

Mr. Conners: We have taken this into consideration.

Mr. Spencer: "What did you think about a street that was 25% wider than the rest when you purchased your house on it.

Mr. Shannon: Rolling Lane was not built when we purchased it.

Mr. Spencer: We do not want to build it now, we only want to reserve the land.

Mr. Shannon: I feel that there is no need for this extension.

Mr. Cain: The thought in back of my mind is that we act as a Planning Board. We are interested in the town as a whole. We felt that this was something that should be considered as Town Planning, and I feel that the people of the Town of Medfield should have a chance to vote on it.

MASTER PLAN: Mr. Rogers reported that the 7th and final report will be given on August 26th. This report will cover:

1. Capital improvements.
2. Zoning.
3. Land Subdivision.
4. Building Code and Official Map.
5. Urban Renewal
6. Public Relations.

Mrs. Rayner was requested to contact Mrs. Ritchie and make arrangements for the meeting.

HARDING ESTATES: A motion was made that we write a letter to the bank notifying them that we are holding their check as surety.

Motion seconded and vote carried unanimously.

BUDGET: The Board reviewed the budget and it was agreed to purchase the Mass. Federation's new publication "Planning Law and Administration in Massachusetts" at a cost of $10.00.

BOARD OF SELECTMEN: A letter was received from the Board of Selectment in which they recommended that the Board include in the town's requirements for head walls for drainage systems that they be constructed to Department of Public Works specifications and where possible, they be built of field stone. They also felt that ditches and slopes should be spelled out in the regulations.

It was agreed to send a letter of acknowledgement and call their attention to our present regulations, page 12.

TAMWORTH CONSTRUCTION CO.: Pine Needle Park Ext: Mr. Michele Stivaletta appeared before the Board to check with the Board on their progress on his preliminary plan. The Board reviewed the plans and pointed out the realignments they were working on.

HILLCREST DEVELOPMENT CORP: A letter was received from McCarthy Engineering Service, Inc. advising the Board of the existing and proposed invert grades of the drain man holes on Della Road and Hearthstone Drive.

MASS. FED. OF PLANNING BOARDS: The Federation sent out zoning questionnaires and form supplementing this to be filled out.

Mr. Rogers agreed to contact Mr. Woglom and have him fill out Form I.

BUILDING CODE: It was agreed to hold a meeting on the 3rd Wednesday in Sept. to discuss the Building Code.

MEETING ADJOURNED:

Respectfully submitted,

J.F. Bradstreet, Secretary

MEDFIELD PLANNING BOARD

MINUTES OF AUGUST 26, 1964

All members present.

HASTINGS & GAUTREAU: Surety was presented in the amount of $13,000 and a motion was made that the Board accept the above-described surety covering Evergreen Way from Station 0 plus 0 to 8 plus 0, Stony Brook Road from Station 0 plus 25 to Station 11 plus 0 and Longmeadow Road from Station 0 plus 0 to Station 6 plus 0.

VOTE CARRIED UNANIMOUSLY.

A motion was made that Board release the following lots on Longmeadow Road: 30, 31, 32, 66, 67 and 68; Stony Brook Road: 19, 23, 24, 25, 26, 27, 28, 29, 33, 43, 42, 44, 45, 46, 47; Evergreen Way: 8A, 9, 10, 11 and 12.

MOTION SECONDED AND VOTE CARRIED UNANIMOUSLY.

TOCCI OFF HIGH STREET: A motion was made that the release be dated August 26, 1964, and it was agreed to send copies of the letter to the Building Inspector.

TOWN DUMP: The Board received a copy of a letter from the Department of Public Health to the Attorney General. Mr. Rogers recommended that we go to the Department of Mental Health to discuss this. Mr. Rogers stated, "It is my thought that we should get it out of a residential area."

Mr. Cain stated that he would like to inspect the area with the Board of Health, Thursday evening, August 27th.

HILLCREST DEVELOPMENT CORPORATION: A letter was received from Hillcrest Development stating that Hearthstone Drive to Station2 plus 50 had been completed and an inspection was requested. It was agreed that this inspection be done on Thursday night at 7:00.

HARDING ESTATES: The Board received a copy of a letter dated August 26th from the Selectmen to the Building Inspector, advising that building permits need no longer be held up.

Mr. Cain moved that the Harding Estates Definitive Plan dated July 30, 1964, be approved subject to a condition as follows, "The sewerage disposal system bordering on any water, brook or pond areas must be back at least 50 feet from the edge of the pond or the center of the brook."

MOVED, SECONDED, VOTED UNANIMOUSLY.

PINE NEEDLE PARK III: The Board reviewed the July 30th preliminary plan and a motion was made to send the following letter:

"We hereby approve the enclosed preliminary plan subject to the changes indicated in red and in bold white pencil marks.

"It is our understanding from previous discussions with you at various Board meetings that you are in agreement that all sewerage disposal systems will be kept back at least 50 feet from the edge of any ponds or the center of any brooks.

These distances must be measured from the outer edge of cesspool or leaching field."

MOVED, SECONDED AND UNANIMOUSLY VOTED ABOVE, sending copies of this letter to the Conservation Commission and the Board of Health.

HENRY ROY: The Board received a plan from Mr. Carl Badger. This plan indicates the end of Knollwood Road and Elm Street. Lots 13 and 14 do not change from the definitive plan. This plan is under Subdivision Control Law Not Required. Mr. Spencer noted that the plan was not signed by a registered engineer, only a registered land surveyor. It was agreed to relay this fact to Mr. Badger.

Mr. Bradstreet made a motion that we go by the limit of the way as shown on this plan. Mr. Spencer seconded the motion with the following comment, "That Knollwood be built according to the plan prepared by Stacey Engineering dated August 26, 1964." Four voted in favor - Mr. Cain opposed, stating that the majority of the members of the Planning Board by their decision have failed to comply with the established street lines of Elm and South Streets and, therefore, knowlingly, in order to conform to the above street lines at a later date, it would cause an unnecessary expense to to the town of Medfield and it is, I believe, very poor planning.

MEDFIELD PLANNING BOARD

Minutes of the Meeting held on September 8, 1964

PRESENT: Messrs. Cain, Rogers, Bradstreet and Stanley

Mr. Joseph S. Kennedy, Town Counsel

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

STREETS--Right-of-way to the Amos Clark Kingsbury School: A letter was received from the Board of Selectmen asking the Board to state their reasons for requesting that "Parcel A" lying between Pound Street and land owned by the Town be layed out as a public way.

The Board discussed this with the Town Counsel.

Mr. Kennedy read a portion of the deed from Mrs. Ella Marcionette to the Town of Medfield pertaining to this land transfer and which reads as follows: "Reserving to the grantor, her heirs and assigns, as appurtenant to her remaining land, a right-of-way for all purposes for which ways are now or hereafter may be used in Medfield, in common with the grantee, throughout 'Parcel A'."

Mr. Cain stated that he felt that the general public used this as a public way and he wondered what would happen as far as insurance is concerned if the street remained in a private status.

Mr. Kennedy reviewed the plan that the Board had approved for Mrs. Blanche Kingsbury under "Subdivision Control Law Not Required" and on which this right-of-way was included.

Mr. Kennedy stated that he felt the subdivision plan as approved was legally correct and that there would be no liability on the part of the town regarding insurance as the street is school property.

Mr. Cain suggested that Mrs. Kingsbury go directly to the Board of Selectmen and request that this right-of-way be layed out as a public way.

Mr. Kennedy was asked if he would consider that it would or would not be more advantageous to the Town to have this become a public way.

Mr. Kennedy replied that it was his own personal opinion that the school should control the access to their property.

In reply to the letter from the Board of Selectmen, it was agreed to send them a copy of our minutes of the meeting held on June 10, 1964 in which we stated our reason for recommending this layout.

Mr. Bradstreet recommended that a copy of this letter be sent to the School Committee.

R.H. BROWN SUBDIVISION: Ehnes Property on Causeway Street----The Board discussed the drainage problem on the Ehnes property with Mr. Kennedy.

Mr. Kennedy stated that it would have to be determined whether or not the drainage area is a natural water course running through the Ehnes property.

Mr. Rogers pointed out that the damage is only speculative and that at the present time no damage had been done to the property as a result of the drainage run-off from the Brown subdivision.

Mr. Rogers further stated that the Board had viewed the site and they had noted on the inspection tour that the old culvert had been removed and a new one installed. He also stated that there was a ditch running through the property, but that it had been improved by man.

Mr. Kennedy was then asked what steps he would recommend to the Board for action in this matter.

Mr. Kennedy stated that the facts must be determined first. "If it is assumed there is a natural water course, everyone has the right to use it and no one has a right to abuse it."

Mr. Kennedy advised the Board as follows: "I do not think the Town should do anything now as the complaintant must prove that he has been damaged."

Mr. Kennedy further stated, "If the Town were to assume that there is no natural water course, then the Town is wrong in draining on it."

It was agreed to write a letter to the Board of Selectmen advising them that the Board had inspected the Ehnes property and had met with Mr. Kennedy and would like to set up a meeting with their Board and Mr. Kennedy to discuss this further.

R.H. BROWN SUBDIVISION: A letter was received from the Board of Selectmen in which they stated that Mr. Robert J. Wood Co., Inc. had advised them on June 6, 1964, that they would do the necessary paving work on Arnold Drive within sixty days. Since this time had elapsed, and the paving had not been done, the Board of Selectmen recommended that the Planning Board send a letter to Mr. Robert Brown of intent to default on his bond.

The Planning Board reviewed th matter and noted that Mr. Brown was not in default because the two-year time limit will not terminate on his surety until March 6, 1965.

Mr. Rogers stated that he had talked to Mr. Brown and he is trying to find some answer as to when this work will be done.

It was agreed to write a letter to the Board of Selectmen stating that the time limit of two years from date of surety would not terminate until March 6, 1965; therefore the developer has not defaulted to date and the Planning Board is unable at this time to call the surety.

GARLAND ESTATES: Mr. Reynold Garabedian, Mr. Wilbur Garabedian, and Mr. Joseph Allen appeared before the Board.

The Board reviewed the corrections made on the definitive plan as requested in their letter of July 9, 1964.

After reviewing the plans, the Board noted the following:

(1) Overall Plan missing.
(2) Item 5--Show the stub from Castle Estates in the vicinity of Lots 98 and 99.
(3) Item 8--Provide Planning Board with xize and profile of drain in Allen Lane.

Reynold Garabedian stated that they had talked to Mr. Allen in regard to this easement and he agreed that they could come down his lane and continue at a 90° angle and just have an open ditch to go past his cart road; thence into another ditch a little further up; thence into the Stop River.

Mr. Allen stated that all of the above was located on his property.

Mr. Rogers asked if Mr. Allen was giving the Garabedians an easement all the way to the Stop River.

Mr. Allen stated that he would give an easement as far as his property went.

Mr. Rogers asked if he was satisfied to have the water drain on his land.

Mr. Allen replied that he was.

Mr. Cain asked Mr. Allen when he could give them an easement.

Mr. Allen stated that they could have it whenever they wanted it.

The Board decided that they would like to make an inspection of this area before the next meeting.

Mr. Allen asked if it would be possible in the future to move the ditch if he wanted to subdivide and needed a change in order to obtain proper lot sizes.

Mr. Kennedy stated that this would be possible, but that it would have to be done by a town meeting and this has been done before.

The Board suggested that a request for extension would be advisable on the time limit of this definitive plan.

In accordance, Messrs. Garabedian presented a request for an extension from September 10, 1964 to October 14, 1964.

A motion was made to grant this request.

Motion seconded and the vote carried unanimously.

Mr. Cain stated that the Conservation Commission had discussed the pond area with the Garbedians and they had said they would do whatever they could to preserve it if possible.

PLANS UNDER SUBDIVISION CONTROL LAW NOT REQUIRED: The New England Merchants National Bank of Boston, Trustee, presented the following described plan for approval:

> "Plan of Land in Medfield, Mass.," by Cheney Engineering Co., dated September 3, 1963, Rev. Jan. 16, 1964, Rev. Jan. 23, 1964, Rev. March 5, 1964, Rev. Mar. 20, 1964, to be filed in the Registry of Deeds for Norfolk County.

Mr. Cain stated that he had not signed the plan because of the division of the land which resulted in the lots not conforming to the Zoning Law of the Town of Medfield. This non-conformance was not so stated on the plan.

The Board discussed the plan and it was suggested that a letter be written to the New England Merchants National Bank stating that it was the Board's opinion that the two lots shown on the plan do not constitute two legal building lots therefore the Board did not feel they could approve the plan.

A motion was made that the above letter be sent.

Motion seconded, and the vote carried unanimously.

TAMWORTH CONSTRUCTION CO., INC.--(Green Street Ext.): Mr. Michele Stivaletta presented the following documents on behalf of Joseph Stivaletta, Inc.:

(1) Application and Agreement dated September 8, 1964.
(2) Covenant dated September 8, 1964 .
(3) Definitive Plan entitled "Plan of Land in Medfield, Mass." dated August 31, 1964, by Norwood Engineering Co., Inc., Norwood, Mass.

A motion was made to hold a public hearing on the above application on Wednesday evening, October 14, 1964, beginning at 8:00 P.M. at the Fire Station.

Motion seconded.

Vote carried unanimously.

A motion was made that this advertisement be placed in the Quincy Patriot Ledger.

Motion seconded.

Vote carried unanimously.

Cypress Street: Mr. Stivaletta stated that he would now have to put a drain in Cypress Street to take care of the drainage in this new subdivision and that he would like to construct this drain previous to completing the paving of Lantern Lane, Tamarack to Flint Locke Lane, Cypress Street, and the balance of Flint Locke Lane.

The Board discussed this request and it was agreed to have Mr. Cain review the plans and check this drainage on the locus.

Mr. Cain arranged to meet with Mr. Stivaletta at the site on Wednesday, September 9th, at 11:00 A.M.

All Planning Board members present consented to the above action.

APPEALS BOARD: Notices of the following public hearings were read:

(1) Petition of Helen G. McCarthy, 105 Spring Street.

Date: September 10, 1964 beginning at 7:45 P.M.

Requests permission to construct a filling station on land adjacent to the Colonial Inn.

(2) Petition of Alfred Vasaturo, 18 Miller Street

Date--September 10, 1964 beginning at 9:15 P.M.

Requests permission to construct a dwelling in the rear of the easterly side of Miller Street on Lot "B" in the rear of lots now owned by Rennie J. Spring and Roy A. and Virginia McQuillan.

BOARD OF SELECTMEN: A letter was received from the Board of Selectmen stating that they had scheduled a meeting for Tuesday, September 22, 1964, at 8:00 P.M. to consider the acquisition of land for future school use.

FUTURE PLANNING: An invitation was received from the Millis Planning Board inviting us to attend their meeting on September 9th to discuss joint sewerage system problems.

Mr. Rogers reported that he had invited our Water and Sewerage Board, the Board of Selectmen, and Mr. Paul Bowser of the Public Utilities Committee to also attend.

INDUSTRIAL AREA: A letter was received from the Brockton Taunton Gas Company stating that they were in the process of making a survey of the present industrial parks and proposed new industrial park areas in the cities and towns serviced by them. They requested copies of any pertinent data that we might be able to give them.

A motion was made to send tham a copy of our Zoning Map and our Zoning By-Law and then forward this letter to the Industrial Commission.

Motion seconded.

Vote carried unanimously.

HILLCREST DEVELOPMENT CORP: Mr. Rogers reported that Mr. Bradstreet, Mr. Spencer, Mr. Cain, and he had inspected Hearthstone Drive and noted that the hydrant had been moved to its proper location and that the three bounds had the proper paving around them.

Mr. Cain made a motion that the surety be released and that portion of Hearthstone Drive be recommended for acceptance as a town wayypending receipt of the construction cards properly signed.

Motion seconded by Mr. Stanley.

Vote carried unanimously.

Mrs. Rayner was requested to complete the necessary forms for this transaction.

ROY SUBDIVISION: The Board received the plan showing the proposed construction of the intersection of South Street, Knollwood Road and Elm Street.

This plan had previously been returned for the proper stamps of engineer certification.

Mr. Stanley made a motion that the Planning Board send a letter to Mr. Roy notifying him that the Planning Board had approved the construction of Knollwood Road within the limits of construction as they appear on a "Plan of Land in Medfield, Mass.", dated August 26, 1964, by Stacy Engineering Co., of Natick, Mass.

Motion seconded.

Vote carried with three in favor and Mr. Cain opposing for the same reasons as stated in a previous meeting.

MEETING ADJOURNED:

Respectfully submitted,

J.F. BRADSTREET,
Secretary

MEDFIELD PLANNING BOARD

Minutes

of

Meetings

1966----------1967

PLANNING BOARD MEMBERS AND OFFICES HELD

* Newly Elected		Office Held	Term Expires
1966--1967	Charles C. Cain	Chairman	1967
	John F. Bradstreet	Vice Chairman	1969
	Burgess P. Standley	Secretary	1970
	*Ernest L. Spencer		1971
	William F. Rogers, Jr.		1968

Appointment--Mrs. Doris M. Rayner
Administrative Agent

MEDFIELD PLANNING BOARD
Minutes of Meeting held on January 5, 1966

PRESENT: Messrs. Cain, Spencer and Standley.
Mr. Rogers came later in the evening.

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

BOARD OF APPEALS: Mr. Spencer reported that he had attended the public hearings on the following requests for variances:

(a) Heald Homes Trust--This was a request for a variance on a set-back requirement for 29.9 feet instead of the required 30 feet.

(b) H. Brown Baldwin, South St.--Mr. Baldwin converted his garage to a room and was now proposing to add a new garage extending the structure toward Stagecoach Road. This would be approximately a 24 foot addition with a driveway on Stagecoach Road.

Mr. Spencer stated that Mr. Baldwin was of the opinion that Stagecoach Road formed a side lot line for him and not a front yard as his front yard faced South Street. The builder had informed the Building Inspector that the structure was 30 feet back from the street line when he applied for the permit.

The building permit was issued on this basis and the building inspector did not check it.

The distance from the corner of the foundation of the proposed garage to Stagecoach Road is 11.8 feet. The foundation was all in place.

Mr. Spencer reported that he suggested at the hearing that the garage be set back the proper distance from Stagecoach Road. Mr. Baldwin stated that the backland was in need of fill.

Mr. Spencer pointed out that this was a 60% variance from the 30 foot set-back requirement and it exceeded, in his opinion, the limits of a minimum variance.

Mr. Cain: "Do you feel that there would be any great hardship if the garage is set back?"

Mr. Spencer: "No real great hardship."

Mr. Standley: "I concur with Mr. Spencer. I think we should state that this is not an adequate set-back in terms of safety, that it is the feeling of the Board that this does not confrom to the Zoning By-law, and that it does not seem to be any great hardship upon the applicant.

Mr. Rogers was called at this time: He stated that it was his opinion that the Board could not require a man to have two front lots.

NOTE: Later in the evening, Mr. Rogers came to the meeting and made this statement:

"The zoning laws are not explicit as they deal with corner lots. You talk about front yards, back yards and side yards. I think in my opinion it is absurd to ask a man to have two front lots. I would like to vote and make a recommendation that the variance be granted. There may be a question on several houses on stubs that may be in the same trouble."

MOTION: It was moved that a letter be written to the Board of Appeals stating that the set-back requirements did not conform with the Zoning By-law, Section VII, Area Regulations, Page 3 and recommending that the variance be denied for the reasons as outlined by Mr. Standley.

MOTION SECONDED.
VOTE CARRIED with three in favor and Mr. Rogers opposing.

ANNUAL REPORT: Mrs. Rayner stated that she would prepare the outline and rough draft of the Board's Annual Report.

PINE NEEDLE PARK (Section II): Mrs. Rayner reported that she had release d the following surety to Mr. Stivaletta:

(1) Treasurer's Check of the Norfolk County Trust Co., No. 46420 in the amount of $730.00.

(2) Savings Account No. 2-132047 in the Newton Savings Bank, in the amount of $2,935.50.

SCHOOL LAND SITE: Mr. Rogers and Mr. Cain reported that they had inspected the area of the proposed new school site located off Elm Street near the new well site.

Mr. Cain stated that depending on the soil, you may or may not have a problem with the sewage from the school.

It was agreed to check the direction of the flow of the brook.

Mr. Spencer stated that he would check to see if there was any requirement for distance from a sewage plant to a well area.

Mr. Standley requested Mr. Cain to check to find out when Elm Street was last laid out.

RULES AND REGULATIONS: Mr. Cain presented the drawings of the proposed typical cross-sections for the revision of the Rules and Regulations.

Respectfully submitted in the absence of John F. Bradstreet, Sec.

Doris M. Rayner

DORIS M. RAYNER,
Administrative Agent

MEDFIELD PLANNING BOARD
Minutes of Meeting held on January 12, 1966

PRESENT: Messrs. Cain, Bradstreet and Standley

The meeting was called to order at 8:00 P.M. with Mr. Cain, Vice Chairman, presiding and the following business was conducted:

LONG ACRE ESTATES (off Hartford Street)--Mr. Nicholas LaVerghetta, developer; and Mr. John Toomey, Engineer, appeared before the Board.

Mr. LaVerghetta presented the following:

APPLICATION AND AGREEMENT--dated January 12, 1966
COVENANT--dated January 12, 1966
DEFINITIVE PLANS--Layout Plan and three profile sheets.

PLAN ENTITLED: Subdivision Plan of Land in Medfield, Mass., by Norwood Engineering Co., Inc., dated January 12, 1966.

This subdivision plan consisted of twenty-five lots.

Mr. LaVerghetta was advised to notify the Town Clerk of the submission of this plan.

It was agreed to set a public hearing for February 9th at 8:00 P.M.

The Board reviewed the plans and Mr. Standley questioned the drainage along Hartford Street.

It was agreed to discuss this with the Supt. of Streets, especially as it related to the entrances and the driveways of this subdivision. The Board was of the opinion that the drainage was within the limits of the highway.

The tracings were returned to the developer and he was requested to provide three additional prints.

Mr. LaVerghetta made the following request: "If there are any discrepancies in the plan, please notify me so that I can fix the plan in plenty of time--before the public hearing if possible."

The Board agreed to do this.

HALPER HOMES (Hawthorne Acres--off Elm and Cross Streets): Mr. Frank DiCarlo, 925 Washington Street, Dorchester, Mass., came before the Board to discuss the following described and approved plan:

> "Plan of Land in Medfield, Mass.", drawn by William J. Ford, Jr., Civil Engineer, dated January 3, 1956, and approved February 23, 1956.

Mr. DiCarlo asked what the status of the plan was at the present time.

The Board advised him that the plan was in effect at the present time as an approved plan, but there was no zoning protection on it because of the length of time since approval.

Mr. Cain stated that Town Counsel had advised that if Mr. DiCarlo wished to resubmit the plan, that the plan be changed and submitted as a new plan.

The Board reviewed the plan and Mr. Cain suggested that the Board might want to make changes regarding the drainage so that it would go to a natural water course; also change the sight distance because with a vertical curve, unless you have proper sight distance, it becomes dangerous.

Mr. Standley and Mr. Bradstreet concurred with Mr. Cain.

Mr. DiCarlo was advised that the Board of Selectmen had petitioned the County Commissioners to lay out Elm Street.

The Board also noted that the plan did not call for sidewalks on both sides of the street.

BUILDING CODE: Mr. Cain reported that the Quincy Patriot Ledger had quoted a price of $2,640.00 tp publish the building code.

It was agreed to check into the cost of a tabloid publication.

Regarding this same matter, Joseph S. Kennedy, Town Counsel, advised through his letter of January 7th as follows:

> "After submission by the Town Clerk to the Attorney General for his approval under the provisions of G. L., Ch. 40, Sec. 32, the Town Clerk should make not less than five attested copies thereof, as approved by the Attorney General and showing his approval and such attested copies should be posted in not less than five public places in the Town of Medfield. This will suffice to comply with the Statute and the Code will then be in effect. The Town Clerk should make an official record of such attestation and posting in his own official records."

PINE NEEDLE PARK (Section II): It was reported that Mr. Stivaletta was not present at the meeting of the Board of Selectmen on January 11th as scheduled. This meeting was to discuss the dust problem on Green St. Extension.

MARLYN ESTATES: The Board received a copy of a plan drawn by L. W. Decelle, Surveyors, Inc., showing the approximate area that the Dept. of Mental Health planned to purchase from Heald Homes Trust to protect their well fields.

It was agreed to notify Mr. Heald by letter of this proposed action.

SUPT. OF STREETS: Traffic counts were received for South Street, Pleasant St. and High St.

BUILDING INSPECTOR: A letter was received from Mr. Burr, Building Inspector, notifying the Board that he will hold office hours on Thursday evenings at the Town Hall between the hours of 7:00 and 9:00 P.M.

RULES AND REGULATIONS: A letter was received from the Supt. of Streets recommending that the Board change the regulations covering manhole covers. He felt that they should be lowered so they would not be damaged by snow plows, etc.

APARTMENT ZONING: The Board received the recommendations of the Master Plan Implementation Committee on apartment zoning. It was agreen to hold a special meeting on Sunday morning at 10:00 A.M. to disucss these further.

ANNUAL REPORT: The draft of the annual report was read and revised.

MEETING ADJOURNED.

Respectfully submitted,

John F. Bradstreet

JOHN F. BRADSTREET,
Secretary

MEDFIELD PLANNING BOARD
Minutes of Meeting held on January 19, 1966

PRESENT: Messrs. Cain, Spencer, Bradstreet and Standley

The meeting was called to order with Mr. Spencer, Chairman, presiding and the following business was conducted:

APARTMENT ZONING: The following members of the Master Plan Implementation Committee were present:

Warren Blanchard, Chairman
Mrs. Andrew Ritchie, Secretary
Gordon Thomas
Robert Altman
Leo Kelley

Mr. Spencer reported that the Planning Board had met for two hours on Sunday morning, January 16th, to review the recommendations made by this committee for apartment zoning.

As a result of this Sunday morning meeting, Mr. Spencer was delegated to rewrite these recommendations.

The Board reviewed these revisions with this committee.

It was agreed that this proposed zoning by-law would be given to the Town Counsel for his advice and recommendations before it was presented to the public.

Several of the items discussed were:

(1) Home occupations and Professional Offices
(2) Ownership as it pertained to the single ownership per lot or corporate ownership, etc.
(3) Living space ration to lot.
(4) Green space ration per lot.
(5) Definition of terms used in the by-law.
(6) Living space area requirements.
(7) Use of basement lovel and whether or not this is subject to the Board of Health.
(8) Yards
(9) Corner lots.
(10) Projections (It was agreed that these would not exceed four feet to avoid being used as drying areas for clothing)
(11) Off-street parking.
(12) Site plan to be presented to the Building Inspector for approval.
(13) Apartments above stores.

The committee was asked if they had considered garden type apartments.

Mr. Blanchard: "We did not have any specific thoughts on them. We felt there should be apartments in the "B" Residence areas; possibly after some investigation, a garden type in other residential areas might be a possibility. We did not look into it at all, but we will look into it as a part of the overall zoning."

It was agreed that no apartments would be permitted in the business area and that all apartments would be connected to the municipal sewerage system.

It was also the consensus of opinion of those present that dwellings should be in the "B" Residence District only; however, it was agreed to discuss this with Town Counsel.

Mr. Spencer suggested that the entire Zoning By-law be rewritten at this time because of the many changes in phraseology.

Mr. Blanchard was asked what the future plans of his committee were.

He replied that they would be considering overall zoning and the central business district.

Mr. Altman: "It is my understanding that the Planning Board was against the Selectmen's plan for the redevelopment of the town hall, the corner and the old school. With the activity going on now, there may be some articles about the area in the town warrant. What are some of the objections?"

Mr. Spencer stated that the majority of the Planning Board did not oppose the Selectmen's articles. He felt that it was not presented in good form.

Mr. Altman: "Did you look into Urban Renewal as it would apply to this project?"

Mr. Spencer: "I don't think Urban Renewal will apply to this. The government would come in and want to buy the town hall and then sell it. We met with the Board of Selectmen and Mr. Woglom in January of 1965 regarding this. This did not seem to work out for this area."

Mr. Standley: "(1.) Urban renewal is not geared up for small towns because of the very difficult beaurocratic procedure. (2) Do it yourself urban renewal appealed to the Board of Selectmen."

Mr. Altman suggested that Mr. Woglom be invited to talk to these two groups (meaning the Planning Board and the M.P.I.C.).

Mrs. Ritchie pointed out that there is an existing committee studying the town common and parking area.

Mr. Standley suggested that we have a joint meeting with the Town Common Committee, Mr. Woglom, the Planning Board and the Master Plan Implementation Committee.

Mr. Altman: "We may be in a position at this town meeting to make a legal decision."

Mr. Blanchard: "We are not going to be faced with this at this town meeting. The article is not in the town warrant."

Mr. Bradstreet: "In the town of Stoughton the merchants have all gotten together and decided to revitalize the area themselves. I suggest that we get the merchants together."

Mr. Blanchard agreed to discuss these matters with his full committee and to set up a meeting with Mr. Woglom.

It was pointed out that the Town Counsel is aware of this proposed article on apartment zoning.

Mr. Spencer stated that he would have the by-law retyped.

LONG ACRE ESTATES: Mrs. Rayner was requested to obtain two more copies of this definitive plan from Mr. LaVerghetta.

SUPT. OF STREETS: Mr. McCarthy sent copies of the traffic movements he had taken recently at the intersections of South and Main Streets, Spring and Main Streets and going into the Super Duper, and North and Pleasant Streets.

BOARD OF APPEALS: The decision of the Board of Appeals on Heald Homes Trust was read and it was noted that the variance was granted.

HARDING ESTATES: The profiles of the extensions of Stony Brook Road and Spring Valley Road were received.

The Board reviewed these plans and profiles and the following motion was made:

MOTION: It was moved that the Board approve the grades of the stubs as shown on the following described plans:

"Plan & Profile of Ways in Medfield, Mass., dated April 28, 1965, by Bowie Engineering Co."

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

MINUTES: The minutes of the meeting held on January 12th were read and approved as read and corrected.

LONG ACRE ESTATES: It was agreed to meet at 10:00 A. M. on Sunday morning to reviewe the definitive plans of this sub-division.

MEETING ADJOURNED.

Respectfully submitted,

J. F. Bradstreet

J. F. BRADSTREET
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on January 26, 1966

PRESENT: Messrs. Cain, Spencer and Bradstreet

The meeting was called to order at 8:00 P.M. with Mr. Spencer, Chairman, presiding, and the following business was conducted:

STOP RIVER OAKS: The Final Decree (No. 85537) from Superior Court in the case of Charles A. Cimino, Inc., Petitioner vs. John F. Bradstreet et als, Planning Board of the Town of Medfield, Respondents.

FINAL DECREE

"This matter came on to be heard, and, after hearing, it was ordered, adjudged and Decreed,

1. That the subdivision plan referred to in paragraph 4 of the Petitioner's Appeal herein was Disapproved in error and by reason of inadvertence and that such Disapproval was in excess of the Respondents' Authority.

2. That said subdivision plan is entitled to Approval by the Respondents under the provisions of G. L., Ch. 41, Secs. 81A-81GG, as amended.

After reading the above decree, the Board members present signed the plan of Stop River Oaks.

Mrs. Rayner was then requested to advise Mr. Cimino that the plan had been signed and to request him to supply the Board with one copy of the duplicate tracings and three sets of the prints, as approved; also to return the original copy of the covenant for recording purposes.

BELKNAP ESTATES (Section II)--formerly Long Acre Estates: The name of this subdivision was changed at the request of Mr. Goldthwaite because his estate had had the name of Long Acre Farm for many years.

The Board met on Sunday morning and reviewed the definitive plans of this subdivision.

It was agreed that the Board would write a letter to the Water and Sewerage Board to see if they felt that they could service this area.

MASS. FED. OF PLANNING BOARDS: A bulletin was received from the Mass. Fed. of Planning Boards in which they gave the conclusion of the Zoning Questionnaire forwarded to all of the cities and towns in July of 1964. The following conclusion was of interest to the Board:

> "The average soil conditions in Massachusetts are such that a minimum lot area of at least 20,000 square feet should be required if municipal water supply is available, and a municipal sanitary sewer is not available, and a minimum lot area of 40,000 square feet should be required if neither are available."

BUILDING CODE: A request was received from the Middleborough Planning Board for a copy of our recent Building Code revisions. It was agreed to forward one to them but to advise them that it had not been approved by the Attorney General at this time.

PINE NEEDLE PARK (Section II)--A bond was received in the amount of $8,000.00 to cover Flint Locke Lane from Station 1 plus 00 to Station 5 plus 10 and Green Street from Station 6 plus 50 to Station 10 plus 50, dated January 26, 1966.

MOTION: It was moved that the Board accept the above described bond and release the following surety:

(1) Savings Account No. M2690 in the amount of $3,120.00.

(2) Savings Account No. M2691 in the amount of $4,500.00.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

The Board noted that the bond was not identified with the definitive plan.

Mrs. Rayner was requested to contact Mr. Stivaletta and ask that the bond have a specific reference to the date and title of the plan.

It was agreed to hold up release of the Savings Accounts until this correction had been made and the bond returned to Mrs. Rayner.

MINUTES: The minutes of the meeting held on January 19th were read and approved as read.

Respectfully submitted,

MEETING ADJOURNED:

J. F. Bradstreet

J. F. BRADSTREET,
Secretary

MEDFIELD PLANNING BOARD
Minutes of Meeting held on February 2, 1966

PRESENT: Messrs. Spencer, Bradstreet and Standley
Mr. Cain arrived late.

The meeting was called to order at 8:00 P.M. with Mr. Spencer, Chairman, presiding, and the following business was conducted:

PLANS: The following plan was presented for approval under subdivision control law not required:

"Plan of Land in Medfield, Mass., dated January 23, 1966, located off North St."

The plan was received from Dr. J. Leroy King, 200 North St.

It was agreed to hold this until Mr. Cain could view it.

NOTE: When Mr. Cain arrived, the plan was shown to him and it was then approved and signed.

ZONING BY-LAW: (Apartment Zoning)--Mr. Spencer reported that Mr. Kennedy, Town Counsel, was reviewing the proposed amendments to the Zoning By-Law and had said that he saw nothing in them that was controversial with the Zoning Enabling Act.

Mr. Kennedy suggested that these proposed amendments be advertised and a public hearing held, but recommended that they be voted on at a later date when they could be included in an overall zoning proposal. He informed the Board that once a hearing is held, the protection is in.

Mr. Standley suggested that Mr. Rogers and Mr. Cain be polled as to their feelings.

Mr. Spencer agreed to do this.

(Mr. Cain arrived at this time.)

The Board was then polled on this question and Mr. Spencer, Mr. Bradstreet, Mr. Cain and Mr. Standley agreed to hold the hearing now and then present the article at the next special town meeting hoping that the entire zoning by-law would be ready at the same time.

MEETING ADJOURNED:

Respectfully submitted,

J. F. Bradstreet

J. F. BRADSTREET,
Secretary

MEDFIELD PLANNING BOARD
Minutes of Meeting held on February 9, 1966

PRESENT: Messrs. Cain, Bradstreet and Standley

The meeting was called to order at 8:00 P.M. with Mr. Cain, Vice Chairman, presiding and the following business was conducted:

BELKNAP ESTATES (Section II)--formerly Long Acre Estates:

PUBLIC HEARING

Present: Mr. Leighton and Mr. Williams of the Water Board
Nicholas LaVerghetta, Owner and Developer
John Toomey, Engineer
O. Scott Fader, Conservation Commission
Mario Pederzini, Trustees of Reservation
Mrs. Lennard T. Swanson, Abutter
Joel A. Goldthwait, Abutter

The legal notice of this public hearing was published in the Suburban Recorder on January 20th and January 27th, 1966, and notices were sent to the abutters by certified mail, return receipt requested. The following were notified by letter:

Board of Health
Water & Sewerage Board
Supt. of Streets
Conservation Commission

A notice was posted in the town hall on January 27, 1966.

Mr. Cain opened the hearing by asking the owner and developer, Mr. Nicholas LaVerghetta, to explain his plans for this development.

Mr. LaVerghetta stated that there were 25 lots in the subdivision and that the plans had been presented to the Planning Board in accordance with their rules and regulations.

All persons present then viewed the plans.

Mr. Fader stated that they were concerned about the natural runoff of the water from the high elevation as it would come across the Golthwait land, also that the lower lots were very low and would require a lot of fill.

Mr. Goldthwait stated that he did have a flooding problem during heavy rains on the corner of his property; however, this was only a temporary problem.

Mr. Cain asked whether or not the larger culvert installed on Route 109 recently had helped the situation.

Public Hearing (Continued)

Mr. Golthwait stated that it may have helped. He also felt that the wall and fence may hold back some of the water preventing it from running off his land.

Mr. Golthwait asked if anything could be done about the ditch along the road as he felt that it was rather dangerous.

Mr. Cain advised him that they had discussed this with the Supt. of Streets because the town has a responsibility with this drainage system which runs along Hartford Street.

Mr. Pederzini stated that a lot of water came down the brook on the northeasterly side.

Mr. Fader stated that he was worried that a good percolation test could not be obtained for proper sewage disposal.

Mr. Cain pointed out that the Board of Health would take care of this.

Mr. Bradstreet reported that Mr. Carr, Agent for the Board of Health, was unable to attend this meeting.

Mr. Golthwait pointed out that the brook that ran through Lots 1 and 2 could be done away with.

Mr. Pederzini stated that the main thing the Trustees of Reservation were concerned about was that the people who purchase these homes may think they own way back into the reservation since there is no fence ther.

Mr. Cain requested that the engineer put these plans on the geodetic base.

Mr. Toomery stated that they were presently on an assumed base, but agreed to comply with Mr. Cain's request.

Mr. LaVerghetta stated that he had agreed to change the name of the subdivision from Long Acre Estates to Belknap Estates (Section II) at the request of Mr. Goldthwait.

Mr. Goldthwait explained that he had requested this change because his farm is known as Longacre Farm and he had a sentimental attachment to the name since he had used that address ever since he came to Medfield in 1920.

It was agreed to change the name of Longacre Drive also.

Public Hearing (Continued)

Mr. Goldthwait asked the Board if they had considered the radius into Hartford Street as there is a great deal of traffic on this street.

Mr. Cain stated that they had, and pointed out that Hartford Street has the widest layout of any street in the town.

Mr. Golthwait stated that he would like to see a "Yield Right of Way" sign into 109 from Hartford Street.

The water pressure was discussed and Mr. Bradstreet read a letter from the Water Board in which they made the following comments:

(a) Elevations above 205 feet may give trouble due to low pressure. Lots above 250 feet should not be built on without boosting facilities.

(b) Vales: 1 at Hartford St.
1 at Hartford Street and Thurston Road
1 at Hartford Street and Longacre Drive
3 at Longacre Drive

(c) The hydrant spacing is all right.

(d) Pipe in Hartford Street should be 8 inches.

Mr. Cain asked the Water Board if the town would have to put in the boosters.

Mr. Williams stated that he had talked to Town Counsel about this and he advised that the town does not have to put them in unless voted by the town.

Mr. Goldthwait stated that he had no interest in town water on his land and asked if he would be billed for the water installation when it was put in for this development.

Mr. LaVerghetta was asked if he intended to ask the town to put in the water, and if they didn't, was he going to put it in.

Mr. LaVerghetta stated that he was going to put an article in the warrant and if this was not passed, he would then put the water in Hartford Street to Thurston Road.

Public Hearing (Continued)

Mr. Cain pointed out that if the Town voted to put it in under the Betterment Act the abutters would be assessed for their portion.

Mr. Goldthwait remarked that it would not be a betterment to him because he did not want town water put in there.

Mr. Cain pointed out that the land would have a greater value.

Mr. Golthwait again stated that as far as he was concerned it would not have any greater value as he had farmland.

Mr. Golthwait asked how many feet of water pipe would be involved.

Mr. Laverghetta stated that it was approximately 600 feet to the existing hydrant.

Mr. Cain asked the Water Board who would bear the cost of any pipe over 6 inches in diameter.

Mr. Williams stated that the betterment is based on a 6 inch pipe, but the minimum they were installing in main streets was an 8 inch pipe.

Mr. Williams felt that the extra cost would be a problem that would have to be presented to Town Counsel.

Mr. Golthwait asked what this water pipe would amount to in dollars and cents.

Mr. LaVerghetta stated that he thought the total construction cost would be about $5,000.00.

HEARING ADJOURNED at 8:32 P.M.

Mr. Toomey agreed to have the plan plan placed on the geodetic base by the next meeting of the Board.

NOON HILL ESTATES: Mr. Reed Haslam appeared before the Board and requested release of a portion of his surety. He also asked the Board to set the amount of surety they would require to cover Indian Hill Road from Station 14 plus 00 to Station 22 plus 00.

Mr. Haslam presented his construction cards which showed the following:

INDIAN HILL ROAD--Station 14 plus 00 to 22 plus 00

(a) Water in and approved February 4, 1966
(b) Rough grading approved Feb. 9, 1966.
(c) Drainage approved Feb. 9, 1966.

The Board agreed to view the site on Sunday morning at 10:00 A.M.

STOP RIVER OAKS: Mr. Charles E. Mitchell came before the Board and advised the Board that Rosenfeld Contracting Corp. of Millis and he had purchased this subdivision of land. He stated that they were starting the construction of Stagecoach Road from South Street to Station 15 plus 00.

Mr. Cain asked if they had contacted the Supt. of Streets.

Mr. Mitchell stated that they had done this.

Mr. Cain requested that they send the Planning Board a notice of transfer of title and a copy of the vote showing who was authorized to act for the new corporation.

Mr. Mitchell agreed to do this. He also advised the Board that they intended to move the fill from the westerly side of South Street to the easterly side of South Street.

Mr. Cain suggested that they go to the Board of Selectmen for permission to move gravel.

ZONING BY-LAW: Mr. Kennedy, Town Counsel, advised the Board that he had sent the article which he had prepared on the proposed amendment governing apartments to the Board of Selectmen for inclusion in the warrant.

The Board had agreed at the last meeting to hold the hearing but not to include the article in the warrant at this time; however, since the above action had taken place, it was agreed to go ahead with the article.

A public hearing date was set for March 2nd at 8:00 P.M.

It was also agreed to send a copy of the article to the Master Plan Implementation Committee and to inform them of the hearing date.

BOARD OF APPEALS: The decision of the Board of Appeals on the petition of H. Brown and June A. Baldwin was read and it was noted that the variance was denied.

STREET LAYOUTS: A letter was received from the Board of Selectmen stating that they had voted as follows:

> "That petitions for street acceptances will be acted on only at Annual Town Meetings; that all plans, descriptions, petitions and releases must be on file, or submitted to the Board of Selectmen no later than the first Tuesday in December prior to the Annual Town Meeting on which they are to be acted."

SUPT. OF STREETS: Mr. McCarthy advised the Board that he had recently acquired a publication entitled "Traffic Engineering Handbook" and the Board was welcome to use it.

MEETING ADJOURNED:

Respectfully submitted,

J. F. BRADSTREET,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on February 16, 1966

PRESENT: Messrs. Cain, Spencer, Bradstreet and Standley

The meeting was called to order at 8:00 P.M. with Mr. Spencer, Chairman, presiding and the following business was conducted:

BELKNAP ESTATES (Section II): Mr. Allison T. Carr of the Board of Health was present. He gave the Board a letter which stated that his board had approved this subdivision plan subject to the requirements of the State Sanitary Code, Article 11, Regulation 2, Section 2.4, Page 7 and Regulation 14, Section 14.1, Page 19.

The Board discussed these requirements with Mr. Carr.

HEALD HOMES TRUST (Section II): Mr. Cain reported that he and Mr. McCarthy, Supt. of Streets, had inspected this site this morning. Residents of the area had appeared at the public hearing for the acceptance of Blacksmith Drive and Fox Lane and had complaimed about some unsatisfactory conditions on the streets. Mr. Cain stated that they found no water at the end of the driveway this morning, but did find one catch basin near Lot 42 that could be dropped.

Mr. Cain reported that they had called this correction to Mr. Heald's attention and he stated that he would be very glad to correct any defects.

Mr. Cain stated that they had also planned to talk to the two abutters; namely Mr. Erland and Mr. Thompson, who had made the complaints.

TRAFFIC COUNTS: Mr. McCarthy submitted traffic counts for Spring Street near the Baxter Square area showing an average daily traffic count of about 5,000 cars.

NOON HILL CORPORATION: Mr. Reed Haslam came before the Board and requested them to set the amount of surety they would require to cover the construction of Indian Hill Road so that he could obtain the release of Lots 31, 33, 38, 43, 46, 17, 32, 39 and 42.

Mr. Spencer, Mr. Cain, Mr. Bradstreet, and Mr. Standley reported that they had inspected the area last Sunday but due to the snow, they were unable to make a proper inspection.

Mr. Haslam stated that the water and drainage were installed to Station 22 plus 20.

The Board agreed that they would require surety in the amount of $10,400 to cover the lots mentioned, but if he wished to complete the construction to Station 22 plus 20, the Board would release Lot 47 and require surety in the amount of $10,800.00.

ROUTE 109: The Board reviewed the last report circulated to the surrounding towns regarding the progress of the relocation of Route 109.

Mr. Cain stated that he understood that the flight of the area had been made the latter part of November and the Dept. of Public Works was now in the process of plotting this on plans.

It was agreed to try to schedule a meeting with Mr. Joseph Cronin some time in the arly part of April to recheck the progress.

ZONING: Mr. Bradstreet suggested that we consider placing more of the land in the town into zoning areas requiring 40,0000 square feet. He felt this would help to take care of sewage problems.

The Board agreed to work on the revision of the Zoning By-laws as soon as the revision of the Rules and Regulations was completed.

BELKNAP ESTATES (Section II): The Board inspected this are on Sunday morning also.

Mr. LaVerghetta, developer, came before the Board and presented three copies of the revised definitive plan. He advised the Board that it had been placed on the U.S. Coastal Geodetic Base.

It was noted that Longacre Drive had been changed to Naskapi Drive.

The Board checked the plans for the changes which they had requested in their letter of January 26th.

The location of the headwall at the end of Naskapi Drive was discussed. It was agreed to make this decision at the time the road was being constructed.

It was noted that the 6 inch water line on the southerly end of Thurston Road was not shown on the plan.

With reference to the letter received from the Water and Sewerage Board, it was noted that the entire sudivision was above the elevation of 205 feet.

It was agreed that no valve would be required at the intersection of Naskapi Drive and Hartford Street if the water was not installed on Hartford Street to this location.

The Board suggested to Mr. LaVerghetta that he petition the town to put in the water and to do it under the Betterment Act.

Mr. Cain reported that he had talked to the Supt. of Streets regarding the ditches along this property. Mr. McCarthy felt that the ditches should stay as they are and if the developer was concerned about getting into his land, he would have to put in a few lengths of pipe in order to build the driveways.

Mr. Cain suggested that the elevations should be set up so that any pipes that are put in are laid at the proper grade. Mr. Cain felt that the town should sork on a 4/10% grade from the culvert on Main Street.

Mr. LaVerghetta questioned whether or not the town would wish a ditch in front of the property since it might be dangerous for children.

Mr. Cain stated that he felt that this was a natural water course and that the town was not putting in the proper access to a person's property.

Mr. LaVerghetta presented a profile plan of the drainage ditch.

Mr. LaVerghetta asked what would be the proper procedure to get the town to pipe the ditch.

Mr. Cain felt that the town should put the pipe in when the houses fronting on Hartford Street were being built.

Mr. LaVerghetta was asked to make the following corrections on his plans:

(a) Fix the grade of the drainage ditch, using the culvert at Main Street as a starting point, then going up Hartford Street at about 4/10%.

(b) At the intersection of Hartford Street and Thurston Road, relocate the drain manhole to the ditch.

(c) Continue the water pipes on Thurston Road down to Hartford Street.

(d) On Naskapi Drive at the intersection of Hartford Street, put the manhole at the ditch. Take off drain line under the street, the header, and the proposed ditch on the easterly side of Hartford Street.

It was agreed to send a copy of this plan to the Water Board now that it had been put on the U.S. Coastal Geodetic Base, and also request their comments as to how efficiently they could service the area with water.

MEETING ADJOURNED:

Respectfully submitted,

J. F. Bradstreet

J. F. BRADSTREET,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on February 23, 1966

PRESENT: Messrs. Cain, Rogers, Spencer, Bradstreet and Standley

The meeting was called to order at 8:00 P.M. with Mr. Spencer, Chairman, presiding and the following business was conducted:

APARTMENT ZONING: Mr. Spencer reminded the Board about the public hearing on the proposed amendments to the Zoning By-law to be held on March 2nd.

BELKNAP ESTATES (Section II): It was also noted that the time limit would be up on the approval of Belknap Estates (Section II) on March 12th.

FERNANDES REALTY CORP: A copy of a letter from Town Counsel to John J. Seaberg, Project Engineer, Fernandes Realty Corp. was received and read. This concerned Fernandes' plans for building and their request for a copy of the Medfield Building Code.

PLANS: Mr. Standley presented the following described plan for approval under the subdivision control law not required:

(a) Plan of Land in Medfield, Mass., dated Feb. 18, 1966, by Everett M. Brooks Co., Civil Engineers, and located off Elm Street.

Mr. Standley divorced himself from the Board since he was an interested party.

Mr. Rogers question the legality of adding a fifty foot strip to this property in liew of the twenty foot right of way over land of Standley.

Mr. Rogers made a motion that this be checked with Town Counsel.

MOTION: Seconded.

VOTE CARRIED UNANIMOUSLY.

Mr. Rogers made a motion that Mr. Cain be delegated to act for the Board in seeking advice of Town Counsel.

MOTION: Seconded.

VOTE CARRIED UNANIMOUSLY.

Mr. Stanley questioned if Mr. Cain would have the authority to sign the plan if approved by Town Counsel.

Mr. Rogers stated that if Town Counsel so wrote the Board, Mr. Cain will have the instrument with which to sign it.

Mr. Cain stated that he would have Town Counsel make the approval right on the plan.

BELKNAP ESTATES (SectionII): Mr. LaVerghetta came before the Board and presented the revised plans showing the corrected drainage along Hartford Street.

The Board reviewed the plans.

Mr. Rogers questioned whether or not it was under the Board's jurisdiction to require the developer to have adequate water pressure.

It was the consensus of the Board's feelings that this was a problem between the developer and the water department.

Mr. Cain made the following motion:

MOTION: It was moved that the Board approve the plans of Belknap Estates, Section II.

Mr. Standley suggested that this motion be amended so that the water pressure problem would be checked with the Town Counsel.

AMENDED MOTION: It was moved that the "Subdivision Plan of Land in Medfield, Mass.", dated January 12, 1966, drawn by Norwood Engineering Co., Inc., Norwood, Mass. be approved subject to the following condition:

That the water pipes shown be connected to the town water supply system. See Rules and Regulations Governing the Subdivision of Land, Section I, Paragraph 1 and Section VI, Paragraph C, Item 2.

MOTION SECONDED BY MR. STANDLEY

VOTE CARRIED UNANIMOUSLY

Mrs. Rayner was requested to notify the Town Clerk.

MASS. ROADSIDE COUNCIL: A bulletin was received and read from this council pertaining to legislation pending on roadside signs.

APARTMENT ZONING: Mr. Rogers questioned the Board members as to whether or not they had discussed putting apartments in "A" and "AA" areas.

Mr. Spencer stated that at the present time they were allowed only in the business area.

Mr. Rogers asked the Board what their urgency was for in asking the town to act on this article at this coming town meeting.

Mr. Cain pointed out that the town has had three apartments built recently and he questioned whether or not this is what the people wanted. He thought the Board should set up something that the town could act on. He stated that he had had an inquiry this date about apartments from a real estate agent.

Mr. Rogers suggested that the requirement of the open space be a certain percentage of the lot instead of setting up definite set-back, side yard, and rear yard requirements. He pointed out that the shape of a lot may prohibit building under the requirements as they are now set up.

The Board also discussed whether or not apartments should be allowed in basements.

MINUTES: The minutes of the following meeting were read and approved as read:

January 26, 1966
February 2, 1966
February 9, 1966

MEETING ADJOURNED:

Respectfully submitted,

J. F. Bradstreet

J. F. BRADSTREET,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on March 2, 1966

PRESENT: Messrs. Cain, Rogers and Bradstreet

The meeting was called to order at 8:00 P.M. with Mr. Cain, Vice Chairman, presiding and the following business was conducted:

NOTE: Mr. Spencer was excused from the meeting to attend the "Candidate's Night".

ZONING BY-LAW--Amendment (Apartments)

Public Hearing

Present: Mr. Blanchard Warren--Master Plan Implementation Committee
Mrs. Andrew Ritchie---Master Plan Implementation Committee
H. Brown Baldwin------Finance Committee

Mr. Cain opened the hearing by reading the notice of the public hearing as published in the Quincy Patriot Ledger on February 12th and 19th, and in the Suburban Recorder on February 17, 1966.

The notice was also posted by the Town Clerk on February 18th and notices were sent to interested persons by Certified Mail, return receipt requested.

Mr. Cain pointed out that the Board had set up these regulations because the town did not have any regulations governing apartment buildings.

MR. BALDWIN: "Is there a demonstrated need for this at this time?"

MR. CAIN: "We have nothing to govern apartments."

MR. BALDWIN: "Is someone asking to build apartments?"

MR. CAIN: "I have had two instances where people are considering it."

MR. BALDWIN: "You would say there was a need."

MR. CAIN: "I don't know how serious."

MRS. BRADSTREET: "What makes you think there is a need for apartment houses?"

MR. CAIN: "I did not say there wa a need. There are apartments being built here and in other towns and we want to serve the people of the town."

Public Hearing (Continued)

MRS. BRADSTREET: "Why not tighten up the regulations for two family houses?"

MR. CAIN: "Like what?"

MRS. BRADSTREET: "Where they can be built and how muc land."

MR. CAIN: "It is our thought to give the people of the town an opportunity to express their opinions.

MRS. BRADSTREET: "I don't think we need any more than we have now. They just add to our sewerage problem."

MR. BALDWIN: "There is no restriction in the present by-law regarding apartments?"

MR. CAIN: "The can build in the business area, but no restrictions as to set-backs, etc.

MR. BALDWIN: "Why was this restricted to the "B" area? What is wrong with building apartments in the "A" or "AA" areas as well, as long as they are built in the general character of the houses in that area?"

MR. CAIN: "The feeling of the Board was that the area nearer the center of the town was the one to talk about. If the people of the town want it in "A" or "AA" areas, they can amend it."

MR. BRADSTREET: "Another thing is that we require that they be connected to our sewer system and that would mean the area near the center of the town."

Hearing no other comments, Mr. Cain declared the hearing closed.

Respectfully submitted,

J. F. Bradstreet

J. F. BRADSTREET,
Secretary

MEDFIELD PLANNING BOARD
Minutes of Meeting held on March 9, 1966

PRESENT: Messrs. Cain, Rogers, Spencer, Bradstreet and Standley

The meeting was called to order by Mr. Spencer, Chairman, and he immediately turned the meeting over to Mr. Cain, Vice Chairman, since he had not been sworn in to office following his re-election. Mr. Spencer stated that he would abstain from voting during the meeting.

Mr. Cain called the meeting to order and called for the election of officers for the coming year:

Mr. Spencer suggested to the Board that they follow a schedule of having the senior member acting as chairman each year, and the next in line for election, be the vice chairman, and the third in line, be the secretary.

Mr. Cain called for nominations for the office of Chairman.

Mr. Cain was nominated.

Nomination seconded.

Vote carried with all in favor.

The secretary then cast one ballot for Mr. Cain for Chairman.

Mr. Cain called for nominations for the office of Vice Chairman.

In accordance with Mr. Spencer's suggestion, Mr. Rogers was nominated.

Mr. Rogers declined the nomination.

Mr. Bradstreet was nominated.

Nomination seconded.

Vote carried with all in favor.

The secretary then cast one ballot for Mr. Bradstreet for Vice Chairman.

Mr. Cain called for nominations for the office of secretary.

Mr. Standley was nominated.

Motion seconded.

Vote carried with all in favor.

Secretary cast one ballot for Mr. Standley for secretary.

Appointments:

(1) A motion was made to appoint Mr. Charles C. Cain, as the Board's agent to sign plans not requiring approval under the subdivision control law.

Motion seconded.

Vote carried unanimously.

(2) A motion was made to appoint Mrs. Charles H. Rayner, Jr. as the Board's Administrative Agent.

Motion seconded.

Vote carried unanimously.

Meetings:

A motion was made that the Board continue meeting on Wednesday evenings until further notice.

Motion seconded.

Vote carried unanimously.

NOON HILL ESTATES: Mr. Emerson Haslam appeared before the Board and presented the following described surety:

Savings Account No. 147-07484 in the Norfolk County Trust Co., dated March 9, 1966; standing in the names of Emerson F. Haslam and Charlotte P. Haslam, in the amount of $10,800.00; also the assignment of this account to the Town of Medfield.

This surety covers the construction of Indian Hill Road from Station 14 plus 00 to Station 22 plus 20.

MOTION: It was moved that the Board accept the above described surety and to release the following lots:

17, 31, 32, 33, 38, 39, 42, 43, 46, 47.

Motion seconded.

Vote carried unanimously.

Note: The Board was unable to make an inspection of the first section of Indian Hill Road but agreed to do so as soon as the weather permitted.

HEALD HOMES TRUST: (Section II)--Mr. Heald appeared before the Board and requested that they set the amount of surety that would be required to cover the construction of Colonial Road from Station 3 plus 00 to Station 4 plus 25.

Mr. Heald presented the construction cards showing the following:

Colonial Road from Station 3 plus 00 to Station 7 plus 00

Rough grading approved	12/9/65
Drainage approved	12/9/65
Water installation approved	12/10/65

A motion was made that the Board would require the amount of $1,500.00. This represented construction of 125 feet of street at $12.00 per foot.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

A motion was made that upon the receipt of the above amount of surety, the Board would release lots numbered 50 and 55.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

HASTINGS & GAUTREAU: Mr. Taylor of Hastings and Gautreau requested through Mrs. Rayner the release of Lot 53 and if possible, the release of Lots 75 and 74.

Mr. Rogers stated that he was concerned about on-lot waste water disposal in the area of Spring Valley Road. He suggested that this Board should bring this to the attention of the Board of Health.

It was agreed to make an inspection of this area on Sunday morning at 10:00 A.M.

It was noted that the construction cards covering Long Meadow Road from Station 6 plus 00 to Station 15 plus 00 were approved by the Supt. of Streets on August 10, 1965 subject to the functioning of the sub-drainage.

BELKNAP ESTATES (Section II): A corrected letter was received from the Water and Sewerage Board.

MASS. DEPT. OF COMMERCE: A bulletin was received from this department notifying the Board of the bills that had been filed in the legislature pertaining to planning.

TRAFFIC COUNTS: Copies of letters to the finance committee and the Board of Selectmenfrom the Supt. of Streets regarding traffic counts were received.

ROUTE 109: It was agreed that before any further action was taken by the Route 109 Committee, that a letter be written to the Board of Selectmen asking them to notify the Board as to whom they had appointed as their representative to replace Mr. Perry.

RULES AND REGULATIONS: The Board reviewed the tables in the proposed rules and regulations.

NOTE: A motion was made by Mr. Bradstreet that the Board give a vote of thanks to Mr. Spencer, the past chairman, for his performance during the past year.

Mr. Standley suggested that a vote of thanks be also given to the previous chairman, Mr. Rogers.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

APARTMENT ZONING: Mr. Spencer submitted his rough draft of the Planning Board's report on Article 57 of the Town Warrant dated March 14, 1966.

The Board reviewed and revised the report.

Mr. Rogers stated that he was opposed to the change regarding corner lots. He also believed that the Board should have considered apartment zoning for all zoning areas at the same time.

Mr. Cain called Mr. Warren, Chairman of the Master Plan Implementation Committee, to see if they would make a recommendation on this article at the Town Meeting.

Mr. Blanchard stated that his committee was meeting on Thursday evening and he would be glad to bring it up for consideration.

MOTION: It was moved that the report as written by Mr. Spencer and revised by the Board be presented at the Annual Town Meeting.

APARTMENT ZONING (Continued)

MOTION SECONDED.

VOTE CARRIED WITH FOUR IN FAVOR AND MR. ROGERS OPPOSING THE FOLLOWING SECTIONS IN THE PROPOSED BY-LAW:

(a) Section 9. Corner Lots.

(b) Any section pertaining to the restriction of apartments to the "B" residence area.

MOTION: It was moved to add the following amendments to Article 57 and to present them at the Annual Town Meeting:

(1) Under SECTION VI. APARTMENTS (fourth line) -- Change the word party to partition so that it will read sound proof partition walls.

(2) Under SECTION VI. APARTMENTS, paragraph 1, Height and Bulk Regulations, sub-paragraph (b)--Change the last sentence to read: "A basement, or cellar, to be inhabited, must have the ceiling not less than five (5) feet above the average elevation of the land immediately surrounding the building foundation wall."

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

FUTURE PLANNING: Mr. Standley suggested that the Board set up an agenda for the coming year.

The following items were set up as a work agenda for 1967:

(a) Rules and Regulations Revision
(b) Zoning By-law and Zoning Map Revisions
(c) Parking and Central Business District
(d) Recommendations for street layouts.

Mr. Standley suggested a joint meeting with the Master Plan Implementation committee.

Mr. Rogers suggested that the Board have a meeting with all of the merchants in the town regarding the Central Business District.

FUTURE PLANNING (Continued)

Mr. Standley questioned whether or not the Board needed any professional help.

Mr. Rogers stated that the Board could seek the assistance of Mr. Woglom since he was a citizen of the town.

It was agreed to hold an exploratory meeting with the businessmen to discuss the Central Business District, but first to advise the Master Plan Implementation Committee.

Mr. Standley was delegated to attend this committee's meeting on Thursday evening to discuss the Planning Board's proposal.

EXECUTIVE SESSION: This session was called to discuss Fernandes Realty Corp. and Gulf Oil Corp.

MEETING ADJOURNED:

Respectfully submitted,

BURGESS P. STANDLEY,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on March 23, 1966

PRESENT: Messrs. Cain, Rogers, Bradstreet and Standley

The meeting was called to order at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

STOP RIVER OAKS: Mr. Rosenfeld appeared before the Board and presented a revised profile of Stagecoach Road. This represented a change in the grade and he asked the Board if they would consider approving it. He stated that his reason for the request was that at the beginning of the street they had about a 16 foot cut, and at the present time, they were down to solid rock. He also stated that they were trying to keep to a three to one slope, whereas the plans called for a two to one slope.

The Board reviewed the plans and Mr. Cain suggested that the Boark keep the plan and visit the site.

Mr. Rogers and Mr. Bradstreet stated that they were in favor of reducing the cut and felt that an inspection was not necessary.

MOTION: It was moved that Mr. Rosenfeld proceed with the proposed change in grade and have the street engineered and a revised plan presented.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

Bayberry Road: Mr. Rosenfeld asked if the Board would allow him to start the drainage on this road at Lots 145 and 147.

The Board discussed this and then made the following motion:

MOTION: It was moved that the grades of Lots 146 and 144 be finished and the road to be put in to the property line between Lots 144 and 145.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

MINUTES OF MEETING: The minutes of the meeting held on March 16th were read and approved as read and corrected.

HARDING ESTATES: Mr. Cain and Mr. Bradstreet stated that they had visited this subdivision and found the following:

HARDING ESTATES (Continued)

(1) Water from the cellar of one of the homes was being pumped into the street.

(2) The area on the easterly side of Spring Valley Road was definitely wet.

The Board discussed these facts with specific emphasis on waste water disposal systems.

Mr. Cain stated that he felt that as long as the streets were dry it was not the Board's problem.

Mr. Rogers felt that it was the duty of the members of the Board as citizens of the town to be concerned about this problem.

Mr. Rogers made the following motion:

MOTION: It was moved that a letter be written to the Board of Health advising them that during the inspections of the subdivisions, the Board had noticed an accumulation of ground water on the easterly side of Spring Valley Road; and that the Board realized that this was not the responsibility of the Planning Board but they would like to know what what provisions were being made so that on-lot sewerage in the area would function properly, knowing full-well that the majority of the soil in the adjacent area was of a silty nature.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

Longmeadow Road--Mr. Cain and Mr. Bradstreet stated that they had inspected Longmeadow Road to determine the amount of surety that would be required to complete the street construction from Station 11 plus 65 to Station 15 plus 50.

It was agreed that the Board would require the sum of $1,000 to cover this section, a distance of approximately 385 feet. This would include the setting of the stone bounds, the repairs to the sidewalk, the cleaning of the drains, and in general, getting the street ready for acceptance.

The Board also agreed that upon receipt of surety in this amount, they would release Lots 53, 74, 75, and 76.

BELKNAP ESTATES (Section II): A letter was received from the Town Clerk stating that no appeals had been made since the filing of this definitive plan in his office.

The plan was then signed by the members of the Board who were present. The plan was then given to Mrs. Rayner for delivery to Mr. Laverghetta and she was requested to advise him that the Board would require a linen tracing of the plan for the Board's files.

HATCH ACT: (Lots 14, 15, 16 and 17 located off North Street):

Mr. Rogers: "Due to the nature of the topography in the area, here again, I would think we might call attention to the fact that this is a general drainage area, that it not only takes in the local drainage, but takes in the drainage from the Pine Needle Park area and continues under Winter Street, and flows in a southwesterly direction into a pond on the property of Mrs. Byng, and further to a point under the railroad tracks, then to a marshy swail north of West Mill Street, thence to the Charles River. Here again I suggest that we ask the Board of Health that we would like to be informed as to what on-lot sewerage layout they had approved for these lots."

MOTION: It was moved that the following letter be sent to the Board of Health with a copy to the Board of Selectmen:

"We realize that this does not come under the jurisdiction of the Planning Board; however, in respect to Chapter 220, Acts of 1965, (Hatch Act), is it necessary that the Board of Selectmen be notified of the plans in this area."

"The Planning Board is of the opinion that the construction is a part of the natural drainage area which accepts drainage from the Pine Street area and carries the same eventually to the Charles River."

MOTION SECONDED

VOTE CARRIED UNANIMOUSLY.

FERNANDES REALTY CORP: Mr. Bradstreet made the following motion:

MOTION: It was moved that the Board write a similar letter to the Board of Health with a copy to the Board of Selectmen regarding the same problem on the property now owned by Fernandes and located off Route 109.

FERNANDES REALTY CORP. (Continued)

Mr. Rogers said he would like to question the volume of the brook and also what happens to sewers.

Mr. Bradstreet pointed out that developing this lot would be filling in a swamp.

MOTION WAS NOT SECONDED.

Mr. Rogers stated that he would question any water area that goes through school property for contamination reasons and further stated that he would prefer to second a motion that would refer to contamination of streams by sewer systems.

MOTION: (By Mr. Bradstreet)

It was moved that the following letter be written to the Board of Health:

"The Planning Board would like to recommend that the utmost of care be followed in the design of the septic system and waste disposal system of the contemplated development adjacent to the Sunoco Station, which we understand is Fernandes Market."

MOTION SECONDED BY MR. STANDLEY

VOTE CARRIED UNANIMOUSLY

Mr. Bradstreet suggested that we also notify the State Board of Health.

Mr. Rogers and Mr. Cain did not concur with this suggestion.

RULES AND REGULATIONS: A letter was received from the Supt. of Streets in which he recommended the use of granite curb inlets as opposed to concrete.

MOTION: It was moved that the Board's specifications will require that curb inlets for catch basins be of granite.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

MOBILE OIL CO.: The Board received a notice of a public hearing from the Board of Appeals on a request for a variance from Mobile Oil Co.

The hearing is to be held on March 24, 1966, beginning at 7:45 P.M.

Mr. Cain presented a plan of this area which he had signed under approval of the Subdivision Control Law not required.

The Board reviewed the plan and then delegated Mr. Standley to attend the hearing and present the following Board opinions:

(1) Due to the amount of traffic that goes through the square of the Town of Medfield, we should try to have as much open area as possible; therefore decrease all areas beyond an 8 foot sidewalk.

(2) The curbing on Main Street, southeast of the property line, should be eliminated.

(3) The island curb on North Street should be eliminated.

(4) The sign should be back on private property.

(5) Further study should be made in regard to the curbing in this particular location.

PLANS APPROVED UNDER SUBDIVISION CONTROL LAW NOT REQUIRED:

(1) Lots 24a and 24b--located off Pine St.
(2) Lots A1 and A2-located off North Street.

MASTER PLAN IMPLEMENTATION COMMITTEE: Mr. Standley reported that he had attended a meeting of this committee on March 10th. Only three members were present so no business could be conducted.

Mr. Warren, Chairman of the MPIC, stated that they would be glad to help with the rezoning of the central business district.

Mr. Standley further reported that he had discussed with them the idea of a meeting of both advisory groups and the merchants, and Mr. Warren recommended that only a representative from the Planning Board, the MPIC, and the Town Common and Parking Committee be present. This would limit the size of the meeting.

Mr. Warren also recommended a preliminary meeting with the Planning Board.

Mr. Standley asked Mrs. Rayner to get a copy of the old proposed parking area and report to Mr. Warren.

NOON HILL ESTATES: It was agreed to make an inspection of this area on Sunday at 10:00 A.M.

SURETY: The Board reviewed the surety that had expired or would terminate this coming year.

KENNEY: It was agreed to also check the Kenney are on Sunday.

BUILDING CODE: It was agreed to check with Mr. Keirstead, Town Clerk, to find out whether or not the Attorney General had approved the Building Code.

ZONING BY-LAW: Mr. Rogers stated that he felt that our zoning by-law format should be set up in a more legal and logical form.

MEETING ADJOURNED AT 11:00 P.M.

Respectfully submitted,

BURGESS P. STANDLEY,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on March 30, 1966

PRESENT: Messrs. Cain, Spencer, Rogers, Bradstreet and Standley

The meeting was called to order at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meeting held on March 23rd were read and approved as read and corrected.

BOARD OF HEALTH: Mr. Cain stated that he had held up the mailing of the three letters to the Board of Health because he wanted the Board to know their exact content.

(1) Letter regarding land of Kenney on North Street.

Read and approved as read.

(2) Letter regarding wet land off Spring Valley Road in Harding Estates.

Read and approved as read.

(3) Letter regarding septic system on land of Fernandes Realty Corp. off Route 109.

Letter read and approved by all except Mr. Cain. He stated that he wished to be recorded not in favor of sending this for the following reason:

Mr. Cain: "If the waste water disposal system is designed correctly, it will not contaminate the brook."

Mr. Rogers pointed out that drainage in the town was part of the Board's concern.

Mr. Spencer pointed out that the market would require a unique disposal system because of the type of waste, such as grease and meat scraps.

KENNEY CONSTRUCTION CO., INC: Mr. Cain reported that he had inspected this site and found that the sidewalk was not completed, but that the fire hydrant had been extended and the streets signs were in.

Mrs. Rayner was requested to ask Mr. Kenney to attend the next meeting so the Board could find out what his plans were for completing the sidewalk.

NOON HILL ESTATES: All of the Board members inspected the Noon Hill site. They noted the following items that needed completion or repair.

(1) Bounds to be set.
(2) Drainage between lots 8 and 10 is to be ditched and the pipe covered.
(3) Sidewalks to be repaired throughout the entire length.
(4) Fill needed in back of walks--also graded.
(5) Additional loam needed on the grass strips between the curb and sidewalk.

The Board also felt that they would like to have the developer consider railings on the top of the culvert headwalls.

The Board discussed whether or not to release a portion of the surety; however, it was agreed not to release any surety until the work was completed because the time limit had elapsed.

FOREST CONSTRUCTION CO.: Mr. Edward Flynn of the Forest Construction Co., Norwood, Mass. presented a preliminary plan for subdivision of land off Dale Street.

The Board viewed the plan and requested that he file a copy with the Board of Health and send a notice to the Town Clerk of his action.

The Board noted that no profiles were submitted and it was agreed that they would be necessary in order to establish the grade of the proposed street. Mr. Flynn stated that he would present them within thirty days.

It was also requested that the following be shown on the plans:

(1) All abutters including those on the opposite side of Bridge Street.
(2) Drainage connection at Bridge Street.

BUILDING CODE: Mrs. Rayner reported that the Building Code is now being reviewed by the Bureau of Standards under the jurisdiction of the Attorney-General.

MOBILE OIL CO.: Mr. Rogers and Mr. Standley reported that they had attended the public hearing on the Mobile Oil Co's. request for a variance through the Zoning Board of Appeals.

Mr. Rogers stated that he had suggested to the Board of Appeals that the sign should be located on private property, and that North Street should be widened by coming in with the sidewalks all the way from the drug store.

Mr. Rogers also stated that it was his observation that Mobile Oil Co. is not opposed to working with the town on this problem as they seemed to have no objections to moving back in. They also had no objection to "feathering the curbs" and were quite flexible as to what is done.

Mr. Rogers reported that the Department of Public Works and the Medfield Highway Department had approved the layout of the street.

Mr. Standley pointed out that the second opening on North Street would bring the traffic out of the gas station broadside with the North Street traffic.

The following motion was made:

MOTION: That a letter be sent to the Board of Selectmen to bring this to their attention. Copies to go to the Supt. of Streets and the Zoning Board of Appeals.

Motion Seconded.

Vote Carried Unanimously.

CONSERVATION COMMISSION: A copy of a letter from the Conservation Commission to the Board of Selectmen was read. This pertained to the filling in of the wet land on North Street and whether or not this action violated the Hatch Act.

Mr. Rogers suggested that we get a briefing of the Hatch Act and its legal aspects from Town Counsel.

Mr. Standley pointed out that the Conservation Commission had intended to have a meeting for this purpose but it had not materialized as yet.

It was noted that the Board of Selectmen had written the Department of Natural Resources to see if this situation came under the jurisdiction of the Hatch Act, and if so, how to proceed.

Mr. Rogers again recommended that the Board have Town Counsel brief the various town departments regarding the legal aspects of this legislation.

MOTION: That a letter be written to the Board of Selectmen asking that the Planning Board be included when they have a legal briefing of the Hatch Act.

Motion seconded.

Vote carried unanimously.

APARTMENTS: A copy of a letter from the Building Inspector to John D. Murphy was read. This letter denied Mr. Murphy's application to build one six-family apartment house on Lot 3, Upham Road.

DEPT. OF COMMERCE: A notice was received of hearings to be held on proposed House and Senate bills. Of particular interest to the Board was House Bill 643 which would amend Section 2 of Chapter 40A to render invalid any minimum lot size requirement in effect or adopted in the future which is in excess of 15,000 sq.ft.

BOARD OF SELECTMEN: A memo was received from the Board of Selectmen asking that the Board prepare a description of the duties and responsibilities for each elected and appointed position. This information is to be used in the Board's study of succession in Town Government for the purpose of any emergency.

Mr. Spencer agreed to prepare the requested information.

MUNICIPAL MEMO: A memo was received from Dean Junior College notifying the Board that they had established a Municipal Research Bureau to give assistance to the communities in the immediate vicinity of Franklin.

MOTION: That the Board write to Dean Junior College asking that the Planning Board be put on their mailing list.

Motion seconded.

Vote carried unanimously.

PLANS: The following plan was approved under subdivision contol law not required:

Plan of Land in Medfield, Mass., by Cheney Engineering Co., Inc., Needham, Mass., dated March 28, 1966.

This land is located off Granite Street and contains lots numbered 1 through 7, inclusive.

MEETING ADJOURNED TO EXECUTIVE SESSION:

Respectfully submitted,
Burgess P. Standley
BURGESS P. STANDLEY,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on April 6, 1966

PRESENT: Messrs. Cain, Rogers, Bradstreet and Standley

The meeting was called to order at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meeting held on March 30th were read and approved as read and corrected.

HARDING ESTATES: Mrs. Rayner presented surety in the amount of $1,000.00 which she had received from Mr. Hastings and Mr. Gautreau.

The Board accepted the surety and signed the release of lots numbered 53, 74, 75, and 76.

A letter was received from Hastings and Gautreau requesting permission to exchange their savings accounts now held by the Town of Medfield from the Needham Co-operative Bank to the Home Federal Savings and Loan Association of Worcester.

The Board discussed this exchange and it was agreed that it would be necessary for them[x] to present surety equal to the amounts now held by the Town before the Board could release the accounts for this transfer.

The Board also stated that if a reduction of surety would help to relieve the situation financially, they would ~~be happy to~~ make an inspection of the site for this purpose.

Mrs. Rayner was authorized to relate the Board's position in this matter to Mr. Hastings and Mr. Gautreau.

NOON HILL ESTATES: Mrs. Rayner reported that Mr. Reed Haslam had questioned Item (2) of the Board's letter of April 4th. This pertained to the drainage between lots numbered 8 and 10. Mr. Haslam wondered how far the Board wanted him to carry this drainage pipe.

The Board discussed this and agreed to inspect the site on Saturday morning at 10:00 A.M. to study it further.

Mr. Rogers suggested that a letter be written to Haslam Realty Corporation calling their attention to the Hatch Act as it pertains to their lots on either side of the causeway off South Street.

MOTION: That a letter be written to Haslam Realty Corp. as suggested by Mr. Rogers.

Motion seconded.
Vote carried unanimously.

x Hastings and Gautreau

FOREST CONSTRUCTION CO., INC.: The profile of this proposed subdivision was received. The Board reviewed it and agreed to inspect this site on Saturday. The Board noted that the plan showed for an existing drain on Dale Street which they felt was not there. This item was to be checked out on the site inspection.

RULES AND REGULATIONS: Mr. Rogers suggested that the Board work on these during the week at special meetings. Since Mr. Spencer was absent, action on this suggestion was postponed until the next meeting.

CONSERVATION COMMISSION: The Board questioned Mr. O. Scott Fader as to whether or not his group intended to call a meeting of the departments for the legal briefing of the Hatch Act.

Mr. Fader agreed to present it at their next meeting for action. He suggested that the builders and the real estate brokers in the town be included at such a meeting also.

SUBURBAN RECORDER: It was agreed to send a letter of appreciation to the editor of the Suburban Recorder for the excellent news coverage since last fall.

MEETING ADJOURNED FOR EXECUTIVE SESSION.

Respectfully submitted,

Burgess P. Standley

BURGESS P. STANDLEY
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on April 13, 1966

PRESENT: Messrs. Cain, Spencer and Rogers

The meeting was called to order at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

FORREST CONSTRUCTION CO., INC.: Mr. and Mrs. Sheldon Murphy appeared before the Board to discuss the proposed subdivision off Dale & Bridge Streets.

Mr. and Mrs. Murphy were abutters to the proposed street entering this subdivision and this was their major concern. They stated that there were several trees in this area both on their land and that of the developer and they requested that the natural landscape be preserved as much as possible.

They also questioned the Board about the possibility of bringing the road in from Bridge Street.

At this time Mr. Rogers explained the procedures required by the Board for the development of a subdivision.

Mr. Cain stated that he understood that Mr. and Mrs. Murphy were essentially interested in the screening through protection of the trees and a proper entrance to the property.

Mr. Rogers suggested that the Board invite Mr. Flynn of the Forrest Construction Co. to a meeting to discuss this plan.

Mr. Cain stated that he felt it was the Board's duty to approve or disapprove these preliminary plans as they were presented.

Mr. Rogers: "Where he owns the front lots on Bridge Street, what is his intended cut? Is he going to create a gravel removal operation before he builds the houses?" "I feel the Board has the right to question this."

Mr. Rogers made the following motion:

MOTION: It was moved that the Board send a letter to Edward Flynn of the Forrest Construction Co. requesting that he come to a Board Meeting and discuss his preliminary plan.

MOTION SECONDED BY MR. SPENCER

VOTE CARRIED UNANIMOUSLY

Mrs. Rayner was requested to check with the Board of Health regarding their approval or disapproval of the plan.

NOON HILL ESTATES: It was reported that the Board had made an inspection of this area on Saturday, but action was postponed since Mr. Bradstreet was absent and he planned to make the report of the inspection.

HASTINGS & GAUTREAU: Mrs. Rayner reported that she had met with Mr. Hastings and Mr. Gautreau on Thursday, April 14th, and exchanged the following surety.

RECEIVED: Savings Accounts in the Home Federal Savings and Loan Association, 282 Main Street, Worcester, Mass., and their assignments:

(1)	No. 8507 in the amount of	$6,780.00
(2)	No. 7511 in the amount of	1,000.00
(3)	No. 7509 in the amount of	4,000.00
(4)	No. 7510 in the amount of	8,000.00
(5)	No. 7508 in the amount of	1,000.00
	TOTAL RECEIVED	$20,780.00

RELEASED: Savings Share Accounts in the Medfield Branch of the Needham Co-operative Bank and their assignments as follows:

(1)	No. M2377 in the amount of	$6,780.00
(2)	No. M2645 in the amount of	1,000.00
(3)	No. M2565 in the amount of	4,000.00
(4)	No. M2566 in the amount of	8,000.00
(5)	Cash	1,000.00
	TOTAL RELEASED	$20,780.00

MOTION: It was moved that the Board confirm the above action.

MOTION SECONDED

VOTE CARRIED UNANIMOUSLY

SUPT. OF STREETS: A letter was received from Mr. McCarthy suggesting that the Board standardize the berm specifications to avoid trouble when snow is being plowed.

HATCH ACT: A copy of a letter from the Board of Selectmen to the Conservation Commission was read. This letter stated that the Board of Selectmen had contacted the Department of Natural Resources in regard to the "Kenney Land" on North Street, and that they in turn had sent a representative of their legal division to view the land. Mr. Kenney has been informed by the law division to cease and decist any further work on this property until such time as a decision has been made and he has been instructed of the proper procedure to obtain a final ruling in connection with this land and the provisions of the Hatch Act.

STOP RIVER OAKS: A letter was received from the Supt. of Streets stating that Mr. Kennedy of his department was inspecting Stagecoach Road and had noticed a spring on the left side at Station 10+50. Mr. McCarthy recommended that this spring be picked up and piped to a basin or a manhole.

The Board discussed this matter and made the following motion:

MOTION: It was moved that a letter be sent to Mr. Huna Rosenfeld requesting that he attend the next meeting on April 20th to discuss the following items:

(1) Transfer of covenant.
(2) Person authorized to transact business for the Corp.
(3) Drainage for the natural spring in the vicinity of Lot 69 on Stagecoach Road.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

KENNEY (Land off North Street): A letter was received from Mr. Charles F. Woodard requesting the Board to notify him of any hearing before the Planning Board regarding this development.

The Board discussed this matter and it was agreed to advise Mr. Woodard that since these lots were approved under subdivision control law not required, it was the Board's opinion that it would be the duty of the Board of Selectmen to hold a hearing on these lots.

MASS. FEDERATION OF PLANNING BOARDS: A notice of the annual meeting of the Federation to be held on May 7th was read.

PLANS: Mr. Cain presented the following plans which he had approved under subdivision control law not required:

(1) Plan of Land in Medfield, Mass., dated April 7, 1966, by Cheney Engineering Co. and located off Adams Street.

(2) Plan of Land in Medfield, Mass., dated April 12, 1966, by Cheney Engineering Co. and located off North and School Streets.

The Board noted that on the plan of the lots off Adams Street, Lot 13 was in the Industrial Area and about 60% of Lot 12 was in the same category.

It was agreed to bring this to the attention of the Building Inspector by letter and to remind him that these lots could not be used for dwelling purposes.

STREETS: Mr. Rogers stated that during the Board's inspections, he had noted that some of the roads accepted by the town were in need of maintenance and repairs. The two streets that he felt were in the worst condition were Charlesdale Road up from Bridge Street and Hillcrest Road from Nebo Street, going up the hill, and just beyond.

Mr. Rogers suggested that the Board call these conditions to the attention of the Supt. of Streets because, if the streets are not maintained, the town will be faced with a costly road problem. Mr. Rogers also pointed out that the streets were built according to excellent specifications and should be maintained.

The Board concurred with Mr. Rogers.

REFUSE DISPOSAL AREA: Mr. Rogers suggested that the Board write a letter to the Board of Health requesting that they be included in any discussions or letters that pertain to the town refuse disposal area since the Board was interested in the development of a good disposal area.

MOTION: It was moved that Mr. Rogers' suggestion be followed.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

BOARD OF APPEALS: The Board received a notice of a public hearing on April 28, 1966, at 7:45 P.M., on property of General Electric Company, 28 Ledgetree Road.

RULES AND REGULATIONS: It was agreed to meet on Thursday, April 21st, to work on the revision of these rules and regulations.

MINUTES: The minutes of the meeting held on April 6, 1966, were read and approved as read.

LOW INCOME HOUSING FOR THE ELDERLY: Mr. Rogers suggested that the Board write a letter to the Board of Selectmen thanking them for the informative meeting regarding this type of housing, and to state that since it was agreed at the joint meeting of the Planning Board and the Board of Selectmen that both boards pursue this matter, that the Planning Board would welcome a meeting with their Board in the near future to determine the next steps to be taken.

MOTION: It was moved to take action as suggested by Mr. Rogers.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

EXECUTIVE SESSION (Gulf Oil Corp. and Mobile Oil Corp.)

MEETING ADJOURNED:

Respectfully submitted,

Doris M. Rayner

DORIS M. RAYNER
Administrative Agent
(Acting on behalf of Mr. Standley
(in his absence.)

MEDFIELD PLANNING BOARD

Minutes of Meeting held on May 25, 1966

PRESENT: Messrs. Cain, Spencer, Rogers, Bradstreet and Standley

The meeting was called to order at 8 :00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

STOP RIVER OAKS: Mr. Rosenfeld and Mr. Mitchell came before the Board. They presented the construction cards covering Stagecoach Road from Station 0 + 00 to Station 7 +00 and Bayberry Road in its entirety.

The Board requested that they bring in tracings of the 100 scale plan and the profile plans.

Mr. Rogers, Mr. Cain, Mr. Bradstreet and Mr. Standley stated that they had made an inspection of the site. After discussion, they agreed that the following amount of surety would be needed for the completion of the above described portions of street:

STAGE COACH ROAD:	700 ft. of 50' street.....	$ 8,400.00
BAYBERRY ROAD:	320 ft. of 40' street.....	3,600.00
		$12,000.00

Upon the receipt of this amount of surety the Board agreed that they would release the following lots:

STAGECOACH ROAD: Lots 60, 61, 63

BAYBERRY ROAD: Lots 146, 144a, 145a, and 147a

MOTION: It was moved that the Board would require surety in the amount of $12,000.00 for the construction of Stagecoach Road from Statinn 0 + 00 to Station 7 + 00 and for the construction of Bayberry Road in its entirety.

Motion seconded.
Vote carried unanimously.

HEALD HOMES TRUST (Marlyn Estates--Section III)

Mr. Henry Heald came before the Board and presented the definitive plan for a subdivision of land entitled:

"Plan of Land in Medfield, Mass." owned by Heald Homes Trust, dated May 10, 1966, by Cheney Engineering Co., Inc., Needham, Mass.

The Board accepted the plan and requested Mr. Heald to bring in a 100 scale plan of his entire subdivision.

It was noted that this subdivision consisted of 51 lots.

MOTION: It was moved that a public hearing be held on this application on Wednesday, June 22, 1966, at the Town Hall, beginning at 8:00 P.M.

Motion seconded.
Vote carried unanimously.

Mr. Cain questioned Mr. Heald as to whether or not he could obtain sufficient land from the abutters at the end of Colonial Road at its intersection with Harding Street for the purpose of constructing corner curves.

Mr. Heald stated that he did not have the land but agreed to try to obtain it.

Mrs. Rayner was requested to give copies of the plans to the Board of Health, the Supt. of Streets, and the Water Dept.

HILLCREST DEVELOPMENT CORP.:

Motion: It was moved that the Board sign the release of Lots 72, 73, 74, 75, 76, 85, 86, 87 and 88 on Belknap Road and said release to be held by the Administrative Agent until the surety was received.

Motion seconded.
Vote carried unanimously.

BUILDING CODE: Mr. Rogers presented his final draft for the front page of the building code.

The Board approved it and Mr. Rogers was authorized to have 250 copies printed.

Mr. Rogers suggested that the following recommendation of the Building Code Committee be followed:

"Appoint a three-man committee consisting of a structural engineer, a fire protection engineer and a builder. The purpose of this committee would be to assist the building inspector in interpreting the new code and would keep a record of future revisions, which will inevitably result as the code is used, and from progress in the building construction and material field."

FORREST CONSTRUCTION CO., INC.: Mr. Sheldon Murphy, abutter to the proposed subdivision of Forrest Construction Co., was present.

Mr. Rogers, Mr. Cain, Mr. Bradstreet, and Mr. Standley reported that they had inspected this site over the past weekend.

At this time, Mr. Cain called for a motion to approve or disapprove the preliminary plan.

MR. STANDLEY: "Has the Board had any discussion with the Board of Selectmen regarding the removal of earth."

MR. CAIN: "No."

Mr. Standley suggested that the Board bring this to the attention of the Board of Selectmen by sending them a copy of the plan along with a letter of transmittal.

MOTION: It was moved that a plan be sent to the Board of Selectmen as suggested by Mr. Standley.

Motion seconded.
Vote carried unanimously.

MOTION: Mr. Rogers moved that the Board approve the preliminary plan of Forrest Construction Co., Inc.

Motion seconded.

Discussion:

MR. STANDLEY: "I don't think this is a very satisfactory plan as far as planning goes. The major objection I have to it as I read the plan is that this rather narrow parcel of land will become sort of of a valley and a road will go down its length some twenty feet lower than the present top of this land and the sides will slope down to this road at presumably a four to one slope so we have this deep valley with lots in the rear sloping down to the road."

Mr. Standley also pointed out that the steep slopes and steep driveways would result in a tremendous amount of surface water running down to the street and that this would result in unsafe conditions in the winter months. He also felt that the road would not be able to take care of this excess water.

MR. STANDLEY: "I urge the Planning Board not to approve the preliminary plan and ask the developer to increase the grade of the street to 6% so that the surface drainage is spread out and not concentrated."

MR. SPENCER to MR. STANDLEY: "What specific item in our rules and regulations does this subdivider violate?"

MR. STANDLEY: "Who is going to take the Planning Board to court for disapproving a preliminary plan?"

MR. SPENCER: "no one."

MR. BRADSTREET READ THE FOLLOWING STATEMENT: "I disapprove the Forrest Construction Co. preliminary plan because I do not approve of a gravel pit operation in this residential area. I do not approve of making a bowl shaped area leaving slopes up to 18 degrees on which to build houses. The abutters land values will decline because of these steep slopes behind their houses. I quote the Subdivision Contol Law, Chapter 41 General Laws, Section 81A to 81GG and more specifically part of Section 81M which says, 'The subdivision control law has been enacted for the purpose of protecting the safety, convenience and welfare of the inhabitants of the cities and towns in which it is, or may hereafter be, put in effect by regulating the laying out and construction of ways in subdivisions providing access to the several lots therein, but which have not become public ways, and ensuring sanitary conditions in subdivisions and in proper cases parks and open areas."

MR. BRADSTREET: "I think that we would be doing a great dis-service to the town to let a subdivision go into the town with a 1% grade. It certainly would ruin the place and the overall picture. I think a 6% grade would be much better."

MR. SPENCER: "Once before we had a case in which we tried to hang our hat on the general aspects of the rules and regulations. We have no specific rules and regulations to cover this case."

MR. STANDLEY: "We are not at the court stage, we are at the stage where the developer has presented his plan for the Board's opinion. This plan would be greatly improved with a 6% grade. I would like to see the Planning Board go back to the developer and have this with a steep street so the land slopes more evenly."

Note: It was suggested that the original motion be amended.

MR. SPENCER: "I withdraw my second to the motion before the Board."

Mr. Rogers then withdrew his original motion and amended it as follows:

MOTION: It was moved that the Board approve the layout of the plan as to lot size and lot area and plan of the road but to leave the final profile of the street to the Board's final approval of the definitive drawing and until additional information is received in regard to sloping at the rear property lines."

Motion seconded by Mr. Spencer.

Discussion:

Mr. Rogers pointed out that the area could be improved by the removal of gravel because most of the land on either side of this subdivision was lower with this area forming sort of a "knob".

MR. ROGERS: "He cannot damage anybody's property around that area and if this comes under gravel removal then we have the proper laws by which this gravel removal can be carried out and the area gets loamed and reseeded. This is a right this man has whether anyone likes it or not and when a plan gets submitted to you, either you approve it with modifications or you disapprove it."

"It is laid out in grade correctly."

"It is laid out in street correctly."

"There is a question whether or not the profile is correct and this profile I feel lies in his discretion. We do not know what arrangements this man may have with any of the abutters for any easements rights or the purchase of any of the property or anything else and where this is on a preliminary and it is yet to become a definitive, we could call it to his attention.

VOTE: Three in favor. (Mr. Cain, Mr. Rogers, and Mr. Spencer.)

Two opposed. (Mr. Bradstreet and Mr. Standley.)

Motion carried.

HASTINGS & GAUTREAU: (Harding Estates)--Mr. Standley suggested that the Board send a letter to Hastings & Gautreau reminding them that their surety would expire in September and to request that the construction be completed by this time.

MOTION: It was moved that Mr. Standley's suggestion be carried out.

Motion seconded.
Vote carried unanimously.

SUPT. OF STREETS: A letter was received from the Supt. of Streets regarding the slope easement at the intersection of Fairview Road and Philip Street.

with
In accordance/Mr. Cain's suggestion, this matter was turned over to the County Engineer since it pertained to the new layout of Philip St.

CONSERVATION COMMISSION: (Hatch Act)--Mr. Cain reported that Mr. Fader had requested two members of the Planning Board to be present at their meeting on May 31st to discuss what should be set aside in Medfield for wetlands.

MOTION: It was moved that Mr. Bradstreet and Mr. Standley would represent the Board at this meeting.

Motion seconded.
Vote carried unanimously.

MINUTES: The minutes of the meeting held on May 18th were read and approved as read.

KENNEY CONSTRUCTION CO., INC.: It was agreed to make an inspection of this site in order to get the balance of the surety released.

MEETING ADJOURNED:

Respecfully submitted,

Burgess P. Standley
BURGESS P. STANDLEY,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on June 1, 1966

PRESENT: Messrs. Cain, Spencer, Rogers, Bradstreet & Standley

The meeting was called to order at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

PLANS: Mr. Antone J. Ortins came before the Board and presented the following plans for approval under subdivision control law not required:

(a) Lot A--Off Elm and Philip Streets
(b) Lot B--Off Philip St.
(c) Lot C--Off Philip St.

Mr. Cain pointed out that there are newly proposed layouts of Philip and Elm Streets and he wanted Mr. Ortins to be aware of them. Mr. Cain suggested that these plans show these proposed street lines.

Mr. Cain also requested Mr. Ortins to present the Board with three prints of each of the plans and as soon as these are received he would sign the plans.

HILLCREST DEVELOPMENT CORP: The Board received a bond of the Peerless Insurance Co. in the amount of $6,000.00 from Holly Construction Co., Inc.

The bond was checked and then turned over to the Town Treasurer.

HEALD HOMES TRUST--(Section III): The Board checked the notice of the public hearing which is to be published in the Suburban Recorder.

KENNEY CONSTRUCTION CO., INC.: Mr. Rogers and Mr. Spencer reported that they had checked the sidewalks in this area.

Mr. Spencer stated that the sidewalk on the right hand side of Emerson Road still had no real curb.

Mr. Rogers felt that it had not been constructed properly either. He stated that it had been fixed, but not in the manner the Board would like to have it done.

The other members of the Board agreed to make an inspection of this site this weekend.

NOON HILL ESTATES: Mr. Rogers stated that he had inspected this site, but felt that the Board should take the list along and check off all of the items that needed completion.

The Board agreed to make this inspection this weekend.

Mr. Rogers also pointed out that the concrete form ties are still on the culvert.

Mrs. Rayner was requested to call Mr. Haslam and ask him to remove them.

CONSERVATION COMMISSION: Hatch Act---Mr. Bradstreet and Mr. Standley reported that they had attended the meeting with the Conservation Commission to discuss setting up areas of wetlands in the town.

Mr. Bradstreet stated that they discussed the flood plain along the Charles and the Stop Rivers. Those present agreed that the grade along these rivers should come up to about an elevation of 130 feet; and along the smaller rivers, the elevation should come back approximately 10 feet to the nearest contour as shown on the geodetic survey.

Mr. Standley stated that the whole idea of the meeting was that some sort of map might be drawn up and posted in the town house. This would be something that developers could look at and be forewarned about areas in the town that the town felt might be under the jurisdiction of the "Hatch Act". Those present at the meeting felt that they should also outline the swampy areas.

Mr. Standley further stated that those present at the meeting felt they would like to meet with the Planning Board to review this with them, and that they had also discussed what type of approval to give this map. Mr. Standley and Mr. Bradstreet felt that it would be better if it were approved by the town by some action of a town meeting.

Mr. Spencer felt that it should not be brought before the town. He felt that it would be beneficial to prepare the map, but that each particular wetland case was a case in itself.

Mr. Rogers felt that there could not be anything fixed on a map because there is nothing in the law to authorize a town to do this.

Mr. Cain suggested that the Conservation Commission go to the Town Counsel and have him prepare an article.

The Board felt that it would helpful to flag the wet areas along the Charles and Stop Rivers at an elevation of 130 feet.

Mr. Rogers felt that the elevation of 10 feet on the small streams would be too high.

It was agreed to meet with the Conservation Commission to discuss this further.

RULES AND REGULATIONS: It was agreed to meet on Thursday evening to complete the work on the revision of the Rules and Regulations.

ZONING BY-LAW: Mr. Bradstreet was authorized to botain a quotation from Mrs. Greenlaw for 250 prints of the Zoning By-Law.

It was also agreed to have her type the master and then the Board would check it before it was printed.

PINE NEEDLE PARK (Section I): The Board agreed to make an inspection of this site.

MOTION: It was moved that the Board make an inspection of the first section of Pine Needle Park and make a list of the work to be completed. When this is done, the Board agreed to write a letter to Tamworth Construction Co. advising them that the unfinished construction must be completed within two weeks and if it was not, the Board agreed that they would then notify the bonding company to come in and complete the work.

Motion seconded.

Vote carried unanimously.

BROWN: It was agreed to make an inspection of this site to check on whether or not the guy wire had been corrected according to the Board's letter of November 15, 1965.

BUILDING CODE: It was agreed to write a letter to the Town Counsel asking him if the adoption of the new Building Code automatically superseded the previous code without further action of a town meeting.

BOARD OF SELECTMEN: A letter was received from the Board of Selectmen asking for the Board's views on the intersection of Main and Hartford Streets.

MOTION: It was moved to advise the Board of Selectmen to petition the County Commissioners to make a layout of Hartford Street from Route 109 to as far as necessary to correct this corner and to establish a profile.

Motion seconded.

Vote carried unanimously.

FORREST CONSTRUCTION CO.: A letter was received from Sykes and Sykes, Attorney for Forrest Construction Co., Inc., confirming the fact that they had withdrawn their first preliminary plan at the last meeting.

A copy of this letter had been sent to the Town Clerk.

ROUTE 109: Mr. Cain read the proposed letter to Mr. Cronin, District Highway Engineer, relative to the progress of the relocation of Route 109.

The Board approved the letter and Mr. Cain stated he would also have it approved by Mr. O'Keefe of the Board of Selectmen.

BUILDING CODE:

MOTION: It was moved that the Board write a letter to the Board of Selectmen recommending that a committee be appointed to carry out the recommendation of the Building Code Committee.

Motion seconded.

Vote carried unanimously.

MINUTES: The minutes of the meeting held on May 25th were read and approved as read.

MEETING ADJOURNED AT 9:55 P.M.

Respectfully submitted,

Burgess P. Standley

Burgess P. Standley,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on June 8, 1966

PRESENT: Messrs. Cain, Rogers, Bradstreet and Standley

The meeting was called to order at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

FERNANDES REALTY CORP: Mr. John J. Seaburg of Fernandes Realty Corp. was present and the Board called an executive session for this discussion.

BUILDING CODE:

(a) MOTION: It was moved that a vote of thanks be given to Mr. William F. Rogers, Jr. for the work he did in developing the building code.

Motion seconded.

Vote carried unanimously.

(b) A letter was received from Mr. Fuller, Town Counsel, advising the Board that the adoption of the new code did not automatically supersede the old code as there was no provision in the new code specifically repealing a previous code.

It was agreed to have Mrs. Rayner request Mr. Fuller to prepare an article for the warrant for the special town meeting to be held on June 27th to repeal the previous code.

(c) The Board discussed the new building code and who had jurisdiction of it.

Mr. Rogers felt that the code was prepared for the building inspector and since he was appointed by the Board of Selectmen, the building code would come under their jurisdiction.

It was agreed to meet with the Board of Selectmen and discuss this further.

NOON HILL ESTATES: A reply was received from Town Counsel regarding the advisability of removing a restriction on the recorded plan of this subdivision. Mr. Fuller felt that the "advisability" of such an action would be an administrative decision of the Planning Board.

Mr. Cain agreed to speak to Mr. Kennedy who had requested the restriction removed so as to further clarify the need for such action.

NOTE: At this time Mr. Rogers and Mr. Standley were excused from the meeting and no further business was conducted since a quorum was not present; however, Mr. Cain and Mr. Bradstreet discussed the following items:

KENNEY CONSTRUCTION CO., INC.: Mr. Cain and Mr. Bradstreet reported that they had inspected the sidewalks on that portion of Emerson Road constructed by Kenney Constr. Co.. They found that the curbing had not been properly installed. It was agreed to send Mr. Kenney a letter requesting that the curbing be done with the use of a berm machine.

This letter is to be approved by Mr. Spencer.

R.H.BROWN SUBDIVISION: Mr. Bradstreet reported that the guy wire referred to in our letter of Nov. 15, 1965 to Mr. Brown had been removed from the sidewalk in accordance with the Board's request.

NOON HILL ESTATES: It was reported that Messrs. Rogers, Cain, Bradstreet, and Standley had inspected Indian Hill Road and they had also discussed the completion of the construction with Mr. Haslam. He stated that he realized that the time limit on the bond had expired and he agreed to do the best that he could to complete the construction of the street so that it could be turned over to the town for acceptance as soon as possible.

PINE NEEDLE PARK: Mr. Cain reported that he had talked to Mr. Stivaletta after the last meeting regarding the remaining work in Section I.

Mr. Cain stated that he had also talked to Mr. McCarthy today and he reported that Mr. Stivaletta had started working on this section.

MEETING ADJOURNED:

Respectfully submitted,

Burgess P. Standley

BURGESS P. STANDLEY
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on June 15, 1966

PRESENT: Messrs. Cain, Rogers, Spencer, Bradstreet and Standley

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

BUILDING CODE:

(a) The Board discussed whether or not a report was necessary for the special town meeting on the article to repeal the previous building code.

It was agreed to obtain a copy of the article first.

(b) It was also agreed to send a letter of appreciation to all of people that served on the Building Code Committee and to present them with a copy of the final code.

(c) A letter was received from the Board of Selectmen regarding the appointment of a committee to assist the Building Inspector.

The Bd. of Selectmen concurred with the Planning Board that such a committee should be appointed and they felt that since the building code has been under the jurisdiction of the Planning Board, that they should appoint this committee.

Mr. Spencer felt that the Planning Board did not have the authority to appoint this committee.

Mr. Standley felt that the Planning Board should accept this responsibility and appoint the committee.

Mr. Bradstreet felt that the Board should be happy to appoint the committee, but they should advise the Board of Selectmen that it would be under their jurisdiction and they would have to stand behind the committee.

Mr. Spencer suggested that the Planning Board recommend a committee and the Board of Selectmen appoint them.

Mr. Standley stated that he felt there were two aspects to the code. One aspect was the drawing up of the code by the Planning Board, and the other was the enforcement of the code.

Mr. Standley recommended that they meet with the Board of Selectmen to discuss this further.

It was agreed to invite them to the Board meeting at 7:30 on June 22nd.

HEALD HOMES TRUST: (Section III)

Mr. Milton Shaw and Mr. Kenneth Robbins appeared before the Board to view the plans of Section III of Marlyn Estates.

BOARD OF SELECTMEN: A letter was received from the Board of Selectmen suggesting that the Planning Board consider the requirement of fire alarm boxes being installed in subdivisions.

MOTION: Moved that Board request advice from Town Counsel as to whether or not this would fall under the jurisdiction of one of the "Rules and Regulations Governing the Subdivision of Land in the Town of Medfield."

Motion seconded.

Vote carried unanimously.

The Board agreed to wait for an answer to this inquiry before they talked to the Selectmen on the matter.

HARTFORD ST. and MAIN ST.: The board members signed the Board of Selectmen's petition to the Norfolk County Commissioners for the relocation of Hartford St. and Main St.

FORREST CONSTRUCTION CO., INC.: Mr. Bernard G. Sykes appeared before the Board. He stated that he understood that the definitive plan was to be presented to the Board this evening.

The Board advised him that they had not received it.

Mr. Sykes then advised the Board that Mr. Flynn of Forrest Construction Co., Inc. had made arrangements in his own name to purchase the Allen property. This property abuts the proposed sub-division on the westerly side on Bridge St. The purpose of this purchase was to alleviate any possible problems with regard to Mrs. Allen's home being located on any sort of a hill after the sub-division is completed. It would also make it possible to have level land running all along Bridge Street from the Allen property to the corner of Dale Street and should solve most of the problems. he said it

Mr. Sykes also pointed out that W & W Contracting Co. are in the process of sloping and grading their land and they have a $750.00 bond in effect with the Board of Selectmen. Mr. Sykes wondered if the Board could talk to the Selectmen in order to

co-ordinate the grades of the two pieces of property.

Mr. Cain pointed out that the land of W. & W. came under sub-division control law not required and the Board had no jurisdiction over it.

Mr. Cain suggested that Mr. Flynn enter into an agreement with W. & W. Contracting Co.

KNOLLWOOD ESTATES: Mr. Henry Roy appeared before the Board and reported that the street in his subdivision was nearly completed, and requested what additional information the Board would require before final approval.

The Board advised him that they would need the following:

(a) Certification from the engineer that the bounds had been set.

(b) Certification from the engineer of the elevation of the invert grades of the storm drainage.

(c) Construction cards properly signed from South St. to Sta. 9 plus 00 showing approval by Supt. of Streets of the street signs and the paving of the sidewalk.

(d) Easement needed by the Town of Medfield for drainage.

(e) Acceptance Plan.

The Board agreed to make an inspection of the street on Thursday evening.

Mr. Roy agreed to be present at the next meeting at 9:00 P.M.

HEALD HOMES TRUST: (Section III)--Mr. Cain and Mr. Spencer agreed to review the plans of this section of Marlyn Estates on Thursday evening.

Mr. Standley questioned if Mr. Heald hand talked to Mr. Cain about the easement which the Board had asked Mr. Heald to give and which ran through his property to the brook.

Mr. Cain replied that Mr. Heald had not spoken to him about it.

Mr. Standley, Mr. Cain and Mr. Rogers reported that they had inspected this subdivision.

PLANS: Mr. Cain presented the following plan which he had signed:

(a) Plan of Land in Medfield, Mass., by Cheney Engineering Co., Inc., dated Feb. 9, 1966 and located off Adams St. and West Mill St.

FUTURE PLANNING: A letter was received from Mr. Woglom of Metcalf and Eddy pertaining to a soils survey.

In connection with this subject, Mr. Rogers wondered if the town shouldn't be thinking about the purchase of land for a sewer ~~system~~ treatment plant, and a detailed study made in the town for a sewer system through the use of Federal funds.

Mr. Rogers felt that if such a study were made, the town might get some sewer pipes included in the subdivisions.

Mr. Bradstreet suggested that the town also purchase the land on the West side of Grove Street, [illegible], to protect the dump site.

It was suggested that a letter be written to Mr. Woglom inviting him to a meeting.

Mr. Rogers suggested that a letter be written to the Water and Sewerage Board suggesting that they start considering the purchase of land for a sewer site.

Mr. Cain suggested that we talk to Mr. Woglom first.

Mr. Rogers pointed out that the Master Plan showed where the sewer plant should be.

Mr. Spencer suggested that the Board invite the Water and Sewerage Board to a joint meeting and to include the conservation commission. The purpose of the meeting would be to discuss a soils survey.

It was agreed to hold this meeting th last part of July and Mr. Cain was delegated to set up the meeting.

MASS. FEDERATION OF PLANNING BOARDS: A special notice was received telling the board of the passing of Mitchell W. Gawlowicz, Director of Area 5C, Member of the Executive Board, and Clerk of the Braintree Planning Board.

MOTION: Mr. Moved that the Board write a brief letter to Mr. Gawlowicz's son, and to be signed by the Chairman.

ACCEPTANCE PLANS:

MOTION: Moved that Mrs. Rayner find out the final filing date for acceptance plans from the Board of Selectmen and then notify the developers.

Motion seconded.

Vote carried unanimously.

APPEALS BOARD: Notices of two public hearings were received from the Board of Appeals:

(a) June 23, 1966--7:45 P.M. --- Petition of Charles H. Morse, 21 Miller St. (Home occupation)

(b) June 23, 1966--7:45 P.M. --- Petition of Frank Portugal (Directional sign)

MEETING ADJOURNED:

Respectfully submitted,

Burgess P. Standley

BURGESS P. STANDLEY,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on June 22, 1966

PRESENT: Messrs. Cain, Robers, Spencer and Standley

The meeting was called to order at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

BUILDING CODE: Mr. Buchanan of the Board of Selectmen was present to discuss the appointment of a building code committee to assist the Building Inspector.

Mr. Cain stated that he felt that this committee should be appointed by the Board of Selectmen since the building code came under their jurisdiction, but the Planning Board would recommend people for this committee if the Board of Selectmen wanted them to do ~~this~~ so.

Mr. Buchanan stated that the Board of Selectmen felt that the Planning Board had been very closely connected with the establishment of the Building Code and the updating of the code, and while they did appoint the inspectors, this committee would have to be knowledgeable men in the building field, and this knowledge was not imparted particularly to the Board of Selectmen.

He also stated that they felt that the Planning Board's idea to appoint a committee was fine and since the Planning Board was closer to the building trades, they would be closer to people who were more qualified to advise the Building Inspector.

He further stated that the Board of Selectmen would make the appointments , but he was sure that it was the feeling of the Board that it would be well done in the Planning Board's hands.

Mr. Cain: "It is your recommendation that we make a recommendation and you make the appointments?"

Mr. Buchanan: "We would be glad to, if you want us to."

Mr. Spencer: "We can recommend, but legally I feel the appointment should be by you people. It would have more teeth in it."

Mr. Cain: "I recommend that we give them some names."

Mr. Rogers: "I would like to see us do that."

Mr. Buchanan: "We have informed our inspectors that this is in the works and they welcome the help quite frankly."

MOTION: It was moved that the Planning Board submit a list of names which it recommends for this committee to the Board of Selectmen for appointment.

MOTION SECONDED.

HEALD HOMES TRUST (Section III):

Public Hearing

Mr. Cain opened the public hearing by reading the notice as published in the Suburban Recorder on June 2 and June 9, 1966 and posted in the Town Hall on June 14, 1966.

Mr. Heald, the developer, was called upon for an explanation of his plans for devloping this area.

Mr. Heald stated that he started his development approximately six years ago and had built in the vicinity of 55 homes. He had constructed Marlyn Road, Blacksmith Drive, Fox Lane and Pheasant Road and all in accordance with the specification of the Town of Medfield, and the majority of these streets had been accepted by the Town. He further stated that the rest of the development would be kept in line with what he had done before.

Mr. Heald requested permission to have his engineer, Mr. Sydney Vaughn, answer questions regarding the technicalities of the subdivision plans.

Mr. Joseph Donnelly, Jr. asked about seepage from septic tanks and what was going to happen on land that was low.

Mr. Cain explained that copies of the plan had been presented to the Board of Health and the Planning Board would act according to its recommendations.

Mrs. Robert Murphy asked how far in the future this was being planned.

Mr. Heald stated that he did not wish to state any time.

Mr. Cain stated that the Board had to act within 60 days from the date of application.

Mrs. Place asked what will happened to the brook.

Mr. Cain stated that the Board was in hopes that it would be piped.

Mrs. Place asked if the Hatch Act would apply to the brook area.

Mr. Cain pointed out that the Hatch Act is not the responsibility of the Planning Board. The lots are set up and approved by the Planning Board and when and if they are filled in, then it comes under the jurisdiction of the Hatch Act.

Mr. Donnelly: "After the Planning Board approves this, is it the responsibility of the builder to apply to the Selectmen in case this is against the Hatch Act?"

Mr. Cain: "As far as the Hatch Act is concerned, this is not the responsibility of the Planning Board".

Hearing adjourned at 8:35 P.M.

Following the hearing, the Board discussed their recommendations with Mr. Heald and Mr. Vaughn.

Mr. Vaughn asked if the Board would allow an open drainage ditch behind lots 64, 65, and 66.

The Board stated that they would like to keep away from open ditches in subdivisions.

Mr. Rogers suggested to Mr. Heald that he check the brooks to see if there has been any leaching in them.

Regarding the open ditches, it was agreed to study the area further to see if an open-jointed pipe could be layed in gravel.

Mr. Heald agreed to be present at the next meeting with the revised plans.

ROY SUBDIVISION (Knollwood Estates): Mr. Henry Roy appeared before the Board after the Minutes of the Meeting had been read. (See page 4)

Mr. Cain, Mr. Rogers and Mr. Spencer reported that they had inspected this site this past week.

Mr. Spencer stated that the subdivision was in good condtion, but noted that the stone bounds need to be repaired at the base with bituminous concrete; also there was a tremendous gully running from the manhole to the brook.

Mr. Spencer suggested that the headwalls be fixed and either pave the ditch to the brook or pipe it.

Mr. Cain agreed to check on the pipe going into the existing drain on South Street, also check with the Supt. of Streets to see if he inspected it.

Mr. Rogers stated that he would like to go down and look at this drainage.

It was agreed that the Board would make an inspection on Thursday evening.

MEDFIELD PLANNING BOARD
June 29, 1966.....

BOARD OF APPEALS:

Mr. Standley reported that he had attended the public hearing on the following petitions:

(a) Charles H. Morse
21 Miller St.

Petitioner requested permission to use a portion of the existing garage for the sale of refinished furniture, including a small sign.

Mr. Standley reported that there were no objections.

(b) Frank Portugal

Petitoner requested a variance to erect a directional sign for his sub-division, Hawthorne Acres on Cross and Elm Sts., on the property of Peter Daloia, East Main St.

Mr. Standley said that this was opposed by a couple of people, and the Board of Appeals stated that no other request had come before them regarding this particular type of a sign.

The status of other signs throughout the town was discussed.

HEALD HOMES TRUST: (Section III)--A letter was received from the Board of Health approving this subdivision with condition that any lots which are on swampy or wet land will be approved or disapproved at the time of application for building permits.

HEALD HOMES TRUST (Section III): A letter was received from Chester C. Werner, Harding St., in which he stated that he felt that he was not an abutter to the property of Heald Homes Trust.

The Board agreed to acknowledge receipt of the letter and file it for information.

PINE NEEDLE PARK (Section I): Mr. Cain, Mr. Rogers and Mr. Spencer ~~reported that they had~~ inspected this area and found that the work had not been completed.

Mr. Rogers stated that he had talked to Mr. Stivaletta and he had said that he was going to complete this during the middle of July.

Mr. Rogers suggested that the Board write a letter to Mr. Stivaletta first with a copy to the Town Counsel.

Mr. Cain felt that the time limit was up last August and since the work has not been completed ~~that~~ the Board should write a letter directly to the bonding company.

Mr. Standley suggested that the letter be written directly to the Town Counsel.

Mr. Cain agreed that this would be the quickest way, but he stated that he would like to go through the bonding company first, and if by the middle of July, no action has been taken, then the matter would be turned over to Town Counsel.

MOTION BY MR. ROGERS: Moved that the Board send the letter as suggested by Mr. Cain.

Motion seconded.

Vote carried with two in favor and Mr. Standley refraining from voting.

Mr. STANDLEY: "I think we ought to go directly to the Town Counsel because the bonding company moves very slowly

It was agreed to add to the letter that it was to be acknowledged within fourteen days, if not, the Board would turn the matter over to Town Counsel for action.

NOON HILL ESTATES: It was reported that the Board had made an inspection of this site this past weekend and it was agreed to write a letter to Mr. Haslam calling his attention to the unfinished items, but that the Board would take no action at this time but hoped that positive action on his part would be forthcoming in the near future.

FERNANDES REALTY CORP: A letter was received from Mr. Seaberg of Fernandes Realty Corp. regarding the proposed parking lot layout.

Mr. Seaberg stated that they had analyzed the situation regarding the number of parking stalls and it was determined that 230 parking stalls would be a justified figure and the layout showed that they were only able to achieve a maximum of 220; therefore, they felt that they were unable to sacrifice the limited parking area for walkways. They enclosed a copy of the parking lot layout.

The Board felt that they would like to check figures relative to parking areas and supermarkets.

Mr. Rogers agreed to obtain these figures and then the Board would discuss the situation again.

MEETING ADJOURNED:
8:25 P.M.

Respectfully submitted
Burgess P. Standley
BURGESS P. STANDLEY
Secretary

MEDFIELD PLANNING BOARD

VACATION -- July 6, 1966
July 13, 1966

Minutes of Meeting held on July 20, 1966

PRESENT: Messrs. Cain, Rogers, Standley and Bradstreet

The meeting was called to order at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meeting held on June 22nd were read and approved as read.

PINE NEEDLE PARK (Section I): It was reported that no reply had been received from the Board's letter of July 2, 1966, to Aetna Insurance Company.

Mr. Cain suggested that the Board proceed by turning the matter over to Town Counsel since more than the 14 days had elapsed.

MOTION: Moved that Town Counsel be so notified.

Motion seconded.

Vote carried unanimously.

SUPT. OF STREETS: A letter was received from the Supt. of Streets, dated July 1, 1966, in which he included specifications for inclusion in the revision of the Rules and Regulations, and which in particular pertained to manhole and catch basin castings.

MOTION: Moved that they be so included.

Motion seconded.

Vote carried unanimously.

CONSERVATION COMMISSION: (Hatch Act) -- The Board received a copy of a letter to Robert Kenney from the Conservation Commission in which they advised Mr. Kenney that they had voted that the building of four homes on North Street, if approved by the Board of Health, would not be looked upon as a violation of the Hatch Act. They stated that their decision was dependent on the following points:

1. That there be an assurance against further filling of the back land.

2. That the leach fill be found adequate by the Board of Health.

HEALD HOMES TRUST (Section III): A letter was received from Mrs. Elizabeth M. Place in which she stated that she was concerned about the brook that flowed under Harding St. via a culvert through the southerly corner of her property and then on to Mr. Heald's land. She stated that no mention of this brook was made at the hearing and there was no indication on Mr. Heald's plans. She was anxious that provision be made for this waterway to be allowed to continue its natural course so that it would take care of the drainage off Harding St. otherwise it would overflow onto her land.

It was agreed to make an inspection of the site immediately and the meeting was adjourned for this purpose. Mr. Rogers, Mr. Bradstreet, and Mr. Standley made the inspection.

Report of the Inspection--Mr. Rogers stated that the brook went from a culvert in the street over land of Davis to land of Heald between lots 59 and 60 and then on to Blacksmith Drive.

It was noted that the plan showed drain entrances at approximately Stations 20 and 25.

Mr. Standley asked if a 12" pipe was adequate for this brook.

Mr. Cain stated that he thought it was since the brook dried up in the summer.

Mr. Standley asked if it would carry a heavy storm.

Mr. Cain stated that he felt it would.

As a result of this inspection, it was agreed to write a letter to Mrs. Place informing her that the Board had inspected the site and it was the opinion of the Board that drainage in this area would be adequately taken care of when lots 59 and 60 were developed and the new drainage installed between these two lots. This drainage will in turn be connected directly into the storm drainage on Blacksmith Drive.

Copies of letters to the Medfield Board of Health and to Mr. Worthern H. Taylor, Director of Mass. Dept. of Mental Health from Mrs. Elizabeth M. Place were read. These letters pertained to the soil condition in this area and whether or not the land was suitable for on-lot sanitary disposal systems.

It was agreed to place these on file and to request Mrs. Place for a copy of the reply she received from the State Health Department so the Board's file on this matter would be complete.

HEALD HOMES TRUST (Section III)--Continued

Mr. Cain asked if the Board was interested in a profile of the main drain that is located in the easement.

The Board agreed that they would like to have this profile.

The Board then reviewed the changes which they had requested in their letter to Mr. Heald.

It was noted that the plan did not show the limits of the vertical curves.

A letter was received from the Board of Health approving the subdivision except for any lots which are on swampy or wet land. These lots would be approved or disapproved at the time of application for building permits.

MOTION: It was moved that the subdivision plan of Heald Homes Trust (Section III) be approved.

Discussion--

Mr. Standley suggested that there be a provision to the approval that the Board would receive a profile of the main drain.

Mr. Cain suggested that the Board write a letter to the engineer asking that he provide the Board with a profile of the drain.

Mr. Bradstreet asked if the Board wanted the brook piped.

Mr. Cain pointed out that the Board had agreed to have it piped for safety.

Mr. Bradstreet requested that a grate be provided for the open end of the drain.

Mr. Cain pointed out that the Board had not requested this previously.

Mr. Bradstreet suggested that the Board write to Mr. Heald asking him if he would furnish a grate.

Mr. Cain felt that a so-called "trash inlet" would best serve this purpose.

REVISED MOTION: It was moved that these plans be approved and letters written to the developer as previously discussed.

PLANS (Continued)

It was agreed to check with Town Counsel to see if it would be advisable to place a restriction on the plan so that the right-of-way would serve for water purposes only.

MEETING ADJOURNED:

Respectfully submitted,

Burgess P. Standley

BURGESS P. STANDLEY,
Secretary

PLANNING (Continued)

Mr. Woglom pointed out that a town has a choice of ten of these fourteen items.

Mr. Cain asked about well sites.

Mr. Woglom pointed out that this was not a surface detail as the tests do not go deep enough.

Mr. Woglom went on with his discussion and stated that these maps and data are then studied and an interpretation is made of their impact on the Master Plan, particularly the future land use plan and the zoning. He also pointed out that the study would have an impact on the conservation and recreation plans.

Mr. Woglom stated that the town's share of the cost would be one-third; however, the Soils Conservation Service would pay 50% of the cost of the actual soils survey.

Mr. Woglom further pointed out that the maps would show street names, building symbols, and legal rights of way.

The Board asked if the map would show contour lines.

Mr. Woglom stated that he did not feel this could be obtained under this program; however, the two aerial flights of the town have covered almost all of the area except for that portion of the town near the State Hospital.

Mr. Woglom suggested that the maps be put on a 400 foot scale.

Urban Renewal--Mr. Woglom pointed out that an urban renewal study would be an eligible item but it would be a study of conditions only as no costs would be involved.

Mr. Woglom suggested the following studies for the Town of Medfield:

(1) Preparation of a Base Map showing streets, buildings, and physical features.

(2) Soils Survey

(3) Implications of the Soils Survey on the Master Plan Study, Zoning, Public Utilities, Conservation, etc.

(4) Urban Renewal & Neighborhood Analyses

PLANNING (Continued)

Mr. Woglom estimated the cost at approximately $5,500, but requested that this not be considered a definite estimate until he had an opportunity to study it further.

Base Map	Town's Share	$1,500
Soils Survey	" "	1,200
Implications	" "	1,500
Urban Renewal	" "	1,300
		$5,500

In answer to an inquiry from Mr. Standley regarding re-zoning, Mr. Woglom stated that the Operational Soils Survey was one of the most effective basis' for zoning.

Mr. Rogers pointed out that he felt that the town needs a sewer study and a study of the central business district.

Mr. Woglom stated that there is a 100% non-interest bearing loan available for studies for a Master Sewage Plant.

Mr. Woglom was asked about the possibility of a joint sewage plant with Millis.

He stated that there is a provision in the State Enabling Act under which towns can have joint sewage plants.

Mr. Woglom stated that he would like to have the authorization of the Water Board before any studies are considered for a sewer study. Such a study would be under the jurisdiction of Mr. Challis or Mr. Cobb.

Mr. Standley recommended that Mr. Peter DeGeorge, the Planning Board's representative on the Finance Committee, be invited to any future discussions of these studies.

Mr. Woglom agreed to prepare a detailed outline of his proposals for Medfield and to attend another meeting to discuss them.

MEETING ADJOURNED:

Respectfully submitted,

Burgess P. Standley

BURGESS P. STANDLEY,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on August 3, 1966

PRESENT: Messrs. Cain, Spencer, Rogers, Bradstreet, & Standley

The meeting was called to order at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

PLANNING: (Sewage Treatment Plant) -- Mr. Cain reported that he had checked with the Department of Public Health regarding Millis's plans for a sewage treatment plant.

Mr. Cain was advised that a federal grant in the amount of $64,000 was approved in October of 1965. This proposed plant would handle a capacity of 300,000 gallons and designed to serve approximately 3,000 people.

Mr. Cain was also advised that the plans were ready for the construction stage.

TORA, INC. (Clark Road): Mr. Rogers, Mr. Cain, Mr. Spencer, and Mr. Standley reported that they had inspected the extension of Clark Road following a notice by one of the residents that a dangerous condition existed in this area.

The Board Members found a hole three feet deep on the right hand side and deemed the road unsafe for vehicular traffic. A letter was written to the Quincy Co-operative Bank, owner of the property advising them of this condition and recommending that the street be barricaded from vehicular traffic.

MOTION: It was moved that a copy of this letter be sent to the Board of Selectmen so they could alert the Police Department.

Motion seconded.

Vote carried unanimously.

RULES AND REGULATIONS: A letter was received from the Supt. of Streets advising the Board that he had recently received the A-SSHO 1965 edition of "A Policy on Geometric Design of Rural Highways". He also stated that the Board of Selectmen have received the contour maps from the Dept. of Public Works resulting from the flight study of Route 109.

FERNANDES REALTY CORP: Mr. Rogers reported that he had consulted the Braintree Zoning By-Law for their ratio of parking lots to floor space and found that they required one parking space for each 200 feet of floor area in a market.

It was pointed out that the Fernandes Market had a proposed area of 30,000 square feet and at the above ration only 150 parking stalls could be made.

It was further pointed out that 220 were shown on the plan and the market hoped for 230.

It was agreed to send a reply to Mr. Seaberg's letter of June 27th urging them to consider one or two pedestrial islands for public safety and architectural appeal.

HARDING ESTATES: Mr. Cain, Mr. Spencer, Mr. Rogers, and Mr. Standley reported that they had inspected this development and found the following work to be completed:

Stony Brook Road

(a) Stubs to land of Supko and land of Donnelley to be completed.
(b) Bituminous concrete needed around stone bounds at the NW and SE corners at Longmeadow Road.
(c) Repair the back of the sidewalk and fill to the edge of sidewalk at Lots 43 and 44 according to approved cross-section.
(d) Repair curb and sidewalk on the easterly side of the drainage easement between Lots 25 and 26 using a berm machine.

Longmeadow Road

(a) Lot 1

1. Fill in around telephone pole with bituminous concrete.
2. Repair the sidewalk
3. Build up the driveway to required cross-section.

(b) Rebuild entrance at Harding Street to conform to street line as shown on definitive plan of subdivision.

Evergreen Way

(a) Remove debris on sidewalk.
(b) Repair sidewalk at Lot 23.
(c) Repair sidewalk and berm at midpoint of the curve at Lot 7a.
(d) Area in the vicinity of Lot 11 should be filled in with bituminous concrete so no water stands in the gutter.
(e) Fill in around stone bound at Lot 9.

In General

The Board requires the following:

HARDING ESTATES (Continued)

(a) Plan of the stone bounds as set.
(b) Plan of the drainage showing manholes, pipes, and pipe invert grades as constructed.

MOTION: It was moved that a letter be sent to Hastings & Gautreau advising them of the work to be completed under the surety now held to cover Evergreen Way from Station 0 plus 00 to Station 8 plus 00, Stony Brook Road from Station 0 plus 25 to Station 11 plus 00, and Longmeadow Road from Station 0 plus 00 to 6 plus 00.

Motion seconded.

Vote carried unanimously.

MINUTES: The minutes of the meeting held on June 29th were read and approved as read.

NOON HILL ESTATES: The Board reported that they had talked to Mr. Haslam this past week regarding the progress he was making towards the completion of his street.

Mr. Haslam stated that he was unable to do anything at the present time but promised to take care of it in the very near future.

The Board agreed to check on this matter again within two weeks.

HASTINGS & GAUTREAU: It was reported that there was a large hole in the street on the westerly end of Evergreen Way in front of Lots 89 and 106.

Note--Further action was taken on this on August 17, 1966.

PINE NEEDLE PARK (Section I): Mr. Cain pointed out that there appeared to be a 6" water pipe being installed in Pine Street. The Board checked the Master Plan and noted that this area called for a 12" pipe.

It was agreed to write a letter to the Water Board to call this to their attention.

NOTE: The above-mentioned letter was not sent because a copy of a letter to Tamworth from the Water Board was received, and this letter pertained to the same water pipe. See Minutes of Meeting of August 17, 1966.

HALPER-HOMES--Cross St.: Mr. Cain reported that Mr. Frank Portugal had contacted him and they had gone over the construction at the intersection of Willow Crescent and Tanbark Road.

Mr. Cain stated that he had recommended to Mr. Portugal that he have his engineer make the proposed changes on a plan and ile it with the Planning Board for their consideration.

The Board also noted that the cross-section on this subdivision plan was obsolete.

It was agreed to write to Mr. Portugal notifying him of this and ask him if it would be possible to have the road constructed to meet with the present approved cross-section requirements.

MOTION--It was moved that the above letter be sent.

Motion seconded.

Vote carried unanimously.

STOP RIVER OAKS: It was noted that there appeared to be some discrepancy on the cross-section of these plans.

MOTION--It was moved that the Board write a letter to the Medfield Development Corp. asking them to advise the Board which typical cross-section they intended to use.

Motion seconded.

Vote carried unanimously.

MINUTES: The minutes of the meeting held on July 20th were read and approved as read and corrected.

The minutes of the meeting held on July 27th were read and approved as read.

HEALD HOMES TRUST (Section III): Mr. Cain reported that he had been in touch with the engineer regarding the changes that were requested on the plans. He noted that a trash inlet would be installed at the inlet end of the drain and a grate on the outlet end.

It was agreed to advise Mr. Heald that theywould like to have him install a protective grating at the entrance to the drain located near Lot 37 on Pheasant Road.

MEETING ADJOURNED:

Respectfully submitted,

Burgess P. Standley

BURGESS P. STANDLEY

MEDFIELD PLANNING BOARD

Minutes of Meeting held on August 10, 1966

PRESENT: Messrs. Cain, Spencer, Rogers, Bradstreet & Standley

The meeting was called to order with Mr. Cain, Chairman, presiding and the following business was conducted:

BELKNAP ESTATES (Section II): Mr. LaVerghetta appeared before the Board and presented the plans and profiles of this subdivision. He stated that the lot numbers had been changed because the Land Court requested that they begin with a higher number.

The Board's tracings of these plans were turned over to Mr. LaVerghetta so he could make the same change on these.

Mr. LaVerghetta requested the Board to sign a certification which stated that the conditions set forth on the covenant at the time of the approval of the plan had not been changed. This was necessary because the name of the subdivision had been changed.

The Board signed the certification.

Mr. LaVerghetta also requested the release of Lots 36, 37, 38, 39, 40 and 42.

The Board noted that these lots fronted on Hartford Street so no surety was required.

MOTION: It was moved that the lots as described above be released.

Motion seconded.

Vote carried unanimously.

PLANS: Mrs. Catherine Ramsdell appeared before the Board to discuss a plan to be presented for approval under the subdivision control law not required.

The Board suggested that she have a sketch or plan drawn up and present it to the Board.

The Board also recommended that she have her lawyer present so that her interests would be properly presented.

STOP RIVER OAKS: (Mr. Rosenfeld was present before the meeting and talked to Mr. Cain but was unable to stay for the meeting.)

Mr. Rosenfeld requested the Board to set the amount of surety they would require to cover the construction of Stagecoach Road from

STOP RIVER OAKS (Continued)

Station 7 plus 00 to Station 8 plus 75, a distance of 175 feet. He wished to obtain the release of lots 65 and 143.

It was agreed to make an inspection of this site on Sunday morning at 11:00 A.M. Mr. Cain could not make it at this time but agreed to inspect it Monday or Tuesday.

Mr. Rosenfeld left the following revised profile plans:

R-864--Revised Profile of Portion of Lee Road -- May 4, 1966
Revised Profile of Portion of Stagecoach Road -- May 2, 1966
Plan showing Revised Lots and Permanent Cul-de-Sac.

It was noted that no reply had been received from the Board's letter of January 27, 1966 to Charles A. Cimino, Inc. regarding the Board's request for tracings and three sets of prints of this subdivision plan.

Mrs. Rayner was instructed to contact Town Counsel and ask him to prepare a follow-up letter for the Board's approval.

HEALD HOMES TRUST (Section III):

Mrs. Rayner was requested to check with the Town Clerk to see if any appeals had been received on this plan; also to return the subdivision plans to Mr. Cheney so he could prepare tracings and copies of the plans for the Board's files.

PINE NEEDLE PARK (Section I): Mrs. Rayner was requested to check with Town Counsel as to the progress with Aetna Insurance Company on Mr. Stivaletta's bond.

HASTINGS & GAUTREAU: The letter to Hastings and Gautreau was not sent because it was noted that the two stubs on either end of Stony Brook Road were not covered in the surety held on this first section of the development. The stub to the Donnelly property was covered under a subsequent surety, but the stub to the Supko property was not covered at all.

The Board discussed the matter and it was agreed that the stubs located between Lots 12 and 13, Lots 68 and 69, and Lots 17 and 100 are to be completed as per the Board's letter of July 16, 1964. This statement to be made part of the letter covering the list of work to be completed in the first section of the development.

MOTION: Moved that the Board carry out the above agreement.

Motion seconded.

Vote carried unanimously.

BOARD OF APPEALS: Decision No. 171 on petition of Peter D. Vroom was read.

INDUSTRIAL COMMISSION: A letter was received from William C. Codman & Son requesting information for an industrial survey.

MOTION: It was moved that this information be turned over to the Industrial Commission.

Motion seconded.

Vote carried unanimously.

NOON HILL ESTATES: It was agreed to make an inspection of this site also on Sunday morning.

SUPT. OF STREETS: Mr. Cain reported that he had talked to Mr. McCarthy this week and he had advised Mr. Cain that he would like to recommend to the Board of Selectmen that a budget be set up to cover the cost of road inspections.

Mr. Cain reported that he had told Mr. McCarthy that the Board felt that his department should be the one to make the street inspections.

MEETING ADJOURNED:

Respectfully submitted,

Burgess P. Standley
BURGESS P. STANDLEY,
Secretary

FORREST CONSTRUCTION CO. (Continued):

Copies of these plans are to be filed with the Supt. of Streets, Water Department, Board of Health and the Conservation Commission.

PLANS: Mr. William Dean of Millis appeared before the Board and presented a plan for approval under subdivision control law not required. The land was located off Green Street and contained Lots A, B, and C.

The Board viewed and approved the plan and it was then signed by Mr. Cain.

HASTINGS & GAUTREAU: Mr. Cain reported that the letter to Hastings and Gautreau had been held up because it had been noted that the Board did not have sufficient surety on the first section to include the stubs.

It was then agreed to send a separate letter requesting that the stubs be completed per the Board's letter of July 16, 1964, also stating that the Board would like to have them consider completing the stubs between Lots 12 and 13 and Lots 68 and 69 at this time as they represented the continuation of Stony Brook Road.

STOP RIVER OAKS: The Board's letter to Charles Fuller, Jr., dated Aug. 17th was read. This letter pertained to the missing tracings of this subdivision.

PINE NEEDLE PARK (Section I): Mrs. Rayner reported that she had contacted Mr. Fuller, Town Counsel, by phone. He advised her that he had talked to a representative of the Aetna Insurance Co. and was informed that a letter had been sent to Mr. Stivaletta requesting that he complete the construction of the street, and a letter was to be sent to the Planning Board. Mr. Fuller stated that he would like to meet with the Board to discuss the matter fully as soon as the letter is received.

Mr. Rogers suggested that the Board write Aetna Insurance Co. informing them that the Board had not received a reply to their letter of July 2, 1966.

NOTE: This letter was not sent because Mr. Fuller advised Mrs. Rayner that he had received the letter from Aetna.

PINE NEEDLE PARK (Section II): Mr. Stivaletta called Mrs. Rayner this week to request the Board to set the amount of surety they would required so that he could obtain the release of Lot 7 on Green Street.

PINE NEEDLE PARK (Section II)--Continued

It was agreed to meet on Sunday at 11:00 A.M. to view this site.

It was noted at this time that Mr. Stivaletta had not complied with several of the Board's requests.

Mrs. Rayner was asked to compile a list of this pending business and invite Mr. Stivaletta to the next meeting.

TORA, INC: (Clark Road) -- A letter was received from the Quincy Co-operative Bank thanking the Board for calling their attention to the condition of Clark Road. They also stated that they were arranging for the necessary repair work.

NOON HILL ESTATES: Mr. Rogers reported that he had inspected this wite since the last meeting and found that some of the stone bounds had been installed, but none of the sidewalks had been backfilled.

It was agreed to make an appointment to meet with Mr. Haslam on the site next Wednesday evening at 7:15 P.M.

KNOLLWOOD ESTATES: Mr. Rogers, and Mr. Spencer, Mr. Standley, and Mr. Bradstreet inspected the drain on this site and found that there was a gully and a great deal of erosion at the end of the drain line.

It was agreed to write a letter to Mr. Roy requesting him to extend the drain pipe to the flat land ending with a head wall.

Mr. Spencer asked the Board for their opinion on the type of grate inlets being installed in part of this subdivision. He felt that those that ran parallel with the street might present a dangerous condition where bicycles are concerned.

Mr. Spencer agreed to discuss this with the Supt. of Streets.

PINE NEEDLE PARK (Section II): The Board received a copy of a letter from the Water Board to Tamworth Construction Co., Inc. stating that until Tamworth presented an acceptable agreement with adequate security covering the permanent installation of the water pipe in Pine Street, the Water Board could not give consideration to the connection of any temporary water pipe to the town system. This agreement is to be acceptable to the Water Board, the Planning Board, and the Town Counsel.

MEDFIELD PLANNING BOARD

Minutes of Meeting held on August 17, 1966.....4

MARLYN ESTATES: (Section III) -- The orginal and duplicate tracings of this subdivision plan were received. Since the time limit was not up, the Board could not sign the plans.

A letter was received Mrs. Mrs. Elizabeth M. Place informing the Board that she had seen Mr. Richard Y. Stein, District Sanitarian, in person and had no correspondence with him.

A copy of a letter from the Supt. of Streets to Mr. Heald was received. In this letter, Mr. McCarthy advised Mr. Heald to correct the two places in Fox Lane where water puddled.

PUBLICATIONS: The Board received a copy of The State Sanitary Code, ARTICLE XI, Minimum Requirements for the Disposal of Sanitary Sewage in Unsewered Areas.

Mrs. Rayner was requested to send for additional copies for each member of the Board.

MASTER PLAN (Soils Survey): A letter was received from Mr. Woglom of Metcalf and Eddy in which he discussed their proposal for a soils survey study in the Town of Medfield. The Board decided to take this under advisement.

WOODRIDGE ESTATES: The Board noted that this subdivision should be updated to the present specifications. Mrs. Rayner was requested to contact Mr. Kennedy, the owner, to find out what his intentions were regarding this.

HASTINGS & GAUTREAU: It was agreed to write a letter to Hastings and Gautreau informing them that the Board had noticed a large hole in the street between Lots 89 and 106 on Evergreen Way which could be a dangerous condition.

MARLYN ESTATES (Section II):

MOTION: It was moved that a letter be written to Heald Homes Trust requesting that he install a protective grating at the entrance to the 24" drain located near Lot 47 on Pheasant Road.

Motion seconded.

Vote carried unanimously.

MINUTES: The minutes of the meetings held on August 3rd and August 10th were read and approved as read and corrected.

MEETING ADJOURNED:

Respectfully submitted,
Burgess P. Standley

MEDFIELD PLANNING BOARD

Minutes of Meeting held on August 24, 1966

PRESENT: Messrs. Cain, Spencer, Rogers, Bradstreet and Standley

The meeting was called to order at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

HEALD HOMES TRUST (Section III): Mr. Heald was present to pick up the definitive plans of this subdivision.

A letter was received from the Town Clerk certifying that no appeals had been made during the twenty day period following the receipt of the notice that the plan had been approved.

The Board then signed the plans. The tracings and the prints were left with the Board and the originals were returned to Mr. Heald.

EXECUTIVE SESSION: Mr. Charles Fuller, Town Counsel, was present and the Board called an executive session at Mr. Fuller's request.

Pine Needle Park-Section I---Mr. Fuller read the letter he had received from Princi and LeComte, 40 Court St., Boston, Mass., dated Aug. 16, 1966. This firm is the counsel for Aetna Insurance Co.

The letter was a confirmation of their phone conversation with Mr. Fuller on August 11, 1966, at which time they informed him that they would immediately write to Tamworth Construction Co., Inc. in an effort to reach an amicable solution to the existing problem.

Mr. Fuller stated that he felt that all the Counsel was going to do was to write a letter to Mr. Stivaletta asking him to complete the work.

The Board felt that this was not the answer to the problem.

Mr. Fuller then cited the Court Case of STONEHAM vs SEVELLA. In this case, the judgment was in favor of the Stoneham Planning Board and the Town of Stoneham was awarded damages. Mr. Fuller pointed out, however, that the case was started in 1954 and the final decision was made in 1960.

Mr. Fuller further stated that there was no way to force the bonding company to build the street. The town would have to complete the work and then bring suit to recover the damages.

Mr. Standley asked if the Board could refuse future bonds presented from Aetna.

Mr. Rogers asked if this wasn't true of all bonding companies.

Mr. Cain suggested that the Board invite a representative from the Boston Edison Co. to a meeting to discuss the cost and the possibility of underground wiring.

Mr. Spencer suggested that the telephone company also be invited.

HALPER-HOMES, INC. (Now Hawthorne Acres): Mr. Frank Portugal was present and presented plans showing changes in the lot ines in this subdivision.

Mr. Cain stated that he had advised Mr. Portugal that the County had a petition for the relocation and widening of Elm Street and Mr. Portugal then requested the County Commissioners to relocate the proposed street on his subdivision plans.

Mr. Cain advised that the revised plans were given to Mr. Portugal and he was now before the Board for approval of the revised lots under subdivision control law not required.

Mr. Cain pointed out that this revision would save the town considerable amount of money.

Mr. Portugal stated that he wished to co-operative with the Town of Medfield.

The Board then approved the plan.

Profile Revision--Mr. Portugal stated that he would like to revise the grade on Tanbark Road at the intersection of Crescent and Tanbark Road in the vicinity of Lots 27 and 36.

The Board suggested that he present a preliminary profile of his proposed revisions.

Mr. Portugal also notified the Board that he was changing the names of the following streets:

TANBARK ROAD to be changed to Grace Drive
GLENFIELD ROAD to be changed to Steven Lane
WILLOW CRESCENT to be changed to Carmen Circle.

PINE NEEDLE PARK (Section II): Mr. Stivaletta presented a revised profile of Flint Locke Lane in the vicinity of Lots 8, 9, and 10.

The Board viewed the plans and agreed that they would like to have a sight distance of 250' in this area.

It was agreed to write a letter to Mr. Stivaletta recommending that he re-design the profile so there will be this sight distance.

The Board suggested that this sight distance could be accomplished by raising the grade between Station 5 and 7 or by cutting the grade between Stations 3 and 5, or a combination of both.

Lot Release: It was agreed to set the amount of surety the Board would required for the release of Lot 7, Green Street, but to hold action pending advice from Town Counsel.

After reviewing the situation the Board agreed that they would be unable to set the amount of surety for the following reasons:

(a) No construction cards had been presented to show that the sub-base had been approved or the water in.

(b) Not evidence that the drainage had been put in as requested in the Board's letter of May 25, 1966.

MOTION: It was moved that the Board table the setting of the surety until the above information was received.

Motion seconded.
Vote carried unanimously.

FORREST CONSTRUCTION CO., INC.: Mrs. Rayner stated that she had not received the application and covenant from the Forrest Construction Co.

The Board agreed to extend the date of the hearing, if necessary, pending receipt of the above items.

NOON HILL ESTATES: Messrs. Standley, Spencer, and Cain met with Mr. Haslam earlier this evening on the subdivision site. They reported to the Board that the bounds had been set and some of the sidewalks had been back-filled. Mr. Haslam stated that he was planning to have a sub-contractor come in this week to do some additional work.

The Board agreed to return next week for a view of the progress.

TORA, INC.: (Clark Road--Mrs. Rayner reported that the President of the Quincy Co-operative Bank had contacted her to check with the Board to see if they would approve blocking the damaged street from vehicular traffic with a load of gravel.

Mr. Cain was contacted by phone and stated that he felt the Board would approve of this method of handling the matter.

WOODRIDGE ESTATES: Mr. Kennedy advised Mrs. Rayner that he would withdraw this subdivision plan.

HEALD HOMES TRUST: Mr. Heald was present and the Board asked him about the grates on the drain inlets. Mr. Heald stated that he would take care of this matter.

STOP RIVER OAKS: The Board received the following described surety from the Medfield Development Corp.:

> Bond of the Aetna Insurance Company in the amount of $2,300.00, No. S611845, dated August 18, 1966.

It was noted that the bond did not show the stationing. It was agreed to sign the release of Lots 65 and 143, but to withhold them until the bond is in proper form.

The Board discussed the possibility of this developer putting in the base course only at the present time so the final paving and sidewalks would not be damaged by heavy trucks.

Mr. Rogers questioned the bonding between the base course and the final course if this procedure was followed.

The matter was tabled for further discussion at a later date.

HASTINGS & GAUTREAU: It was noted that the surety would be up on the first section of Harding Estates on September 12, 1966. It was agreed to send a letter reminding them of this termination date.

STOP RIVER OAKS: The Board received a copy of a letter from Mr. Burr, Building Inspector, to Mr. Charles Mitchell, in which he advised him that no building permit had been issued on the lot on which he had erected a foundation.

PINE NEEDLE PARK (Section II): The Board received a copy of a similar letter to Mr. Stivaletta regarding Lot 7, Green Street.

ZONING BY-LAW: Mr. McCarthy asked the Board for clarification of Section 6. Corner Clearance.

The Board agreed to check this out with other zoning laws.

RULES AND REGULATIONS: It was agreed to meet on Thursday evening to work on the revision of these rules and regulations.

KENNEY: Mr. Cain reported that he had talked to Mr. Kenney regarding the unfinished berm on the sidewalks in this area. He stated that Mr. McCarthy agreed to fix it when he has a berm machine available.

MEDFIELD PLANNING BOARD

Minutes of Meeting held on August 31, 1966

PRESENT: Messrs. Cain, Spencer and Bradstreet

The meeting was called to order at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

PLANS: Mr. Cain presented a plan which he had approved and signed under subdivision control law not required. This plan showed Lots A and B at the intersection of Pine Grove Road and Spring Street and was dated June 13, 1966.

FORREST CONSTRUCTION CO., INC.: The Board received the application and covenant for this subdivision and it was agreed to change the hearing date from Sept. 21st to Sept. 28th to allow sufficient time for advertising and notices.

It was noted that the Board needed a Certificate of a Vote of the Corporation to show who was authorized to act for them. It was agreed to write a letter requesting this information.

HASLAM REALTY CORP.: Mr. Emerson F. Haslam came before the Board to request the release of Lot 1, Indian Hill Road.

MOTION: It was moved that Lot 1, Indian Hill Road be released from the covenant with no surety required because it had a frontage on South Street.

Motion seconded.
Vote carried unanimously.

The release was then prepared and signed and turned over to Mr. Haslam.

Street Inspection: Mr. Cain represented the Board at the scheduled meeting with Mr. Haslam at 7:15 this evening.

Mr. Cain stated that some work had been done on the slopes and loam had been brought in ready for spreading on the westerly side of the street.

Mr. Haslam stated that his sub-contractor was going right ahead on both sides of the street and it should be well taken care of by the following week.

It was agreed to meet on the site again next Wednesday at 7:15 P.M.

EXECUTIVE SESSION: --Pine Needle Park (Section I)

Mr. Fuller advised Mrs. Rayner that Mr. Stivaletta had called him and had stated that he had to install the gas line before he could complete the street. Mr. Fuller stated that Mr. Stivaletta promised to have the work completed by the end of September.

Regarding Lot 7, Green Street, Mr. Fuller advised that he could find no regulation which would authorize the Board to hold up the release of a lot for failure to complete work on which the time limit had expired.

End of Executive Session

PINE NEEDLE PARK (Section I): Mr. Michele Stivaletta came before the Board and presented a revised profile of Flint Locke Lane, dated August 31, 1966.

The Board viewed this revision and Mr. Cain agreed to talk to the engineer to see if he could improve the sight distance since the Board felt that it still was not quite up to the 250' requested.

Lot 7--Green St.--The Board advised Mr. Stivaletta that they had been unable to set the amount of surety they would require to cover Lot 7 because they had not received the construction cards or the Certification that the drainage was in as requested in the Board's letter of May 25, 1966.

Mr. Stivaletta stated that he wanted to complete the construction of Flint Locke Lane and then put the drain in. He advised that in approximately ten days the asphalt would be put on the street.

Mr. Stivaletta agreed to get the construction cards to the Board immediately.

Mr. Cain advised him that the Board would consider the release of Lot 7, but would not release any further lots until all work is cleaned up in this subdivision on those sections where the surety time limit has terminated.

Mr. Stivaletta advised the Board that the gas company has 280 feet of pipe to lay from Tamarack Road to Pine St. before he could complete the construction of the street.

GUN HILL PARK: Mr. Stivaletta was advised that the Board had not received the tracings of this subdivision plan.

Mr. Stivaletta agreed to bring them in to the next meeting.

PINE NEEDLE PARK (Section I):

The Board advised him that they would require certfications of the bounds as set and certification of the invert grades of the manholes.

The Board also requested him to start preparing his acceptance plans so these streets could be presented at the next annual town meeting.

MEDFIELD PLANNING BOARD

Minutes of Meeting held on September 7, 1966

PRESENT: Messrs. Cain, Spencer, Rogers, Bradstreet and Standley.

The meeting was called to order at 8:00 P.M. with Mr. Cain, Chairman, presiding and the following business was conducted:

PINE NEEDLE PARK (Section II): Mrs. Rayner reported that she had not received the construction cards for Lot 7, Green Street.

Mr. Cain reported that he had talked to the Supt. of Streets who stated that Mr. Stivaletta had not contacted him for any construction approval.

GUN HILL PARK: On Thursday evening the following Board members made an inspection of this subdivision:

Mr. Cain, Mr. Rogers, Mr. Bradstreet and Mr. Standley

Mr. Rogers suggested that the Board check the drainage on the plans in order to establish grades and to see if a culvert is necessary on Gun Hill Road.

NOTE: Mrs. Rayner was unable to find a copy of the contour plan so the Board requested that a copy be obtained from Norwood Engineering Co.

Mr. Rogers proposed that a letter be sent to Mr. Stivaletta requesting that he run lines of levels on either side of Gun Hill Road for the purpose of satisfying the Board that the creation of Gun Hill Road would not constitute a dam which in the future might conceivably block drainage that would flow either in a northerly or southerly direction between Millbrook Road and Saw Mill Lane.

MOTION: It was moved that the proposed letter be sent.

Motion seconded.
Vote carried unanimously.

The Board discussed the surety they would require on the following streets or sections of streets:

EXISTING WAY:	135 ft. from Millbrook Road	@$15.00..	$ 2,000.00
GUN HILL ROAD:	267 ft.	@$15.00..	4,000.00
SAW MILL LANE:	425 ft. from Station 9 plus 25 to Station 13 plus 50.....	@$13.00..	5,525.00

GUN HILL PARK (Continued)

SAW MILL LANE: 300 ft. from Station 13 plus 50 to Station 16 plus 50.....@ $13.00...$ 3,900.00

Plus amount required for fill along both sides of Gun Hill Road between Millbrook Road and Station 0 plus 0..... 4,000.00

TOTAL $19,425.00

MOTION: It was moved that the Board would request the amount of surety as described above.

Motion seconded.
Vote carried unanimously.

The Board agreed that if the above surety was presented, it would release the following lots:

GUN HILL ROAD---Lots 29 and 30

SAW MILL LANE (9 plus 25 to 13 plus 50)---Lots 27, 28, and 43

SAW MILL LANE (13 plus 50 to 16 plus 50)---Lots 23, (24A and 24B), (25A and 25B), and 26.

NOTE: Total area of Lots 25A and 25B---34,000 sq. ft.
24A and 24B---32,400 sq.ft.

The purpose of setting up Lots 24B and 25B was to give Mr. Stivaletta a definite area which he could give an easement on to the town for conservation.

HEALD HOMES TRUST (Section II)--Mr. Heald was present at the meeting and presented construction cards showing the following:

Colonial Road from Station 0 plus 00 to Station 3 plus 00

Rough grading approved	8/25/66
Drainage approved	8/25/66
Water Installation approved	3/25/66

It was agreed to make an inspection of this area before the next meeting.

The lots to be released on this section of Colonial Road are Lots 51, 52, 53, and 54.

HEALD HOMES TRUST (Section II)--Continued:

Mr. Heald questioned the Board as to how much of the paving they wanted completed on the turn-around at the end of Colonial Road.

Mr. Heald felt that it would be very expensive to the town to tear up the arc of the turn-around and put in grass when this street was extended. He suggested paving the roadway and graveling the arc.

Mr. Rogers recommended that the turn-around be fully paved.

It was suggested that the sidewalks be stopped at the beginning of the turn-around.

MOTION: It was moved that the traveled way be cut back the width of the sidewalks, that is, the 100 ft. diameter be cut back 16 ft, leaving the diameter of the turn-around at 84 ft. and the sidewalks to come down Colonial Road and blend into the turn-around.

Motion seconded.
Vote carried unanimously.

Mr. Heald was questioned as to when he would complete Fox Lane and Pheasant Road.

He stated that these sections would be completed as soon as he could get the paving contractor who he had been waiting for for three weeks.

The Board asked Mr. Heald to find out what caused the so-called "wash-board" condition of Fox Lane.

Mr. Heald agreed to talk to his paving contractor in regard to this matter.

PINE NEEDLE PARK (Section II): It was reported that the Board had inspected the area in the vicinity of Lot 7, Green Street. It was agreed that the Board would be unable to set the amount of surety until they had received the construction cards.

PINE NEEDLE PARK (Section I): It was brought to the Board's attention that those sections of Flint Locke Lane and Emerson Road recommended for acceptance on December 9, 1965, had not been presented to the town.

It was agreed to bring this to Mr. Stivaletta's attention.

COUNTY COMMISSIONERS: A letter was received from the County Commissioners notifying the Board that they were holding a hearings on the petitions for the relocation of Philip Street and Elm Street at the Town Hall on Tuesday, September 20th at 3:00 P.M.

Mr. Standley stated that he would be present at this meeting.

RULES AND REGULATIONS: A letter was received from the Supt. of Streets asking whether any provision has been made for the location of underground conduits for future electrical installations or telephone installations. Mr. McCarthy stated that the telephone company was apparently planning to install an underground cable in Stagecoach Road.

Mr. Rogers agreed to contact the Boston Edison Co. and New England Telephone Co. to check with them to see if they had a preference as to where the underground wires were laid.

As soon as this information was received, it was agreed to acknowledge Mr. McCarthy's letter.

HALPER HOMES (off Cross St.): It was noted that the approved cross-section on this subdivision plan showed sidewalks on only one side of the street.

Mr. Cain suggested that the Board write the new owner, Lasell Realty Corp., asking them to come to a meeting to discuss the cross-section for the streets; also the progress of the revision of the street grades in the vicinity of the intersection of Tan-bark Road and Willow Crescent.

MOTION: It was moved that the above proposed letter be sent. A copy to be sent to Mr. Portugal.

Motion seconded.
Vote carried unanimously.

The Board reviewed the sub-division control law regarding this matter and felt they would have the right to make this change in the cross-section in accordance with Section 81W; however Mrs. Rayner was requested to check this with Town Counsel.

CONSTRUCTION CARDS: It was agreed to include a revision of the construction cards along with the revision of the rules and regulations.

PENDING BUSINESS: The Board reviewed the following pending business:

(a) Permanent Building Code Committee: Mr. Rogers agreed to contact Mr. Stevens, Chairman of the Bldg. Code Committee, again to see if he had any suggestions for names for this committee.

FERNANDES REALTY CORP.: It was agreed to write a follow-up letter directly to Mr. Fernandes to the Board's letter to Mr. Seaburg, dated August 10, 1966, since no reply had been received from Mr. Seaburg.

HARDING ESTATES: Mr. Cain agreed to check with Hastings and Gautreau regarding the letters the Board had sent them and to which no reply had been received.

NOON HILL ESTATES: It was agreed to inspect this site Thursday evening.

STOP RIVER OAKS: It was agreed to send a letter to the Medfield Development Corp. requesting them to confirm the Board's understanding that they had agreed to build the streets in this subdivision according to the existing cross-section in the town.

MINUTES: The minutes of the meeting held on August 31, 1966, were read and approved as read.

PINE NEEDLE PARK (Section II): Mr. Cain agreed to call the engineer to see if Mr. Stivaletta had contacted him regarding the change the Board had requested in the profile of Flint Locke Lane.

MEETING ADJOURNED:

Respectfully submitted,

BURGESS P. STANDLEY,
Secretary

HALPER-HOMES (off Elm Street): Mrs. Rayner reported that she had consulted with Mr. Fuller, Town Counsel, regarding the Board's authority to change an already approved subdivision plan.

Mr. Fuller advised that the Board could make this change under Section 81W, but that any change would have to follow the same procedure as the original plan, that is, hold a hearing, etc.

He also advised that the owner is covered under Section 81DD for any damage which may result from such a change.

RULES AND REGULATIONS: Mr. Rogers reported that he had contacted representative from the Boston Edison Co. and the New England Telephone Co. and they were very interested in underground installations. He stated that he had set up a tentative meeting on September 21st at 8:00 P.M. with representatives from each company.

MOTION: It was moved to accept Mr. Rogers report and send letters of confirmation of the meeting on September 21st.

Motion seconded.
Vote carried unanimously.

Regarding this same matter, a letter was received from Mr. McCarthy suggesting that a conduit in a cement encasement be required for underground telephone installations.

Action on this letter was tabled until after the meeting with the Boston Edison Co. and the New England Telephone Co.

PINE NEEDLE PARK (Section I): The Board received a copy of a letter from the Board of Selectmen to Mr. Stivaletta regarding acceptance of new streets.

BUILDING CODE COMMITTEE: Mr. Rogers reported that he had called Mr. Stevens, but he was out of town until next week.

HASTINGS & GAUTREAU: Mr. Cain reported that he had been up to Harding Estates but was unable to locate either Mr. Hastings or Mr. Gautreau. He stated that he would try again this coming week.

Mr. Standley suggested that the Board write a follow-up letter since the time limit had expired on the surety.

This suggestion was tabled until Mr. Cain had an opportunity to try to contact them again.

PINE NEEDLE PARK (Section II): Mrs. Rayner was requested to obtain a copy of the drain easement which runs from Flint Locke Lane to Green Street between Lots 8 and 9 on Flint Locke Lane through Lot 19 on Green St. This copy to be purchased from

PINE NEEDLE PARK (Section II) Continued:

Engineering Co., Inc.

RULES AND REGULATIONS: It was agreed to meet on Thursday evening to continue work on the revision of these rules and regulations.

MEETING ADJOURNED:

Respectfully submitted,

BURGESS P. STANDLEY,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on March 1, 1967

PRESENT: Messrs. Rogers, Spencer, Bradstreet and Standley

Note--Mr. Cain was excused from the meeting to attend the "Candidates' Night" sponsored by the League of Women Voters.

The meeting was called to order at 8:00 P.M. with Mr. Bradstreet, Vice Chairman, presiding and the following business was conducted:

HEALD HOMES TRUST: (Section III)--Mr. Henry Heald came before the Board and requested them to set the amount of surety they would require to cover the construction of Blacksmith Drive from Station 7+00 to Station 8+20 so he could obtain the release of Lot 71.

Mr. Heald presented his construction cards showing the following:

BLACKSMITH DRIVE--Station 7+00 to Station 9+50

Rough grading approved.
Drainage approved.
Water installed with the exception of Hydrant #1.

MOTION: It was moved that the paperwork be set up to cover the release of Lot 71 and that the Board would require surety in the amount of $1,600.00 to cover the construction of Blacksmith Drive from Station 7+00 to Station 8+20, all pending an inspection of the site.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

JOSEPH S. KENNEDY: A letter was received from Joseph L. Tauro, Legal Counsel to the Governor, acknowledging the receipt of the Board's letter of recommendation for Mr. Kennedy as Judge of Probate for Norfolk County.

HASTINGS & GAUTREAU: A letter was received from the Twin City Corp. notifying the Board that they were the holder of the land development mortgage loan covering the lots fronting on Spring Valley Road, (Lots 101-105, 88, 87, 54-59) and requested information as to whether or not Spring Valley Road was completed to the point of acceptance. They also requested the Board to establish the amount that would be required for surety for the release of the above lots if the street is not completed.

HASTINGS & GAUTREAU (Continued)

It was agreed to advise them by letter that as far as the Board knows, the street was not completed but an inspection would be made as soon as weather conditions permitted.

Regarding this same matter, a copy of a letter from the Supt. of Streets to Twin City Corp. was read. Mr. McCarthy advised them as to what had been done in this area.

TRAFFIC COUNTS: A letter was received from the Supt. of Streets informing the Board that he had taken traffic counts on Knollwood Road near Cross Street and would take counts at the intersection of Elm St. and South St. He stated that he had taken these counts to help determine the proper way of constructing the intersection.

BOARD OF APPEALS: The following decisions were read:

No. 173	Russell E. Nilson	Variance granted.
No. 174	Ellis N. Allen	" "
No. 175	Harold A. Baggs	" "

MASS. DEPT. OF COMMERCE AND DEVELOPMENT: A list of the hearing dates for legislative bills was received; also, a bulletin from the "701" Urban Planning Assistance Program on the subject of "Open-Space Land Program (Revised Minimum Planning Requirements as of Feb. 15, 1967)".

ZONING BY-LAW (Industrial District Uses): Mr. Fred Hannula of the Industrial Commission was present to discuss the results of the hearing and the procedure to follow in presenting the articles to the town.

The Board discussed whether or not to table the amendment to the Industrial District Uses,as suggested at the hearing, until such time as it could be studied jointly by the Industrial Commission, the industrial land owners and the Planning Board.

Mr. Rogers felt that the area requirements could be revised, also the special uses now under the jurisdiction of the Board of Appeals; but that the town should set up its own standards. He did not feel that the industries should come in and help write these by-laws.

Mr. Standley suggested that the Industrial Commission write some sort of synopsis for publication in the local paper explaining these zoning articles. He stated that he had many questions from the citizens at the hearing because they were unable to understand the articles and the intent of them.

ZONING BY-LAW (Continued)

Mr. Hannula agreed to write a news release to try to explain to the citizens of the town what it would mean to have these zoning regulations and what it would mean if we do not have them.

Mr. Hannula stated that he had spoken to Mr. Mara and Mr. Ouderkirk after the hearing and they had pointed out that unless there is a co-operative attitude, it is hard to sell business.

Mr. Rogers pointed out that Norwood was able to obtain the Polaroid Company with similar zoning regulations. He suggested that the Board check on the background of the Polaroid Company's establishment in Norwood and whether or not it came in under their present zoning.

Mr. Rogers pointed out that approximately 80% of the proposed amendment for Industrial District Uses came from Medfield's Master Plan. The format was taken from the Norwood Zoning By-law.

Mr. Rogers asked if the Board felt it would be wise to discuss this amendment with Mr. Woglom since he wrote Master Plan.

Mr. Rogers stated that Mr. Cain had asked him to suggest to the Board that a meeting be held this weekend to go over the articles for the warrant.

It was suggested that Mr. Woglom be included in this meeting and all members concurred. It was also agreed that the Board would be willing to pay Mr. Woglom consultant fees if necessary.

Mr. Hannula, in discussing the uses to be allowed in the Industrial Districts, wondered why we cared what was done inside a building as long as it was contained within the walls.

Mr. Rogers pointed out that some industries might be undesirable because they use a great deal of water or they may have a large amount of disposable waste.

The Board discussed the question raised at the hearing regarding the land owned by Rennie J. Spring and Walter Reynolds, Jr. It was agreed to study this for possible rezoning to business.

The Board again discussed whether or not to table the action on Article 70. It was agreed that they would go ahead and recommend favorable action on it.

Mr. Bradstreet was delegated to set up the meeting for the weekend and Mr. Hannula agreed to check on the Polaroid Company and write the news release.

MEETING ADJOURNED:

Respectfully submitted,
Burgess P. Standley

ELECTION OF OFFICERS (Continued)

Mr. Bradstreet was nominated.

Nomination seconded.

MOTION: It was moved that the nominations be closed.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY

VOTE FOR MR. JOHN F. BRADSTREET FOR VICE CHAIRMAN CARRIED UNANIMOUSLY.

SECRETARY: Mr. Rogers called for nominations for the office of Secretary.

Mr. Standley was nominated.

Nomination seconded.

MOTION: It was moved that the nominations cease.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

VOTE FOR MR. BURGESS P. STANDLEY FOR SECRETARY CARRIED UNANIMOUSLY.

APPOINTMENTS:

(1) IT WAS MOVED THAT MR. CHARLES C. CAIN BE APPOINTED TO SERVE AS THE BOARD'S AGENT TO APPROVE AND SIGN PLANS NOT REQUIRING SUBDIVISION CONROL LAW.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

(2) IT WAS MOVED THAT MRS. DORIS M. RAYNER BE APPOINTED TO SERVE AS THE BOARD'S ADMINISTRATIVE AGENT.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

MEETING PLACE AND TIME:

IT WAS MOVED THAT THE BOARD CONTINUE MEETING ON WEDNESDAY EVENINGS, BEGINNING AT 8:00 P.M., AT THE TOWN HOUSE.

MEETING PLACE AND TIME (Continued)

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

STOP RIVER OAKS: Mr. Charles E. Mitchell came before the Board and presented the following described plans:

(1) "Plan Showing Revised Lots At 'Stagecoach Estates', Medfield, Mass.", Medfield Development Corp., dated March 6, 1967, by Bowie Engineering Co.

(2)

Plan (1) consisted of a revision in the lot plan. Lots 76, 77, and 78 were changed to two lots; namely, Lots 76A and 78A. He also eliminated the extension of Lee Road to the Walpole town line.

Mr. Mitchell stated that his reason for doing this was cost of the construction of the street to obtain the release of only one lot.

Mr. Spencer pointed out that this extension was an access to undeveloped land in Walpole and felt that the Town of Walpole should be advised of this revision.

Mr. Rogers suggested the following action:

(1) Write a letter to the Walpole Planning Board advising them of this proposed revision.

(2) Make an inspection of the site to see if an access street could be developed through the land of Katherine M. Allen.

The Board discussed these suggestions and the following motion was made:

MOTION: It was moved that the Board take this matter under advisement until an inspection is made and a letter written.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

The Board then checked the revised drainage as shown on the second plan (Item 2).

STOP RIVER OAKS (Continued)

Mr. Rogers dictated a letter in accord with the above motion.

MOTION: It was moved that the letter as dictated be written.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

ZONING BY-LAW: (Article 70--Business District Uses)

Mr. Fred Hannula and Mr. Gordon Yarlott of the Industrial Commission came before the Board and presented the news release they had prepared for the citizens of the town.

NOTE: A meeting was held on Sunday afternoon for 5½ hours to review and study Article 70 with the following persons being present:

James R. Woglom--Planning Consultant
Fred Hannula--Industrial Commission
Russell Nilson--Industrial Commission
Charles C. Cain
William F. Rogers, Jr.
Ernest L. Spencer
John F. Bradstreet
Burgess P. Standley

Mr. Rogers asked the Board if they planned to go through with this article or recommend that it be tabled.

MOTION: Mr. Spencer moved that the Board go through with the article, and recommend that it be passed.

Motion seconded by Mr. Bradstreet.

Vote carried with three in favor and Mr. Cain opposed.

Mr. Cain: "I am not opposed to article itself, I think the article is a good article, but I do believe that there are a few things that should be ironed out and also due to the fact that some of the land owners within the limits of this industrial area apparently they have felt that they should be heard. It would be my thought that they have the opportunity to sit down with the Industrial Commission and the Planning Board to let them express their opinions."

"One of the things that comes to my mind is that the Appeals Board spoke and said that they thought there were too many Special Permits,

ZONING BY-LAW (Article 70)--Continued

and where they are a Board and where they are involved the way they are, I think they should have the opportunity to sit down with the Planning Board so we can come a little closer where they are concerned."

"I believe there is a question on set-back of the land on Park Street and the railroad, and I believe we should sit down with that group and let them discuss their situation with us, and certainly, where Mr. Tofias is concerned, He has filed with us a list of many things and Mr. Tofias owns a great deal of industrial land and he should be able to sit down with us. Mr. Tofias has owned this land for many years and we may find many of his ideas are very good."

"Mr. Reynolds has some ideas and he should be heard."

"There is a buffer zone and there is some question whether or not we need this amount. We certainly need some, there is no question there."

"Generally these are the reasons."

"I believe if this could be laid on the table until the next town meeting, until all of us have a chance to sit down with all of these groups, then I think we would have exhausted our efforts and given everybody an opportunity to express themselves."

"Also, I am not in favor of having this other article on re-zoning pass, it should be laid on the table also. I am referring to Mr. Marvin's property."

Mr. Yarlott: "Why did we set up this Article 70?"

Mr. Yarlott: "I will answer my own question--because they pushed this zoning down our throats and we didn't have time."

Mr. Hannula pointed out that this request for rezoning affects only some 40 acres and this Zoning By-law affects about 300 acres. The reason we are doing this is to have contol over all of this.

Mr. Hannula: "When you consider where we eventually want to be, the zoning as recommended here is 95% of where we want to be. I don't think we should go all the way back to the beginning."

ZONING BY-LAW (Article 70)--Continued

Mr. Cain: "I feel that this should be tabled to the next town meeting which I hope will be some time in the summer. If it is tabled, the hearing notice holds and those devleoping will do so at their own peril."

Mr. Rogers pointed out that the Board had agreed to re-write that portion of the zoning by-law pertaining to Industrial District Uses and felt it should not be tabled at this time. He stated that the Board is never going to satisfy everyone when it comes to zoning.

Mr. Rogers: "Personally, I feel we should go right ahead with it. If the town goes along, all right; if the town votes it down, all right."

Mr. Rogers pointed out that the Board of Appeals objected for the following reasons:

(1) They are an unpaid board.
(2) They do not have the time.
(3) They do not have the technical knowledge.

Mr. Rogers: "We can't do anything about the first two, but they can hire technical knowledge."

Mr. Spencer pointed out that this is a new type of work for this board.

Mr. Cain stated that he did not want the article dismissed, just tabled to give these groups an opportunity to come in.

Mr. Yarlott pointed out that when the Planning Board put in the subdivision control law, the townspeople considered it too strict and since then you have made it more strict.

A letter was received from William H. Mann, 40 Park Street, in which he stated that he would like to see this article 70 tabled and studied further. He felt that the regulations as written were too restrictive, but felt some restrictions should be put on idustrial areas so the town will be protected from undesirable industries.

A letter was received from Walter F. Reynolds, Jr, et ux, in which he wished to register disapproval of the proposed changes in Article 70. He felt that they would be a detriment in resale or the use of their property, and would also impose a valuation decrease.

ZONING BY-LAW (Article 70) Continued

A letter was received from the Commonwealth of Mass., Dept. of Mental Health in which they stated that they wished to be recorded as opposed to rezoning any property that borders State Property from residential to business or industrial for the following reasons:

(1) Increase in traffic load on Hospital Road which might interfere with fire protection of the Hospital.

(2) Might endanger the water supply.

(3) Might cause a problem with surface water drainage.

Mr. Yarlott pointed out that this area has been in the industrial zone for many years, it was only being added to.

Mr. Rogers stated that Mr. Woglom pointed out to the Board that many of the Special Permit Requirements could be changed if the town had ample water, and ample sewerage.

LOW INCOME HOUSING FOR THE ELDERLY: Mrs. Henderson, representing the committee that is studying the advisability of establishing a Housing Authority in Medfield, reported that Mr. and Mrs. Conners and she had visited the Housing for the Elderly in Medway earlier this evening, and received the following information:

(a) It will cost the town nothing to have a Low Income Housing Unit.
(b) Town will have to establish a Housing Authority.
(c) The members of this authority will be appointed the first year and elected after that. The town elects four members and the state appoints one.

(d) Medway has 34 units. Seven or eight tenants were from out of town, and two of these were from Medfield.

(e) The units added two persons to their welfare costs, but felt they saved a great deal of money because many of those who moved in might have needed welfare if they hadn't been able to get low cost housing.

(f) Units rent for $60.00 per month including all utilities except telephone.

(g) The area of the units is 450 square feet, containing a living room, bedroom large enough for twin beds and two dressers, and a kitchen set up at the end of the living room.

(h) The cost of the building is set up on a loan basis for a term of 40 years. At the end of this time, the building reverts back to the town.

(i) At the end of forty years, the town can sell the property.

(j) The housing authority purchases the land with state money.

(k) The Board of Selectmen can ask that the taxes for three years be paid and at the same assessment as the three previous years.

(l) The units are occupied primarily by widows.

(m) They pay the janitor $1,500 per year.

After hearing this report, the Board agreed to write a letter to Mr. Richard G. Conners, Chairman of this committee, stating that the Planning Board was in favor of the establishment of a Housing Authority in Medfield.

MOTION: It was moved that this letter be sent.

Motion seconded.

Vote carried unanimously.

MINUTES: The minutes of the meeting held on March 1, 1967 were read and approved as read.

HEALD HOMES TRUST: The Board received the following described surety:

> Savings Share Account No. 58759, in the Needham Co-operative Bank, in the name of Heald Home Trust, 65 Blacksmith Drive, Needham 92, Mass., in the amount of $1,600.00; also the assignment of this account to the Town of Medfield.

It was noted that none of the Board members had made an inspection of the area over the weekend. Based on the construction cards, the following motion was made:

MOTION: It was moved that the Board accept the surety presented and sign the release of Lot 71. Surety to cover the construction of Blacksmith Drive from Station 7+00 to Station 8+20.

Motion seconded.

Vote carried unanimously.

BOARD OF APPEALS: The Decision of the Board of Appeals on the appeal and petition of Town Garage Committee was read and it was noted that the variance was granted.

RULES AND REGULATIONS: A letter was received from the Supt. of Streets which outlined his suggestions for the revision of the construction cards.

SUPT. OF STREETS: Mr. McCarthy advised the Board that the streets included in Article 43 (Acceptance of new streets) amount to 2.13 miles.

BUILDING CODE COMMITTEE: A letter was received from the Board of Selectmen advising the Board that they had appointed the following to the Building Code Committee:

BENJAMIN M. GREELY
GEORGE JONES

VOUCHER: The Board approved the voucher of the Landmark Engineering Co. for the drainage easement plan of Noon Hill Estates.

ZONING MAP AMENDMENT: (Vincent A. Palumbo--Main Street) --Mr. Cain made the following motion:

MOTION: "I move that the Board make a favorable recommendation setting forth that several businesses are being conducted on both sides of the premises and we feel that this property should be business."

Mr. Spencer read the report of the Planning Board on Article 17 of the Town Meeting of September 1962. This pertained to the same property and the same zoning map revision.

Mr. Rogers: "There has been a change since that time. Immediately to the east there was land that was vacant at that time. It was the thought then of many in the town that the reverse could happen and it would head towards residential instead of business.

"Mr. Palumbo was not successful in his court case.

"Since that recommendation of the Board, the parcel that was vacant, and which was zoned for business, now has a flourishing business. The probability of turning the area back to residential is over with. I think this is one of the reasons that prompted the appellant to ask the town for further consideration."

Mr. Bradstreet: "~~Socony~~ Sunoco was non-conforming before World War II and I am not sure how long the Colonial has been there, but that was non-conforming before the zoning went into effect.

ZONING MAP AMENDMENT: (Vincent A. Palumbo--Main St.)--Continued

Mr. Cain: "We must treat these as of today."

Mr. Rogers: "They were later rezoned for business."

Mr. Spencer: "This is in direct opposition to the Master Plan. The more we put business in this area, the harder it will be to keep this area residential. There will be encroachment and encroachment on both sides of the street."

Mr. Standley: A letter was received from Mr. Standley in which he expressed opposition to Article 1 of the Special Town Meeting of March 13, 1967, and recommended that the Planning Board vote for disapproval of this article.

Mr. Spencer also pointed out the possibility of a disposal problem and it's affect on the school.

Mr. Spencer: "I second the motion for the purpose of getting it to a vote."

VOTE: Two in favor (Mr. Cain and Mr. Rogers)
Two opposed (Mr. Bradstreet and Mr. Standley by letter.)

Note: Mr. Spencer abstained from voting.

Mr. Rogers: "As Chairman I rule that, two being in favor and one against of the members present, the motion carries and that the Planning Board will recommend favorably on ARTICLE 1.

Mr. Bradstreet questioned as to whether or not Mr. Standley's letter constituted a vote.

Mr. Rogers called Town Counsel for a ruling.

Mr. Fuller ruled that it is those present and voting. He also advised that the Board could, in their report, say that they had a letter from another member stating that he was opposed, but the letter could not be included in the vote.

Mr. Bradstreet: "I disapprove the rezoning of the V. A. Paulumbo land because it is spot zoning. Furthermore, it is too far removed from the Central Business District and that is in conflict with the Master Plan. The Master Plan recommends that business be held to the center of town and if this type of zoning keeps up, we will have another Route 9 in Medfield and it will no longer be a good looking New England town.

ZONING BY-LAW AMENDMENT (Section V. Industrial District Uses)--Continued

It is the opinion of the Board that industrial uses should be regulated and defined so that proper area, set-back, and buffer requirements are established; also, so that industrial complexes will not adversely affect the town due to smoke, noise, pollution, or create conditions of excessive water consumption, drainage or inadequate sewage disposal.

MOTION SECONDED.

VOTE CARRIED with three in favor and Mr. Cain opposing.

Note: Mr. Cain opposed because he felt this article should be tabled and should be considered at a later town meeting.

ZONING MAP AMENDMENT: Article 73. (Alexander Marvin Property--Change from Residential to Industrial--Parcels A, B, C, D, E, F, and G)

MOTION: It was moved that the Planning Board recommend dismissal of this article.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY. Correction: Vote Carried 3 in Favor and Mr. Cain opposed. - He requested that the Article be Tabled.

ZONING MAP AMENDMENT: Article 74. (Alexander Marvin Property--Change from Residential to Industrial--Parcels H and I)

MOTION: It was moved that the Planning Board recommend dismissal of this article.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

EXECUTIVE SESSION: The Board recessed to executive session to discuss the salary of the Administrative Agent.

MEETING ADJOURNED:

Respectfully submitted,

Doris M. Rayner

MRS. DORIS M. RAYNER,
Administrative Agent
(Acting on behalf of Mr. Standley in his absence.)

MEDFIELD PLANNING BOARD

Minutes of Meeting held on March 15, 1967

THIS MEETING WAS CANCELED BECAUSE OF THE CONTINUATION OF THE ANNUAL TOWN MEETING.

Doris M. Rayner

MRS. DORIS M. RAYNER,
Administrative Agent

INDUSTRIAL COMMISSION: (Continued)

Mr. Rogers: "I think what he has asked is that two town boards have felt that it is not willing to reconsider the article, but if there have been any inequities in it, that a resolution could be offered whereby the Planning Board, which is the authority in this situation, can restudy and see if such inequities do occur; and I think it is only honest to say, I feel personally, what we have is a major step and I think the majority of the Board felt this way. I also feel that the majority of the Board feel that if inequities exist that they be corrected.

"The rezoning of the town is certainly not over with. There is a business area that must be coped with and if we look at the Master Plan, there is definite instruction and leadership in that plan as it would pertain to the establishment of a revised business area for the town. Some of this revised business area would encompass some of this IH area, and if at that time, we will diligently study this area, all the hardships and inequities can be solved.

Mr. Spencer: "I feel that the Industrial Commission and the Planning Board should continue a joint effort.

MOTION: (Mr. Spencer) Moved that we continue our support to Article 70 as passed by the town on March 16th.

MOTION SECONDED.

VOTE CARRIED with three in favor and Mr. Cain opposing.

Mr. Cain: "I feel further consideration should be given."

Mr. Yarlott questioned to Board as to their recommendation on Articles 73 and 74.

Mr. Rogers read the reports of the Planning Board on these articles which recommend that the articles be dismissed.

Mr. Yarlott felt that Parcel A should be rezoned to Industrial so that an entrance will be available into the Industrial area.

RULES AND REGULATIONS: It was agreed to work on the rules and regulations immediately.

EXECUTIVE SESSION: The Board recessed for an executive session to discuss Hastings & Gautreau and the salary of the Administrative Agent.

MEETING ADJOURNED:

Respectfully submitted,

Doris M. Rayner

(Mrs.) Doris M. Rayner
Administrative Agent
(Acting on behalf of Mr.
Standley in his absence)

MEDFIELD PLANNING BOARD

Minutes of Meeting held on March 29, 1967

PRESENT: Messrs. Cain, Spencer, Rogers, Bradstreet and Standley

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meeting held on March 8th were read and approved as read and corrected.

BELKNAP ESTATES: (Section I)--Mr. LaVerghetta came before the Board and requested the Board to set the amount of surety that they would require to cover the release of Lots 69, 70, 71 and 89. He stated that he wished to present a bond to cover the construction of Belknap Road from Station 3+89.07 to 10+44.78. This would include the section now under bond. Upon the receipt of this new bond, he requested that the Board release the one they were now holding.

MOTION: It was moved that the Board make an on-site inspection this weekend and that the paperwork be set up for the transaction.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

REZONING: (578 Main Street)--Mr. H. Ralph DiGiacomo came before the Board to discuss the possibility of having his property rezoned to business.

The Board advised him as to the procedure he should follow to get this rezoned. Mr. Rogers further stated that the Board was thinking about the rezoning of the present Central Business District and this property would come under consideration at this time.

Mr. DiGiacomo also asked the Board to advise him as to the zoning status of the Hann property off Philip Street. The Board studied the zoning map and agreed that this was in the "A" Residence District.

MINUTES: The minutes of the meeting held on March 22, 1967, were read and approved as read.

RULES AND REGULATIONS: Mr. Spencer presented the latest revisions and stated that they were ready for the final typing. He suggested that a couple of the pages that had complicated outlines be retyped and presented to the Board for observation as to the set-up.

The Board agreed to this procedure.

INDUSTRIAL COMMISSION: Mr. Yarlott came before the Board to discuss the following:

1. ARTICLE 73.

Mr. Yarlott stated that there was some discrepancy between the Commission and the Board of Selectmen as to their stand on this article.

He stated that the Commission had recommended the passage of Article 73 and that he had presented to the townspeople an idea of what this property was worth as industrial land because they felt the town should know the potential tax value of this land.

2. ARTICLE 70.

Mr. Yarlott offered the services of the Industrial Commission when the Board began the correction of the inequities in this law.

Mr. Rogers accepted this offer on behalf of the Board.

Mr. Spencer asked if the Commission had any priority as to the areas involved.

Mr. Yarlott felt that the Park Street and Brook Street areas should be considered first.

Mr. Rogers suggested that when they discussed the area owned by Mr. Marvin, that representatives of the railroad and the residents in the area should be called in.

Mr. Spencer suggested that the Board discuss this first among themselves.

It was pointed out that two residents of the Hospital Road area had been appointed to the Industrial Commission.

Mr. Yarlott offered to meet with the New York and New Haven Railroad. Mr. Cain suggested that he contact Mr. Ed Young.

Since Mr. Cain had had previous associations with Mr. Young, the Board felt it would be better if he made the contact.

Mr. Cain stated that he would do this, and suggested that he talk to him only on a preliminary basis to see if they would come out to a meeting and also to see what they had done in similar cases.

3. JULIAS TOFIAS PROPERTY: Mr. Yarlott stated that the Corning Glass Company, located on this property, wished to enlarge their facilities but the brook presented a problem.

Mr. Yarlott asked the Board how they felt about piping the brook from Brook Street to North Street.

It was agreed to discuss this further at a later date.

STOP RIVER OAKS: A letter was received from the Walpole Planning Board which stated that they had studied the area around Stagecoach Estates and that they felt that the Medfield Planning Board's action would not adversely affect any plans for development in Walpole.

MOTION: It was moved that the Board approve the following described plans:

(1) Plan showing revised lots at "Stagecoach Estates" Medfield, Mass., property of Medfield Development Corp., dated March 6, 1967, by Bowie Engineering Co.

(2) Plan and profile of portions of Stagecoach Road and Lee Road (showing revised outfall drain), Medfield, Mass., dated March 7, 1967, by Bowie Engineering Co.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

SUPT. OF STREETS: The Board received a copy of a letter from the Supt. of Streets to Stivaletta Brothers in which he stated that the mail boxes being installed in this development were being damaged by snowplows because they extended over the gutter line. They also hampered the plowing of the gutters.

The Board discussed whether or not to correct this situation through the rules and regulations but it was agreed to wait to see if the new requirement of a grass strip would help the problem.

HALPER HOMES, INC. (Frank Portugal Property off Cross Street)--It was noted that Mr. Portugal had presented the tracings of the revisions of his subdivision plans for the Board's files.

PLANS: Mr. Cain presented a copy of the following described plan which he had approved under Subdivision Control Law Not Required:

"Petitioner's Plan of Land in Medfield, Mass.", dated March 27, 1967, by Bowie Engineering Co., Inc.

This plan was a perimeter plan of the land owned by Julias Tofias Co. located off North St.

ZONING BY-LAW (Industrial District Uses): The Board discussed the resolution passed at the Annual Town Meeting and which reads as follows:

> "We publicly urge that the Planning Board consider the new zoning laws as their number one assignment for 1967, with their main goal being the correction of any inequities caused by this law. With this in mind, we, your selectmen, will call for a town meeting whenever the Planning Board informs us that they are prepared to bring forth to the town any revisions in this law."

Mr. Cain suggested that the Board make an honest effort on this resolution just as soon as possible.

It was agreed to work on it just as soon as the Rules and Regulations had been completed.

MEETING ADJOURNED:

Respectfully submitted,

BURGESS P. STANDLEY,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on April 5, 1967

PRESENT: Messrs. Cain, Spencer, Rogers and Bradstreet

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meeting held on March 29th were read and approved as read.

BELKNAP ESTATES: Mr. Rogers reported that he and Messrs. Cain, Spencer, and Standley inspected Belknap Road this past weekend and found the following conditions:

(a) Drainage and water had been installed.
(b) Binder course was on.
(c) No sidewalks and fill needed in back of the sidewalk area.

Mr. Rogers pointed out that due to the snow and frost, they could not check the base course and could not determine its condition; therefore he suggested that the base course be considered as an open item.

Mr. Cain suggested that it be checked by the Superintendent of Streets to whether or not it met with his approval.

MOTION: It was moved that the surety for Belknap Road from Station 3+89.07 to Station 10+44.78, a distance of approximately 656 feet, be set at the rate of $10.00 per foot, for a total of $6,500.00. It was further moved that upon the receipt of surety in this amount, that all other bonds covering construction on Belknap Road now held by the Town of Medfield be released and that all construction work is to be completed before June 1, 1968.

MOTION SECONDED.

VOTE CARRIED with three in favor and Mr. Cain abstaining.

HASTINGS & GAUTREAU: Mr. Rogers stated that he had inspected this area over the weekend and had prepared a plan showing in detail the following items:

(a) Streets accepted by the town.
(b) Streets covered by surety.
(c) Streets on which surety has expireted.

Mr. Rogers felt that several of the lots along Spring Valley Road may want to tie into the drainage system because of the wet condition of the land.

HASTINGS & GAUTREAU (Continued)

Mr. Rogers suggested that the Board make an inspection of this area this weekend and that Mr. Gautreau be contacted both by phone and letter and invited to attend a meeting.

MOTION: It was moved that Mr. Rogers' suggestions be carried out.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

GUN HILL PARK: Michele J. Stivaletta came before the Board and requested the Board to set the amount of surety they would require to release Lots 28 and 29.

The Board reviewed the plans and advised Mr. Stivaletta that the town would need an instrument or easement to cover the drainage on Saw Mill Lane to the brook located between Lots 25b and 24b.

Mr. Rogers suggested that the Board contact Town Counsel to find out the status of the existing way off Millbrook Road.

The Board concurred and Mr. Rogers was delegated to check this out with Mr. Fuller, Town Counsel.

MOTION: It was moved that the Board make an inspection of this area this weekend and that the paper work be set up for the releases.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

Mr. Stivaletta was again requested to present the reproducible tracings of this subdivision. The Board stated that they would not be able to take any action pertaining to this subdivision until these plans were received.

The Board noted that several lots were fronting on a public way and could be released from the covenant.

MOTION: It was moved that the following lots be released from the covenant dated October 10, 1962, because they front on a public way:

Lots 1, 35, 36, 37 and 38.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

GUN HILL PARK (Continued)

Mr. Stivaletta asked if he could fill in the side of Millbrook Road.

The Board stated that this was not under their jurisdiction and recommended that he talk to the Supt. of Streets.

RICE SUBDIVISION (Off Harding Street): It was brought to the Board's attention that construction was going to begin in this subdivision. The Board reviewed the plans and concurred that no changes were needed.

PINE NEEDLE PARK (Section II): Mr. Stivaletta requested the release of his bank book in the amount of $1,425.00.

The Board agreed to make an inspection of this area this weekend.

ZONING BY-LAW: (Alexander Marvin Property)--Mr. Cain reported that he had talked to Mr. Young of the N.Y., N.H., and Hartford R.R. Co. and he suggested that the Board look up the deeds to find out the conditions that allow the crossing of the railroad over this land. He also advised Mr. Cain that he felt the railroad would be very co-operative since they were interested in any new business in this area.

Mrs. Rayner was requested to check the deeds at the registry.

SCHOOL PLANNING AND BUILDING COMMITTEE: A letter was received from Mr. Thomas A. Blake of this committee requesting a statement from the Planning Board to the effect that "the proposed work, a new elementary school, is consistent with the local plan and is necessary for orderly development". This statement is to be included with other reference material going to the Department of Housing and Urban Development.

The Board reviewed the Master Plan Summary and found that plans for a new elementary school during 1968 and 1969 did concur with the Master Plan Program as outlined on Page 33, Figure 10.

MOTION: It was moved to send a statement to this effect to the School Planning and Building Committee.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

PINE NEEDLE PARK: (Section I)--A letter was received from the Supt. of Streets stating that Mr. Stivaletta had been given a list of street signs that were required in this subdivision, but to date they had not been received. Mr. McCarthy checked with Genalco and found that they had not even been ordered.

PINE NEEDLE PARK (Section I) Continued:

Mr. Rogers requested permission to review the plans of this subdivision and present a summary to the Board before any further action is taken.

Permission was granted.

BOARD OF SELECTMEN: The Board was asked if they would like to have a key to the new copy machine at a cost of $30.00. This would be be the Planning Board's share to help defray the cost of installing this control device on the machine.

MOTION: It was moved that the Board should have a key and would incur this expense.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

Meeting adjourned at 10:00 P.M.

Respectfully submitted,

Doris M Rayner

(MRS.) Doris M. Rayner

(Acting on behalf of Mr. Standley, Secretary, in his absence.)

MEDFIELD PLANNING BOARD

Minutes of Meeting held on April 12, 1967

PRESENT: Messrs. Cain, Bradstreet and Standley

The meeting was called to order at 8:00 P.M. with Mr. Bradstreet, Vice Chairman, presiding and the following business was conducted:

BELKNAP ESTATES (Section I): Mr. Nicholas LaVerghetta came before the Board and presented the construction cards covering Belknap Road as follows:

(a) Station 0+00 to Station 4+70---Completed

(b) Station 4+70 to 10+50---Completed except for curbing, paving, sidewalks and stone bounds.

The Board noted that the surety had been released on the section between Stations 0+00 and 4+70 and that it had not been accepted by the Town from Station 3+89.07 to 4+70.

Mr. LaVerghetta protested that the amount of the surety requested by the Board to cover Belknap Road from Station 4+70 to 10+44.78 was too high for the following reasons:

(a) The amount of footage was set at 656 feet and the actual distance to be constructed was 574 feet.

(b) The amount of work to be completed would cost close to $4.35 per foot, not $10.00 per foot.

Mr. LaVerghetta questioned the Board as to how they had arrived at the figure of $6,500.

Mr. Bradstreet stated that since Mr. Rogers had prepared the figures, he felt that it would be best to check this with him; however, it had been based on a cost of $10.00 per foot.

Mr. LaVerghetta: "Why do you charge me $10.00 per foot."

Mr. LaVerghetta pointed out that this figure had been used in the past when only the water and drainage had been installed and the street rough graded.

Mr. Bradstreet: "The binder may be broken."

Mr. LaVerghetta: "Will the gravel break? Will the penetration break? For me to complete the road, it will cost $3.00 per foot for the sidewalk and curbing on both sides of the street, and $1.35 per foot for the final coat on the street. This is a total of $4.35 per foot. I feel it is unjust to charge $10.00 per foot."

BELKNAP ESTATES (Section I) Continued:

The Board concurred that the footage was in error because the correct stationing should be from 4+70 to 10+44.74, an approximate distance of 580 feet.

Mr. Cain presented the following breakdown of construction costs which he felt was a fair price for the cost of the completion of this section of street:

Grading of walks	.20	per running foot
Bituminous concrete on road	1.28	" " "
Walks	1.60	" " "
Curbing	1.20	" " "
Bounds	.20	" " "
Engineering fees	.30	" " "
Sloping and finishing	.50	" " "
TOTAL	5.28	" " "

Mr. Cain recommended that the Board set the surety at $5.50 per running foot for a distance of 580 feet, or a total of $3,190.00.

MOTION: Mr. Cain moved that the Board secure surety for the performance of this work in the amount of $3,200.00.

MOTION WAS NOT SECONDED.

Mr. Cain pointed out the value of the work that had been completed:

Fill in the street	2.28	per running foot
Grading	.90	" " "
Base Gravel	.41	" " "
Bituminous concrete	1.92	" " "
Engineering Fees	.40	" " "
TOTAL	5.91	

Mr. Cain stated that the Board had been considering the full cost of the street at $24.00 per running foot and pointed out that Mr. LaVerghetta had completed the following on this section of the street:

Drainage	5.85	per running foot
Water	4.50	" " "
Construction	5.91	" " "
TOTAL COMPLETED	16.26	
TO BE COMPLETED	5.50	
TOTAL COST OF STREET	21.76	

BELNAP ESTATES (Section I) Continued:

Mr. LaVerghetta asked the Board if past performance was considered.

Mr. Cain felt that the Board was doing the man an injustice.

Mr. Cain pointed out that the construction cards had been signed and the work approved by the Supt. of Streets.

Mr. Standley: "If the footage is off, we should correct this. I think we should meet this weekend and discuss the figures as a full Board.

Mr. Cain pointed out that the $10.00 covered work from sub-base and felt that the $5.50 per running foot was a reasonable figure for the completion of this street.

Mr. Bradstreet asked Mr. LaVerghetta if he would consider $6.00 per foot.

Mr. Bradstreet: "I feel that the town should be protected."

Mr. Standley: "I feel the entire Board should meet to discuss this."

Mr. Bradstreet: "I would like to go over this with the complete Board also."

MOTION: Mr. Standley moved that this be talked over with the full Board this weekend and Mr. LaVerghetta advised of their decision.

MOTION SECONDED.

Mr. LaVerghetta: "Will you make a statement in writing if the Board decides on more than $5.50 and give a reason why I should pay more."

The Board agreed that they would comply with this request.

VOTE CARRIED WITH TWO IN FAVOR AND MR. CAIN OPPOSING FOR THE FOLLOWING REASON:

Mr. Cain: "I believe the Board is very unreasonable in regard to this figure and I don't think they have acted in the best manner. I think the man should come in and get his security set and not be held up for something like this. If it is a question of figures----if you could sustantiate your figures, I would go along."

MR. BRADSTREET: "I can't substantiate them."

BELKNAP ESTATES (Section I) Continued:

Mr. Cain: "If I am wrong, I stand to be corrected."

PINE NEEDLE PARK (Sections I, II, and III):

Mr. Edward Stivaletta and Mr. John Morley, Attorney, came before the Board and presented a letter from Michele J. Stivaletta advising the Board that he was no longer associated with his brother, Edward Stivaletta, in the construction of houses at Pine Needle Park, Medfield. Also, that he was no longer connected with Joseph Stivaletta, Inc. or Tamworth Construction, Inc.

He also authorized the Board to release to Edward Stivaletta any maoney deposited by him with the Town of Medfield as security for the installation of utilities or the construction of streets at the Pine Needle Park subdivision.

Edward Stivaletta then requested the release of the bank book in the amount of $1,425.00 in the name of Michele J. Stivaletta and which covered the construction of Green Street from Station 0+00 to 6+60.

MOTION: It was moved that the Board release this surety subject to an inspection of the site.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY

Mr. Cain requested that the receipt for the surety be signed by Michele J. Stivaletta.

Mr. Stivaletta then requested the Board to set the amount of surety they would require to cover the construction of Flint Locke Lane from Station 5+10 to 8+00, a distnace of approximately 290 feet.

The Board reviewed their letter to Mr. Stivaletta dated February 15, 1967, which referred to the unfinished work on Tamarack Road.

MR. CAIN TO MR. STIVALETTA: "When are you going to complete Tamarack?"

Mr. Stivaletta: "I will start on Tamarack in May."

Mr. Cain suggested that the Board get the construction cards on Flint Locke Lane from Station 5+10 to 8+00.

Mr. Stivaletta agreed to bring these in.

PINE NEEDLE PARK (Sections I, II, and III) Continued:

MOTION: It was moved that the Board make an inspection and then set the amount of surety.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

Mr. Stivaletta stated that he would be operating under the corporation of Joseph Stivaletta, Inc.

The Board checked and noted that the covenant was in the name of Joseph Stivaletta, Inc.; however, they requested a certificate of vote of the corporation showing that Edward Stivaletta was authorized to act for them.

The Board questioned him about the street signs which had not been installed.

Mr. Stivaletta stated that he had authorized Mr. McCarthy to order the signs that were needed and he would pay for them.

Section II: Mr. Stivaletta requested the Board to resign the following described plan because he was unable to file it in the land court due the lapse of more than 6 months since the Board had originally signed the plan on December 2, 1964:

Plan of Land in Medfield, Mass., dated August 31, 1964, by Norwood Engineering Co., Inc., Civil Engineers, Norwood, Mass.

The Board checked the plan and noted that a new lot had been set up on the land of Joseph S. Kennedy, et al. This lot was located at the intersection of Flint Locke Lane and Green Street. Mr. Stivaletta was requested to remove the northern boundary line on this lot so that the plan would conform to the plan as approved.

Section III: The Board requested Mr. Stivaletta to present the tracings of the profiles of this plan.

Mr. Stivaletta agreed to comply with this request.

INSPECTION REPORT: Mr. Standley requested that the report of the inspection trip made by he and Mr. Rogers be tabled until Mr. Rogers was present.

ZONING BY-LAW: (Industrial District Uses)--The Board received a copy of a letter to the Attorney General from the Board of Appeals. In this letter they stated their objections to the amendment passed at the Annual Town Meeting, March 1967, regarding Industrial District Uses.

SUPERINTENDENT OF STREETS: (Street Inspections)--The following letters were received pertaining the the inspection of subdivision streets:

(a) Copy of a ltr. from Supt. of Streets to the Board of Selectmen stating that he would be unable to inspect subdivision streets due to lack of time. He suggested that the Planning Board obtain their own inspector, but that he would be glad to work with this person to instruct him in his duties.

(b) Ltr. from the Board of Selectmen stating that due to the increased work load of the Supt. of Streets, he would no longer be able to perform the road inspections under the Subdivision Control Law.

The Board discussed these letters and the following motion was made:

MOTION: It was moved that the Planning Board meet with the Board of Selectmen at their next meeting to discuss this further.

The Board made the following statement as their reason for requesting this meeting:

"Where the Board of Selectmen is the laying out authority and they also control the highway department, as Selectmen, there should be a little more co-operation in regard to the streets they are about to accept."

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

GUN HILL PARK: A letter was received from Michele J. Stivaletta of Gun Hill Realty Trust, notifying the Board that he would be constructing Gun Hill Road from Millbrook Road to Station 2+67.24, this being the portion that is an existing way and is not property of Gun Hill Realty Trust.

Mr. Stivaletta stated that it was his intent to construct this portion of street in accordance with the specifications and the Rules and Regulations of the Town of Medfield, and to the satisfaction of the Supt. of Streets.

He also stated that he felt that surety should not be required for this section.

GUN HILL PARK--Continued:

Mr. Cain stated that there was some question in his mind as to whether or not Mr. Stivaletta could reconstruct this section of street, but since Mr. Kennedy, former Town Counsel, had advised the Board that if Mr. Stivaletta improved the street, there would be no problem, Mr. Cain had no objection.

Mr. tivaletta requested the Board to set the amount of surety they would require for the following portions of street:

GUN HILL ROAD: Station 2+67.24 to Saw Mill Lane

SAW MILL LANE: Station 9+25 to 12+42.97

MOTION: It was moved that the Board inspect this area this weekend.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

HOUSING FOR THE ELDERLY: Mr. Bradstreet was advised by the Board of Selectmen that he had been reappointed to serve on the Committee for Housing for the Elderly.

PERSONNEL BOARD: Notice was received from this Board that they had approved the salary increase for Mrs. Rayner.

The Board noted that the Personnel Board had changed the title of their Administrative Agent to Planning Board Assistant.

It was agreed to write a letter to them requesting them to give the Board's title to this position because the Planning Board had given this careful consideration and had felt this was the most appropriate title for the position.

NEW ENGLAND LAW INSTITUTE, INC.: A notice was received of a Seminar on Municipal Law to be held on April 22nd at the John Hancock Hall in Boston.

It was agreed to table action on this until the following meeting.

MEETING ADJOURNED:

Respectfully submitted,

BURGESS P. STANDLEY,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on April 15, 1967

PRESENT: Messrs. Cain, Spencer, Rogers, Bradstreet and Standley

This special meeting was called to order by Mr. Rogers, Chairman, and the following business was conducted:

BELKNAP ESTATES (Section I):

The Board again discussed the surety they would require to cover the construction of Belknap Road from Station 4+70 to Station 10+44.74.

MOTION: It was moved that the Board would require the amount of $8.30 per foot for a distance of 574 feet for a total of $4,800.00.

MOTION SECONDED.

VOTE CARRIED WITH FOUR IN FAVOR AND MR. CAIN OPPOSING.

Subdivisions: It was also agreed to send a policy letter to all builders notifying them that no credit would be given in the future for binder courses until the final course was completed.

MEETING ADJOURNED.

Respectfully submitted,

BURGESS P. STANDLEY,
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on April 20, 1967

PRESENT: Messrs. Cain, Rogers, Bradstreet and Standley

Note: Mr. Standley was not present at the beginning of the meeting, see minutes.

BELKNAP ESTATES (Section I): Mr. Nicholas LaVerghetta came before the Board and asked if the Board had set the amount of surety they would require on Belknap Road.

The Board advised him that they had set the amount at $4,800.00.

Mr. LaVerghetta asked if he had a right to inquire as to how the Board had arrived at this figure.

Mr. Rogers: "Are you taking an exception to this amount?"

Mr. LaVerghetta: "Yes."

Mr. Rogers advised him that he had obtained figures and costs from paving contractors.

Mr. LaVerghetta presented his cost figures for the completion of Belknap Road, the total of which was $3,060.

Mr. Rogers stated that they would ~~take~~ take Mr. LaVerghetta's figures ~~and take them into consideration and the Board would make another inspection.~~ , consideration and would inspect the site again this week, and tell

Mr. Rogers pointed out that the Board had estimates for a 40 foot street for $13.35 per running foot, and for a 50 foot street for $15.75.

Mr. Cain stated that these figures were not unanimous with the Board.

Mr. LaVerghetta: "How many outstanding bonds do you have at $5.00 per foot?"

Mr. Rogers: "I do not know. I think we will have some change in policy in handling these."

PINE NEEDLE PARK (Sections I, II, & III):

Mr. Edward Stivaletta and Mr. Robert E. Shea of the Robert E. Shea Insurance Agency came before the Board.

Mr. Stivaletta requested the release of the bank book in the amount of $1, 425.00.

PINE NEEDLE PARK (Continued):

Mr. Rogers stated that he had inspected this site and that this section of Green Street from Station 2+85 to 4+.05 was completed.

Mr. Cain stated that it met with his approval.

Mr. Bradstreet stated that he had inspected the area also and it met with his approval.

The Board agreed to release the surety as voted on April 12th and the bank book to be returned to Michele J. Stivaletta.

Mr. Edward Stivaletta was asked if this met with his approval.

He stated that it did.

Flint Locke Lane from Station 5+10 to 8+00

Mr. Rogers reported that he had made an inspection of the base course in this section of Flint Locke Lane and found that it had ~~gone to pieces~~.

The Board concurred with this and felt that little, if any, credit should be given for this binder course.

Mr. Rogers stated that the Board's recommendation would be to put on two inches of bituminous concrete and to have core tests taken when the work is completed.

The Board discussed the unfinished work on Tamarack Road and Green Street and advised Mr. Stivaletta that no more lots would be released until this was completed.

The Board discussed whether or not to release the lots fronting on this section of Flint Locke Lane, namely Lots 4, 5, 8 and 9.

Mr. Rogers felt that the Board would release them because the construction was partially done.

The question was put to a vote:

MOTION: It was moved that Lots 4, 5, 8 and 9 be released from the covenant upon the receipt of surety.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

PINE NEEDLE PARK (Continued):

Mr. Stivaletta questioned whether or not the Board would require that he construct the stub located at Station 5+10.

The Board discussed this and agreed that they would require that it be constructed to the points of curvature.

NOTE: Mr. Standley and Mr. Pacella came to the meeting at this time.

The Board discussed the amount of surety they would require to cover this section and it was agreed on the following:

290 ft. of street construction @ $11.00	$3,190.00
167 sq. yds. for stub @ $1.25	210.00
TOTAL	$3,400.00

MOTION: It was moved that surety in the amount of $3,400.00 be required to cover the construction of Flint Locke Lane from Station 5+10 to Station 8+00, a distance of 290 feet and the construction of a portion of the stub located at Station 5+10.

MOTION SECONDED.

Mr. Cain stated that he felt this amount was a little bit high but would go along with it.

VOTE CARRIED UNANIMOUSLY.

Section I: Mr. Shea asked the Board to make a list of all the work the Board wished to have completed on Pine Needle Park. He stated that they wanted to take care of it so Mr. Stivaletta would not be held up on future construction.

The Board agreed to make a list of this outstanding work.

Mr. Rogers advised them that he had noted several items that needed correcting on the streets that had already been accepted, such as:

(a) Large cracks in Flint Locke Lane and Emerson Road
(b) Gouges in curbing
(c) Fill needed around bounds.
(d) Street signs needed.

PINE NEEDLE PARK (Continued):
Mr. Rogers also recommended that they watch the lapping as they were getting cold joints.

MOTION: It was moved that the Board make two separate lists to consist of the following:

(a) Corrections to be made on streets accepted by the town.

(b) Items to be completed on streets that are under bond at the present time.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

Mr. Shea was questioned regarding the bond that had expired on Tamarack Road.

Mr. Shea advised the Board that once a surety goes on a risk, although the time limit is up, the surety does not expire. We are a fifty year basis he stated.

Plan Approved Under Subdivision Control Law Not Required:

Mr. Rogers stated that he had consulted Mr. Fuller, Town Counsel, regarding the signing of the following described plan:

Plan of Land in Medfield, Mass., dated April 11, 1967, by Norwood Engineering Co., Inc., Norwood, Mass.

Mr. Fuller advised the Board to place the following conditions on the plan:

"The following notations are place on this plan by the Medfield Planning Board as a condition of its signature:

(1) This plan in and of itself does not constitute a definitive subdivision plan.

(2) This plan is a composite of several definitive subdivision plans that have been approved by the Medfield Planning Board.

(3) The streets shown as private ways have not been laid out or accepted by the town.

PINE NEEDLE PARK (Continued):

MOTION: It was moved that the conditions, as recommended by Mr. Fuller, be place on the drawings and then the plan signed by the Board under "Subidivision Control Law Not Required".

MOTION SECONDED.

VOTE CARRIED WITH THREE IN FAVOR AND MR. CAIN ABSTAINING.

Mr. Rogers, Mr. Bradstreet and Mr. Standley then signed the plan.

MINUTES: The minutes of the meetings held on April 12th and April 15th were read and approved as read.

PINE NEEDLE PARK (Section III): Edward Stivaletta presented the tracings of the profiles of Section III of this subdivision.

SUBDIVISIONS IN GENERAL:

MOTION: It was moved that the Planning Board inform the developers in the Town of Medfield that in the future when the surety is being figured for the completion of the ways, no credit will be allowed for the binder course if it is in place, until both binder and wearing surface courses have been approved by the authorized inspector for the town and the Planning Board.

MOTION SECONDED.

Mr. Cain: "You mean, no credit for what has been built?"

Mr. Rogers: "We are giving them no credit until the two layers have been built to carry traffic."

VOTE CARRIED WITH THREE IN FAVOR AND MR. CAIN OPPOSED FOR THE FOLLOWING REASON:

Mr. Cain: "I believe that when a developer, a man building a street under our specifications, does a portion of the street, he should have credit for the portion of street he has built. This is for the purpose of setting surety on releasing lots."

Mr. Rogers: "It might leave the town with the cost of replacing the binder."

Mr. Cain: "When the base course has been put on properly, I have never seen it break up since 1952."

Mr. Rogers: "Have you seen it in other developments?"

Mr. Cain: "Not when a proper amount has been put on. On Stivaletta's there was not a uniform 1½" of base."

INSPECTIONS: Mr. Rogers stated that he and Mr. Standley had toured all of the subdivisions and had made a list of conditions in each that they felt needed attention.

Mr. Rogers agreed to have the list duplicated and recommended that the full Board make an inspection this weekend and review the items on the site.

It was agreed to meet at 8:00 A. M. Saturday morning.

BOARD OF SELECTMEN: Mr. Rogers reported that they had attended the meeting with the Board of Selectmen to discuss the problem of obtaining an inspector for the subdivision streets.

The Board of Selectmen stated that they would look into the matter to see what can be worked out to take care of this need.

ZONING BY-LAW (Industrial District Uses--Article 70): A letter was received from Mr. Fuller advising the Board that a hearing was to be held at the office of the Attorney-General on Article 70 on Tuesday, April 25th, at 3:00 P.M.

Mr. Rogers and Mr. Cain stated that they would be able to attend, and Mr. Bradstreet hoped to.

Mr. Rogers stated that he had met with Mr. Fuller this past weekend and they reviewed the article. Mr. Rogers pointed out to Mr. Fuller where the article had been taken from, which was Volume 7 of the Master Plan and the Norwood Zoning By-law.

Mr. Rogers stated that he had a call from the Industrial Commission wondering if the Planning Board would like to have a representative of their group at the hearing.

Mr. Rogers reported that he had told them that the Board would like to have them come.

GUN HILL PARK:

Mr. Rogers reported that Town Counsel has not been able to determine the status of the ownership of the existing way from Millbrook Road to property of Gun Hill Realty Trust, and he advised that surety be required to Millbrook Road until ownership is determined because it may belong to Mr. Stivaletta.

GUN HILL PARK (Continued):

by Mr. Chairman Stanley Rogers

Mr. Rogers reported that, based on the last inspection, the pavement in this area was gone and he recommended 2½" be put on. He also noted that the sidewalks were not in.

It was agreed to get a letter from Town Counsel, for the Board's records, stating the aforesaid recommendation.

The Board discussed the amount of surety they would require to cover the release of Lots 27, 28, 29, 30, 43 and 44.

The Board agreed on the following costs for the completion of Gun Hill Road from Millbrook Road to intersection of Saw Mill Lane and Saw Mill Lane from Station 8+75 to 13+55, including the intersection of Saw Mill Lane and Fox Hill Road to points of curvature:

382 ft. @ $9.85 (40' width)	$ 3,750.00
540 ft. @ $11.15 (50' width)	6,000.00
Fill	4,000.00
Stub	750.00
Engineering Fees	500.00
Miscellaneous	500.00
	$15,500.00

The Board checked their letter of Sept. 14, 1966 to Michele J. Stivaletta in which they stated the amount they would require to complete this same section.

MOTION: It was moved that a similar letter be sent.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY

MASS. FEDERATION OF PLANNING BOARDS: The notice of the Annual Meeting was read but none of the Board members felt they could attend.

ROUTE 27: A letter was received from the Board of Selectmen stating that they were meeting with engineers from the Dept. of Public Works relative to their suggestions on the alternation of Route 27.

They stated that when they have more data they will call a joint meeting with the Planning Board, Industrial Commission and the Board of Selectmen to go over the Dept. of Public Works' recommendations.

ROUTE 109: The Board discussed the relocation of Route 109 briefly and felt this should be pursued again.

BOARD OF SELECTMEN: Mr. Rogers suggested that the Board again request the Board of Selectmen to consider "Stop Signs" at the intersections outlined in the Board's letter of March 25, 1965.

Mr. Rogers read this letter to the Board, also the Board of Selectmen's reply, dated March 31, 1965.

Mr. Rogers pointed out that there had been a serious accident at the intersection of North Street and Route 27 directly due to the failure of a motorist to stop at this intersection.

Mr. Cain felt that there should be a new design for the intersection.

MOTION: It was moved that a letter be sent to the Board of Selectmen asking them if they would reconsider the Board's letter of March 25, 1966, the subject of which was "Stop Signs".

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

MEETING ADJOURNED:

Respectfully submitted,

BURGESS P. STANDLEY,
Secretary

MEDFIELD PLANNING BOARD
Minutes of Meeting held on November 15, 1967

PRESENT: Mr. William F. Rogers, Jr.

NOTE: Mr. Rogers cancelled this meeting due to the lack of a quorum, however, he wished to record the following for the records:

The following persons were present: Mr. Vardie L. Taylor
Michele J. Stivaletta
John Toomey

Mr. Toomey presented a drainage plan showing drainage across the property of Phillips 66. He stated that the owners of this gas station wer interested in proper drainage because if it wasn't taken care of properly they might have a problem with undermining their asphalt paving.

Mr. Stivaletta presented a written request for an extension of 30 days. The time limit to expire on the extension on December 16th. Mr. Rogers accepted the request for the Board.

GUN HILL PARK: Mr. Rogers questioned Mr. Toomey regarding the progress on the sloping easement.

Mr. Toomey agreed to prepare this easement plan as soon as possible.

Respectfully submitted,

MRS. DORIS M. RAYNER,
Administrative Agent

MEDFIELD PLANNING BOARD
Minutes of Meeting held on November 22, 1967

PRESENT: Messrs. Cain, Rogers, Bradstreet and Standley

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

GUN HILL PARK: Mr. John Toomey and Mr. Michele Stivaletta were present.

Mr. Toomey presented a plan showing a 20 foot slope and planting easement on the southerly side of Gun Hill Road along the property of John V. and Minette Cracknell and Tamworth Construction Co., Inc. (Lot 89). The plan was dated November 20, 1967 and drawn by Norwood Engineering Co.

The Board advised Mr. Stivaletta to show this to Mr. Cracknell and then have a proper easement prepared.

Mr. Stivaletta agreed to do this.

PINE NEEDLE PARK (Section IV): Mr. Rogers advised the Board that on November 15th he had accepted a request for an extension of thirty days on this definitive plan. The extension to expire on Dec. 16, 1967.

A letter was received from the Supt. of Streets in which he informed the Board that they had run water through the 10" pipe on Main Street and that it flowed satisfactorily.

Another letter was received from the Supt. of Streets in which he stated that he had reviewed the drainage problem on Main St. and the data provided by Mr. Toomey concerning the run offs from this development and the capacity of the pipe to carry the storm water.

He felt that the plan as presented seemed to "be sensible and a satisfactory solution to the problem".

Mr. Toomey then presented the revised definitive plan and reviewed the following changes that had been requested by the Board:

(1) Drainage--On Sheet No. 4, a "Subsketch" was drawn showing the drainage running from the subdivision down the existing 10" drain, with a 3.40% grade, into a manhole, thence through a 15" drain running across Main Street, into a manhole and thence along the easterly side of Main Street to a manhole and then southerly to a brook.

Mr. Toomey stated that the run-off study showed that the drain pipe could take 3.5 cfs (cu.ft.per sec)

Mr. Cain questioned if this was based on the full capacity and if it would allow any further drainage into the pipe in case Main Street was curbed and catch basins installed at a later date.

Mr. Cain felt that a drain should go down the westerly side of Main street, but he stated that he would not object since the Supt. of Streets felt that the present 10" drain was adequate.

(2) Water Pipe Size--Mr. Toomey pointed out that the plans now call for a 12" water pipe in Hatters Hill Road from Main Street to the property of Kennedy.

(3) Lot Extension--The plan now showed the extension of Hatters Hill Road to the property of Kennedy and added the following lots: Lots 33, 34, 35, 36 and 37.

Mr. Stivaletta stated that he had been advised that he could present an amended profile later if he wished to change the direction of the drainage on the last 200 feet of the street and he wished to confirm the legality of this.

It was suggested that a notation be put on the plan which would state that the final grade of the last 200 feet would be determined at the time of construction.

Mr. Rogers pointed out that the plan is now workable and felt this notation should not be put on the drawing. He advised Mr. Stivaletta that it was legal to amend a plan.

The Board noted that the Board of Health had approved this plan on September 13, 1967.

MOTION: Mr. Cain moved that the Board approve the definitive plan of Pine Needle Park (Section IV) entitled "Plan of Land in Medfield, Mass.,"dated July 13, 1967, by Norwood Engineering Co., Inc.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

GUN HILL PARK: Mr. Stivaletta requested a letter stating that the Board would reduce his bond No. SY-435090 from $15,500.00 to $8,500.00.

The Board agreed but advised him that a new bond would have to cover the same area and the two year time limit would expire on June 26, 1967.

Mr. Stivaletta asked if he could plant trees in the grass strip.

The Board recommended that they be planted on the lots.

HOME OWNER'S ASSOCIATION: Mr. Rogers reported that he and Mr. Bradstreet had attended a meeting of this association on November 16th.

PINE NEEDLE PARK (Section II): Mr. Rogers reported that the following progress had been made in this development:

(1) Street is pretty well paved.
(2) Curbs are in all around.
(3) Sidewalks need backfilling.
(4) Some of the sidewalks are completed.

PERSONNEL: A letter was received from Town Counsel giving the Board his opinion as to whether or not Mrs. Rayner could legally be given the title of Administrative Agent.

CONSERVATION COMMISSION: An invitation was received from the Conservation Commission to attent a meeting on November 20th to hear a representative of the Soil Conservation Service speak on the need and uses of a "Soil Analysis Survey".

Due to the cancellation of the meeting last week, this notice was received too late for the Board members to attend. It was agreed to request a report of this meeting.

MEDWAY PLANNING BOARD: A request was received from the Medway Planning Board for a copy of the Board's Rules and Regulations.

Mrs. Rayner was advised to inform them that a copy of the new regulations would be mailed as soon as they had been completed.

ZONING: A letter was received from Rennie J. Spring requesting a meeting with the Planning Board to discuss the present status of his lot on Park St. Action postponed on this until the next meeting.

Respectfully submitted,

BURGESS P. STANDLEY,
Secretary

MEDFIELD PLANNING BOARD
Minutes of Meeting held on November 29, 1967

PRESENT: Messrs. Cain, Spencer, Rogers and Standley

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

MINUTES: The minutes of the meeting held on November 15th were read and approved as read.

The minutes of the meeting held on November 22nd were read and approved as read and corrected.

GUN HILL PARK: Mrs. Rayner reported that Mr. Michele J. Stivaletta had requested the Board to set the amount of surety they would require to cover the construction of Saw Mill Lane from Station 13+55 to Station 16+50.

The Board reviewed the plans and after a discussion of the costs to complete the construction, the following motion was made:

MOTION: Mr. Spencer moved that the Board require the amount of $3,590 to cover the completion of Saw Mill Lane from Station 13+55 to Station 16+50.

MOTION SECONDED BY MR. CAIN.

VOTE CARRIED UNANIMOUSLY.

Mr. Rogers read the letter that had been drafted advising Mr. Stivaletta of the above motion and that the Board would release his bond in the amount of $15,500.00 upon the receipt of a new bond in the amount of $8,500.00. The new bond is to cover the same area and the time limit to expire on June 26, 1969.

MOTION: It was moved that the letter as drafted be sent.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

Upon receipt of surety in the amount of $3,590.00 the Board agreed that they would release the following lots on Saw Mill Lane:

Lot 26 (LC 86), Lot 25A (LC 85), Lot 24A (LC84), Lot 23 (LC 83)

ZONING: The following action was taken on Mr. Rennie J. Spring's letter which had been read at the previous meeting:

It was agreed to ask Mr. Spring to attend the Board's next meeting to discuss the status of his lot on Park Street.

PINE NEEDLE PARK (Section IV): Mrs. Rayner reported that she had notified the Town Clerk by letter that the Board had approved this subdivision plan on November 22, 1967.

RULES AND REGULATIONS: Mr. Rogers requested authorization from the Board to have Fig. 1 of the proposed revision photographed and reduced to an 8½ x 11 sheet.

MOTION: It was so moved.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

It was agreed to have Mr. Rogers obtain prices from Fleetwood Printing Co. and Spaulding Company, Inc. for the printing of the following number of copies of the revision:

Preliminary Copies 50

Final Copies.....150
also.....200

Hearing: It was agreed to hold the public hearing on the revision of of the rules and regulations on Wednesday, December 20, 1967, at the Town Hall, beginning at 8:00 P.M.

BELKNAP ESTATES (Section I): Mr. Nicholas LaVerghetta came before the Board and presented his acceptance plan of Belknap Road from Station 3+89.07 to Station 10+44.78.

Mr. LaVerghetta also presented the following plan which Mr. Cain approved under the "Subdivision Control Law Not Required":

"Plan of Land in Medfield, Mass." (Showing Revised Lot Line), owned by Holly Construction Co., Inc., dated Nov. 21, 1967 by Norwood Engineering Co., Inc.

PINE NEEDLE PARK (Section I): The Board discussed whether or not they would recommend Tamarack Road for acceptance.

It was agreed to make a final inspection this weekend first.

MOTION: It was moved that Tamarack Road be recommended to the Board of Selectmen for acceptance as a town way pending an inspection of the site.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

CONSERVATION: Mr. Standley noted that Medfield was not represented on the Citizen Advisory Committee for the study of the Charles River Watershed. He felt we should be represented because we are vitally affected by the Charles River.

The Board agreed to check on this matter.

STREET ACCEPTANCES: A letter was received from the Board of Selectmen suggesting that the Board remind the subdividers that they would accept petitions, plans and descriptions for street acceptances until December 5, 1967.

HEALD HOMES TRUST (Section III): Mr. Rogers read a copy of a letter by the Supt. of Streets to the Board of Health. This letter warned the Board of Health that great care should be taken so that the sewage disposal systems in this subdivision do not pollute the well fields at the State Hospital.

The Board discussed this and noted that they had already brought this to the attention of the hospital authorities.

ROUTE 109: The Board received a copy of a letter written by the Board of Selectmen to Blauvelt Engineering Co. showing the transmittal of information such as Zoning Map, Zoning By-laws, Master Plan Summary, etc.

BUDGET: A memo was received from the Bd. of Selectmen requesting that budgets for 1968 be submitted by December 15th.

PLANNING: The following bulletins were received:

(a) Mass. Historical Commission--Ltr. from Kevin H. White, Chairman.

(b) Mass. League of Cities and Towns--Legislative Bulletin No. 44/67.

(c) DPW, Eastern Mass. Regional Planning Project--November 1967 Newsletter.

(d) Norfolk County Extension Service--Conservation Newsletter.

(e) Mass. Dept. of Commerce--701 Urban Planning Assistance Program, Information Memorandum, November 1967.

MASTER PLAN: Mr. Spencer read a copy of the letter he had written to the Village Planning Board of Andover, N. Y. in response to their request for a recommendation of the Planning Consultants, Metcalf & Eddy.

Respectfully submitted,
Burgess P. Standley
BURGESS P. STANDLEY,
Secretary

MEDFIELD PLANNING BOARD
Minutes of Meeting held on December 6, 1967

PRESENT: Messrs. Cain, Rogers and Bradstreet

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

ZONING: Mr. Rennie J. Spring came before the Board to discuss the present status of his lot on Park Street and the effect the last amendment to the Zoning Map and By-law had on it.

Mr. Spring: "This amendment to the existing zoning law has made my property on the corner of Park and Main Streets non-conforming to any zoning district and it also says that I can only operate on a special permit. At the last regular town meeting, a resolution was passed that stated that this would be taken up before the next special town meeting to take care of any inequities that it caused. You admitted, Mr. Rogers, that something had to be done to correct them."

Mr. Rogers: "I would like to correct this--I stated that if any inequities exist, we would make an effort to correct them."

Mr. Spring: "Do you intend to do something to correct my situation?

Mr. Rogers then explained that whenever regulations are changed people are affected.

Mr. Rogers: "Do you have any objection of having your property zoned business?"

Mr. Spring: "No."

Mr. Rogers: "We are going to tackle the central business district zoning now. We may be able to do something to correct them at this time."

Mr. Spring: "My property does not conform to residential, business or industrial now. If there was any possibility of acquiring more land, I would, but I can't."

Mr. Rogers: "Originally it was business, then it went industrial with the land of Radio Frequency. It may be to the town's advantage to turn all of it or part of it back to business. The master plan recommends a wide strip of business along Main Street."

Mr. Spring: "I think I have been damaged because I can't rent or lease because I can't tell them what they can or cannot do there."

Mr. Rogers: "Our project has been the revision of the rules and regulations and the next one will be the central business district rezoning."

Mr. Cain: "I don't feel any differently now than I did last February when we had the hearing. The Board, in all good faith in this district and the other districts, should sit down with these people and listen to them individually and work out something that will be satisfactory with the townspeople and the land owners in these areas."

MOTION: I move that we set up a meeting for these particular property owners so that we can talk to the people in these areas and maybe we can come up with something that will benefit these people and the townspeople.

MOTION SECONDED BY MR. BRADSTREET.

VOTE CARRIED UNANIMOUSLY.

Mr. Spring: "The Win Company is going to move off my property, what can I do?"

Mr. Cain: "We have no jurisdiction in this matter."

Mr. Spring: "How long am I going under these restrictions?"

Mr. Rogers: "This is our next point of business."

Mr. Spring: "I own a piece of property, I have a right to use it, you are preventing me from entering into any conversation with prospective businesses. When I have to tell them they have to have a special permit, I lose my customer. Should I go before the Board of Appeals?"

Mr. Rogers: "I cannot advise you, I don't know what the Board of Appeals would do. It is not the intent of this Board to hurt anybody."

GUN HILL PARK: Mr. Michele J. Stivaletta, Mr. Robert E. Shea and Mr. Edward Stivaletta were present. Mr. Shea was a representative of Employer's Group Insurance Company.

Mr. Michele J. Stivaletta presented one bond in the amount of $8,500.00 and a second bond in the amount of $3,590.00.

GUN HILL PARK (Continued)

The Board reviewed the bonds and the following motion was made:

MOTION: It was moved that the Board accept the two bonds.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

The Board then agreed to release the bond the town is holding in the amount of $15,500.00.

MOTION: It was moved that the Board discharge the bond for $15,500.00 and to so notify the bonding company.

MOTION SECONDED:

VOTE CARRIED UNANIMOUSLY.

Mr. Stivaletta stated that Norwood Engineering Co. had advised him that the plans were ready for Pine Needle Park Section IV.

Mr. Rogers questioned him regarding the sloping easement.

Mr. Stivaletta stated that the easement plans had been left with Mr. Cracknell.

PINE NEEDLE PARK (Sections I and II): The Board discussed whether or not they would recommend portions of Tamarack Road, Green Street and Flint Locke Lane for acceptance. They reviewed the results of the site inspection which was made last Saturday.

It was agreed that due to the amount of items that needed correcting or completing that the Board would release a portion of the surety, but they would not recommend the streets for acceptance until they were completed to the Board's satisfaction.

Mr. Edward Stivaletta was advised that the Board would make a list of the items to be completed or corrected, including the estimated amount for each item, and then the surety would be reduced to the total of these items.

Mr. Stivaletta approved of this procedure.

PINE NEEDLE PARK (Section III): Mr. Edward Stivaletta requested the Board to set the amount of surety they would require to cover the completion of Cypress Street from Station 0+00 to Station 4+76 and to release Lots 36, 41, 43, 42, 44, 45, and 46.

The Board agreed to make an inspection of this area on Saturday morning.

STOP RIVER OAKS:

MOTION: It was moved that the Board recommend to the Board of Selectmen that Stagecoach Road from Station 7+37.80 to Station 14+75 be accepted as a public way.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

HARDING ESTATES: Mr. William E. McCarthy sent a copy of a letter he had received from Mr. C. William Carrol. In this letter, Mr. Carrol requested information as to the status of the uncompleted stub located between his property and that of Mr. William Gould.

It was agreed to write a letter to Mr. Carrol, with a copy to Mr. McCarthy, advising him that during this coming year the Planning Board would initiate action to have the stubs in this developement completed.

RULES AND REGULATIONS: Mr. Rogers presented the preliminary copies of the Rules and Regulations which had just been printed.. It was agreed to give copies to the following:

(a) Board of Selectmen
(b) Town Clerk
(c) Town Counsel
(d) Highway Department
(e) Developers who are active in the town.

Mr. Rogers reported that he had received the following quotations for the preliminary and final printing of these rules and regulations:

	Fleetwood Printing Co.	Spaulding Co., Inc.
50 Copies (Preliminary)	70.21	144.50
150 Copies (Final)	128.50	201.75
200 Copies (Final)	167.00	219.00

In accordance with the above quotations, Fleetwood Printing had been chosen to do the work.

RULES AND REGULATIONS (Continued):

It was agreed that the Board would have 200 copies of the final revision printed at a cost of $167.00.

BOARD OF APPEALS: Mr. Rogers read the notice of public hearing to be held on December 14th at 7:45 P.M. on the petition of Arthur A. Antonopoulos on property located on Main Street next to the Medvale Nursing Home.

HEALD HOMES TRUST: (Section III)--Mr. McCarthy, Supt. of Streets, advised the Board that the highway department was making a metal trashgate which they planned to set in mortar in front of the pipe in Marlyn Estates. He hoped that this would help solve the problem of the flooding in this area.

MEETING ADJOURNED AT 9:30 P.M.

Respectfully submitted,

Doris M. Rayner

MRS. DORIS M. RAYNER,
Acting on behalf of Mr.
Burgess P. Standley in his
absence.

REDEVELOPMENT PLANNING BOARD

Minutes of Meeting held on December 2, 1987

DATE SENT TO PRESS (Sec. for Pub.) 12/7/87

MEDFIELD PLANNING BOARD
Minutes of Meeting held on December 13, 1967

PRESENT: Messrs. Cain, Rogers, Bradstreet and Standley

The meeting was called to order with Mr. Rogers, Chairman, presiding and the following business was conducted:

EXECUTIVE SESSION: Mrs. Rogers requested an executive session to discuss the salary of the Boards Administrative Agent.

Executive session was declared. -- Mr. Rogers read the letter received from the Personnel Board dated Dec. 13, 1967, in which they stated that they would approve a proposed annual rate increase from the present range of $1,125 per year to $1,325 per year to a range of $1,125 per year to $1,385 per year. This represented an increase of $60.00 per year. The Board discussed this increase and were not satisfied with the proposal of the Personnel Board. They felt that the recommended pay scale was not comensurate with the position and the responsibility and the time it entailed.

MOTION: It was moved that the Board request another meeting with the Personnel Board and to send additional information to them advising them of the state pay scales for Junior Clerks, Senior Clerks, Principal Clerks and Accounting Clerks and the job descriptions of each category.

Motion seconded.

Vote carried unanimously.

PINE NEEDLE PARK (Sections I and II): Mr. Rogers reported that he and Mr. Cain had made an inspection of the streets in these subdivisions last Saturday,and they had made a list of the items which needed correcting or completing. The Board reviewed these items and discussed the amount of surety that would be required to cover the completion of them.

MOTION: It was moved that the Board would require surety in the amount of $3,800.00, written on demand, to cover the completion of the following:

TAMARACK ROAD--Station 9+00 to Station 11+89.65

GREEN STREET--Station 6+50 to Station 16+50, to and including the intersection of Flint Locke Lane.

FLINT LOCKE LANE--Station 0+00 to Station 8+00, to and including the intersection of Green St.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

MOTION: It was moved that upon the receipt of surety in the amount of $3,800.00, written on demand, the Board would release the following surety:

(a)	Bond	$8,500.00	Cypress St. & Tamarack Road
(b)	Bond	8,000.00	Flint Locke Lane(1+00 to 5+10) Green St. (6+50 to 10+50)
(c)	Certified Check	600.00	Flint Locke Lane (0+00 to 1+00)
(d)	Bond	4,000.00	Green St. (10+50 to 12+00)
(e)	Bond	2,500.00	Green St. (14+00 to 16+50)
(f)	Bond	3,400.00	Flint Locke Lane (5+10 to 8+00)
	TOTAL	$27,000.00	

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

PINE NEEDLE PARK (Section III): Mr. Rogers reported that he and Mr. Cain had inspected Cypress Street from Station 0+00 to Station 4+30 and that they had made a list of items to be completed and the amount of surety that be recommended for each item.

The Board reviewed these items and the amount of surety recommended and then the following motion was made:

MOTION: It was moved that the Board require surety in the amount of $18,500.00 to cover the completion of Cypress Street from Station 0+00 to Station 4+30, including the P.C. of Hemlock Road.

MOTION SECONDED.

Mr. Cain felt that this amount was too high and would consider $13,000.00 a more reasonable figure.

MOTION CARRIED WITH THREE IN FAVOR AND MR. CAIN ABSTAINING.

NOON HILL ESTATES: Mr. Rogers reported that he and Mr. Cain had also inspected Indian Hill Road this past weekend and had noted that the water and drainage had been installed for an additional 800 feet. Mr. Rogers further reported that he had requested Mrs. Rayner to check with Mr. McCarthy and Mr. Leighton to see if this installation had been inspected. Mrs. Rayner reported the water dept. and the highway dept. had inspected it.

MINUTES: The minutes of the meeting held on November 29, 1967, were read and approved as read.

CHARLES RIVER WATERSHED: Mr. Standley noted that Medfield was not represented on the Citizen Advisory Committee for the Charles River Watershed Study. He felt that Medfield should be represented because we were so vitally affected by the Charles River.

Mrs. Rayner was requested to check with the Board of Selectmen to see if they would prefer to appoint someone or if they wished to have the Planning Board make this appointment.

Mr. Cain recommended that the New England Division, Corps of Engineers of the Department of the Army in Waltham be contacted first.

The other members of the Board felt that it should be checked locally first.

NOTE: The Board of Selectmen were not contacted because Mr. Cain had received definite information from the Army Corps of Engineers in their letter of December 20, 1967.

MINUTES: The Minutes of the Meeting held on December 6, 1967, were read and approved as read.

BELKNAP ESTATES: (Section I)--A letter was received from the Board of Selectmen stating that the acceptance plan of Belknap Road showed the limits of Station 3+89.07 to Station 10+44.78 and the Planning Board had recommended only that portion from Station 4+70 to Station 10+44.78. The Board of Selectmen asked if the Board wished to recommend the remaining 80.93 feet.

The Board reviewed the plans and agreed that Belknap Road was completed in its entirety.

Mrs. Rayner was requested to inform the Board of Selectmen by letter that Belknap Road was completed to the Board's satisfaction and the portion to be recommended at this time should read from Station 3+89.07 to Station 10+44.78.

PINE NEEDLE PARK (Sections I and II): Mrs. Rayner received a phone request from the Board of Selectmen for the Board's reason for not recommending the portions of Tamarack Road, Green St., and Flint Locke Lane on which they had received acceptance plans.

Mrs. Rayner was requested to advise the Board of Selectmen by letter that the Planning Board did not recommend the following streets, or portions thereof, because the construction was not entirely completed and in the best interest of the town, the Board felt that the work should be completed in its entirety:

Tamarack Road from Station 9+00 to Station 11+89.65

Green Street from Station 6+50 to Station 16+50

Flint Locke Lane from Station 0+00 to Station 8+00

MARLYN ESTATES (Section II): A letter was received from the Supt. of Streets reporting that his department had temporarily placed a trash gate on the 24" pipe at the end of Pheasant Road and later they would remove the old screen and set the new one in concrete.

GUN HILL PARK: The Board signed the release of Lots 83, 84, 85, and 86 on Sawmill Lane.

BUDGET: The Board reviewed the expenditures for 1967 and set up a proposed budget for 1968.

MEETING ADJOURNED AT 10:30 P.M.

Respectfully submitted,
Burgess P. Standley
BURGESS P. STANDLEY,
Secretary

MEDFIELD PLANNING BOARD
Minutes of Meeting held on December 20, 1967

PRESENT: Messrs. Cain, Rogers, Spencer, Bradstreet and Standley

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

RULES AND REGULATIONS: Public Hearing

Mr. Rogers opened the public hearing held on the proposed "Land Subdivision Rules and Regulations of the Planning Board of the Town of Medfield, Massachusetts".

Mr. Rogers then read the notice of the public hearing as published in the Patriot Ledger on December 4 and December 11, 1967. Copies of this notice were posted in the Town Hall and in the U.S. Post Office. Copies of the rules and regulations were filed with the Town Clerk, the Town Counsel and the Board of Selectmen. Copies were also given to the following subdivision developers:

(a) Nicholas LaVerghetta
(b) Henry Heald
(c) Charles E. Mitchell
(d) Michele J. Stivaletta
(e) Edward Stivaletta

Present at the Hearing:

(a) Charles Fuller, Jr.--Town Counsel
(b) Walter Frank--Board of Selectmen
(c) Edward Stivaletta--Developer

Mr. Rogers reviewed each page of the proposed rules and regulations and discussed the corrections and changes recommended by the members of the Planning Board and by Mr. Fuller, Town Counsel.

Mr. Cain questioned whether or not any of the rules and regulations could be waived if they became a burden to the developer, especially referring to underground utilities. Mr. Fuller stated that he felt they could be waived and it was pointed out that the Planning Board could waive compliance with its rules and regulations under Section 81-R of the Subdivision Control Law.

Mr. Cain also questioned FORM 1, Application for Endorsement of Plan Believed Not to Require Approval Under the Subdivision Control Law. He felt that the requirement of the lot description would make it too cumbersome for the applicant.

The form was revised to the satisfaction of all board members.

After all questions were answered and all editorial changes made and approved, the following motion was made by Mr. Spencer:

MOTION: I move that the "Land Subdivision Rules and Regulations of the Planning Board of the Town of Medfield, Massachusetts" as read and edited this evening be adopted.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

PINE NEEDLE PARK (Sections I and II): Mr. Edward Stivaletta presented Bond No. SY-435330 of the Employers Group of Insurance Companies in the amount of $3,800.00.

The Board checked the bond and noted that it had not been written "on demand" as previously specified by the Board.

Mr. Stivaletta agreed to have the bond corrected.

MOTION: Mr. Cain moved that when the bond was in order, Mrs. Rayner be authorized to release the bonds now held by the town totaling $27,000.00, all in accordance with the Board's letter to Joseph Stivaletta, Inc., dated December 14, 1967.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

PINE NEEDLE PARK (Section III):

Mr. Edward Stivaletta also presented Bond No. SY-435332 of the Employers Group of Insurance Companies, dated December 20, 1967, in the amount of $18,500.00.

The Board reviewed the bond and the following motion was made:

MOTION: It was moved that the Planning Board accept the above-described bond in the amount of $18,500.00 covering Cypress Street from Station 0+00 to Station 4+30, including to the P.C. of Hemlock Road, and release the following lots from the covenant:

LOTS 36, 41, 42, 43, 44, 45, and 46.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

PINE NEEDLE PARK (Section IV): A letter was received from Mr. Keirstead, Town Clerk, informing the Board that no appeals had been filed with him in the 20-day period following approval by the Planning Board of "Plan of Land in Medfield, Mass.", Scale 1 in. = 100 ft., dated July 13, 1967, by Norwood Engineering Co., Inc., owned by Marc, Inc.

A letter was also received from the Supt. of Streets stating that Robert McCarthy, Sr., owner of the Colonial Inn, had informed him that there was no natural watercourse in back of the Phillip 66 gasoline station and that any large deposit of surface water would flood the area making some of his land unusable and probably affecting Mr. Davidson's land.

The Board discussed this and all members felt that the inspection of the site and the study by the engineers substantiated the fact that there was a natural watercourse in this area.

The Board signed the plan and presented it to Mr. Michele Stivaletta.

BUDGET: Mr. Standley reported that he and Mr. Bradstreet had met with the Personnel Board and as a result of this meeting, he had requested Mrs. Rayner to prepare a revised job description and he had drafted a letter outlining the reasons for the Board's request for a greater salary increase and recommendation for a change in job classification from Planning Board Assistant to Administrative Agent; also that the salary be changed from a yearly basis to an hourly rate.

Mr. Standley read his proposed letter and the job description to the Board and the following motion was made:

MOTION: It was moved that the Board send the letter as prepared by Mr. Standley together with the revised job description to the Personnel Board for their review.

MOTION SECONDED.

VOTE CARRIED UNANIMOUSLY.

MEETING ADJOURNED.

Respectfully submitted,
Burgess P. Standley
BURGESS P. STANDLEY,
Secretary

MEDFIELD PLANNING BOARD
Minutes of Meeting held on December 27, 1967

PRESENT: Messrs. Cain, Rogers, Spencer, Bradstreet and Standley

The meeting was called to order at 8:00 P.M. with Mr. Rogers, Chairman, presiding and the following business was conducted:

BUDGET: The board discussed the proposed budget for 1968.

NOTE: Due to unexpected illness in the family just prior to the meeting, Mrs. Rayner was unable to attend and since this meant that the Board had none of the records available, the meeting was adjourned.

Respectfully submitted,
Burgess P. Standley
BURGESS P. STANDLEY,
Secretary

MEDFIELD PLANNING BOARD
May 20, 1968

The variance was denied.

MEETING ADJOURNED 9:55 P.M.

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD
Minutes of Meeting held on May 27, 1968

PRESENT: Mrs. Kirsch, Messrs. Bradstreet, Rogers, and Standley

The meeting was called to order by Mr. Bradstreet, Chairman, who turned the meeting over to Mr. Standley, Vice Chairman, and the following business was conducted:

MEDFIELD DEVELOPMENT CORPORATION: Mr. Rogers made a motion that the Board accept the release of fifteen lots located on Lee, Snyder, and Oxbow Roads. Mrs. Kirsch seconded the motion and the vote was unanimous.

MINUTES: The minutes of the meeting held on May 20, 1968, were read and approved as read.

HOOVER REALTY TRUST: Mr. Fuller, Town Counsel, reported that he spoke with Mr. Colwell in regard to the expiration of the time limit on land formerly owned by Mr. Haslam from Station 14 + 100 to Station 22 + 20 on Indian Hill Road. Mr. Colwell intends to finish the road by the end of July.

HASTINGS AND GAUTREAU: Mr. Fuller, Town Counsel, was present at the meeting to discuss several surety cards for which the time limits had expired. Mr. Fuller explained that the Board and he had discussed this situation some time ago and that he had gone to the Bureau of Accounts about the expired time limits for Hastings and Gautreau. The Bureau informed Mr. Fuller that when the time expires they would furnish the papers and explain the procedure for finishing the roads. Mr. Fuller stated that the Planning Board would be the contracting agent. Copies of the surety cards and agreements were given to Mr. Fuller, and copies of these papers were filed.

WAGONWHEEL HEIGHTS: The Board (Mrs. Kirsch, Mr. Rogers, and Mr. Standley) toured the proposed subdivision, Wagonwheel Heights, on Saturday and were joined by Mr. Rosenfeld, Mr. Arthur Owens, and Mr. Pierce, Sanitarian. A letter was sent to Mr. McCarthy asking him to meet with the Board some Saturday morning to discuss the drainage situation off Granite Street from the developments of Garland and Castle Estates and the forthcoming Wagonwheel Heights, plus that which may come from the Gross property.

BOARD OF HEALTH: Mr. Walker of the Board of Health attended the meeting to discuss the Kamark and Hastings and Gautreau Subdivisions which had been discussed at the joint meeting with the Town Boards. It was agreed by the Planning Board and Mr. Walker that a joint letter to the State Board of Health should be written. Mr. Walker will discuss

MEDFIELD PLANNING BOARD
May 27, 1968

this idea at the next Board of Health meeting, and if the Board of Health concurs, the joint letter will be written.

MR. CARLETON ANDERSON: Mr. Carleton Anderson attended the meeting to discuss giving some of his land to M & D Builders which would change the frontage of his property. Mr. Rogers read from the Zoning By-Laws in regard to frontage requirements.

SUPERINTENDENT OF STREETS: A letter was received from Mr. McCarthy in regard to a check he had made on Friday, May 24, 1968, of the flow of water in the ditch off Green Street. Mr. McCarthy suggested that the Town not accept this section of Green Street until some agreement is made concerning piping the water.

Another letter from the Superintendent of Streets was received in reference to the settlement at the lower end of Evergreen Way. The Board reworded their request for the Superintendent's opinion on the matter, which was whether or not to accept Mr. Taylor's offer to repair the area, or for the Town to attend to it, since Mr. Taylor was not the developer.

A letter was received from Mr. McCarthy in regard to the proposed subdivision Wagonwheel Heights, in which he suggested Lake Woods Road as a name for one of the streets in the development. A copy of this letter was sent to Mr. Rosenfeld and Mr. Owens.

BOARD OF ASSESSORS: A letter was received from the Board of Assessors in regard to the Planning Board's letter concerning the position the Assessors would take in the event residential land is re-zoned industrial. Mr. Conway stated that until the land is developed there would not be any appreciable difference in the valuation, but if the land were built upon, the valuation would depend upon the extent to which the land is developed.

MEETING ADJOURNED AT 9:10 P.M.

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD
Minutes of Meeting Held on June 10, 1968

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

PLAN OF LAND: Mr. Richard M. Reilly of Gaston, Snow, Motley, and Holt came to the meeting to obtain the Board's approval of a Plan of Land in Medfield, Mass. filed by Pilling Engineering Co. Inc. under the category "Subdivision Control Law not Required" dated March 8, 1968. The land is owned by Mr. Arthur L. Lewis, Medfield, Mass. The Board signed the plan and a copy of the plan was sent to the Board of Assessors.

PINE NEEDLE PARK III: On Saturday morning Mr. Rogers and Mr. Standley met with Mr. Edward Stivaletta to discuss some unfinished business. The Board requested plans and profiles from Mr. Stivaletta on the intersection that is incomplete at the end of Flint Locke Lane. These plans and profiles were received on June 10, 1968. The Board also attempted to expedite the patching of dips on Green Street, which Mr. Stivaletta expects to be done by June. The men also discussed an open ditch which is continually filling in and the Board requested that it be corrected. Although the ditch is located on land owned by Mr. Michele Stivaletta, both Mr. Edward and Mr. Michele Stivaletta will work together on the problem.

RIVERVIEW ROAD: A note was received from Mr. McCarthy stating that the Street Department will install three guard posts and a plank at the end of Riverview Road.

EVERGREEN WAY: A letter was sent to Mr. Vardie Taylor expressing the Board's approval of his offer to patch the settlement on Evergreen Way. Mr. McCarthy was also in favor of this.

PLAN OF LAND: A Plan of Land in Medfield, Mass. dated June 6, 1968, by Norwood Engineering Co. Inc. was signed under the category of "Subdivision Control Law not Required". The land is owned by M & D Builders. A copy of the plan was sent to the Board of Assessors.

PERSONNEL BOARD: A letter was received from the Personnel Board stating that Mr. William McVicar was elected Chairman effective June 1.

MR. CHARLES C. CAIN: A letter was sent to Mr. Charles C. Cain reappointing him to the Committee to Study the Relocation and Widening of Route 109 for a two-year term.

MEDFIELD PLANNING BOARD
June 10, 1968

MR. MICHELE STIVALETTA: A letter was sent to Mr. Michele Stivaletta requesting an answer to the Board's letter concerning the easement of land owned by Mr. Cracknell off Gun Hill Road dated April 10.

Another letter to Mr. Stivaletta was sent in regard to reimbursement of $4.40 for 11 certified letters.

SUPERINTENDENT OF STREETS: A letter was received from the Superintendent of Streets concerning the Granite Street drainage. Profiles of Granite Street accompanied the letter.

BOARD OF SELECTMEN: A letter was received from the Board of Selectmen requesting a meeting with the Planning Board on June 18 to elect a new member. Since all the members cannot be present on that date a letter was sent to the Board of Selectmen requesting a change in the date to June 20.

MEETING ADJOURNED AT 9:28 P.M.

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD
Minutes of Meeting held on June 17, 1968

PRESENT: Mrs. Kirsch, Messrs. Bradstreet, Rogers, and Standley

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

MINUTES: The minutes of the meeting held on June 10, 1968, were read and approved as read.

PLAN OF LAND: A Plan of Land in Medfield, Mass. dated June 12, 1968, filed by Norwood Engineering Co. Inc. was signed under the category of "Subdivision Control Law not Required". The lots are owned by Mr. and Mrs. George McFaul (Lot 24) and Mr. Donald W. Reardon (Lot 25). Two copies of Form 1 were filed with the Planning Board, one to be sent to the Town Clerk. A copy of the plan was sent to the Board of Assessors and the Water Department.

PINE NEEDLE PARK: Mr. Michael Pacella came before the Board representing Mr. Edward Stivaletta to request that a bond be set on Hemlock Drive from Station 0 + 50 to the end of the turnaround (in its entirety), a distance of approximately 330 feet. Mr. Rogers made a motion that the surety be set at $7,000 for one year if taken to 12" below the pavement and $5,300 for one year if taken to the underside of the pavement. Mrs. Kirsch seconded the motion. Mr. Standley made an amendment that the figures be increased to $7,500 and $5,800 for one year for the reason that the cost of building roads had gone up since the Board's cost sheet was drawn up. Mr. Bradstreet seconded the amendment. The vote was three in favor and one opposed. Mr. Rogers made a motion that Mr. Bradstreet and Mr. Standley prepare tables of figures for breakdown on road figures. Mr. Standley seconded the motion. The vote was unanimous.

M & D BUILDERS: Form 1 was received from M & D Builders in regard to a Plan of Land in Medfield, Mass. dated June 6, 1968.

BOARD OF APPEALS: A decision was received from the Board of Appeals in regard to the petition of Iverson Construction Co. Inc. The petition seeking two variances on the lot size and frontage of property at 36-38 Spring Street, Medfield, was granted.

BOARD OF SELECTMEN: A letter was received from the Board of Selectmen requesting that the election of a Planning Board member be held on Tuesday, June 25, 1968, at 7:30 p.m.

A copy of a letter to the Commonwealth of Massachusetts, Department

of Natural Resources, from the Board of Selectmen was received in regard to the hearing for Harth Homes, Inc. The letter stated that the Selectmen would transmit their recommendations to the Department of Natural Resources as soon as possible after the conclusion of the hearing which has been continued to June 18.

BOARD OF APPEALS: A hearing will be held on June 20, 1968, at 7:45 p.m. by the Board of Appeals on the petition of Joseph N. Carvalho, 1 Summer Street, Medfield. The petitioner requests a Special Permit to conduct a business confined to automotive repair and service garage in a building owned by Charles McHugh on property owned by Rennie G. Spring.

BOARD OF SELECTMEN: A copy of a letter from the Board of Selectmen to the Finance Committee was received in regard to the cost and bidding date for the replacement of Brastow's Bridge.

ZONING: The Board will meet on Thursday, June 20, 1968, on zoning.

HARTH HOMES: A discussion was held in regard to the filling in of lots in the proposed subdivision, Wagonwheel Heights. Lots 8, 9, 20, 21, 24, 25, 26, and 27 are the lots to be filled in. It was a unanimous decision to make a recommendation to the Board of Selectmen based on the following points:

1. Stop River is a major drainage system in this part of the Town and the adjacent Town of Norfolk.

2. The majority of Stop River lies in the Towns of Norfolk and Walpole. Therefore, Medfield would have little opportunity to make recommendations as to its control and although the portion of the Stop River in question is a small portion, it represents a large percentage of what comes under Medfield's consideration.

3. This whole basin acts in time of flooding as a natural reservoir to hold water which eventually flows to the Charles and as such the function of this is very important not only to Medfield but to all Towns that are downstream.

Therefore, it was the opinion of the Board that the areas involved should not be filled in under this request.

BOARD OF HEALTH: The Planning Board requested a meeting with the

MEDFIELD PLANNING BOARD
June 17, 1968

Board of Health to discuss the Hastings & Gautreau and Kamark Subdivisions. A joint letter from the Board of Health and the Planning Board will be written to the Conservation people inquiring as to whom the Boards should to to correct the situation in the Subdivisions.

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD
Minutes of Meeting held on June 24, 1968

PRESENT: Mrs. Kirsch, Bradstreet, Rogers, and Standley

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

MINUTES: The minutes of the meeting held on June 17, 1968, were read and approved as read.

HAWTHORNE ACRES: Mr. Portugal came before the Board to discuss the proposed drainage of Lot 6 located in Hawthorne Acres. The Board voted unanimously to send a letter to the Board of Selectmen and the Superintendent of Streets recommending that when the drainage structures are installed in Elm Street (at the corner of Elm and Cross Streets) that the inverts be set low enough so that the drainage from Lot 6 can flow by gravity into the system.

ZONING: Messrs. Bradstreet, Rogers, and Standley met on Thursday evening to discuss zoning. The Board finished reading and revising the first draft of the Zoning By-Laws.

CENTRAL BUSINESS DISTRICT: Mr. Standley recommended that the Board retain the service of a competent consultant before the Board suggests zoning changes in the Central Business District of the Town. Mr. Rogers moved that the Chairman of the Board contact Mr. Woglom of Metcalf and Eddy to set up an appointment. A letter was written to Mr. Woglom requesting information on the time and cost involved.

PLAN OF LAND: A Plan of Land in Medfield, Mass. dated April 25, 1968, filed by Norwood Engineering Co. Inc. was signed under the category of "Subdivision Control Law not Required". Parcel A and B are to become one lot and Parcel C and D are to become one lot. Copies of Form 1 were filed with the Planning Board and the Town Clerk. A copy of the plan was sent to the Board of Assessors, Water Department, and the Building Inspector.

DRAINAGE: Mrs. Kirsch, Messrs. Rogers, Kelleher, and McCarthy met on Friday, June 21, to discuss the drainage situations of Garland and Castle Estates, Wagonwheel Heights, and Granite Street. The Board wants to be sure that the proper size drains are put in to alleviate any problems that may develop. A letter was received from Mr. McCarthy in regard to the meeting.

DEPARTMENT OF COMMERCE: A copy of Medfield's Zoning By-Laws and Land Subdivision Rules and Regulations were sent to the Department of Commerce.

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June 24, 1968

WAGONWHEEL HEIGHTS: Mr. Warren Keirstead, Town Clerk, informed Mr. Bradstreet that the preliminary plan of Wagonwheel Heights was filed with him on May 21, 1968.

COLONIAL ROAD: A letter was sent to Mr. Henry Heald in regard to the slope easement at the turnaround on Colonial Road. The Board suggested that Mr. Heald talk directly with Miss Cheney concerning this matter.

MR. ANTHONY CALO: Copies of Mr. Morehouse' report were planned to be sent to Mr. Calo, Steward, Medfield State Hospital. This letter was held for Mr. Morehouse' signature.

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD
Minutes of Meeting held on July 1, 1968

PRESENT: Mrs. Kirsch, Messrs. Bradstreet, Ezequelle, Rogers, and Standley

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

AETNA INSURANCE CO: A letter was received from the Aetna Insurance Company requesting information on the release of Bond S-543539 for Joseph Stivaletta Inc. The Board sent a copy of their release and suggested that the company contact Joseph Stivaletta Inc. for any additional information. The Board also offered to help with the problem at any of their meetings on Monday evening.

LOMBARDI & TRIFIRO: The Board received a copy of a letter from Lombardi & Trifiro , Counsellors at Law, to the Superintendent of Streets. The Counsellors represent Mr. Wilbur Garabedian and Mr. Reynold Garabedian, Trustees of the Garland Realty Trust. They requested a meeting with the planning engineers for the drainage of the Granite Street area to draw up a compatible plan. A copy of Mr. McCarthy's reply was received in which he explained that the Garabedians were provided with a copy of the Granite Street drainage plans and that the advertising of Granite Street drainage has been postponed.

BOARD OF HEALTH: A letter was sent to the Board of Health informing them of the visit of Mr. Robert Morehouse on July 11, 1968, at 9 a.m. at the Town Hall.

DEPARTMENT OF NATURAL RESOURCES: A copy of an Order of Conditions was received from the Department of Natural Resources to Mr. Arthur Owens in regard to Wagonwheel Heights. The form stated that the work to be done in the subdivision should not take place unless and until the Commissioner of the Department issues an Order of Conditions permitting the work.

BOARD OF SELECTMEN: A copy of a letter to Mr. Richard Ezequelle from the Board of Selectmen was received in which the Selectmen informed Mr. Ezequelle of his election to the Planning Board.

MASSACHUSETTS DEPARTMENT OF COMMERCE AND DEVELOPMENT: An information sheet was received from the above department in regard to Flood Plain Zoning.

DEPARTMENT OF NATURAL RESOURCES: A letter was sent to the Department of Natural Resources requesting information on the Inland Wetlands Bill.

MEDFIELD PLANNING BOARD
July 1, 1968

MINUTES: The minutes of the meeting held on June 24, 1968, were read and approved as read.

MR. MICHELE STIVALETTA: Mr. Standley recommended that the Chairman contact Mr. Michele Stivaletta by phone in regard to several matters outstanding. Mr. Bradstreet recommended that the Town Counsel contact Mr. Stivaletta. It was voted to ask Town Counsel to do this.

MEETING ADJOURNED AT 8:35 P.M.

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD
Minutes of the Meeting held on July 8, 1968

PRESENT: Mrs. Kirsch, Messrs. Bradstreet, Ezequelle, Rogers, and Standley

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

SCHOOL BUS CONTRACT: Mr. Michael J. Connelly, Sr., and Mr. Connelly, Jr., owners of two parcels of land located off Spring Street, came before the Board. The Connellys have been awarded the three-year Medfield School Bus Contract. One parcel of the Connellys' land is zoned Industrial, and the other is zoned Residential. The issue of the construction of an access road across the Residential land to the area of land zoned Industrial was discussed. Mr. Bradstreet read from the Zoning By-Law, Section V, Paragraph 1(b) which states "No vehicular access to an Industrial District shall be over land that is not zoned industrial."

Mr. Rogers suggested that the Connellys get the opinion of their attorney on the interpretation of the By-Law. The Board of Selectmen will contact Town Counsel for his interpretation. The opinions will be presented to the Board of Selectmen. Any steps toward re-zoning must follow regular proceedings of public hearing, insertion of the article in the town warrant, and a vote at a town meeting.

Mr. Abar stated that the Zoning Enforcing Officer has ruled that this is an improper use of residential-zoned land.

Mr. Gattuso questioned the long-term change of zoning in that area and also what is actually involved in storing school buses, ie, maintenance of vehicle, repairs, storage of gasoline, etc. A question was also raised as to whether the Connellys are violating the Hatch Act. The Board explained that the Connellys cannot interfere with the flow of a stream.

Those in attendance at the meeting were:

Mr. and Mrs. William Capen
Mr. and Mrs. George Erickson
Mr. and Mrs. Joseph Gattuso
Mr. and Mrs. Warren Marcus
Mr. Lawrence Abar - Board of Selectmen

MINUTES: The minutes of the meeting held on July 1, 1968, were read and approved with corrections.

TOWN COUNSEL: Mr. Bradstreet reminded the Board that Town Counsel had some time ago suggested that the Board change their regulation

MEDFIELD PLANNING BOARD
July 8, 1968

on earth removal as taken from the Westwood By-Law. Mr. Rogers stated that Mr. Fuller wrote a paragraph on the subject, but that the Board should not submit the change until the Attorney General replies on a current change in zoning.

METCALF & EDDY: A letter was received from Metcalf & Eddy suggesting several dates for the meeting between the Board and Metcalf & Eddy. The Board voted to hold the meeting on July 17, 1968. Mr. Bradstreet will contact Mr. Woglom.

SUPERINTENDENT OF STREETS: A letter was received from the Superintendent of Streets informing the Board that he has received a copy of "Summary of Unit Bid Prices" from the Massachusetts D.P.W. The Board voted to obtain the copy,

BOARD OF HEALTH: A letter was received from the Board of Health in regard to Wagonwheel Heights. The Board of Health approved the Preliminary Plans with the exception of the two land areas proposed to be filled. The Planning Board voted to write a letter to the Board of Health requesting that they clarify their statement in paragraph 1 "with the exception of the two land areas proposed to be filled in."

MR. ANTHONY CALO: The Board approved Mr. Rogers action to contact Mr. Calo of Medfield State Hospital in regard to the drainage problem in Kamark and Hastings and Gautreau. The Board sent copies of the report from the Norfolk Conservation District to Mr. Calo.

ZONING MAP: A letter was received from the Conservation Commission in regard to the zoning maps. The Planning Board hopes to begin work on the map by September unless a way can be found to do so sooner.

WAGONWHEEL HEIGHTS: A letter was received from Mr. McCarthy concerning Wagonwheel Heights. The intersection of Wagon Wheel Road and Granite Street is such that under normal conditions it is not conducive to a convenient and safe flow of traffic. A discussion followed.

MEETING ADJOURNED AT 9:20 P.M.

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD
Minutes of Meeting held on July 15, 1968

PRESENT: Mrs. Kirsch, Messrs. Bradstreet, Rogers, and Standley

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

LASELL REALTY CORP: Mr. Mario DiCarlo, Newton Centre, representing Lasell Realty Corporation, came before the Board to request that surety be set on the remaining streets located in Hawthorne Acres. Mr. DiCarlo is installing the water, drainage, and roads for Mr. Frank Portugal on Grace Drive, Carmen Circle, and Steven Lane. Mr. DiCarlo was asked by the Board to have the construction cards signed by the Street Department and the Water Department. The Planning Board agreed to make an inspection trip to the area on Saturday, July 20, at 9 o'clock, before determining the amount of surety.

MINUTES: The minutes of the meeting held on July 8, 1968, were read and approved with corrections.

WAGON WHEEL HEIGHTS: A tour of Wagon Wheel Heights, Garland, and Castle Estates, made on July 11, 1968, was reported. Those in attendance were:

Mr. Morehouse and three layout men from the Norfolk County Conservation Commission
Mr. Kelleher - Board of Selectmen
Mr. Toomey - Norwood Engineering Co.
Mr. McCarthy - Superintendent of Streets
Mr. Fuller - Town Counsel
Messrs. Ezequelle, Rogers, and Standley

It was stated that from an engineer's point of view the attempt to drain Garland Estates was good. However, the drainage from Castle Estates is in the opposite direction from Garland Estates and should be reversed and brought through Garland Estates. Mr. Rogers stated that the Town, in its work on Granite Street, intends to intercept the drainage flowing into the Neponset River Watershed area and put it into the Charles River Watershed area. Mr. Rogers went on to say that interfering with the flow of water in an area might be considered an illegal act. Mr. Fuller was asked to submit a legal point of view on the drainage problem by letter to the Board.

HASTINGS AND GAUTREAU: Mr. Bradstreet will contact Mr. Fuller to have him get in touch with the Hastings and Gautreau subdividers and have them complete the work on their streets. The patch that was requested in the Hastings and Gautreau Subdivision now has been installed according to Mr. Rogers.

MEDFIELD PLANNING BOARD
July 15, 1968

HARTH HOMES, INC: A letter was received from Mr. Huna Rosenfeld, Harth Homes, Inc., requesting an extension of time on the Preliminary Plan "Wagon Wheel Heights". The Board voted unanimously for an extension of time to August 20, 1968, and a letter was sent to Mr. Rosenfeld informing him of this.

BOARD OF APPEALS: The petition of Mr. Edward J. Stefaniak, who requested the Board of Appeals to ratify and approve a change in a nonconforming use dating back to 1948, was granted with restrictions and limitations as noted in Decision No. 187.

RELOCATION OF ROUTE 109: A copy of a letter was received from the Committee to Study Relocation and Widening of Route 109 to the Department of Public Works. The letter requested that the Department inform the Committee of the program dates for the hearings to be held and the time for proposed construction to commence.

ROUTE 27: A memo was sent to the Board of Selectmen requesting information on the status of Route 27.

HARTH HOMES, INC: A letter from the Board of Selectmen was received in regard to the application of Harth Homes, Inc. The Selectmen phoned the Department of Natural Resources and were advised that a final recommendation would be forthcoming as soon as the Department receives a report on hydraulic evaluation of the drainage from the Division of Water Resources.

BOARD OF APPEALS: A notice of a hearing to be held on Thursday, July 18, 1968, at 7:45 p.m. by the Zoning Board of Appeals was received in regard to the petition of Edward W. and Lorraine Callow of Medfield for permission to construct a two-bay garage on the northerly end of a present three-bay garage.

BUILDING INSPECTOR: A copy of a letter to Mr. Michele J. Stivaletta from the Building Inspector was received in regard to the inspection of Mr. Stivaletta's property at Lot 29, Gun Hill Road, Medfield. The letter reported that there were several violations of the building code, poor workmanship, and that an approval of occupancy was not obtained before the occupants moved in. The Building Inspector's letter stated that he will not issue an approval of occupancy until the work is satisfactory to him and the occupants, nor will he grant further Building Permits to Mr. Stivaletta until he receives an Affidavit from the builder that he will conform to the requirements of the Medfield Building Code.

KAMARK ESTATES: Mr. Bradstreet will contact the State Mental Health Department and inquire as to their opinion of the report by Mr. Morehouse sent to them by Mr. Calo, Steward, Medfield State Hospital.

MEDFIELD PLANNING BOARD
July 15, 1968

MEETING ADJOURNED AT 9:09 P.M.

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD
Minutes of Meeting held on July 22, 1968

PRESENT: Mrs. Kirsch, Messrs. Bradstreet, Ezequelle, and Rogers

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

PLAN OF LAND: Messrs. Charles Allen and John Grew came before the Board to have signed a plan entitled "Plan of Land in Medfield, Mass.", revised on July 12, 1968, by Cheney Engineering Co., Inc., Needham, Mass. It was the unanimous decision of the Board to sign the plan under the category of Subdivision Control Law not Required. An endorsement by the Board was made on the plan which stated:

Lots B3 and B4 are to be combined as one lot.
Lots B1 and 1 are to be combined as one lot.
Lots 2, 3, 4, and 5 are separate lots.
All lots single or as combined are lots for which a Building Permit may be issued.

MINUTES: The minutes of the meeting held on July 15, 1968, were read and approved with corrections.

DEPARTMENT OF MENTAL HEALTH: Mr. Bradstreet contacted Mr. Dick of the Department of Mental Health in regard to the report by Mr. Morehouse. As yet Mr. Dick has not received the report from Mr. Calo, Steward, Medfield State Hospital.

METCALF & EDDY: A proposal was received from Metcalf & Eddy for their future services on proposed revisions to the Medfield Zoning By-Law and Map regarding business districts. The Board will hold the proposal for signature until after the Town Meeting on September 9 at which time it is hoped the sum of $1500 will be appropriated for these services. Mr. Bradstreet will check with Mr. Woglom as to what exactly the "Salary Cost" will be.

PINE NEEDLE PARK: Mr. Michael Pacella came before the Board representing Mr. Edward Stivaletta. Mr. Stivaletta requests a letter from the Board on the reduction of the total bond on Cypress Street from Station 6 - 0 to Station 0 - 0. The Board will tour the area on Friday, July 26, at 7 p.m. As requested by the Board the hydrant on Tamarack Road has been raised, and on Flint Locke Lane between Lots 11 and 12 the ground has been lowered 4 to 5 inches. The dips in Cypress Street, according to Mr. Stivaletta, should be corrected very soon.

DEPARTMENT OF NATURAL RESOURCES: A copy of an "Order of Conditions" was received from the Department of Natural Resources addressed to Mr. Arthur Owens, Harth Homes, Inc., which stated that work could begin on Wagon Wheel Heights in accordance with the "Order of Conditions" and the plans.

MEDFIELD PLANNING BOARD
July 22, 1968

The Subdivision must also conform to the Medfield Subdivision Rules and Regulations and the Sanitary Code.

The Board has invited Mr. Rosenfeld, Harth Homes, Inc., to attend the meeting on July 29 to discuss the Wagon Wheel Heights Subdivision.

INLAND WETLANDS BILL: A letter was received from the Department of Natural Resources in regard to the Board's letter of July 2, 1968. A copy of the Inland Wetlands Bill was enclosed and copies were made for each member of the Board. The letter explained the areas in which the law applies, the method used to secure protection of these areas, the acquisition of the land, and the cost breakdown.

HAWTHORNE ACRES: The Board visited Hawthorne Acres on July 19 and 20 to set figures for surety on Grace Drive, Carmen Circle, and Steven Lane. The Board included Mrs. Kirsch, Messrs. Bradstreet, Rogers and Standley. A letter was sent to Mr. Frank Portugal requesting construction cards on Grace Drive and Steven Lane. Also, if there are any, the Board would like to have the cards on Carmen Circle and the other section of Grace Drive.

ASPHALT INSTITUTE MOVIE: Mr. Bradstreet will contact Mr. Smith, Arnold Drive, in regard to a talk and movie concerning road building put out by the Asphalt Institute. When a date is made with Mr. Smith, the Board will invite the Board of Selectmen, the Superintendent of Streets, and his men to attend.

SUPERINTENDENT OF STREETS: A letter was received from the Superintendent of Streets stating that guard posts and a rail were installed at the end of Riverview Road to protect the public.

BOARD OF HEALTH: A letter was sent to the members of the Board of Health requesting an answer to the Planning Board's letter of July 9 in regard to a clarification of wording.

BOARD OF APPEALS: The Board of Appeals granted the petition of Mr. Joseph N. Carvalho who requested a Special Permit to operate a business confined to an automotive repair and service garage. The permit contained five conditions as noted on the Decision No. 188.

BOARD OF SELECTMEN: A letter was sent to the Board of Selectmen requesting that they inform the Planning Board of the decision on the drainage of Granite Street, Garland Estates, and Castle Estates.

MEETING ADJOURNED AT 9:55 P.M.

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD
Minutes of Meeting held on July 29, 1968

PRESENT: Mrs. Kirsch, Messrs. Bradstreet, Ezequelle, Rogers, and Standley

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

WAGON WHEEL HEIGHTS: Messrs. Huna Rosenfeld and Arthur Owens attended the meeting to discuss several suggested changes made by the Board in the Preliminary Plan of Wagon Wheel Heights. Mr. Rosenfeld agreed to the extension of time (August 20, 1968) granted by the Board. Mr. Rosenfeld discussed the decision of the Department of Natural Resources in regard to the subdivision which okayed the start of work subject to Article 11. He also stated that as far as the Board of Health is concerned, they have also okayed the start of the subdivision subject to approval of each lot. The Board suggested several changes in the preliminary plan:

1. A stub road in line with the stub road off Stage Coach Road.

2. A change at the intersection of Wagon Wheel Road and Granite Street so that the streets meet at more of a right angle.

3. Plans for any drainage that is designed should be of such a size that it could drain Granite Street, Garland Estates, and Castle Estates, if such an eventuality would occur.

Mr. Bradstreet stated that the papers have stated that the Board has approved the draining of Garland and Castle Estates, which they have not. Mr. Bradstreet made a motion that the decision of the plan be held up until Mr. Frank and Mr. Fuller have visited with the Department of Natural Resources. The vote was four in favor; one opposed. Mr. Rogers opposed because the Board of Selectmen have not requested a hold up in the Planning Board's decision and the Bureau of Natural Resources has approved the plan on the conditions that the letter stated.

STAGE COACH ROAD: Mr. Rosenfeld will present some sketches of proposed changes in the development of Stage Coach Road some time in the future.

MINUTES: The minutes of the meeting held on July 22, 1968, were read and approved as read.

PINE NEEDLE PARK: Messrs. Bradstreet and Ezequelle made an inspection tour of Cypress Street on July 26. Mr. Rogers made a motion that the Board require surety in the amount of $23,000 from Station 0 + 00 to Station 12 + 25.51 on Cypress Street in its entirety including the turn-around and stubs. The vote was unanimous. Mr. Rogers added that after

MEDFIELD PLANNING BOARD
July 29, 1968

the Board receives the $23,000, then the Board would release the two sureties they now hold on this street from Station 12 + 25.51 to Station 4 + 30 ($13,000) and from Station 4 + 30 to Station 0 + 00 ($18,500).

A letter was sent to Mr. Edward Stivaletta requesting that he have an engineer lay out the exisiting profile of Cypress Street from Station 12 + 25 to Station 4 + 30 and compare this to the finished profile of the street that is contemplated before he installs the paving on the street. If any discrepancies exist between the two profiles, the Board asked that Mr. Stivaletta contact the Board immediately with his findings.

KAMARK ESTATES: Mr. Bradstreet visited Kamark Estates and found several foundations holding water.

HARDING ESTATES: Mr. Bradstreet also visited Harding Estates and found water standing on Longmeadow Road opposite Spring Valley Road.

HAWTHORNE ACRES: Since the entire set of construction cards for Hawthorne Acres (Grace Drive, Carmen Circle, and Steven Lane) had not been submitted, the Board did not act on releasing surety on the streets.

AGENT FOR THE BOARD: Mr. Fuller, Town Counsel, will check with the Registry to find the procedure to be taken by the Board to change the records stating Mr. Cain is the agent for the Board authorized to sign plans under "Subdivision Control Law not Required".

PINE NEEDLE PARK: Mr. Edward Stivaletta was asked to attend the next meeting on August 5 to explain his intentions to finish the outstanding work on Flint Locke Lane, Green Street, and Tamarack Road.

HOOVER REALTY TRUST: Mr. Colwell, Hoover Realty Trust, will be asked by phone when he is going to finish outstanding road work on Noon Hill (that portion that was owned by Mr. Haslam), and also when he is going to begin on the area under his new surety.

BELNAP ESTATES: Mr. Laverghetta is to be contacted in regard to the hydrant in Belnap Estates, which is too low.

MEETING ADJOURNED AT 9:26 P.M.

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD
Minutes of Meeting held on August 5, 1968

PRESENT: Mrs. Kirsch, Messrs. Bradstreet, Ezequelle, Rogers and Standley

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

MINUTES: The minutes of the meeting held on July 29, 1968, were read and approved with corrections.

STAGE COACH ROAD: Mr. Rogers questioned whether the stub road, Ridge Street, had been cut out off Stage Coach Road. The Board as yet did not know.

PINE NEEDLE PARK: Mr. Bradstreet reported that he spoke with Mr. Gabelhart, Green Street, about the drainage problem that still exists on his property and on the street. A letter was sent to the Board of Selectmen with a copy to Mr. McCarthy inquiring as to when the back-water valve, recommended by Mr. McCarthy, would be placed in the line. Mr. Rogers recommended that the Board observe the situation after a rain storm or a hydrant opening.

HATCH ACT: A letter was received from the Board of Selectmen in regard to Harth Homes, Inc. and the Hatch Act. On August 1 Mr. Frank met with Mr. Joseph Browne, Senior Right of Way Agent, Department of Natural Resources, to discuss any effective courses of action for the Town to take following the Department's approval of the Wagon Wheel Subdivision plan. An appeal of the decision in Superior Court can be made according to Mr. Browne. However, Mr. Browne described the situation as a local drainage problem and not as one to do with the Hatch Act. Therefore, he suggested that the Medfield Board of Health contact Mr. Paul Anderson, Department of Public Health, who could determine whether filled land in the swamp in question would support on-site sewerage. Mr. Frank also learned that the Inlands-Wetlands Bill is not effective until the middle of September. A copy of Mr. Frank's letter was sent to Mr. Rosenfeld.

BOARD OF HEALTH: A letter was received from the Board of Health explaining that their reference to the filling of lots in the Harth Homes Subdivision was the approximate three acres which were shaded on the Planning Board's map. A letter was sent to the Board of Health requesting that they review the plans and notify the Planning Board of their latest opinion.

WAGON WHEEL HEIGHTS: Mr. Standley moved that the Board postpone the vote on the Preliminary Plans of Wagon Wheel Heights until August 12, so that the Board of Health's opinion of the plan can be obtained. The vote was unanimous.

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TERRY SEA REALTY: A copy of a letter from the Board of Selectmen to Terry Sea Realty was received listing several complaints from the abutters to the property being excavated on Bridge Street. The letter also stated that the Police were instructed to stop the operation at 2 p.m. on July 29, and after a meeting with the Board of Selectmen and Mr. Collins, an agreement was made that operations could begin again on the following morning if all the conditions of the Selectmen's letter of June 13, amended July 23, were being met. A copy of the July 23 letter was enclosed.

ROUTE 27: A letter was received from the Board of Selectmen, who enclosed memoranda from Mr. McCarthy with the latest information he has received verbally from the State and County Engineers on the progress of the relocation of Route 27.

HAWTHORNE ACRES: A letter was sent to Mr. Frank Portugal requesting construction cards for the continuation of Grace Drive from Station 4 + 90 to the end of the road and for Carmen Circle in its entirety.

PINE NEEDLE PARK: A letter was sent to Mr. Edward Stivaletta expressing the Board's opinion that it would be in the best interest of those that have purchased homes on Cypress Street as well as for the maintenance of the street, which falls to Mr. Stivaletta, that this street be completed as soon as practical. A letter was sent to Mr. Stivaletta requesting his attendance at the meeting on August 12.

TERRY SEA REALTY: A letter was sent to Terry Sea Realty requesting a revised profile and grade of the street as approved by the Board of Selectmen. The street is being developed off Bridge Street by Mr. Collins, Terry Sea Realty Trust.

MEETING ADJOURNED AT 9:16 P.M.

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD
Minutes of Meeting held on August 12, 1968

PRESENT: Mrs. Kirsch, Messrs. Bradstreet, Ezequelle, Rogers, and Standley

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

MINUTES: The minutes of the meeting held on August 5, 1968, were read and approved as read.

PINE NEEDLE PARK: Mr. Edward Stivaletta came before the Board to discuss Cypress Street and work outstanding on Green Street, Flint Locke Lane, and Tamarack Road. Mr. Stivaletta informed the Board that he will bring a bond for $7,500 to the meeting next week for Curtis Drive. A new profile of Cypress Street is being worked on according to Mr. Stivaletta, the plug in the pipe on the Gabelhart property has been taken out, and all catch basins and grades at the intersection of Flint Locke Lane and Green Street are now correct. According to Mr. Stivaletta, Mr. McCarthy has checked the area. Mr. Rogers informed Mr. Stivaletta that the acceptance of Cypress Street depends on the solution of the drainage problem. Mr. Stivaletta stated that Cypress Street in its entirety would be finished some time in September.

HARTH HOMES, INC: Messrs. Huna Rosenfeld and Arthur Owens came to the meeting to hear the decision of the Board on the Wagonwheel Heights subdivision. Messrs. Bradstreet and Ezequelle visited the area and recommended several changes in the preliminary plan which they felt would be in the best interest of the Town and the home owners in the area. Mr. Rosenfeld questioned the jurisdiction of the Planning Board. Mr. Rogers stated that the Board, in his opinion, is responsible for upholding the Zoning By-Laws of the Town and the Rules and Regulations of the Town and the Commonwealth pertaining to Subdivision control. Mr. Rogers made a motion that the preliminary plan be approved as it is with the following amendments:

1. A stub road in line with the stub road off Stage Coach Road.
2. A change at the intersection of Wagon Wheel Road and Granite Street so that the streets meet at more of a right angle.
3. The road would have a minimum grade of 126' above sea level.
4. Plans for any drainage that is designed should be of such a size that it could drain Granite Street, Garland Estates, and Castle Estates, if such an eventuality would occur.

The motion was not seconded, and a discussion followed.

Mr. Standley made a motion that the plan be approved with the following

MEDFIELD PLANNING BOARD
August 12, 1968

eight conditions:

1. The Granite Street intersection be at a greater right angle with grounds for variance on the radius of the end of the intersection.

2. A stub road in the vicinity of lots #28, #29, and #30.

3. Road level at 126 ft. above sea level.

4. Drainage adequately sized to accomodate possibility of accepting drainage from portions of Granite Street, Garland and Castle Estates.

5. Sufficient number of culverts to drain lots.

6. Driveway levels at 126 ft. above sea level.

7. Cellar drains 2 ft. above level of street storm drains.

8. Strict adherance to Article 11 of State Sanitary Code and all Rules and Regulations of the local Board of Health.

The vote was four in favor; Mr. Bradstreet opposed.

FLOOD PLAIN ZONING: Flood Plain Zoning will be brought up at the next meeting to prepare an article for the next Town Meeting.

TOWN COUNSEL: Town Counsel, Mr. Charles Fuller, brought in several plans to be signed by the Board under the category of Subdivision Control Law not Required. He will obtain the necessary copies of the plans for the Board.

Mr. Fuller suggested that the Board write to the Registry of Deeds to have them remove Mr. Cain's name from the records as the agent for the Board authorized to sign plans under the category of Subdivision Control Law not Required. A letter will be sent to the Registry informing them of Mr. Cain's resignation.

CONSERVATION COMMISSION: A letter was sent to the Conservation Commission requesting that they complete the work that Mr. Scott Fader started on a Flood Plain Map for the Town of Medfield which will be incorporated in the new Zoning Regulations.

DRAINAGE: Mr. Rogers reported that he spoke with Mr. Dick, State

MEDFIELD PLANNING BOARD
August 12, 1968

Mental Health Department, in regard to the drainage of Hastings & Gautreau and Kamark subdivisions. The Department is willing to meet with the Planning Board during the day to discuss this. Mr. Rogers recommended that the meeting be set up and the following people invited to attend:

1. Norfolk Conservation District (Mr. Morehouse)
2. State Mental Health Department (Mr. Galvin)
3. Representatives of the Medfield State Hospital
4. Medfield Board of Health
5. Medfield Board of Selectmen
6. Superintendent of Streets (Mr. McCarthy)

BOARD OF APPEALS: A notice of a hearing to be held on August 22, 1968, at 7:45 p.m. by the Board of Appeals was received in regard to the petition of Medfield Realty Trust. The petitioner requests approval to use a portion of its land on Main Street in Medfield for use as a filling station.

ARTICLE FOR WARRANT: The Board received from Mr. Fuller a copy of the article which has been placed in the warrant for the Town Meeting on September 9 to appropriate money for the purpose of having a survey of the Central Business District of the Town.

BOARD OF HEALTH: A copy of a letter from the Board of Health to the Selectmen was received stating that the Board of Health is in the process of contacting the Southeast Region representatives, Mr. Anderson or Mr. Dobie, in regard to the problem of Harth Homes, Inc.

MEETING ADJOURNED 10:40 P.M.

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD
Minutes of Meeting held on August 26, 1968

PRESENT: Mrs. Kirsch, Messrs. Ezequelle, Rogers, and Standley

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

MINUTES: The minutes of the meeting held on August 12, 1968, were read and approved as amended.

PINE NEEDLE PARK: Mr. Michael Pacella, representing Mr. Edward Stivaletta, came to the meeting to obtain the Release of Lots signed by the Board. This paper releases lots 37, 38, 39, and 40. Before these lots can be released, the Board requested that the time limit as stated on the Bond be changed from two years to one year.

FLOOD PLAIN ZONING MAP: Mr. Ezequelle reported that he would contact Mr. Scott Fader in regard to the Flood Plain Zoning Map.

STAGECOACH ESTATES: Messrs. Huna Rosenfeld and Charles Mitchell, Medfield Development Corp., attended the meeting to obtain the Board's approval of a revised profile of a portion of Lee Road, which the Board agreed to do. The Board did not act on the revised profiles of Pilgrim Lane and Stop River Road that were also submitted.

WAGON WHEEL HEIGHTS: Mrs. Kirsch reported on a trip to the Wagon Wheel Heights subdivision. Those in attendance on the trip were:

Mr. Allen Morgan, representing the Audubon Society
Mr. Walter Frank, Board of Selectmen
Mr. Gerard Gallagher, Board of Health
Mr. Charles Fuller, Town Counsel
Mrs. Kirsch and Mr. Bradstreet, Planning Board

The group discussed tightening up of subdivision controls and regulations.

RIPARIAN RIGHTS: A letter was received from Mr. Fuller, Town Counsel, in regard to Riparian Rights. Copies of the letter were distributed to the Board.

BOARD OF HEALTH: A letter was received from the Board of Health stating that they had not changed their attitude concerning the filling of land in the Harth Homes development. Enclosed in the letter was a copy of a new regulation effective August 22, 1968, stating "No on-site sewage disposal system of any type will be allowed on any filled land area, and in any area where peat is present

a 25-foot deep test hole will be required which must be inspected by a Registered Sanitarian of the Board of Health."

SUPERINTENDENT OF STREETS: Three letters were received from Mr. McCarthy in regard to the work outstanding in Pine Needle Park. The letters informed the Board of the areas Mr. McCarthy had checked and several suggestions for improvements in the area.

A letter was sent to Mr. McCarthy inquiring as to whether anything could be done during the construction stage to prevent future situations where construction in subdivisions is incorrect.

A letter was sent to Mr. McCarthy concerning the profile of the driveways in our latest subdivisions. It seems that the underside of the cars are scraping on entering the driveway over the sidewalk.

THE GABELHARTS: Mr. Rogers reported that he was able to observe water flowing to the catch basin from the Gabelhart property. He stated that the water did reach the catch basin.

PINE NEEDLE PARK: Copies of a letter written to Joseph Stivaletta, Inc., on December 27, 1967, in regard to items to be completed under Bond No. Sy-435330 were made for the members of the Board.

PLAN OF LAND: Mr. Rogers presented a plan given to him by Mr. Michael Connelly, Sr., who has the Medfield school bus contract. The plan showed Mr. Connelly's idea of how he could enter his property, which is located off Spring Street. The plan was only for the Board's information and not for signature or approval.

NORFOLK CONSERVATION COMMISSION: Mr. Rogers reported on the meeting he attended on August 26, 1968, with the Norfolk Conservation Commission. The members of the commission are Messrs. William Sweet, Chairman, Thomas Darcey, Edgar Reckis, Robert Morehouse, Work Unit Conservationist, and Mrs. Mary McNamee, Secretary. The commission will propose to the State Department of Mental Health a meeting date between:

State Department of Mental Health
Norfolk Conservation Commission
Local Mental Health (Messrs. Lindberg and Calo)
Local Board of Selectmen
Local Board of Health
Superintendent of Streets (Mr. McCarthy)
Local Planning Board

The Commission also sent three copies of their Report on Drainage Plans for Garland and Castle Estates.

MEDFIELD PLANNING BOARD
August 26, 1968

UPPER CHARLES SURVEY: Mr. Cain attended the meeting to inform the Board of a meeting in Waltham on September 12, 1968, in regard to the survey which the Army Engineers are making on the Upper Charles. Mr. Cain is planning to attend the meeting and asked if one of the members of the Planning Board would like to attend.

Mr. Cain requested a copy of the minutes of a meeting which initiated the Committee to Study the Relocation and Widening of Route 109.

BOARD OF SELECTMEN: The Board sent a letter to the Board of Selectmen with a copy to the Finance Committee informing them of its interest in sponsoring an article in the Annual Town meeting to engage a financial consultant for the purpose of projecting and planning the future capital outlays of the Town so as to determine the effect on the local tax rate in the years to come.

A letter was sent to the Board of Selectmen requesting information on the legislation which covers installation of advertising signs adjacent to public ways.

SUPERINTENDENT OF STREETS: A copy of a letter to the Board of Selectmen from the Superintendent of Streets was received in regard to the staking between Hartford Street and the Dover line. Mr. McCarthy expressed the opinion that something must be done in the next few years about the condition of the surface of this section of road.

ARTICLE FOR TOWN MEETING: Mrs. Kirsch will draft a report for the next meeting in regard to the Article for the Town Meeting to be held on September 9. Mrs. Kirsch and Mr. Ezequelle will contact the Finance Committee in regard to this Article.

HAWTHORNE ACRES: Messrs. Rogers and Standley will meet with Mr. Frank Portugal on August 27, 1968, at 7 p.m. to discuss a situation on Grace Drive. Mr. Portugal would like to know if it will be possible to do away with a portion of sidewalk so that he could retain planters and a stone wall already constructed in that area.

MEETING ADJOURNED 10:03 p.m.

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD
Minutes of Meeting held on September 3, 1968

PRESENT: Mrs. Kirsch, Messrs. Bradstreet, Ezequelle, and Standley

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

TERRY SEA REALTY TRUST: Mr. Sydney Vaughan, Cheney Engineering Co., Inc., attended the meeting to present a revised profile of Essex Road. According to Mr. Vaughan the profile was revised to meet the requirements set by the Board of Selectmen. These requirements limit the amount of gravel to be taken from the subdivision. It was the unanimous decision of the Board to delay any action on this plan until a letter approving the revised profile is received from the Board of Selectmen.

HARDING ESTATES: Mr. Lyman S. DeCamp, 12 Evergreen Way, and Mr. William Gould, 14 Evergreen Way, came to the meeting to inquire as to whether the stub road off Evergreen Way, opposite Stony Brook Road, is to be completed. The Board advised the gentlemen that the road would be completed as soon as Mr. Fuller, Town Counsel, has reviewed the case, and when it has been through the courts and the Town has the money from the bond. Messrs. DeCamp and Gould requested that they be kept informed of the situation.

MINUTES: The minutes of the meeting held on August 26, 1968, were read and approved with corrections.

FINANCE COMMITTEE: Messrs. Bradstreet and Standley reported on a meeting with the Finance Committee in relation to Article 12 in the forthcoming Town Meeting. The Finance Committee asked if the Planning Board could supply some extra money for the Article. Mr. Bradstreet informed them that the Board could probably raise $500.00 from the currently budgeted funds. The Finance Committee then stated that they could possible borrow $1,000.00 from the Reserve Fund. Mr. Standley made a motion that the Board appropriate $500.00. The Board was in favor of so doing.

HAWTHORNE ACRES: Mr. Standley reported on a trip to Grace Drive in Hawthorne Acres with Mr. Rogers and Mr. Frank Portugal. The men inspected the sidewalk, stone walls, and planters at the intersection of Grace Drive and Cross Street. A solution was reached which satisfied the Board, Mr. McCarthy, and Mr. Portugal.

UPPER CHARLES RIVER MEETING: Mrs. Kirsch and Mr. Rogers will attend a meeting concerning the Upper Charles River on September 12, 1968, with Mr. Cain.

MEDFIELD PLANNING BOARD
September 3, 1968

CONSTRUCTION CARDS: Mr. Portugal's construction cards for Grace Drive, Carmen Circle, and Steven Lane were received and reviewed.

SUPERINTENDENT OF STREETS: A letter was received from the Superintendent of Streets in regard to the Board's letter on the profiles of driveways in the latest subdivisions. Mr. McCarthy explained that he was aware of the situation and is reminding the developers of this.

BOARD OF APPEALS: A copy of a letter from Mr. McCarthy to the Board of Appeals was received in regard to the proposed "Site Plan of Medfield Realty Trust". He stated that he had reviewed the plans and that they are in accordance with the standards of the Mass. Dept. of Public Works and will fit in with the proposes radius of the new Route 27.

TERRY SEA REALTY TRUST: A letter from the Board of Selectmen to Terry Sea Realty Trust was received in regard to Essex Road. The Selectmen suggested that the revised proposed grades be submitted to the Planning Board and also listed requirements that had to be met.

BOARD OF HEALTH: A copy of a letter to the Board of Health from the Department of Public Health was received in regard to subsurface sewage disposal on filled land (Harth Homes, Inc.).

PLANNING BOARD MEETING: Because of the Town Meeting on September 9, 1968, Mr. Standley made a motion that the regular Board meeting on September 9 be postponed until September 10 unless the Town Meeting is being held for a second evening.

STAGECOACH ESTATES: An inspection tour of Pilgrim Lane and Stop River Road will be made on September 5 at 6:30.

MEETING ADJOURNED 9:29 p.m.

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD
Minutes of Meeting held on September 10, 1968

PRESENT: Messrs. Bradstreet, Ezequelle, and Rogers

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

GRANITE STREET DRAINAGE: See attached excerpt from Board of Selectmen's minutes.

STAGECOACH ESTATES: Mr. Rogers will review the revised profiles of Stop River Road and Pilgrim Lane.

NORFOLK CONSERVATION DISTRICT: A meeting will be held on September 19, 1968, at 8 p.m. at the District Office at Norfolk County Agricultural School, Walpole, for the purpose of studying and finding a possible solution to the Town's drainage problems in the Kamark and Harding Estates Developments. The meeting will include:

State Department of Mental Health
Local Department of Mental Health
Medfield Board of Selectmen
Medfield Planning Board
Medfield Superintendent of Streets
Norfolk Conservation District Board of Supervisors
SCS Technicians

EARTH REMOVAL BY-LAW: Mr. Bradstreet will ask Mr. Warren Keirstead, Town Clerk, for a letter stating the decision of the Attorney General on the Earth Removal By-Law. Mr. Bradstreet will also inquire as to how the approved By-Law will be published in the Town. Mr. Rogers will check with Mr. William Bowman on the cost of printing and inserting the new By-Laws into the present Zoning By-Laws.

ZONING MAP: Mr. Bradstreet will ask Mr. Charles Cain for the name of the person in the County Office that has done the previous changes in the zoning map.

HASTINGS AND GAUTREAU: In regard to the stub road in the Hastings and Gautreau Subdivision that has not been completed within the time limit, Town Counsel advised that the decision concerning the funds to complete this road is that of the referee in bankruptcy.

HAWTHORNE ACRES: A letter will be sent to Mr. Portugal and a copy to Mr. McCarthy in regard to the inspection trip to Hawthorne Acres. An agreeable solution was reached on the subject of stone walls, planters, and curbing.

Mr. Portugal requested that surety be set on the completion of Grace Drive and Carmen Circle. The Board will inspect the area on Saturday, September 14, at 9:30 a.m.

MEDFIELD PLANNING BOARD
September 10, 1968

RELOCATION OF ELM STREET AND NORTH STREET: A letter was received from the Board of Selectmen notifying the Board that the County Commissioners will hold a hearing on petitions for the relocation of Elm Street and North Street at the Court House in Dedham on Tuesday, September 24, 1968, at 2:30 and 2:45 respectively.

WATER AND SEWERAGE BOARD: A letter was sent to the Water and Sewerage Board requesting a copy of a letter received by them from the State on a specific case in regard to apartments saying that a connection cannot be made to the Town Sewer System.

PINE NEEDLE PARK: A letter was sent to Mr. Edward Stivaletta requesting a meeting with the Planning Board and Mr. Stivaletta on Saturday, September 14, at 10:30 a.m. to discuss ditching water towards the catch basins at the intersection of Flint Locke Lane and Green Street.

TERRY SEA REALTY TRUST: A letter was received from the Board of Selectmen approving the revised plan of Essex Road as presented by Cheney Engineering Co., Inc., dated September 3, 1968. It was the unanimous decision of the Planning Board to sign the revised plan. The Board requested that three copies of the signed, revised plan be made.

METCALF & EDDY: Mr. Bradstreet signed the agreement with Metcalf & Eddy Engineers, Inc. dated July 18, 1968, in regard to their services concerning the re-zoning of the Central Business District.

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD
Minutes of Meeting held on September 16, 1968

PRESENT: Mrs. Kirsch, Messrs. Bradstreet and Standley

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

HARDING ESTATES: Mr. Anthony Centore, 27 Longmeadow Road, attended the meeting to ask what could be done to eliminate the water problem in the back of his home. Mr. Centore explained that his property abuts Medfield State Hospital and in the back of his property there is a water course. It seems, according to Mr. Centore, that water is pumped from the water tower down a paved waterway to a headwall, which in turn flows along the back of his property. This pumping seems to be done only at certain intervals. Mr. Bradstreet stated that a meeting will be held at the Norfolk Agricultural School on September 19, 1968, to discuss this problem as well as the other problems in the Kamark and Harding Estates Developments. Mr. Bradstreet invited Mr. Centore, and his neighbors, to attend the meeting.

GARLAND ESTATES: Messrs. Reynold Garabedian, Wilbur Garabedian, and John Toomey, Norwood Engineering, attended the meeting to present new drainage plans for Garland Estates to the Board for its approval. The plans propose that the drainage from the subdivision empty into swampland in the back of the subdivision. The Board took the plans under advisement and will reach a verdict on the plans next week.

STAGECOACH ROAD: Mr. Huna Rosenfeld left drainage plans and a copy of the description of the plans for the Board to review for acceptance. After the Board of Selectmen reviews and signs the linens of these plans, they will turn them over to the Planning Board for its approval.

HARDING ESTATES: The Board will inspect the two stone bounds on Evergreen Way which have been installed according to Mr. Vardie Taylor. Mr. Taylor attended the meeting to present a plan of drain easements on Spring Valley Road for the Board's approval. The Board will take it under advisement. Mr. Taylor requested that the Board visit the cul de sac on Longmeadow Road and advise Mr. Taylor as to how he should finish it.

STATEMENT: Mr. Bradstreet read a statement made by him in regard to the Board's job and authorization to speak for the Board.

MINUTES: The minutes of the meetings held on September 3 and 10, 1968, were read and approved as amended.

MEDFIELD PLANNING BOARD
MINUTES OF MEETING HELD ON SEPTEMBER 16, 1968

EARTH REMOVAL BY-LAW: Mr. Bradstreet stated that Mr. Keirstead had posted the Earth Removal By-Law in five places in the Town (Medfield Post Office, Harding Post Office, Town Hall and two drug stores).

LEAGUE OF WOMEN VOTERS: Mrs. Kirsch will attend the League of Women Voters meeting on Thursday, September 19, at 8:00 p.m. to hear a lecture by Mr. Robert McKay, Executive Director of the Citizens Housing Planning Association of Greater Boston.

GUN HILL PARK: The Board was requested by Mr. Michele Stivaletta to make a reduction in the bond held on Saw Mill Lane and also to set surety for Fox Hill Road. The Board voted unanimously to delay any action on this matter until Mr. Stivaletta answers the Board's letters of April 10 and June 11, 1968, in regard to a plan of easement on land owned by Mr. Cracknell off Gun Hill Road. A letter was sent to Mr. Stivaletta, with a copy to Mr. Michael Pacella, stating this.

HATTERS HILL ROAD: Mr. Vardie Taylor attended the meeting to inform the Board that he would like to excavate on Main Street to install his drainage system from Hatters Hill Road to the existing drainage in Main Street. He stated that he would like to do this before winter. The Board informed Mr. Taylor that Mr. Michele Stivaletta must install the drainage to Phillips 66 before Mr. Taylor could tie in with the system. Mr. Taylor suggested that he be allowed to tie in with the system in Main Street; however, he would cap the end of the system going into Hatters Hill Road, which would stop any drainage from going into the system. The Board agreed to this suggestion and suggested he present it to the Board of Selectmen and Mr. McCarthy.

ZONING BY-LAWS: It was suggested by the Board members present not to reread the Zoning By-laws at a regular weekly meeting but to bring up the questionable points following the Monday night meetings.

MEETING ADJOURNED 9:45 P.M.

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD
Minutes of Meeting held on September 23, 1968

PRESENT: Mrs. Kirsch, Messrs. Bradstreet, Ezequelle, Rogers and Standley

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

HEALD HOMES TRUST: Mr. Henry Heald attended the meeting to request that the Board release the bonds held on Blacksmith Drive from Station 7+00 to Station 12+00. Mr. Heald has completed the road to Station 11+74.92, and has the Certificate of Bounds and the Certificate of Inverts on plans. Mr. Heald requested that the Board set surety to release lots 67 and 74 on Blacksmith Drive from Station 12+00 to Station 13+38.56. He also requested that surety be set on Colonial Road from Station 12+45 to Station 13+80 (lots 75 and 84) and that a bond of $1,500 be released on Colonial Road from Station 3+00 to Station 4+25. The Board will inspect these areas on Saturday, September 28, 1968, at 9:30 a.m.

HARDING ESTATES: Mr. Wardie Taylor was present at the meeting to receive the Board's unanimous approval of the drainage easements as shown on his plans dated September, 1968, of Spring Valley Road. A letter was sent to the Board of Selectmen stating the Board's approval.

The Board set surety on Spring Valley Road from Station 7+75 to Station 9+20 as a bond on demand set at $1,115.

The Board unanimously voted to release the surety of $100 for two stone bounds on Evergreen Way at Atation 19+80.67. Mr. Taylor requested that the Board release the bond on Longmeadow Road from Station 16+50 to Station 17+85 (lots 78 and 85). The Board will inspect the area on Saturday, September 28, 1968.

The Board voted to approve that the sidewalks on the circle on Longmeadow Road would continue as far as the driveways to the entrances of house lots 81 and 82.

HAWTHORNE ACRES: Mr. Frank Portugal attended the meeting to request that surety be set on Grace Drive from Station 4+90 in its entirety (Station 10+10) including PC of Carmen Circle, and on Carmen Circle from Station 0+50 to Station 8+75. The Board voted to set surety on Grace Drive for the above-mentioned stationing at $23,800 for one year. The Board set surety on Carmen Circle for the above-mentioned stationing at $34,000 for one year. The lots included on Carmen Circle are lots 26, 27, 28, 33, 34, 35, 36, 37 and 38. Those lots included on Grace Drive are lots 21, 22, 23, 24, 25 and 13. The Board approved a 1 to 2 sloping on all cuts.

Surety was set on Carmen Circle from Station 0+50 to Station 4+50, a distance of 400 feet, at $42.00 per foot for a total of $16,800. Mr. Standley abstained from voting to approve both of the above figures.

GARLAND ESTATES: The Board voted to approve the preliminary layout of drainage which flows, more or less, to the natural drainage area of the Garland Estates subdivision presented by Mr. John Toomey, Norwood Engineering. A letter of approval was sent to the Garabedians and Norwood Engineering Co., Inc.

GUN HILL PARK: The Board was requested by Mr. Michele Stivaletta to set surety on Fox Hill Road and to reduce surety on Saw Mill Lane. The Board voted to set surety on Fox Hill Road at $12,000.00 for one year from Station 0+85 to Station 8+10. It was voted to await a response from Mr. Stivaletta on several letters sent to him before reducing surety on Saw Mill Lane.

NORFOLK CONSERVATION COMMISSION: A report of a meeting held on September 19 with the Norfolk Conservation District was given by Mr. Bradstreet. Present at the meeting were representatives from:

State Department of Mental Health
Local Department of Mental Health
Medfield Board of Health
Medfield Board of Selectmen
Medfield Superintendent of Streets
Medfield Planning Board
Norfolk Conservation District Board of Supervisors
SCS Technicians

A recommendation was made at the meeting that Medfield have a soil survey made to provide a basis for zining land use in the Town. The Conservation Commission offered to co-ordinate the work of a committee made up of local boards and the State Departments of Public Health, Mental Health and State Hospital. Federal funding would then be applied for to amke an in-depth study of drainage problems in the Kaymark and Harding Estates area. The Board will co-sign with the Board of Health a letter requesting such action, which is expected to be written by the Board of Selectmen.

SEWER SYSTEM STUDY: The Planning Board decided to request a meeting with the Board of Selectmen to discuss the possibility of having sewer system studies made. Mr. Rogers stated that he had been informed that application can be made to the Department of Housing and Urban Development for the entire cost of study report and for the designing of a swere system with the funds to be repaid only when and if the system is constructed. Information is also available on new laws for funding of construction costs and of pumping stations and treatment plants.

METCALF & EDDY: Mr. Bradstreet read a letter from Mr. J. Woglom of Metcalf & Eddy asking that the Board members assist him in the Central Business District study by gathering the information previously assigned them and reporting to him as soon as possible.

Mr. Standley suggested that it might be determined at a meeting to be held with the Chairman of the MPIC on October 1 exactly how his committee could be of help in this endeavor.

MEETING ADJOURNED AT 10:45 P.M.

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD
Minutes of Meeting held on September 30, 1968

PRESENT: Mrs. Kirsch, Messrs. Bradstreet, Ezequelle, Rogers and Standley

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

HEALD HOMES TRUST: Mr. Henry Heald attended the meeting to discuss a reduction in surety on Colonial Road. The total included $1,500 for the turnabout and stone bounds. The Board found that the last 25 feet of the sidewelk on the street was not backed up properly. Therefore, the Board will hold up the release of the surety until this area is complete.

The Board set surety on Colonial Road from Station 12+45 to Station 13+80, a distance of 135 feet, at $3,400 for one year. The Board also set surety on Blacksmith Drive from Station 12+00 to Station 13+38.56. a distance of approximately 140 feet, at $3,600 for one year.

On Blacksmith Drive from Station 7+00 through Station 12+00, the Board voted to release the bonds totalling $6,900, and after checking the inverts, will recommend that the Selectmen accept this street.

GARLAND ESTATES: Present at the meeting were Messrs. Williams and Leighton of the Water Board, and Mr. Garabedian, Garland Estates. Mr. Bradstreet explained to Mr. Garabedian that the Water Board has recommended that a 12" pipe be used though his subdivision. The reason for this is that a 12" pipe is necessary so that the water pressure can reach that section of Town.

Mr. Bradstreet stated that according to Town Counsel, Chapter 41, Section 81W reads that a plan can be amended at any time. Mr. Bradstreet explained how the Board could amend the plan. Mr. Fuller also told Mr. Bradstreet that if the plan change was insignificant that a letter from Mr. Garabedian agreeing to the change would be enough. A letter will be sent to the Garabedians, after a letter is received from the Water Board, stating the recommendation.

Mr. Garabedian requested surety on Garry Drive (formerly Longmeadow Road) from Station 0+00 to Station 9+57 and to the PC of Meadow Brook Road. The first surety reuqested is to include drains and water pipe up to the rough grade. The second surety was to include one layer of Bituminous asphalt.

SANITARY WASTE DISPOSAL: The Board sent a letter to the Board of Selectmen and the Water Board requesting a meeting to discuss the present and future solutions to sanitary waste disposal.

BOARD OF HEALTH: The Board received two letters from the Board of Health. One letter asked if the original preliminary plan presented by Forrest Construction (Terry Sea Realty Trust) was still in effect. The Board sent a letter to the Board of Health stating that the original plans were still in effect and sent the revised profile of the subdivision. The Board of Health in the second letter asked if Pine Needle Park IV had been accepted as part of the entire Pine Needle Park Subdivision or if it had been accepted recently. The Board sent a copy of the Board of Health's letter stating they approved the subdivision and also offered the original linen plans to the Board of Health to make copies.

STIVALETTA III: A letter was sent to Mr. Edward Stivaletta requesting that the hydrant at the junction of Flint Locke Lane and Green Street be corrected. Another letter was sent to Mr. Stivaletta concerning the street that he is presently cutting parallel to Green Street. The Board requested that Mr. Stivaletta provide piping to allow the proper flow of water through the drainage ditch, which has apparently been filled in by the street construction.

HARDING ESTATES: A letter was sent to Mr. Vardie Taylor requesting that he replace the broken water box on the main storm line at the junction of Evergreen Way and Srping Balley Road. The Board also asked that the brlken gate box on the hydrant on Evergreen Way be replaced.

FERNANDES SUPER MARKET: Mr. Rogers reported that the Fernandes Super Market has loamed and seeded the front portion of their property.

BELKNAP ESTATES: Mr. Rogers reported that the hydrant in Belknap Estates has been raised on Belknap Road.

GUN HILL PARK: A letter was sent to Mr. Michele Stivaletta enumerating several items to be completed in Gun Hill Park before the Board approves a reduction in surety, including reset of curb inlets, removal of stump and hydrant extension.

TOWN COUNSEL: A letter was sent to Town Counsel inquring as to whether the Planning Board could require in the Subdivision Rules and Regulations a soil survey supplied by the subdivider.

ARMY CORP OF ENGINEERS: Mrs. Kirsch attended the meeting of the Army Corp of Engineers on September 12, 1968. The idea of building structures to retain water on the Upper Charles River tributaries to reduce pollution was discussed. It was noted that the cost would be very high in relation to the good it would do unless recreational purposes could be tied into such plans. Mrs. Kirsch reported that Mr. Brownell, Department of Natural Resources, said they are working on identifying all marshes and wetlands in the area and that they would like to hear from us on the problems in the area.

MEETING ADJOURNED AT 10:00 p.m.

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Sedretary

MEDFIELD PLANNING BOARD
Minutes of Meeting held on October 7, 1968

PRESENT: Mrs. Kirsch, Messrs. Bradstreet, Ezequelle, Rogers and Standley

The meeting was called to order by Mr. Bradstreet, Chairman, and immediately went into Exeuctive Session, after which the following business was conducted:

Property of Elizabeth Koch: Mr. Weston Kolsti of Charlesdale Road brought in a lot plan for two parcels of land on Route 27 owned by Elizabeth Koch that do not come under the Subdivision Laws to be signed by the Planning Board. Mr. Kolsti will bring plans back with the proper forms to Selectmen and Planning Board along with four linen prints of the plan.

Heald Homes Trust: Mr. Vaughan of Cheney Engineering came before the Board on behalf of the Heald Homes Trust Subdivision. He presented two proposals to revise the original plan, one of which involved a change in the roads. Mr. Fuller, Town Counsel, was asked if a hearing would be required if a change in the roadways was decided on by Heald Homes Trust. Town Counsel said he thought that a hearing would be necessary as the Town as a whole has, purportedly, an interest in the flow of traffic. Lot plans can be changed at the request of a builder within an approved subdivision by a vote of the Planning Board, but a change of roadways is in a different category. Mr. Vaughan mentioned the thought of cutting back on the size of the Subdivision by 8.2 acres, which could end up as conservancy land in the swamp and leave it natural.

Surety - Heald Homes Trust: Mr. Heald presented surety in the amount of $7,000 to the Board which will cover Colonial Road from Station 12 plus 45 to Station 13 plus 80, a distance of 135 feet, and Blacksmith Drive from Station 12 plus 00 to Station 13 plus 38.56, a distance of approximately 140 feet and releases lots 67, 74, 85 and 84.

Mr. Heald also notified the Board that the sidewalk area which did not meet their approval had been fixed.

Minutes: The Minutes of the meeting of September 30, 1968, were read and approved with corrections.

Belknap Road: A letter has been written to the Superintendent of Streets asking if the construction around the hydrant in question on Belknap Road meets with his approval.

Stagecoach Road: The hole above the catch basin still is not fixed.

MEDFIELD PLANNING BOARD
Minutes of Meeting held on October 7, 1968

Garland Estates: The following surety was approved by the Board on Garry Drive (formerly Longmeadow Road) from Station 0 plus 00 to Station 9 plus 57 and to the PC's of Meadow Brook Road, including lots 39 through 43 and 58 through 62:

1. The first surety requested is to include drains and water pipe up to the rough grade. This will require $23,000 in the form of a one-year bond.

2. The second surety was to include one layer of bituminous asphalt over 12" of gravel. This will require $18,200 in the form of a one-year bond.

These figures are contingent on the proper sloping of the side slopes to be completed prior to presenting surety to the Board. The above is predicated on the fact that all utilities are installed and have been inspected and that the job cards covering the work have been approved.

It was moved and seconded to send Mr. Garabedian a letter setting forth the above.

Hastings and Gautrau: The referee on bankruptcy has not given out anything as yet.

New Zoning By-laws: A meeting on new Zoning By-laws will be held on Wednesday, October 9, at 8:00 p.m.

Letter from Waterboard re Garland Estates: The Water and Sewerage Board requests that the water pipes proposed in Longmeadow Road (now Garry Drive), from High Street southwesterly to Greenfield Street, and in Greenfield Street, westerly to Granite Street, be 12" instead of 6" as originally proposed in 1964. In line with this action the pipe required in Forest Street would be 8" instead of 12" as outlined in the Master Plan.

A letter to Town Counsel has been sent regarding the legality of this, if under 81W he has mortgaged some of the lots.

Letter from Selectmen: A meeting has been scheduled on Tuesday, October 15, at 8:00 p.m. to discuss the solutions to sanitary waste disposal problems and the additional standpipe on Mt. Nebo.

Letter from Orrin Wilkins: Mr. Wilkins has four uses for his property in mind as follows:

1. Efect a Medical Center with Nursing Home in rear.
2. Establish a shopping center.
3. Build small houses.
4. Apartment buildings.

It was moved and seconded to keep the letter on file and discuss when zoning.

Department of Commerce & Development: A letter has been written setting forth dates that the Planning Board could meet with Mr. Hannon of the above Department. When date has been firmed an invitation will be extended to the Master Plan Implementation Committee to attend.

Conservation Commission: Mr. Ezequelle was to contact Mr. Scott Fader in regard to the Flood Plain Zoning Map.

Hours for Secretary: The Planning Board secretary will be at the Town House on Wednesday from 8:45 to 11:30. It was under discussion that an hour on aother day might be helpful to builders.

Zoning Revisions: Mr. Rogers received a figure of $18.75 from Mr. William Bowman to have the Earth Removal By-laws printed up and sheets inserted into the Zoning By-laws now on hand. It was moved, seconded and unanimously voted that this be done.

Problems in Municipal Administration: A course on different aspects of the above subject will be given at Dean Junior College. Mr. Bradstreet asked if anyone would like to attend. This pamphlet will be passed on to some interested parties by Mrs. Kirsch.

Conservation Commission: A letter is to be sent to the Conservation Commission informing them of the Norfolk County Conservation Commission's recommendation that a soil survey be made of the town and asking whether the conservation commission plans to prepare the article. If they do not, the Planning Board would be most interested in sponsoring such an article and would welcome their assistance.

The meeting was adjourned at 10:50 p.m.

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting held on October 14, 1968

Members present: Mrs. Kirsch, Messrs. Bradstreet, Rogers and Standley.

The meeting was called to order by Mr. Bradstreet, chairman, and the following business was conducted.

Town Counsel: Mr. Charles Fuller, town counsel, was present and gave opinions concerning Heald Homes Trust and Garland Estates and changes affecting plans of each. In the question of Heald Homes Trust, Mr. Fuller stated that the old Rules and Regulations apply when a subdivision plan is amended. He quoted, "Once a definitive plan has been submitted to a planning board, and written notice has been given to the city or town clerk pursuant to section eighty-one T and until final action has been taken thereon by the planning board or the time for such action prescribed by section eighty-one U has elapsed, the rules and regulations governing such plan shall be those in effect relative to subdivision control at the time of the submission of such plan. When a preliminary plan referred to in section eighty-one S has been submitted to a planning board, and written notice of the submission of such plan has been given to the city or town clerk, such preliminary plan and the definitive plan evolved therefrom shall be governed by the rules and regulations relative to subdivision control in effect at the time of the submission of the preliminary plan, provided that the definitive plan is duly submitted within seven months from the date on which the preliminary plan was submitted."

Regarding the additional cost of large size pipes recommended by the Water and Sewer Board for Garland Estates, Mr. Fuller stated that the town has neither power nor authority to participate in the costs of pipe in private land. Also the Water Board has the authority to tell the developer what is needed in regard to pipe, rather than the Planning Board.

It was moved, seconded and voted unanimously to send Mr. Garabedian a letter transmitting therewith the Water Board's letter of October 2, 1968.

Earth Removal: The suggestion was made that the following be added to the "Land Subdivision Rules and Regulations of the Planning Board of the Town of Medfield, Massachusetts" on page 6:

3.6 EARTH REMOVAL

3.61 The tentative or final approval of a subdivision plan by the Planning Board shall not be construed as authorizing the removal of material from the premises, even though in connection with the construction of streets shown on the plan.

3.62 All earth removal within subdivisions shall be in accordance with the Rules and Regulations Governing Earth Removal Uses - Zoning By-law for the Town of Medfield, Massachusetts.

A motion was made and seconded to adopt the above. The vote was unanimous.

Medfield Planning Board
Minutes of Meeting
October 14, 1968

Hearing Scheduled: A hearing on Earth Removal will be held on November 18th at 8:00 p.m. This hearing will be advertised the weeks of October 24 and 31 in the Suburban Recorder.

Heald Home Trust: A letter is to be sent to the Selectmen suggesting that Blacksmith Drive, starting at the PC's of Marlyn Road to Station 11 plus 74.92 be accepted by the town.

MPIC: A letter is to be sent to Mr. Joseph Donnelly to inform him of the forthcoming meeting with the Department of Commerce and Development.

Stagecoach Road: It was voted to release the surety on Stagecoach Road from Station 14.75 to Station 22 plus 13.29, including the turnaround.

Colonial Road: Colonial Road from Station 3 plus 0 to Station 4 plus 25 has been inspected and approved. Mr. Rogers moved that surety in the amount of $1,500 be released. This was seconded and the vote was unanimous.

Request from John Starr: Mr. John Starr, a Dedham real estate broker, phoned to ask about the size of lots required on Granite Street. A letter was sent telling him that 30,000 sq. foot lots with a 150-foot frontage are required, along with other information.

Mrs. Wynn's Plan: A copy of Mrs. Wynn's plan for a piece of land off South Street has been returned. A copy will be made and forwarded to the Town Clerk.

Executive Session: Mr. Rogers disclosed to the press the reason for last week's executive session. The pay rate and qualifications of the secretary was under discussion.

Board of Appeals: A notice was received regarding the following hearings:

1. October 24, 1968 at 7:45 p.m. Pioneer Industries, Inc.
   c/o Norfolk County Homes
   642 Providence Hwy., Walpole
   re remodeling of 41 South Street to a three-family home

2. October 24, 1968 at 8:00 p.m. Michael J. Connelly, Main Street
   Walpole, Mass.
   re storage and maintenance of school busses on Industrial-Intensive land and access to same thru residentially-zoned land

MPIC Report: Three Planning Board members met with Mr. Donnelly on October 1st regarding revised Zoning By-laws. A letter has been sent to Mr. Donnelly confirming the plans made by members of the Planning Board and the MPIC on October 1st to work together on developments of revised zoning for the town. Plans were discussed at the October 1st meeting to see if we could bring the Master Plan up to date as far as inventories of land approved for subdivisions so we could learn what

effect zoning changes would have on the town's ultimate population.

The meeting adjourned at 10:20 p.m.

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MINUTES OF PLANNING BOARD MEETING OF OCTOBER 21, 1968

Members present: Mrs. Kirsch, Messrs. Bradstreet, Ezequelle, Rogers and Standley.

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

Spring Valley Road: Mr. Vardie L. Taylor presented surety to the Board in the amount of $1,115; however, as the amount had been added to a bank account which the town holds as surety, it was not accepted as the Board wishes the amount to be placed in a separate account. As soon as this is done, the Board moved, seconded and carried a vote to release lots 103 and 58, Station 7 plus 75 to 6 plus 50 on Spring Valley Road.

Longmeadow Road: As work on Longmeadow Road from Station 16 plus 50 to Station 17 plus 85, lots 78 and 85, has been approved by the Planning Board, it was voted unanimously to release surety to Mr. Taylor in the amount of $650.

Letter to Town Counsel: A letter has been sent to Mr. Fuller asking him for an interpretation on what action the town can take on proposed drainage for Pine Needle Park IV to be installed in Route 109 and on land owned by Phillips Petroleum Company, involving a proposed easement.

Stagecoach Road: Mr. Charles Mitchell came before the Board with plans of the bounds and invert grades. The Board informed him that before surety can be released on Stagecoach Road from Station 14 plus 75 to Station 22 plus 13.29, including the turnaround, a letter must be received from Bowie Engineering certifying the bounds and invert grades.

Minutes: The minutes of October 14th were read and approved as corrected.

Meeting with Department of Commerce and Development: On Thursday evening October 17th, Mr. Rogers met with Mr. Frederick A. Fallon, Director of Planning, and Mr. Neal D. Hannon, Planning Assistant, of the Department of Commerce and Development. Because of confusion in scheduling, other members of the board were unable to attend. This meeting was held to discuss the progress of the town under the Master Plan recommendations.

Mr. Rogers reported that the Commerce Department representatives indicated that if a town has received money for a master plan and is making use of the plan, it would receive a higher priority in any request for future funds for planning.

The MPIC will be requested to document what has been done so far on the follow-up of the Master Plan suggestions. It was moved, seconded and unanimously voted to send a letter to Mr. Donnelly to inform him of this.

List of Surety Procedures: Mr. Standley presented to the Board a written listing of things to be done when accepting and returning surety, as follows:

CHECKLIST FOR INCOMING SURETY

1.(a) Board votes surety and notifies developer (in writing)

(b) Check to make sure it is proper amount and covers what has been voted by the Board - street, stations, etc., if bond, written for proper time (1 yr., 2 yrs., etc.)

2. Give receipt to developer.

3. Make up card for surety file box.

4. Deliver surety to Town Treasurer with letter of transmittal and separate letter of receipt. Get such receipt signed and file it. Separate letter for each bank book or bond.

5. Write letter of release of lots in subdivision to developer with a copy to the Building Inspector.

CHECKLIST FOR SURETY RETURNED TO DEVELOPER

1. Board votes release.

2. Write letter to Town Treasurer (using Form 7) stating Board has voted release of surety, noting amount, date, subdivision and stationing.

3. Give receipt for surety to Town Treasurer together with letter of release as above (Form 7) at the same time.

4. Secure receipt from developer at time surety is placed in his hands.

5. Remove card in surety file, mark with date of release and file in dead file.

NOTE: Surety can be given to Town Treasurer at any time; however, surety can be released from Town Treasurer on Wednesday afternoon from 1:00 p.m. to 3:00 p.m. only at Town Hall.

Letter from Corning Glass: An invitation for luncheon and a plant tour was received from Mr. Wheatley of Corning Glass to be held Monday, October 28th. Because the chairman, Mr. Bradstreet, was unable to accept, it was voted to have Mr. Ezequelle attend.

Letter from Balcam & Shea: A letter was received from Balcam & Shea requesting that we write them stating that the Town of Medfield releases any and all interest and any claims as respects the Aetna Insurance Company Bond #S543539, which has an effective date of December 19, 1964, and which the Board had returned to Edward Stivaletta, covering construction of Pine Needle Park II. The insurance agency reported that the bond had not been received by Aetna.

It was voted to refer this matter to Mr. Fuller, Town Counsel, with back correspondence.

Letter from Mr. Frederick C. Miller: Mr. Miller was concerned about the grade of the street in the subdivision behind his house on South Street and said that his home would be in a swamp if the grade was not changed. The Board will investigate.

Call from Mr. Garabedian's Lawyer: Mr. Capobianco, lawyer for Mr. Garabedian, asked about easements wanted by the town. He is to be told that the water drains into their property on and across his land to natural drainage.

Minutes of Planning Board Meeting
October 21, 1968

Mr. Bradstreet will set a meeting with Mr. Garabedian next week at 8:45 p.m.

Meeting with Mr. Woglom: Mr. Woglom had an associate call Mr. Bradstreet regarding a meeting next Monday night. It was decided that if Mr. Woglom's visit was to be brief, it would be all right. However, if a lenghthy meeting was necessary, a night other than the regular meeting night would have to be selected for the meeting.

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

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of October 28, 968

Present: Mrs. Kirsch, Messrs. Bradstreet, Ezequelle and Rogers.

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

Minutes: The minutes of the meeting held on October 21st were read and approved.

Garland Estates: The Garabedian brothers and Mr. Twoomey of Bowie Engineering brought before the Board drainage plans for approval. They also presented an easement that had been prepared by their lawyer to allow water to be dumped into the swamp owned by Garland Estates by the Town of Medfield. Both the drainage plans and easement will be checked b the Board.

Balcam & Shea: Mr. Fuller, Town Counsel, gave a verbal answer to Mr. Bradstreet's letter regarding what should be done about a query received from Balcam & Shea asking the Planning Board to send them a letter stating that the Town of Medfield release any and all interest and claims as respects Aetna Insurance Company Bond No. S543539. Mr. Fuller suggested we send a copy of the vote regarding this bond and have it certified by the Secretary. It was moved, seconded and unanimously voted to follow Mr. Fuller's suggestion.

Drainage - Town Counsel: A question was asked Mr. Fuller as to what action can be taken on the proposed drainage for Pine Needle Park IV to be installed in Route 109 on land owned by Phillips Petroleum Company, involving a proposed easement. In Mr. Fuller's words, "You have performed the Planning Board's function in this matter."

Stop River Oaks: A letter will be sent alerting Messrs. Mitchell and Rosenfeld that if they leave Pine Ridge Road as high as it is, they will have to put some structures to accommodate drainage in the road. It was also voted to write to Mr. Frederick C. Miller acknowledging receipt of his letter on this matter.

Stivaletta III: The finished pavement on Cypress Street and the curbs were all finished last Saturday. The pipe that lies in the unnamed street is still in the excavated hole and nothing has happened. A letter has been written to them on this and Mr. Bradstreet willofollow it up with a call to Michele Stivaletta.

Noon Hill Subdivision: The hydrant still is low and at the end of Stagecoach Road there is a piece of the turnaround that has not been backed up, Mr. Rogers reported.

Corning Glass: Mr. Ezequelle attended the luncheon and plant tour given by Corning Glass. It was an excellent preliminary meeting with the management group of Corning and representatives from each of the town boards and committees. The purpose of the meeting was to familiarize the Town of Medfield with the Corning Glass operation here in town.

Industrial Development Commission: As an outcropping of the Corning Glass luncheon, the Industrial Development Commission would like to meet informally with the Planning Board to explore industrial zoning, etc. Mr. Ezequelle will set a meeting date with them for November 19th.

Minutes of Meeting of October 28, 1968

Letter from Water Board: In response to a letter from the Water and Sewerage Board asking us to set a date to discuss a possible solution to the problem of future sewerage disposal in Medfield, a letter has been sent suggesting November 12th as a date that the Board can meet with them.

Changes in Zoning By-laws: A date of November 14th was set for the Board to meet to finalize their work so that it can be put before public meetings. At this meeting a preliminary plan is to be drawn up. Mr. Bradstreet will ask Cheney Engineering to give the Board a price to draw up the zoning map.

Earth Removal Uses: Inasmuch as a discrepancy was found in the Section X - Rules and Regulations Governing Earth Removal Uses, a check to see what has been published will be made. When this has been done, the Board will talk to Town Counsel as to our course of action.

Stagecoach Road: A letter was received from Bowie Engineering certifying the bounds. Now the invert grades must be checked.

League of Women Voters: A letter was received from the League informing the Board that they would like to send observers to the official Board meetings throughout 1968 and 1969. It was voted to respond that any observer would be most welcome.

Letter from Superintendent of Streets: Mr. McCarthy is concerned with drainage in the Marlyn Estates area, according to his letter of October 24, 1968, and he has mentioned to Mr. Henry Heald the probable need for increasing pipe size to carry water from Harding Street near its intersection with Hospital Road. This will be studied by the Board.

Hearing re Michael J. Connelly: When the Planning Board drew up the Zoning Regulations for approval by the Town as they applied to the access into industrial areas over residential land, it was the intent of the authors that such access should not be allowed over residential land into industrially-zoned land but should be over land that was zoned industrial and should be over a public way.

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

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of November 4, 1968

Members present: Messrs. Bradstreet, Ezequelle, Rogers and Standley. Others present: Town Counsel, Mr. Charles Fuller, Mr. Jack Williams, Chairman of Water and Sewerage Board, Mr. Reynold Garabedian and two observers from the League of Women Voters.

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

Garland Estates: The plans which were brought in last week met with the Board's approval and were signed and returned to Mr. Reynold Garabedian. Mr. Garabedian was notified that the Vellums should be signed and should be brought in for that purpose. The Easement was also returned to Mr. Garabedian with changes, as noted, to make this acceptable to the Town.

Subdivision Control Law not Required: Mr. Joseph Kennedy brought in a plot plan for two lots under the Subdivision Control Law not Required. This land is located in an "A" residence area on Elm Street and has met all requirements. Mr. Rogers moved this plan be signed. The motion was seconded and the vote unanimous.

Garland Estates - Water Pipes: A letter dated October 31, 1968, was received from Nealon and DeCenzo, lawyers for Garland Estates. The letter informed us that 6" pipes were to be installed in Garland Estates instead of the 12" pipe required by the Water Board. Mr. Williams of the Water Board reiterated that 12" pipes were necessary inasmuch as the picture has changed radically since 1964 when the plans were first seen. Mr. Fuller, Town Counsel, quoted, "Pipes in subdivisions shall be as specified by the Water Board." The Water Board's action shall not be controlled by the Planning Board. In view of this, the problem of pipe size is between the Water Board and Garabedian. The above-mentioned letter has been transmitted to the Water Board.

Letter from Norfolk Conservation District: A copy of a letter to the Board of Selectmen was received regarding coordinating a study of the drainage problems in the Kaymark and Harding Estates and the adjoining Medfield State Hospital area. A letter has been sent to Mr. Frank informing him the Planning Board will be glad to cooperate with the Board of Selectmen in this matter.

Minutes: The minutes of October 28th were read and approved as corrected.

Garland Estates: Drainage: A motion was made to ratify action taken on November 2nd regarding drainage in Garland Estates. This was seconded and unanimously voted.

Letter to Corning Glass: Mr. Ezequelle requested that a letter be written to Mr. Wheatley thanking him for the plant tour. It was moved, seconded and unanimously voted that this be done.

Stagecoach Road: Mr. Rogers and Mr. Ezequelle checked the inverts of the storm drainage on Stagecoach Road on November 2nd and found them to be satisfactory. The bond will now be released.

Cypress Street: On Saturday morning rounds Messrs. Rogers and Ezequelle saw Mr. Edward Stivaletta and requested that the right-hand side of the street by regraded to the catch basin. Mr. Stivaletta said that the water problem would be fixed next week.

Other Subdivisions Checked:

1. Harding Estates
2. Kaymark
3. Gunhill Park
   Sidewalk repaired
4. Hawthorne Acres
   Roads are being worked on

Old Hastings and Gautrau: It was suggested by Mr. Fuller that we make a list of problems regarding this area to hasten the settlement of the case by referee. This is something we can ask Mr. McCarthy to do.

Hearings: Mr. Standley went to the Selectmen's Hearings held by the Zoning Enforcement Officer on October 30th and reported on them.

Letter from Board of Selectmen re Meeting Date: A letter was received from the Board of selectmen setting November 19th for a joint meeting with Selectmen, Planning Board, Water and Sewerage Board, Town Counsel, Superintendent of Streets, Master Plan Implementation Com ittee and the Board of Health.

Letter from Board of Selectmen re questionnaire: The Board of Selectmen has passed on to us a questionnaire from the Federal Housing Administration to be filled out by the Planning Board at their convenience.

Indian Hill Estates: A letter was received from Mr. Calvin Colwell stating he would notify the Board when the hydrant extension was completed and the stone bounds were in.

Superintendent of Streets: Several letters have been received from the Superintendent of Streets and these will be studied.

Meeting Date: In view of the November 11th holiday, the next regular meeting of the Planning Board will be November 18th.

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

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of November 18, 1968

Members present: Mrs. Kirsch, Messrs. Bradstreet, Ezequelle, Rogers and Standley. Others present: Messrs. Sidney Vaughan, Michele Stivaletta, Charles Mitchell and two League of Women Voters' observers.

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

Hearing on Earth Removal: Mrs. Kirsch read the notice of the hearing that had been published in the Suburban Recorder on October 24 and 31, 1968. Mr. Bradstreet read the proposed amendment, as follows:

"The following is to be added to the Land Subdivision Rules and Regulations of the Planning Board of the Town of Medfield, Massachusetts:

"Page 6

"3.6 EARTH REMOVAL

"3.61 The tentative or final approval of a subdivision plan by the Planning Board shall not be construed as authorizing the removal of material from the premises, even though in connection with the construction of streets shown on the plan.

"3.62 All earth removal within subdivisions shall be in accordance with the Rules and Regulations Governing Earth Removal Uses - Zoning By-law for the Town of Medfield, Massachusetts."

There was no discussion and the hearing was declared closed.

It was moved, seconded and unanimously voted to have this page revised and put into our Land Subdivision Rules and Regulations.

Zoning By-law Map: Mr. Sidney Vaughan was present at the meeting for the urpose of quoting a price for the drawing-up of Zoning Maps. Mr. Vaughan took a map that had been put together as an example and is expected to return to the next Board meeting with an estimate.

Gunhill Park: Mr. Michele Stivaletta appeared before the Board to request surety on Fox Hill Lane (now called Country Way). Surety for Country Way, a fifty-foot way from the PC's of Sawmill Lane, Station 0 plus 85, in its entirety (approximately Station 8 plus 00) including to the PC's of Woodend Lane, was set at $12,000 in a one-year bond. Upon receipt of this surety, Land Court Lots 80, 81, 82, 99, 100, 101 and 102 will be released.

Mr. Stivaletta requested that Lot 82 be released before the surety is in in order to put in the foundation at once before the ground freezes. It was moved and seconded that the lot be released. The motion did not carry.

After discussion, it was moved, seconded and carried to advise Mr. Burr that Mr. Stivaletta is to be allowed to put in a foundation only on Lot 82. Mr. Stivaletta was advised to have the bond by next week's meeting and that the lots will be released as is customary.

Mr. Stivaletta then asked for a reduction in surety on Sawmill Lane. The Board will check into this and take action next week.

Mr. Stivaletta informed the Board that he was putting in drains on Partridge Land and should be finished in two more days.

Mr. Stivaletta also asked that a part of the Covenant be released so that lots on Partridge Land and Eric Road could be sold. It was not clear what steps Mr. Kennedy, lawyer representing Needham Cooperative Bank, had in mind. Mr. Bradstreet will contact Mr. Kennedy to find out what he means.

Mr. Stivaletta asked for permission to plant flowering crab trees and linden trees in his Gunhill Subdivision on the six-foot strips between the road and the sidewalks. It was voted to approve the installing of trees subject to a letter from Tree Warden, Ellis Allen, regarding the choice of trees.

New Subdivision Preliminary Plan: Mr. Stivaletta submitted to the Board a very rough preliminary plan of a new subdivision which he is about to undertake. This is the area that was formerly "Dr. Flynn's property" and is on the Medfield-Walpole line. Inasmuch as there is a pond and brooks on the property, it was suggested to Mr. Stivaletta that he should have his attorney talk with the Conservation Commission regarding their requirements.

Subdivision Control Law not Required: Mr. Charles Mitchell brought with him a plan to be signed under the Subdivision Control Law not Required. This was for two plots of land on Curve and South Streets. The Board moved, seconded and unanimously voted to sign these plans.

Belknap Estates: It was voted to release to Mr. Nicholas Laverghetta the amount of $75.00 in surety that had been held until they hydrant on Belknap Road was fixed satisfactorily.

Earth Removal By-law: To be sure that everything was in order regarding the Earth Removal By-law, Mr. Rogers prepared three copies (1) as advertised; (2) as amended and (3) as presented to the Attorney General. This will be sent along to the Town Counsel to see what should be done regarding the slight discrepancies found.

Harding Estates: Mr. Vardie L. Taylor phoned requesting that the Release Forms sent to him dated October 7th and November 2nd have one signature out of the four notorized for his bank. A letter was sent to Mr. Taylor stating that the Board had never found it necessary to do so, and that the vaildity of four signatures of a five-man Board should be satisfactory to his bank.

Hastings and Gautrau: Mr. Rogers requested permission to have three copies made of five prints of Hastings and Gautrau plans. It was so voted.

Minutes: The minutes of the November 4th meeting were read and approved as corrected.

Personnel Board: A letter was received from the Personnel Board asking for Wage Requirements for 1969 for budgeting purposes. This information is requested before December 3rd.

Executive Session: Mr. Bradstreet called an Executive Session for the purpose of considering whether the Zoning By-law changes should be brought before the town as soon as possible through a special town meeting.

There was not agreement on the matter.

The meeting was adjourned.

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of November 25 1968

Mr. Bradstreet called the meeting to order at 8:00 p.m. with Mrs. Kirsch and Messrs. Bradstreet, Ezequells and Standley present.

Subdivision Control Law not Required: Mr. Fuller presented to the Board a plan of 2.72 acres next to the Swim Pond, which the Town is acquiring from the Benedicts. It was moved and seconded that this plan be signed and the vote was unanimous.

Pine Needle Park - Section III: Mr. Michael Pacella appeared before the Planning Board to request that thirteen lots in Pine Needle Park, Section III, be transferred from Antoinette Stivaletta to Marc, Inc. The original covenant signed between Joseph Stivaletta and the Board said the subdivision could be sold only as a unit. Mr. Fuller, Town Counsel, reviewed the request and his interpretation was that the thirteen lots would remain as one unit unless permission is sought from the Planning Board to divide further.

A motion was made by Mr. Ezequelle and seconded by Mr. Standley. This motion which was to approve the transfer of the lots as a unit, keeping them subject to the other terms of the covenant, was unanimously carried.

Zoning By-law: Mr. Fuller has checked with the Attorney General's office to see how best we can straighten out the differences in the Town Clerk's Minute Book andthe wording which was voted and amended by the Town. The Attorney General's office said that if, in this Board's opinion, these are only typographical errors, to have the Town Clerk resubmit it with the errors corrected, advising him to that effect. He will look it over and if he finds these are just errors in copying he will then notify the Planning Board that the amended copy is approved as of the day the original one was. The Town Clerk will be advised.

Inspection of Subdivision Roads: Mr. Standley asked Mr. Fuller to check into the matter of whether there is provision in the law for the town to charge for the inspection of subdivision roads necessitated by developments.

Thank You: A "thank-you" note was received from Mrs. Marion Henderson for flowers sent to her at the hospital during her recent illness.

Minutes: The minutes of November 18 were read and approved.

Conservation Commission Meeting: Mr. Bradstreet reported on a Conservation Commission meeting he attended at the Norfolk County Agricultural School on November 21st.

Conservation Commission - Medfield: It was voted to invite Dr. Heiglimann, Mrs. Gifford and Mrs. Kane to our meeting at 8:30 p.m. December 2nd.

The meeting was adjourned at 9:40 p.m.

Respectfully submitted,
Mrs. Harry Kirsch
Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of December 2, 1968

Members present: Mrs. Kirsch and Messrs. Rogers, Bradstreet and Standley. Others present: Messrs. Nathaniel Parkinson, Walter Frank, Michael Pacella and two members of the League of Women Voters.

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

Brook and Pond Drying up on Mr. Parkinson's Land: Messrs. Nathaniel Parkinson and Walter Frank appeared before the Board to voice their concern and to ask if the Planning Board could determine the cause of the drying up of what Mr. Parkinson calls the "northwest brook" since the recent building of four houses in this general area. A pond in this vicinity is also dry. Concern was also expressed regarding the possibility of the swim pond being affected. The Board has made plans to inspect this area on Saturday.

Pine Needle Park - Section III: Mr. Michael Pacella presented to the Board acceptance plans of Tamarack Road, Flint Locke Lane and Green Street. The Planning Board will keep one blue-line print of the acceptance plans and Mr. Pacella was advised that the other copies should go to the Selectmen. The Planning Board must make a final inspection of the streets before recommending them for acceptance. For this we need to have:

1. A certification that all concrete bounds are in.

2. A certification that drainage in the streets has been installe according to the plans.

Mr. Pacella gave the Board a new set of cards for Cypress Street and Curtis Drive and told the Board that Mr. Edward Stivaletta would like to have his bond on Cypress Street reduced. The Board will meet on Saturday morning to see if this is feasible.

Letter to Mr. Michele Stivaletta: It was decided, in view of the Board's action to allow thirteen lots to be released from the Covenant to Marc, Inc., that the Board request an acknowledgment that this has been done and that it is the intent of Marc, Inc., to abide by the Covenant.

Earth Removal By-law: The Town Clerk is to be advised that the Earth Removal By-law has to be resubmitted to the Attorney General.

Minutes: The minutes of the November 25th meeting were read and approved.

Notice of Meeting: A notice was received that the League of Women Voters will hold a meeting in Boston on December 11, 1968 on Housing and Urban Development. The League members present were asked to report anything that might be of particular interest to the Board.

Garland Estates: We voted to request copies of Mr. Garabedian's subdivision and of drainage easements.

Hastings and Gautrau: We voted to ask Mr. Rogers to have brown-line reproducible drawings prepared on street plans for Hastings and Gautrau.

Annual Budget: Mr. Bradstreet was asked to draw up an annual budget request for review.

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

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of December 9, 1968

Members present: Messrs. Bradstreet, Ezequelle and Rogers. Also present was Mrs. Robert Mitchell representing the League of Women Voters.

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

Report on Inspection Trip: Mr. Bradstreet called on Mr. Rogers to report on their Saturday, December 7th, inspection trip. Messrs. Parkinson and Woodard met with Mrs. Kirsch and Messrs. Bradstreet, Rogers and Standley to see if they could determine whether or not a structure to retain the earth around the end of a storm drain in Cypress Street was causing the lack of flow in a brook that comes out of that area. It has been the policy of the Planning Board to have al underground storm drainage discharge into a natural drainage area, in this case being the brook. In Mr. Rogers' opinion, this particular situation has not affected the flowof the brook; if anything, the ability of the water to get to the brook would be improved. On December 7th the brook was flowing.

The Board then walked Cypress Street, observing and inspecting the construction thereof in its entirety, from Green Street to the turnaround. This was being done inasmuch as Mr. Edward Stivaletta has requested a release in surety for Cypress Street a d its acceptance by the Town as a public way.

Pine Needle Park I and II: Mr. Rogers moved that Tamarack Road, Station 9 plus 00 to Station 1 plus 89.65; Green Street, Station 6 plus 50 to Station 16 plus 50, to and including the intersection of Flint Locke Lane; and Flint Locke Lane from Station 0 plus 00 to Station 8 plus 00 to and including the intersection of Green Street, be recommended for acc ptance by the Town and that the Selectmen proceed with the laying out of these ways for Town acceptance and, in so doing, that the Board would release the surety held in the amount of $3,800 and that all this paper work be set up and ready for release pending receipt by the Board of a profile of the drainage pipe lying in Partridge Street to the brook. This motion was seconded and unanimously passed.

Meeting with Conservation Commission: The Planning Board invited the Conservation Commission to meet with them to get their ideas and opinions on some joint projects, as follows:

1. Flood Plain Zoning
2. Water Shed Protection District
3. Article on Soil Survey for Annual Town Meeting. The Conservation Commission has decided not to sponsor an article unilaterally.

Mrs. Gifford and Messrs. Heiligmann, Hinsman and Pederzini were present from the Conservation Commission.

Pine Needle Park III: A motion was made by Mr. Rogers that the Board release the following sureties as they pertain to Cypress Street from Station 0 plus 00 to 4 plus 30:

Bond SY-435332 of Employers Group in the amount of $18,500

and from Station 4 plus 30 to 12 plus 25.51

Bond SY-435247 of Employers Group in the amount of $13,000

and that these two bonds totalling $31,500 be released, and that the Board accept from Joseph Stivaletta, Inc., a bond on demand in the amount of $2,000 to cover Cypress Street from Station 0 plus 00 to 12 plus 25.51, that the Board would then release to Edward Stivaletta the above-described surety and at the same time recommend to the Selectmen that this portion of Cypress Street be laid out for acceptance by the Town, the layout of Cypress Street to include to the PC's of Partridge Road, Erik Road and Curtis Drive. This motion was seconded and unanimously passed.

Gunhill Park: A motion was made that the Board release Bond No. SY-435,292, Employers Liability, in the amount of $8,500, which covers Gunhill Road from Station 0 plus 00 to Millbrook Road and Sawmill Lane from Station 8 plus 75 to 13 plus 55 and Bond No. SY-435,291 in the amount of $3,590, covering Sawmill Lane from Station 13 plus 55 to Station 16 plus 50, totalling $12,090, be released upon the acceptance of a bond in the amount of $4,000 on demand to cover the construction of Gunhill Road, Station 0 plus 00 to Millbrook Road and Sawmill Lane from Station 8 plus 75 to Station 16 plus 50. This motion was seconded and the vote carried, with Mr. Bradstreet abstaining.

Letter to Lasell Realty: A letter is to be sent to Lasell Realty asking about their plans for completion of their roads.

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

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of December 16, 1968

Members present: Mrs. Kirsch, Messrs. Bradstreet, Ezequelle, Rogers and Standley. Others present: Mrs. Dorothy Rebucci of the League of Women Voters and Messrs. Mario DiCarlo, Frank Portugal, Michele Stivaletta and Calvin Colwell.

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

Hawthorne Acres: Mr. Mario DiCarlo asked the Board for a reduction in the bond covering Carmen Circle and the balance of Grace Drive. The surety presently held totals $21,500. The Board will make an inspection Saturday morning to see what reduction in surety can be made.

Mr. DiCarlo also asked that the Board consider including an additional 150 feet on Carmen Circle in the surety figure previously set on Carmen Circle in view of work that has already been done there. This will also be checked on Saturday.

Gunhill Park: Mr. Michele Stivaletta presented a sloping easement plan on the property of Mr. John Cracknell adjacent to Gunhill Road. It was voted to send a letter to Town Counsel informing him of this and asking what steps are necessary to obtain this easement from Mr. Cracknell by the Town.

Mr. Michele Stivaletta has asked that a lot be released from the covenant on Gunhill Road, under the Subdivision Control Law not Required. It was moved, seconded and unanimously voted to do this.

Mr. Michele Stivaletta presented to the Board a $12,000 bond for the release of lots on Country Way. However, this bond was not accepted and was given back to Mr. Stivaletta to be rewritten for a one-year period. A copy of the bond was given to Mr. Fuller to check.

Christmas and New Year Recess: A motion was made to omit the regular meetings of December 23rd and 30th; followed by an amended motion to convene as usual. The amended motion was seconded and carried four to one.

Indian Hill Estates: Mr. Calvin Colwell requested that the Board set additional surety on Indian Hill Road to include Station 32.70 to Station 38.46 and release lots 135 and 140 for no additional surety. A motion was made that, after the Board's Saturday morning inspection of Hawthorne Acres, Indian Hill would be inspected to see if this is in order. It was a unanimous vote.

Minutes: The minutes of the December 2nd and 9th meetings were read and approved as corrected.

Conservation Commission: It was voted to send a letter to Dr. Heiligmann asking for the research information on the soil survey in connection with the Planning Board's sponsoring of the Soil Survey Article for the Town Warrant.

Pine Needle Park - III: A letter will be sent to Mr. Edward Stivaletta regarding a hydrant that is out of commission. Mr. Stivaletta has been asked to inform both the Planning and Water and Sewerage Boards when this has been repaired.

Charles River Study: The Board is in receipt of the Charles River Study.

MAPC Report: It was brought out at the meeting that a MAPC Report has been released to the press wherein Medfield has been named as a town to have its natural resources developed.

Mine Brook Report: The Board understands that a report by Mr. DeWolf of Walpole on the Mine Brook area will be made available to our Board in the near future.

Meeting at Stonehill College: Mrs. Kirsch attended a meeting at Stonehill College sponsored by Boston College. Very briefly, the purpose of the meeting was to inform the public that since November 8, 1966, devolution of legislative powers was initiated, thereby ending a 300-year tradition. Up to this time the cities and towns of Massachusetts operated under specific grants of power under very specific statues; therefore, cities and towns had little control over their destinies and the fate of the communities rested with actions of the legislature sitting atop Beacon Hill. This bill will enable cities and towns to initiate their own programs to some extent.

Board of Appeals: The Board of Appeals denied the request of Pioneer Industries, Inc., and Michael J. Connelly for special permits on zoning.

Road Inspection Fee: Mr. Fuller was asked if he had been able as yet to determine the legality of charging a fee for road inspection. To date, he has not had an opportunity to look into this.

Budget: The budget for 1969 was discussed and a new item; namely, Engineering Expense was added. These moneys would be used to pay a part-time engineer, possibly a student, to inspect the roads for the Board thereby letting the Board members work on other matters. Following are the proposed budget figures:

	Proposed - 1969
Advertising	$ 700.00
Clerical Salary	1,870.00
Clerical Supplies	200.00
Dues	40.00
Mileage Expense	25.00
Misc. Expense	200.00
Telephone Expense	20.00
Printing Expense	700.00
Engineering Expense	600.00
Total Proposed Expenditures	$4,355.00

Inasmuch as Mr. Rogers was not present during the budget discussion, it was decided to defer voting until such time as he can be present.

Hastings & Gautrau: Mr. Fuller reported that completion of work in the subdivision will be deferred until spring.

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

Respectfully submitted,
Mrs. Harry Kirsch
Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of December 23, 1968

Members present: Mrs. Kirsch, Messrs. Ezequelle, Rogers and Standley.
Others present: Mr. Mario DiCarlo.

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

Minutes: The minutes of the December 16th meeting were read and approved as corrected.

Hawthorne Acres: On Saturday, December 21st, Mrs. Kirsch and Messrs. Ezequelle and Standley inspected Hawthorne Acres. On Sunday, December 22nd, Messrs. Rogers and Standley inspected this area again because Mr. Rogers was unable to make the Saturday inspection. The following action was taken:

1. Request to reduce surety on Grace Drive fron Station 0 plus 00 to Station 4 plus 90 and Steven Lane from Station 0 plus 00 to Station 8 plus 60 by the amount of $5,000. The total surety now held by the town if $21,500, as follows:

(a) Cashier's Check No. 38840 on the Newton National Bank	$2,600	
(b) Cashier's Check No. 38839 on the Newton National Bank	1,900	
(c) Certificate of Deposit No. 239 of the Newton National Bank	17,000	
Total		$21,500

A motion was made to release these three sureties and in their place accept a bond on demand in the amount of $16,500, said bond to include road construction of Grace Drive from Station 0 plus 00 to Station 4 plus 90 and Steven Lane from Station 0 plus 00 to Station 8 plus 60. This motion was seconded and unanimously voted.

2. The Board has set surety for the construction of Carmen Circle from Station 0 plus 50 to Station 5 plus 90 at $21,400 in the form of a one-year bond; if a two-year bond is requested, 10% would have to be added for inflationary trends, making a total of $23,600. This bond will include the release of Lots 27, 28, 33, 34, 35 and 36. A motion was made to set surety on Carmen Circle, 540 feet, at $21,400 for a one-year bond. It was seconded and unanimously voted.

3. A foundation permit was granted Mr. Portugal for Lot 27, with the provision that Lasell Realty present to the Planning Board an assent from the Meeting House Hill Cooperative Bank for bankbook No. 14700, in the amount of $19,486.44; said bankbook will be returned to Lasell Realty when suitable bond is received.

It was moved, seconded and unanimously voted to send a letter to Lasell Realty stating the above.

Indian Hill Estates: The Board inspectedIndian Hill Estates over the weekend for the following:

1. Reduction in surety held on Indian Hill Road from Station 14 plus 00 to Station 22 plus 20.

2. A reduction in surety for that section of Indian Hill Road that has been paved.

3. To set surety on a portion of Indian Hill Road that has been paved but is not under bond.

It was moved by the Board that, on receipt of a surety for the sum of $500 on demand to cover the completion of the hydrant extension and minor repairs to the grass strips, Savings Account No. 147-07484, in the names of Emerson F. and Charlotte P. Haslam will be released. This motion was seconded and the vote carried; three in favor and Mr. Standley opposed as he thought the amount too low.

The motion was made that the surety heldon Indian Hill Road from Station 22 plus 20 to Station 32 plus 70, in the form of a bond in the amount of $20,000 held by the Peerless Insurance Company, Keene, New Hampshire, could be reduced by $3,500 and that the Board would accept a new $16,500 bond on demand from the Town of Medfield. This motion was seconded and unanimously passed.

Inasmuch as the Board does not have in its files the profile of the storm drainage pipe that is in the private way between lots 136 and 137, they will have to defer setting surety on Indian Hill Road from Station 32 plus 70 to Station 38 plus 46 until such profile is received.

It was moved, seconded and unanimously voted that letters be sent to Mr. Calvin Colwell, Hoover Realty Trust, setting out the above.

Gunhill Park: Mr. Michele Stivaletta now knows the points that should be corrected in the bond and it should be forthcoming.

Budget: The 1969 proposed budget was discussed. Two figures were questioned; namely, Clerical Salary and a new expense entitled "Engineering Expense." It was decided to set Clerical Salary at $1,900 and it was also decided to write to the Board of Selectmen regarding a Town Engineer. A motion was made and seconded to accept the budget. It was a unanimous vote, with the budget totalling $4,385.

Liaison with other Town Boards: It was brought up at the meeting that it would help keep us informed if we had an informal contact with the following Boards:

1. Industrial Commission - Mr. Ezequelle
2. Conservation Commission- Mrs. Kirsch
3. Master Plan Implementation Commission - Mr. Standley
4. Board of Health
5. Water and Sewerage Board

It would not be necessary to attend meetings but to keep in contact with the Board Chairman and ask him about any activities that would be of interest to the Planning Board.

Relocation of Harding Street: In response to a letter from the County Commissioners regarding the dismissal of the relocation and widening of Harding Street, the Board voted that it was still in favor of this. It was also voted to write to the Selectmen giving them our opinion and asking them to send it on to the County Commissioners if the Selectmen are in agreement with us.

Soil Survey: Mr. Bradstreet checked into the matter and found that a Soil Survey of Medfield will cost approximately $3,800. The Planning Board will be sponsoring this article for the Town Warrant and Mrs. Kirsch and Mr. Ezequelle will take the responsibility for this.

Gunhill Realty Trust: Mr. Bradstreet talked to Mr. Michele Stivaletta's lawyer and he will send along an authorization for Mr. Stivaletta to sign for Gunhill Realty Trust.

MPIC: The MPIC will take over the Capital Improvements Program and project the Master Plan into dollars on a five-year basis in accordance with a letter which we received from the Selectmen.

Plan for Wagon Wheels Area: Definitive plans for the Wagon Wheel area have been received. At our next meeting we will set up a public hearing at least fourteen days before the sixty days are up.

The meeting was adjourned at 11:00 p.m.

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of December 30, 1968

Members Present: Mrs. Kirsch, Messrs. Bradstreet, Ezequelle, Rogers and Standley. Others present: Messrs. Calvin Colwell and Michele Stivaletta.

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

Pine Needle Park - III: The question was brought up as to whether or not Curtis Drive, Cypress Street, Flint Locke Lane and Tamarack Road should be recommended for Town acceptance. Inasmuch as the profile of this area has not been received, no recommendation was made at this time.

A letter was received from Mr. McCarthy, Superintendent of Streets, regarding a water problem on Flint Locke Lane and Green Street. It was voted to write Mr. McCarthy asking him to meet with the Board on Saturday morning, January 4th, at 9:00 a.m. to inspect this area.

Indian Hill Estates: Mr. Calvin Colwell came in to question the profile of the drainage pipe which we had asked him for in a recent letter.

Flynn Property: Mr. Michele Stivaletta brought in preliminary plans for his Flynn Property Subdivision, as follows: Six copies for the Planning Board; One copy for the Board of Health; Two copies each of street profiles.

Gunhill Park: Mr. Michele Stivaletta again brought in the bond we have been awaiting; however, the necessary corrections had not been made. These corrections will be put into the bond this week and Mr. Stivaletta will return to sign the corrections.

Zoning Map: The estimate which was received from Cheney Engineering for a duplicate cloth tracing of the Medfield Town Map (36"x48"), including certain street name changes and updating the location of Routes 109 and 27 and adding the new zoning, was $140. It was Mr. Rogers' belief that a more realistic estimate would be $300 to $400.

Wagon Wheel Heights: It was moved to set a date for the hearing on Wagon Wheel Heights. This hearing date has been set for February 3rd and it will be advertised in the Suburban Recorder on January 16th and 23rd. This was seconded and unanimously voted.

Hawthorne Acres: A letter was received from the Superintendent of Streets that there would be no reason to require the turnaround at the terminus of Grace Drive if the driveways to Lots 13 and 24 are properly placed. It was voted to send a letter to Mr. Mario DiCarlo with a copy to Mr. Frank Portugal to the above effect.

Board of Selectmen re Map: The Board of Selectmen have requested us to provide them with a map of the area regarding the drainage problems in the Kaymark and Harding Estates subdivisions adjoining the Medfield State Hospital area. Mr. Rogers will secure the requested prints.

Board of Selectmen re Available Reading Material: A letter was received from the Board of Selectmen enumerating recent booklets as follows:

1. Open Space and Recreational Plan and Program for Metropolitan Boston - Volume I

2. Summary of the Open Space and Recreation Program for Boston Harbor

3. Summary of the Program for the Mystic, Charles and Neponset Rivers

4. Preliminary Estimated Funding for the Ten-Year Development Program

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

Respectfully submitted,

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of January 6, 1969

Members present: Mrs. Kirsch, Messrs. Bradstreet, Ezequelle, Rogers and Standley. Others present: Messrs. Vardie Taylor, Michele Stivaletta, Pacella and two members ofthe League of Women Voters.

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

Hatter's Hill Road: Mr. Vardie Taylor appeared before the Board to request the setting of surety on Hatter's Hill Road from Station 0 plus 00 to Station 4 plus 65, which would release Lots 23, 24 and 18. The stationing from the layout of Main Street is 0 plus 6.21.

Spring Valley Road: Mr. Taylor also requested surety to be set on Spring Valley Road from Station 5 plus 30 to Station 6 plus 50, covering Lots 104 and 57. The Board voted to meet at 9:00 a.m. Saturday to inspect the two above-mentioned roads.

Minutes: The minutes of December 30th were approved as read.

Pine Needle Park - III - Flint Locke Lane: The Board checked Flint Locke Lane and Green Street with the Superintendent of Streets on Saturday, January 4th, and found them extremely icy. It was decided that two additional catchbasins should be installed to help alleviate the problem. One of these should be located on Lot 5 (Andruk's) and connected to the manhole out in the street; the other should be located in the ditch just outside the black-top area that presently flows directly onto Flint Locke Lane and could be connected to either one of the resent catchbasins at this intersection. In the spring it will be necessary to crown the street so that storm drainage will find its way readily to the catchbasins. It was moved, seconded and unanimously voted to write to Mr. Edward Stivaletta setting this forth.

Pine Needle Park - III - Erik Road: Mr. Edward Stivaletta would like to have surety set on Erik Road from Station 0 plus 65 to Station 6 plus 85, a distance of 630 feet, releasing Lots 60, 61, 62, 63, 66, 67, 68 and 69 upon receipt of such surety. It was moved that the Board inspect this portion of Erik Road on Saturday. This motion was seconded and unanimously carried.

Gunhill Park - Bond: We returned, in hand, to Mr. Michele Stivaletta Bond SY-356924 in the amount of $12,000 so that he could have the bonding company initial the changes required by the Planning Board.

Gunhill Park - Easement: It was voted to write a letter to Mr. Michele Stivaletta regarding the receipt by the Town of Medfield of the Cracknell sloping easement deed.

Flynn property Subdivision: Mr. Michele Stivaletta's preliminary plan of his new subdivision was received on January 3, 1969, by the Assistant Town Clerk. It was moved to inspect this acreage on Saturday morning. All were in accord.

In view of the fact that this plan covers both Walpole and Medfield, it was moved, seconded and unanimously voted in the spirit of intertown cooperation to send t ese plans to the Walpole Planning Board and Conservation Commission for their study and comment. The Medfield Conservation Commission will also be sent a copy of these plans with a request for their comments.

Flynn property subdivision - Plain and High Street Layout: In view of the contemplated subdivision, it was voted to obtain from Mr. Charles C. Cain a layout of Plain and High Streets in Medfield.

Soil Survey: Mrs. Kirsch and Mr. Ezequelle will submit the Soil Survey article for the Town Warrant and will work on the presentation of this article at the Town Meeting. In thisregard it was voted to write a letter to Mr. Fallon asking for any information about federal or state grants available contingent upon having a soil survey conducted.

Prints Requested by Selectmen: Mr. Rogers brought in one blue-line print each of the Plan of Land in Medfield, Massachusetts, off Harding Street, known as Kaymark Subdivision and a similar type of print of Harding Estates. It was voted to send these prints to the Selectmen.

Street Listing: It was suggested that after the street listings are brought up to date, memos be sent out when new streets are approved to various town departments and the Post Office.

Letter to Mr. Sidney Vaughan: It was moved, seconded and voted to have Mr. Vaughan draw up a map for the Planning Board in accordance with his letter of November 26th, with the exception that no zoning be added at this time. he Board would like to review the map before the final stage.

Town Engineer: The necessity of a Town Engineer was discussed and the need for one is great - not only as far as the Planning Board is concerned, but the Highway Department and Water and SewerageBoard could use this service.

Letter from Holliston Planning Board: An invitation was received from the Holliston Planning Board to a meeting on January 22, 1969, at 8:00 p.m. to discuss the location of a major airport outside the Metropolitan area. Mr. Ezequelle will represent our Board.

Letter to Mr. Reynold Garabedian: It was voted to send a letter to Mr. Garabedian asking for the return of the original tracings of his subdivision. It will also be requested in the letter that Mr. Garabedian return Form 1 for a drainage easement to the Town.

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

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of January 13, 1969

Members Present: Mrs. Kirsch, Messrs. Bradstreet, Ezequelle, Rogers and Standley. Others present: Messrs. Nicholas Laverghetta, Michael Pacella, Mesdames Mitchell and Baldwin of the League of Women Voters.

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

High Street: Mr. Nicholas Laverghetta presented to the Board for signing a plan of two lots on High Street under the Subdivision Control Law not Required. It was moved, seconded and unanimously voted to do this. Copies of this plan will be sent to the Board of Health, Building Inspector and the Assessors.

Pine Needle Park - III - Cypress Street: Mr. Michael Pacella appeared before the Board with the profile of Cypress Street.

It was voted to send a letter to Mr. Edward Stivaletta setting forth what is covered by the $2000 bond for which the Board has asked, as follows:

1. Regrade the back of the sidewalk in front of Lots 36 and 41.
2. Fill in with compacted fill and loam finishing the end of the turnaround at Station 0 plus 00.
3. Repair the sidewalk in front of Lot 33.
4. Fill in with bituminous paving the area adjacent to the concrete bounds throughout the street.

The balance of the money in the bond is for assurance that the grass strip will survive the winter and some miscellaneous repairs in the sidewalk.

Cypress Street - Recommended for Acceptance: The profile of Cypress Street having been received, the Planning Board will recommend Cypress Street for acceptance from Station 0 plus 00 to 12 plus 25.51 and it was voted to send a letter to the Selectmen to this effect.

Pine Needle Park - III - Erik Road: The Planning Board could not set surety on Erik Road because the construction cards have not been received.

Gunhill Park - Bond: Mr. Pacella presented to the Board for its acceptance the $12,000 bond which was being changed. The bond being accepted, lots 80, 81, 82, 99, 100, 101 and 102 on Country Way were released.

Hatter's Hill Road: On Saturday morning the Board inspected Hatter's Hill Road for the purpose of setting surety from Station 0 plus 00 to Station 4 plus 65, including the intersection of Cheney Pond Road, the stationing of which is from 0 plus 20 to 1 plus 00. The surety was set at $15,500 and, upon receipt of such surety, lots 23, 24 and 18 will be released. It was moved, seconded and unanimously voted to send a letter to Mr. Vardie Taylor informing him of this; also asking for a name for the subdivision.

Spring Valley Road: The Board agreed to set surety in the amount of $1,100 covering Station 6 plus 50 to Station 5 plus 30. Upon receipt of said surety, lots 57 and 104 will be released. It was moved, seconded and unanimously voted to send Mr. Taylor a letter to this effect.

Flynn Property: The Board inspected the Flynn property and found that the water from the pond flows towards the Mine Brook area. It also appeared from their inspection that lot 3 was unsuitable for building. It was voted to send a plan of this property to Mr. Charles C. Cain, County Engineer, for his recommendation as to the proposed street location coming into High Street.

Geodetic Survey Maps: The question of obtaining more geodetic survey maps was discussed. Mr. Rogers will take care of this.

Soil Survey: Presentation of the Soil Survey article was discussed. Three points were brought out; consultant's use, land suitability and rezoning of town depending upon land suitability. Mr. Ezequelle will call Mr. Morehouse to try to get a definitive plan of the Soil Survey. Among the questions to be asked to Mr. Morehouse are how many holes, how deep, how much time involved, how many men, how many days, when will they start and when will they finish?

Annual Report: A rough draft of the annual report put together by Mr. Kirsch and Mr. Bradstreet was discussed and a few monor changes made.

Land Subdivision Rules and Regulations: A suggestion was made by Mr. Smith of Warren Brothers that a minimal 1% grade of streets go into the next revision of Regulations.

Warren Brothers: Warren Brothers requested a copy of our 1967 Land Subdivision Rules and Regulations. It was voted to comply with their request.

MAPC: The Metropolitan Area Planning Council asked us to update them with our latest zoning, etc. It was voted to send them the following:

1. Zoning By-law as amended to March 16, 1967
2. Land Subdivision Rules and Regulations of the Planning Board adopted December 20, 1967
3. Zoning Map - 1967

Letter re Airport - Holliston Planning Board: The Selectmen sent us a copy of a letter which they sent to the Holliston Planning Board regarding a forthcoming meeting. We are planning to send a representative to this meeting to keep abreast of what is happening.

Sidewalk on Main Street: The question of the feasibility of extending the sidewalk on Main Street past the cemetery was brought up.

Meeting with Selectmen: It was voted to send letters to the Selectmen asking about any further developments from their meeting of November 19th, which included the Board of Health, Water and Sewerage Board, the

Planning Board and engineers from Metcalf & Eddy; and, also, asking what had been done in regard to finding out about the property in the area of the Atlantic Brick Company.

Town Engineer: It was voted to send a letter to Mr. Warren Lovelace, Chairman of the Finance Committee, asking him to request annual expenditures for outside engineering services for the past five years on a per-year basis for all Town boards, committees and departments, for the purpose of substantiating the need for a town civil engineer.

January 20, 1969, Meeting: It was voted, in view of the Caucus, to post the Planning Board meeting for 8:30 p.m.

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

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of January 20, 1969

Members present: Mrs. Kirsch, Messrs. Bradstreet, Ezequelle, Rogers and Standley. Others present: Messrs. Joseph S. Kennedy, David L. Mitchell, Frank Portugal, Gerard Gallagher and Charles Pierce.

Mr. Bradstreet, Chairman, called the meeting to order at 8:30 p.m. afterwhich the following business was transacted:

Plan of Land: Mr. Joseph S. Kennedy presented to the Board a land plan under the Subdivision Control Law Not Required. This land owned by Mr. & Mrs. Edgar Eglitis consists of six lots bordering on Harding and North Streets. It was moved, seconded and unanimously voted to sign the plans.

Hawthorne Acres: Mr. David L. Mitchell of Harnish, Mansfield, Marsh & Macdonald, 675 Main Street, Waltham, representing Mr. Frank Portugal, requested copies of three letters in connection with the passing of papers on some of Mr. Portugal's property. The copy machine was broken and because of this the following motion was made and seconded: That Mr. Mitchell go to Mr. Bradstreet's office in Jamaica Plain and pick up copies of these letters. The vote was four to one in favor of this handling. Mr. Rogers voted in the negative because he thought it would better serve Mr. Portugal and save a lot of time on the part of Mr. Mitchell if we could give the letters to him directly and immediately.

Wagon Wheel Heights: Mr. Gallagher of the Board of Health and Mr. Pierce, the Sanitation Inspector, met with the Planning Board to discuss the definitive plans of this new subdivision. It is the Board of Health's job to tag lots that do not meet their requirements. When the preliminary plan was presented, the Board of Health approved all lots except 8, 9, 20, 21, 24, 25, 26 and 27 which were filled land.

Mr. Gallagher will write a letter to the Planning Board setting forth whatever action that the Board of Health is going to take on the set of definitive plans.

Mr. Nicholas Laverghetta: Mr. Laverghetta has not returned Form 1 under the Subdivision Control Law not Required on his High Street property.

Soil Survey: Mr. Ezequelle talked with Mr. Morehouse and got the following answers from regarding the soil survey:

1. Depth of holes normally 5 feet. May go deeper in certain areas for additional information.

2. Frequency of test holes varies with topography and soil types.

3. One man can complete about 25 acres per hour on an average. This is for field work only. An equal amount of office time is required for maps, etc.

4. Either one or two men would be assigned depending on the work load they have. Nine towns under their jurisdiction have a soil survey in the warrant, five of these are in Norfolk County, two in Middlesex County and two in Sussex.

5. Will start on a first-come, first-served basis. They will be able to handle everything if all towns pass their article. Field work would start this spring and be finished sometime in summer or early fall.

6. Earliest completion date is October. Normal completion date would be March of 1970. Field work completed in summer or early fall. Mapping and reports completed during winter and total report ready the following March. (Results of field work would be available when it is completed. However, formal reports and maps would come later.

A soil survey is a prerequisite for a Natural Resources Study.

A soil survey demonstrates to MAPC that the town is indeed using and implementing their Master Plan and puts the town in a higher priority ranking for federal- and state-assisted programs.

A soil survey is definitely helpful in attaining matching funds for open spaces and conservation programs. It provides a sound basis for selecting land for these programs.

Pine Needle Park - III: The Board will ask Mr. McCarthy, Superintendent of Streets, to inspect Cypress Street at approximately Station 7 plus 00 in fron of Lot 33, as there appears to be the possibility of settling in this area. Mr. Rogers would like to inspect this directly after the meeting with another Board member.

Revised Budget: The Board has voted to put the Soil Survey in their budget instead of having it as a separate article in the Town Warrant. A revised budget will be presented to the Board of Selectmen with a $3900 figure for the Soil Survey, the $3,900 figure represents the Town's share of the survey; the federal government will put up a like amount.

Central Business District Plan: The Central Business District Plan was received from Mr. James R. Woglom of Metcalf & Eddy.

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

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of January 27, 1969

Members present: Mrs. Kirsch, Messrs. Ezequelle and Standley. Others present: Messrs. Michael Pacella, Calvin Colwell and Charles Fuller.

In the absence of the Chairman, Mr. Standley called the meeting to order, afterwhich the following business was transacted:

Pine Needle Park - I and II: Mr. Michael Pacella appeared before the Board to ask for the return of surety covering Tamarack Road from Station 9 plus 00 to 11 plus 89.65, Green Street from Station 6 plus 50 to Station 16 plus 50 to and including the intersection of Flint Locke Lane and Flint Locke Lane from Station 0 plus 00 to Station 8 plus 00 to and including the intersection of Green Street, in the amount of $3,800. In accordance with our letter of December 11th to Mr. Stivaletta, releasing this surety is contingent upon receiving a profile of the drainage pipe lying in Partridge Street to the brook. As soon as this profile is received, the surety will be returned.

Pine Needle Part III: In accordance with the Board's letter of December 11th to Mr. Edward Stivaletta, Mr. Pacella brought in a $2,000 bond to cover the unfinished work in Cypress Street, in return for the release of Employer's Bond No. SY-435332 for $18,500 and No. SY-435247 for $13,000. Mr. Stivaletta's agent was told that due to current circumstances we could not recommend the street for acceptance to the Town at this time; we will, however, make a reduction of surety but $2,000 is not enough to adequately cover the unfinished work.

A MOTION to reconsider release of Employer's Bond No. SY-435247 in the amount of $13,000 in the name of Joseph Stivaletta, Inc., covering Cypress Street from Station 4 plus 30 to Station 12 plus 25.51 was made. This motion was seconded and unanimously carried.

A MOTION was made that a letter be written to the Board of Selectmen stating that due to a trapped-water problem, the Planning Board voted tonight to reverse its recommendation to accept Cypress Street. This motion was seconded and the vote unanimous.

A MOTION to reconsider the Board's vote of January 13th regarding the acceptance of Cypress Street from Station 0 plus 00 to 12 plus 25.51 was made, seconded and unanimously carried.

A MOTION was made to write to the Superintendent of Streets to inspect Cypress Street with the Planning Board on Saturday, February 1st at 9:00 a.m. It was seconded and unanimously voted to do this.

Town Counsel: At this point Mr. Rogers stopped by and made a motion that a letter be sent to Town Counsel asking for an opinion as to whether or not land owned by Mr. Michael J. Connolly off Spring Street, zoned as industrial, could be used as such if Mr. Connolly built a road to Town specifications from Spring Street into the industrially-zoned area.

Letter to Mr. Portugal's Counsel: A letter was received from Mr. Robert S. Marsh of Harnish, Mansfield, Marsh & Macdonald, 675 Main Street, Waltham, asking that a form be signed regarding a release of lots in August, 1967. Inasmuch as we have checked this matter with

our Town Counsel and his recommendation is to send a Zerox copy of our signed release with the secretary's signature under the words, "This is a true copy. Attest." A motion was made, seconded and unanimously voted to send the release to Mr. Marsh as recommended by Mr. Fuller.

Minutes: The minutes of the meeting of January 6th were read and approved as amended. The minutes of January 13th and 20th were read and approved.

Indian Hill Estates: Mr. Calvin Colwell appeared before the Board with a Plan of DrainageEasement for a storm drain pipe in a private way between lots 136 and 137; however, it was a profile of this storm drain that has to be received before surety can be set.

Wagon Wheels: Mr. Gallagher reported that the Board of Health had no quorum at their meeting and, therefore, any letter he would write would not be by vote of his Board. We asked that he write us setting forth his opinion on the Wagon Wheels subdivision at any rate.

Copy of Vouchers: All salary vouchers for the past few months should be gotten together for use at the Finance Committee hearing.

Hatter's Hill: A letter has been received stating that Mr. Vardie Taylor's Route 109 subdivision will be called "Hatter's Hill."

Flynn Property Subdivision: A letter was received from the Walpole Conservation Commission expressing its opinion of the Flynn property subdivision. It was voted to send a copy of the letter to the Medfield Conservation Commission, Water and SewerageBoard and the Board of Health. Note should also be made here that the Walpole Selectmen would like to be apprised of any hearing we should set up on this subdivision.

Hawthorne Acres: A MOTION was made that we release Cashier's Check No. 38840 of the Newton National Bank in the amount of $2,600; Cashier's Check No. 38839 of the Newton National Bank in the amount of $1,900 and Certificate of Deposit No. 239 of the Newton National Bank in the amount of $17,000, a total of $21,500, including road construction of Grace Drive from Station 0 plus 00 to Station 4 plus 90 and Steven Lane from Station 0 plus 00 to Station 8 plus 60 and accept in place of this a bank book from the Meeting House Hill Cooperative Bank in the name of Lasell Realty No. 14772 in the amount of $17,000 and assignment to the Town of Medfield and No. 14700 in the amount of $19,486.44 and proper assignment. Bankbooks will be returned to Lasell Realty when proper bonds are issued.

Superintendent of Streets: We received a letter from Mr. McCarthy regarding a drainage problem located opposite Lot 56 on Indian Hill Road.

Water and SewerageBoard: It was voted to transmit a letter and brochure which the Planning Board received from Camp, Dresser & McKee for their information.

Meeting on Home Rule: A notice was received from the Home Rule Study Steering Committee regarding a meeting to be held at the New Stone School in Walpole on February 5th from 7:30 to 9:30 p.m.

Letter from/to Mr. C. C. Cain: It was voted to write to Mr. Cain thanking him for the map and his recommendation regarding entrance to the Flynn property. In a verbal discussion with Mr. Cain, it was noted that one entrance onto Route 27 would be less of a traffic hazard than two. Having this entrance across from Plain Street would be the best possible location.

Letter from Selectmen: We received a copy of two articles which the Water & Sewerage Board has included in the Annual Town Meeting warrant. An answer was also received to our inquiry regarding the Atlantic Brick property.

Soil Survey: An answer was received from Mr. Fallon's office saying that there are no specific projects that require a soil survey as a prerequisite. It was voted to request the Soil Conservation Service, U.S.D.A., Cottage Street, Amherst, Massachusetts, to send us any information they can on the Soil Survey.

Study of Planning and Zoning Regulations: It was voted to write to the Massachusetts Department of Commerce and Development for five copies each of "Municipal Planning and Subdivision Control Legislation including 1967 amendments," "The Zoning Enabling Act" and the Planning Division Memorandum of September 2, 1968, on the subject of "Study of Planning and Zoning Legislation."

Report on Holliston Meeting: Mr. Ezequelle reported briefly on the meeting of January 22, 1969, at Holliston in regard to Airport Location. He will present a written report of this meeting for the record.

Soil Survey: Mr. Ezequelle read some material he has prepared justifying the expenditure of $3,900 for the Soil Survey to the Finance Committee.

The meeting was adjourned at 10:25 p.m.

Respectfully submitted,

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of February 3, 1969

Members present: Mrs. Kirsch, Messrs. Ezequelle, Rogers and Standley.
Others present: See Listing also Edward, Anthony, Michele Stivaletta, Mr. Iverson and Mr. Duhaime

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

Hearing on Wagonwheel Heights: The scheduled hearing was called to order at 8:00 p.m. Mrs. Kirsch read the notice of the hearing. Mr. Standley read Section 81-M of the Subdivision Control Law which set forth the purpose of such law. Next, Mr. Standley read a letter the Board had received from the Board of Health setting forth that they intend to see that Article XI of the State Sanitary Code is rigidly adhered to. At this time Mr. Huna Rosenfeld explained to the group that this subdivision will be located at the end of Stagecoach Road continuing to Granite Street. He also said the houses will start at $40,000 to $50,000. There were no questions. The Planning Board will make its recommendations regarding this subdivision as of February 15th. The hearing was then closed.

Subdivision Control Law not Required: Mr. David Iverson presented to the Board a plan of land on South Street for signing. This plan changed a lot line. It was moved, seconded and voted to sign this plan. Mr. Iverson will send the Board Form I.

Pine Needle Park - III - Cypress Street: Mr. Edward Stivaletta appeared before the Board to ask which streets of his were not accepted. It was explained to Mr. Stivaletta that about a year ago we wrote him a letter setting forth things which should be done to comply with the Town's requirements. In the meantime a drainage problem has come to light. It was suggested to Mr. Stivaletta that a profile be taken of Cypress Street now and one taken in the spring. Mr. Stivaletta asked for the cards to be mailed back to him with a letter of explanation concerning the intersection of Flint Locke Lane and Green Street. Mr. Rogers will draw up this letter.

Pine Needle Park IV: Mr. Michele Stivaletta was asked about the drainage easement from Phillips 66. He said he had been working on this and would get it be spring 1969.

Flynn Property Subdivision: Mr. Michele Stivaletta brought in a plan under the Subdivision Control Law Not Required. Inasmuch as we had a letter from the County Engineer recommending only one entry into this subdivision, Mr. Stivaletta was asked to change his plan accordingly. The following letters regarding the Flynn property subdivision were read:

1. Letter from Medfield Conservation Commission dated January 30, 1969
2. Letter from Walpole Board of Health dated January 28, 1969
3. Copy of letter from Walpole Board of Health to the Commonwealth Department of Public Health dated January 28, 1969

Subdivision Control Law Not Required: Mr. William Duhaime brought in a plan of land on Granite Street to be signed. It was moved, seconded and voted to do so. Mr. Duhaime was asked to send in a copy of Form I and also to file a copy with the Town Clerk.

Flood Plain Zoning: Mr. Ezequelle read an article from the Boston Globe setting forth the fact that the latest California problems due to the rain could have been avoided had a plan of this type been in effect. It is still possible to have this section of the zoning regulation put before a special town meeting called as part of the regular town meeting. Mr. Rogers will call Mr. Vaughan of Cheney Engineering to set a meeting for 9:30 a.m. on Saturday. After this meeting the Board will know better the feasibility of pushing this through. Should it be decided that this will be done the Board will have to advertise in the paper the week of the 10th and 17th. The Board must advise the selectmen by March 3rd if it is to take action.

Letter from Corps of Engineers: There will be a meeting Tuesday night, February 4th on Open Space Location Study on Charles River properties. As no one on the Board can attend, Mrs. Kirsch will ask the League of Women Voters for a written report on this.

Central Business District Report: The suggestion was made that the Board sit down and talk to Mr. Woglom about this report. The Board would like to review the reasons for Mr. Woglom's recommended solution to this problem. Mr. Rogers will talk to Mr. Woglom and try to arrange a meeting for next Monday evening.

Indian Hill Road: Messrs. Ezequelle and Standley inspected Indian Hill Road in response to a letter from Mr. McCarthy. They saw Mr. Colwell and asked him to do two things:

1. Talk to Mr. McCarthy about where the drain from the house (Lot #2) should tie into the street system.

2. Get permission from the Selectmen to connect into the road from the drainage system.

It was moved, seconded and voted to send a letter to Mr. Colwell so stating.

Recommendation to Selectmen: It was moved, seconded and unanimously voted to ask the Selectmen to lay out Tamarack Road from Station 9 plus 00 to Station 11 plus 89.65 for acceptance.

Letter from Finance Committee: A letter was received from the Finance Committee stating that until after the town meeting it will not pursue further the question of a town civil engineer.

Minutes: The minutes of January 27th were read and approved.

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

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF MEETING OF FEBRUARY 10, 1969

Members present: Messrs. Bradstreet, Ezequelle and Standley.
Others present: Mr. James R. Woglom of Metcalf & Eddy.

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

Central Business District Plan: Mr. Woglom met with the Board to discuss his report further. He went over the various points which were brought up in his 1962 CBD plan which have not come about; namely, (1) moving Town Hall to North Street School; (2) Village Green at intersection of North and Main; (3) Churches would move from center instead of enlarge; (4) growth in other business categories. In view of these assumptions which have not and in all probability will not come to pass, a plan of a different center was reviewed.

The most difficult problem is the traffic problem, including off-street parking. A new street skirting the business district looks like a possible answer. This is also spelled out in the CBD Plan for 1969.

Zoning Regulations: A meeting will be set up with Mr. Woglom on either Wednesday, March 26th, or Thursday, March 27th, for discussion of CBD zoning.

Wagonwheel Heights: As the entire Board was not present, it was voted to discuss Wagonwheel Heights at our next meeting.

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

Respectfully submitted,

Mrs. Harry Kirsch

(Mrs. Harry Kirsch)
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of February 18, 1969

Members present: Messrs. Bradstreet, Ezequelle, Rogers and Standley. Others present: Mr. Calvin Colwell.

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

Indian Hill Estates: Mr. Calvin Colwell brought in a profile of the storm drainage pipe in the private way between lots 136 and 137 which was needed before surety could be set on Indian Hill Road from Station 32 plus 70 to Station 38 plus 46. In view of this, the Board will meet at 9:30 a.m. Saturday to set this surety.

A portion of the Indian Hill Estates map did not get recorded with the registry. Mr. Colwell will have the map corrected and will bring in a reproducible copy for the Board to sign.

Minutes: The minutes of the meetings of February 3rd and 10th were read and approved as corrected.

Flood Plain Zoning: Action on Flood Plain Zoning was deferred because the Board did not move in time to have it considered at the regular town meeting on March 10th. The Board will proceed with it so that it will be ready for any special town meeting that might be called.

Wagonwheel Heights: A letter from the Board of Health dated January 28, 1969, regarding Wagonwheel Heightsswas read; also, a letter setting forth conditions under which the preliminary plan was approved dated August 27, 1968, to Mr. Huna Rosenfeld was read. The Board feels that Mr. Rosenfeld has met the requirements as set forth in the August 27th letter.

Mr. Rogers moved that the Board approve the definitive plan of Wagonwheel Heights subject to the following three conditions, which will be put on the plans:

1. Driveway levels to be 126 feet above sea level.

2. Invert cellar drains to be 2 feet above level of street storm drains.

3. Bottom of on-site sewerage leaching bed to be a minimum elevation of 127 feet above sea level.

Mr. Ezequelle seconded the motion. The vote was three in favor and one oppose. Mr. Bradstreet opposed this vote as he does not believe lots 8, 9, 20, 21, 24, 25, 26 and 27 should be built upon because they are filled swamp land.

It was voted to send a letter to Mr. Huna Rosenfeld telling him that Wagonwheel Heights has been approved and stating the conditions.

Flynn Property Subdivision: A letter was received from the Board of Health regarding the proposed subdivision on the Flynn property. The Board of Health is not in favor of this subdivision. The Planning Board Assistant was asked to telephone the Medfield Selectmen, Board of Health, Water Board and Conservation Commission and the Walpole Selectmen, Planning Board, Board of Health and Conservation Commission inviting them to a meeting regarding the Flynn property at 8:00 p.m. Monday, February 24th, at the Town House.

Pine Needle Park - III - Bonds: A letter was received from Employers-Commercial Union Insurance Groups dated February 12, 1969, asking the Board to advise them that their liability under Bonds SY-435332 and SY-435237 held in the name of Jos. Stivaletta, Inc., was terminated. It was voted to write to them stating that the Board reversed its decision to release these two bonds and are now going to hold them until the street construction can be inspected.

Gunhill Park - Bonds: A letter dated February 12, 1969, regarding Gunhill Realty Bonds No. SY-435291 and SY-435292 requesting that Employers-Commercial liability be terminated was received. It was voted to write them that we have not yet received the $4,000 bond which is the condition under which we will release the surety.

Water and Sewerage Board: A memorandum was received from the Water and Sewerage Board setting forth an explanatory statement of Sewer Articles for the upcoming town meeting.

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

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of February 26, 1969

Members present: Messrs. Bradstreet, Ezequelle and Rogers. Others present: Messrs. Coulter, Leighton and Williams of Medfield Water and Sewerage Board; Mrs. Gifford and Dr. Heiligmann of the Medfield Conservation Commission; Mr. Gallagher of Medfield Board of Health; Mr. Kelleher, Medfield Selectmen; Mr. Farrar, candidate for Board of Health. Mr. Mogan, Walpole Town Administrator (also representing Water Board); Mr. Troxell, representing the Walpole Selectmen (and Board of Health), Mr. Farinacci and Dr. DeWolf of the Walpole Conservation Commission.

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

Flynn Property Subdivision: Walpole and Medfield town officials met to discuss a proposed subdivision on the Medfield-Walpole line adjacent to Walpole's water supply in the Mine Brook watershed. A portion of Medfield's water supply comes from this same watershed.

The Walpole representatives expressed concern that the subdivision on the Flynn property on High Street, Medfield, might create a threat of pollution to the water supplies of both Towns.

It was pointed out that Medfield's Board of Health had rejected the preliminary plans.

Walpole will make available to Medfield plans prepared by Geraghty and Miller, ground water consultants, and Metcalf & Eddy, engineering consultants. The capacity of the well field in this area was discussed. Protection of the watershed by acquisition was also discussed.

The Walpole Selectmen asked to be kept informed of any further developments in this area.

The Medfield Planning Board did not think they had enough information to vote on the preliminary plan of the Flynn Subdivision and a meeting has been set for February 28 for the Planning Board's future action.

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

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of February 28, 1969

Members present: Mrs. Kirsch, Messrs. Bradstreet, Ezequelle, Rogers and Standley

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

PRELIMINARY PLAN OF FLYNN PROPERTY SUBDIVISION: To start the discussion, Mr. Bradstreet read a letter from the Board of Health stating its objections to this subdivision.

Mr. Rogers checked the flood plain of this area and found that the Walpole pump house in Mine Brook valley is built 151.5 feet above sea level and must, therefore, be above flood plain. He also obtained data setting the flood plain of Stuart's (Flynn's) Pond at 174 feet. After some further discussion, Mr. Ezequelle made the following motion:

MOVED that the Planning Board disapprove the preliminary plan of the Flynn property subdivision for the following reasons:

1. Flood plain of Mine Brook basin has not been established.

2. Flood plain of Stuart's (Flynn's) Pond has not been established.

3. There is no information concerning the capacity and location of storm drainage underneath the Old Colony Railroad.

4. The requirements of Article XI of the Sanitary Code of the Commonwealth of Massachusetts Department of Public Health establishes a minimum distance for on-site sewer leaching fields from water courses, ponds and flood areas. These limits are not indicated on the plan. If these limits were shown, together with the flood plain, we believe the travelled ways and lot boundaries as shown on this preliminary plan would have to be modified.

5. The Board has received a recommendation from the Engineering Office of the County Commissioners that only one exit way from this subdivision be provided and that this way exit from the proposed subdivision at a point opposite the intersection of High and Plain Streets.

   The main way within the subdivision should have a width of fifty feet. The remaining ways should conform to the Planning Board's requirements.

6. On May 27, 1968, the Board of Health notified all subdividers to submit with their preliminary plans percolation tests and observation pit tests. This information has not been supplied.

7. Lots which are located within the Town of Walpole will have to conform to the regulations of the Land Subdivision Control Law and the Zoning By-laws of that Town as well as to the Subdivision Control Laws of the Commonwealth. Approval of these lots will have to be secured from Walpole's Planning Board.

It was further MOVED that the Planning Board shall notify the applicant and the Town Clerk by certified mail and, at the same time, the Medfield Board of Selectmen, Board of Health, Water & Sewerage Board, Conservation Commission and Walpole counterparts shall receive a copy of the letter to the applicant for their information.

These motions were seconded and the vote unanimous.

It was voted to send a letter to the Board of Health drawing its attention to Section 81S of Municipal Planning and Subdivision Control Legislation.

INTERSECTION OF FLINT LOCKE LANE AND GREEN STREET: A meeting will be arranged with the Selectmen regarding this problem.

VOTE OF THANKS: Mr. Standley moved that the Board give a standing vote of thanks to Mr. Bradstreet for piloting the Board through a very difficult year and to Mrs. Kirsch for her active and capable participation during her term of office. This motion was seconded and Messrs. Ezequelle, Rogers and Standley voted in the affirmative.

The meeting was adjourned at 9:20 p.m.

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of March 3, 1969

Members present: Mrs. Kirsch, Messrs. Bradstreet, Rogers and Standley. Others present: Messrs. Charles Mitchell and Huna Rosenfeld.

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

STAGECOACH ESTATES: Messrs. Mitchell and Rosenfeld presented the following plans to the Board for signatures:

1. Revised Profile of Stop River Road
2. Revised Profile of Portion of Lee Road
3. Revised Profile of Pilgrim Lane
4. Revised Profiles and Storm Drains - Stagecoach Estates
5. Revised Profile of Brookfield Road

A motion was made and seconded to have the Board sign the plans and send a set of each to the Superintendent of Streets, Building Inspector and the Board of Health. The vote carried three in favor with Mr. Standley abstaining as he felt future problems could arise from the dead end located above the Stop River bank at the bottom of a steep grade.

INDIAN HILL ROAD: The Board moved to set surety on Indian Hill Road from Station 32 plus 70 to Station 38 plus 46, a distance of approximately 576 feet and on the drainage in Way F, a distance of 360 feet, construction of all utilities within the street and the way and the drainage in the way, equal to $14,000, said surety to be drawn up for a period not to exceed one year. When this is done and the Board has received the proper surety, it will release lots 61, 63, 64, 65, 66, 67, 68 and 69.

This motion was seconded and the vote unanimous.

LETTER FROM HARTH HOMES: A letter dated February 24, 1969, was received from Mr. Huna Rosenfeld stating that Harth Homes will continue the sidewalks on Stagecoach Road to connect with Wagon-wheel Heights and will abandon the temporary turnaround at the end of Stagecoach Road in any manner prescribed by the Superintendent of Streets. It was voted that a copy of this letter be sent to the Selectmen:

LETTER FROM MARK MARA: A letter dated February 20, 1969, regarding Medfield zoning laws was received. This letter will be acknowledged.

LETTER FROM SUPERINTENDENT OF STREETS: A letter was received from Mr. McCarthy regarding a formula for rebuilding driveways over the sidewalk. This letter will be copied so all Board members may review it.

MINUTES: The minutes of the meetings of February 18th and 28th were accepted as read.

FLYNN PROPERTY SUBDIVISION: It was voted to send a letter to Mr. Michele Stivaletta regarding a plan which he presented to the Board for signing under the Subdivision Control Law Not Required.

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

Respectfully submitted,

Mrs. Harry Kirsch

Mrs. Harry Kirsch
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of March 8, 1969

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

The meeting was called to order at 9:30 a.m. for the purpose of reorganizing the Planning Board for the ensuing year.

REORGANIZATION OF BOARD FOR 1969: Nominations were opened for the office of Chairman. Mr. Standley was nominated.

VOTE: Mr. Burgess P. Standley was unanimously elected Chairman.

Mr. Standley then assumed his new position as Chairman and opened the nominations for Vice Chairman. Mr. Gray was nominated.

VOTE: Mr. Norman Gray, Jr., was unanimously elected Vice Chairman.

Mr. Ezequelle was nominated for Secretary.

VOTE: Mr. Richard M. Ezequelle was unanimously elected Secretary.

The remainder of the meeting was spent introducing the new members to the functions of the Planning Board. The budget for 1969 was reviewed. The Central Business District proposal by Metcalf & Eddy was introduced to the new members. The new members were asked to consider which liaison capacity they would like to serve in with other boards of the town. Mr. Vanslette volunteered to draw up a list of major Planning Board projects to be acted upon in the near future.

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of March 17, 1969

Members present: Messrs. Ezequelle, Gray, Rogers, Standley and Vanslette. Others present: Mr. Mark Mara, Mr. Vardie L. Taylor, Mr. Perkins of the High School and an observer from the League of Women Voters.

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

MINUTES: The minutes of the March 3rd meeting were accepted as amended. The March 8th minutes were accepted as read.

MR. MARK MARA - REZONING: Mr. Mara came before the Board to further express a desire to have a 52-acre tract of land rezoned, known as the "Marvin-Rogers property." A portion of the land under discussion is zoned "Industrial" while the rest is zoned "A Residential." Mr. Mara believes this land would be a good area for garden apartments or high-rise apartments with a shopping center for the convenience of the residents. Mr. Mara would like a "favorable climate" in Medfield before he attempts to get backers for this project. He considers a "favorable climate" as follows:

1. The Planning Board to support the apartment complex publicly.

2. Other town Boards to be interested or receptive.

It was unanimously voted to send a letter to the Selectmen, MPIC, Industrial Board, Water & Sewerage Board, Board of Health, Board of Assessors and the Conservation Commission inviting them to a meeting on Monday, March 31st, at 8:00 p.m. to discuss all aspects of this proposal.

HARDING ESTATES: Mr. Vardie L. Taylor left with the Board two bankbooks to cover surety on Spring Valley Road (1) from Station 6 plus 50 to Station 5 plus 30 in the amount of $1,115; (2) from Station 5 plus 30 to Station 4 plus 21.85 in the amount of $1,115. Upon receipt of the assignments of these two accounts to the Town of Medfield, lots 56, 57, 104 and 105 will be released. The bank books are on the Needham National Bank and are Nos. 021-150-4 and 021-151-2.

FLYNN PROPERTY SUBDIVISION: The Planning Board has received back as unclaimed its letter of February 29, 1969, to Mr. Michele Stivaletta. It was unanimously voted to write Town Counsel for his advice in this matter.

NORFOLK COUNTY CONSERVATION DISTRICT: It was unanimously voted to send a letter to the Norfolk Conservation District notifying them that our Soil Survey article had passed and advising them a more detailed letter will be written at the next Board meeting.

EARTH REMOVAL BY-LAW: Mr. Rogers will take care of having the Earth Removal section of the Zoning By-laws printed and inserted.

FLOOD PLAIN ZONING: The Board would like to get Flood Plain Zoning recommendations ready for any special Town Meeting that might be called during the year. Mr. Vaughan of Cheney Engineering has this information presently. Mr. Vanslette will work with Mr. Rogers on this.

WALPOLE REPORTS: The following reports which were requested at a joint meeting of Walpole and Medfield Boards re the proposed development of the Flynn property have been received:

1. Board of Water Commissioners, Town of Walpole, Massachusetts on Additions and Improvements to Water System, January 6, 1967, by Metcalf & Eddy.

2. Investigation of Ground-Water Resources in the Town of Walpole, Massachusetts, August 1966 by Geraghty & Miller.

Mr. Rogers will study these reports.

MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS: Mr. C. C. Cain presented to the Board a copy of "Recommended Highway and Transit Plan" prepared by the Massachusetts Department of Public Works. Mr. Gray will study this plan.

LIAISON WITH OTHER TOWN BOARDS: The Board will keep an informal contact with other Town Boards, as follows:

1. Industrial Commission----------Mr. Ezequelle
2. Conservation Commission----------Mr. Vanslette
3. Master Plan Implementation Committee------Mr. Standley
4. Board of Health----------Mr. Gray
5. Water & Sewerage Board----------Mr. Rogers

PUBLIC HEARING: There will be a public hearing on March 20th at 7:45 p.m. in regard to a lotline variance on the property of Richard and Vivian Monaco, 7 Lantern Lane. Mr. Gray will attend this hearing and report back to the Board.

PRICING SHEETS FOR ESTIMATING COST OF ROADS: Mr. Rogers was requested to acquaint the new Board members with the procedure the Board uses in setting surety.

MARCH 26TH MEETING WITH MR. WOGLOM: The Planning Board Assistant will reconform this date with Mr. Woglom.

BOARD OF HEALTH - WALPOLE: A letter was received from the Walpole Board of Health thanking the Planning Board for their cooperation regarding the Preliminary Plan of the Flynn Property Subdivision. The Board of Health also requested that they be advised of any future preliminary plan that might be submitted for this area.

LETTER FROM SUPERINTENDENT OF STREETS: Mr. Rogers will discuss with the Superintendent of Streets his letter of February 20th and will report back to the Board.

PROPOSED AGENDA FOR PLANNING BOARD: Mr. Vanslette put together a proposed Planning Board Agenda, as follows:

I. Zoning By-laws Revision
   (a) Wetlands and Watershed Zoning
   (b) Industrial Rezoning
   (c) Residential Zoning
   (d) Central Business District
   (e) Flood Plain Zoning

II. Soil Survey

III. Business Center Redevelopment

IV. Subdivision Developments (Current)

V. Town Planning
   (a) Master Plan Updating (MPIC)
   (b) Major Roads Relocation (27 and 109)
   (c) Town Forests, Parks & Conservation
   (d) Sewerage & Water Supply Development Plan
   (e) Town Buildings & Town Lands
      Town Garage
      Dump
      Schools
      Town Offices
   (f) Meetings with other Town Boards
   (g) Meetings with State Boards (& Federal?)
      Department of Natural Resources Bureau
      Norfolk Conservation District
   (h) Town Government Reorganization
      Need for Engineer
   (i) Hospital Land

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

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of March 24, 1969

Members present: Messrs. Ezequelle, Gray, Standley and Vanslette.
Others present: Mr. DiGiando of Wellesley, Messrs. John Dugger, Lawrence Monte, Christopher Weir, three high school observers and an observer from the League of Women Voters.

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

MINUTES: The minutes of March 17th were approved as modified.

MR. DIGIANDO: Mr. DiGiando came before the Board as a possible purchaser of the "Flynn property." The Board told him that if properly presented in accordance with the Land Subdivision Rules and Regulations and modified by a letter of February 28th to Mr. Michele Stivaletta (a copy of which was given to Mr. DiGiando), further consideration could be given to the subdividing of this property.

MESSRS. JOHN DUGGER AND LAWRENCE MONTE: Messrs. Dugger and Monte stated that they bought homes on High Street but that their garages were on Garry Drive. At the present time Garry Drive is not a paved way and is very muddy. Inasmuch as these houses were built on an accepted town way, the Planning Board has no official jurisdiction over them; however, it was voted to send Mr. Garabedian a letter by certified mail, with a copy by regular mail, apprising him of this situation and asking for a solution. Copies of this letter will be sent to the Selectmen, Superintendent of Streets, the Police Department and Messrs. Dugger and Monte.

INDIAN HILL ESTATES: Mr. Christopher Weir presented the Board with two bonds; one for $500 and one for $14,000. The time limitations were omitted from these bonds. Mr. Weir was asked to have them inserted. A copy of these bonds will be sent to Town Counsel for his approval before acceptance by the Board.

BOARD OF APPEALS HEARING: Mr. Gray represented the Planning Board on March 20th concerning the addition of another living facility to the Monaco home on Lantern Lane. The structure to be added will come to within 5.4 feet of the lot line that abuts Coombs. The Planning Board will write a letter March 31st to the Board of Appeals setting forth their opinion on the variance.

FLOOD PLAIN ZONING: Mr. Rogers sent word to the meeting that he has contacted Mr. Vaughan of Cheney Engineering and he should have something worked out on Flood Plain Zoning by the end of the week. The Board asks that Mr. Vanslette and Mr. Rogers meet with Mr. Vaughan on this.

FLYNN PROPERTY SUBDIVISION: A letter March 21, 1969, was received from Town Counsel advising the Board that it had complied with the requirements of the statute and suggested that, as a matter of courtesy, the Board send the February 28th letter again by regular mail. It was so voted.

NORFOLK CONSERVATION DISTRICT: It was voted to send a letter to the Norfolk Conservation District requesting the following interpretations in the Soil Survey:

1. Septic Tank Sewage Disposal
2. Commercial & Industrial Sites w/on-site sewage disposal
3. Home Sites
4. Wetland Wildlife Sites
5. Sanitary Landfill (Trench Method)
6. Sources of Sand and Gravel
7. Roads
8. Surface Runoff
9. Depth to Seasonal High Water Table
10. Land Slope Characteristics

It was further voted to request ten complete copies of the Soil Survey to be distributed when received, one each as follows:

1. Board of Selectmen
2. Master Plan Implementation Committee
3. Board of Health
4. Conservation Commission
5. Water and Sewerage Board

Cost for the extra copies will be $10 or $12 each. Town Counsel will be consulted as to who will sign the Soil Survey Contract.

CENTRAL BUSINESS DISTRICT - TAXFREE LAND: Receipt of a listing of taxfree land in the Central Business District from the MPIC was received and will be acknowledged.

SUBDIVISION CONTROL LAW NOT REQUIRED: Mr. Antone Ortins sent to the Board a plan to change some lot sizes on Cross Street and Knollwood Road. The Board voted to sign the plans and Mr. Ortins has been asked to return Form I executed.

LANDSCAPING - DRY CLEANING ESTABLISHMENT: It was suggested that the Board write a letter to the dry cleaning establishment regarding landscaping. The Board of Appeals decision will be checked for restrictions. At the next Board meeting the letters written to Fernandes and Mobil Oil will be available for review should the Board then decide to write this letter.

FLINT LOCKE LAND AND GREEN STREET - DRAINAGE: Mr. Rogers suggested that the Board meet with the Selectmen on March 25th to discuss the drainage problem at Flint Locke Lane and Greent Street. Messrs. Gray, Vanslette and Rogers will meet with the Selectmen.

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

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of March 31, 1969

Members present: Messrs. Gray, Rogers, Standley and Vanslette.
Others present: Mr. Charles Mitchell and two observers from the League of Women Voters.

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

MINUTES: The minutes of March 24th were approved as modified. The minutes of February 26th were tabled and will be taken up at the next meeting.

BOARD OF APPEALS - MONACO - LANTERN LANE: The Planning Board further discussed the variance requested by Mr. Monaco. It was voted to send a letter to the Board of Appeals setting forth the following:

1. It was the consensus of the meeting that should such variance be granted, a restriction should be put on the property, possibly filed in Dedham on the deed, that the property would upon sale revert back to a single-family dwelling. Mr. Vanslette felt that the termination of the proposed use should be when that use is no longer needed by the Monaco family.

2. The Board is divided two to two on the matter of the violation of the sidelot and, therefore, has no recommendation to make on that point.

MEETING WITH SELECTMEN - MARCH 25TH: Mr. Rogers of the Planning Board explained the problem regarding Flint Locke Lane and Green Street drainage to the Selectmen. The Selectmen will check with Town Counsel and Superintendent of Streets and then make a recommendation to the Planning Board as to a possible solution to this problem.

ZONING MEETING OF MARCH 26TH WITH MR. WOGLOM: Mr. Woglom set forth the intents and goals of his proposed Central Business District zoning. The possibility of a shopping center in the industrial area that might be associated with a large apartment complex was discussed and no conclusion was reached. The relation of Route 27 in height to land in the Frairy Street area was discussed. It was voted to send a letter to Town Counsel requesting his opinion concerning the legality of spelling out intent in a preamble to our Zoning By-laws. Mr. Standley asked the Board members to think about when another meeting with Mr. Woglom should be scheduled and the agenda therefor.

ROUTE 27: Mr. Gray reported that he called the D.P.W. Projects Office in Taunton and questioned them about the profile of the proposed Route 27 relocation. He was told initially that the present profile is tentative. The road takes off at the Super Duper with a 20-foot fill and it hits old ground again at the intersection of Dale Street. The road tapers from a 20-foot fill to a 16-foot fill in 800 lineal feet. This is a 44-foot roadway and with a 20-foot fill at a slope of 3 to 1, the width of the taking would be approximately 164 feet. With safety measures, it could conceivably be more than 3 to 1. It would be helpful if the width of the taking were known. There will be 8- to 9-feet of fill behind the Iafolla and DiMezza properties. The access to the road at Date Street will be limited because of height. The new Route 27 will cross West Street at grade just west of Grove Street.

Mr. Gray will keep in touch with the Projects Office and will be Planning Board liaison on Route 27. Mr. Gray will contact the Superintendent of Streets, Selectmen and Mr. Cain to see what they know regarding Route 27 and report back to the Board. A meeting will be arranged with the Superintendent of Streets, Selectmen, Mr. Cain and Mr. Woglom relative to underpasses, installation of pipe and sewerage and other things desired by Medfield.

Other town boards should be asked for their advice and a meeting scheduled before all plans are finalized on Route 27.

SEWERAGE STUDY: It was voted to write a letter to the Water & Sewerage Board asking them, in view of the action taken at the recent Annual Town Meeting:

1. Is the Water & Sewerage Board going to initiate the defeated article at any Special Town Meeting?

2. Is the Water & Sewerage Board going to initiate action to come under the Federal Funding Program?

Copies of this letter will be sent to the Board of Selectmen, Board of Health and the Conservation Commission.

LETTER FROM MR. MARK MARA: It was voted to acknowledge receipt of a letter from Mr. Mara enclosing clippings of apartment complexes of all types.

RECOMMENDED HIGHWAY AND TRANSIT PLAN: This report was passed on to Mr. Vanslette for his information.

TOWN COUNSEL - BONDS: Town Counsel has checked the bonds that Mr. Christopher Weir brought in for Noon Hill Estates. The time limitation was omitted; otherwise, these bonds are all right for acceptance.

REVISED PROFILES - STAGECOACH ESTATES: Mr. Mitchell presented to the Board two linens of Revised Profiles of Stagecoach Estates. He also presented the Board with a new plan showing revised lots 29A, 30A and 31A and also a plan for new proposed drainage. A hearing must be held on this change because a road is going to be abandoned. When application is received, the Board will set up a hearing. It was voted to send a letter to Town Counsel asking his opinion as to notification of abutters.

FLYNN PROPERTY SUBDIVISION: The question raised by Mr. DiGiando about the stub into adjacent Town of Medfield land between Lots 18 and 19 was discussed. It was decided that this stub was not a condition of design by the Planning Board.

ZONING: Mr. Vanslette proposed that the Board re-establish its midweek meetings to work on Zoning By-laws. It was decided that the Board will keep the day of its extra meetings flexible to best fit in with the members' available time. The Board will meet at 9:30 a.m. Saturday, April 5th, to work on zoning.

FLOOD PLAIN ZONING: Mr. Vanslette visited Mr. Sprague at the Department of Natural Resources and asked what the Department is doing with respect to inland waterways. Mr. Sprague recommended that Flood Plain be combined with Watershed and pointed out his own town of Sherborn has just completed an engineering study resulting in a Flood Plain and Watershed by-law which is to be put before their town meeting. Mr. Vanslette was asked to obtain a copy of this.

LETTER FROM SUPERINTENDENT OF STREETS: The Board received a letter dated March 26th from the Superintendent of Streets suggesting an amendment to the specifications which require the builders to maintain subdivision streets so that they are reasonably safe and passable for abutters. It was voted to write to Town Counsel to check the legality of this suggestion.

LETTER FROM BOARD OF SELECTMEN: The Board received a letter dated March 26, 1969, from Mr. Kelleher requesting that a few cores be made off High Street near the Walpole line. It was voted to send a letter asking for a more exact location.

BREAKDOWN BY STREETS OF UNCOMMITTED RESIDENTIAL LAND: A letter dated February 19, 1969, from Joseph C. Donnelly of the MPIC was distributed. The enclosures with this letter establish that there are about 4000 acres of uncommitted land in Medfield, much of which is flood plain or wet land. A meeting will be set with the MPIC on either April 7th or 14th.

ANTON CLEANING ESTABLISHMENT: Limitations were read from the Board of Appeals Decision regarding this establishment. It was voted to send a letter to Mr. Anton inviting him to meet with the Board to discuss landscaping and the appearance of the building.

VARDIE L. TAYLOR: An assignment was received from Mr. Vardie L. Taylor.

CHENEY ENGINEERING RE FLOOD PLAIN ZONING: A letter was received from Mr. Sidney Vaughan on Flood Plain Z oning. Action was deferred to allow time for study by the Planning Board members.

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

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of April 14, 1969

Members present: Messrs. Gray, Standley and Vanslette. Others present: Mr. David Robertson and Mr. Charles Mitchell.

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

ANTON'S CLEANING ESTABLISHMENT: In reply to a request from the Planning Board, Mr. David Robertson appeared before the Board to discuss the appearance of Anton's when completed. Mr. Robertson assured the Board that tall shrubs would be planted on the side next to the rest home and a line of shrubs would be planted next to the railroad side of the building. Mr. Robertson will check with the Selectmen regarding signs.

STAGECOACH ESTATES: Mr. Mitchell appeared before the Board to discuss further abutters necessary to notify regarding the addition of a cul de sac to Pilgrim Road and the abandonment of Stop River Road. Town Counsel advised that all abutters to the subdivision, as well as all residents of the subdivision, must be notified. Content of the notice was also discussed but will be firmed up with Mr. Mitchell on Wednesday.

PROFILE OF ROUTE 27: A letter dated April 7, 1969, was received from the Board of Selectmen stating that they have been informed that a revised profile of Route 27 between Main Street and Dale Street will be received in approximately two weeks.

MINUTES: The minutes of March 31 were approved as amended.

LETTER FROM WATER AND SEWERAGE BOARD: A letter dated April 9, 1969, was received from the Water and Sewerage Board stating that they do not plan to initiate any further action in relation to sewerage studies or Federal Funding Programs before the Annual Town Meeting in 1970. This letter was tabled for action at a subsequent meeting.

INSPECTION CARDS: A letter was received from the Superintendent of Streets asking when the new type of inspection cards will be available. The Board will check with Mr. Rogers to get his ideas on this.

BOARD OF SELECTMEN: A letter dated April 8, 1969, was received from the Board of Selectmen with a Geodetic Map enclosed further pinpointing where the Selectmen would like to have test borings made off High Street. This letter will be brought up again when the Soil Survey is underway.

LETTER FROM SUPERINTENDENT OF STREETS: A letter dated April 14, 1969, was received from the Superintendent of Streets enclosing a sketch of his ideas concerning the water problem at the intersection of Flint Locke Lane and Green Street. This letter will be tabled and turned over to Mr. Rogers.

SOIL SURVEY CONTRACT: The Soil Survey Contract has been received from the Norfolk Conservation District. The contract will be checked over for legality by the Town Counsel and for interpretations and price by the Planning Board Assistant. It was voted that the Chairman be authorized to sign this contract.

LETTER FROM SUPERINTENDENT OF STREETS: A letter dated April 14, 1969, was received from the Superintendent of Streets regarding Kamark Drive. Mr. Gray will check into this for the Board.

COPY OF LETTER FROM SUPERINTENDENT OF STREETS TO MR. FRANK PORTUGAL: A letter dated April 11, 1969, was received to keep us informed as to Mr. Portugal's possible plans to alleviate a water problem in the Elm Street area of his subdivision.

BOARD OF HEALTH: Copies of two letters dated April 1, 1969, from the Board of Health were received requesting Garland Realty Trust and Harth Homes, Inc., to have the Sanitary Inspector at the site while percolation tests are being made on certain specified lots.

LETTER FROM MR. EDWARD STIVALETTA: A letter dated February 13, 1969, but received April 2, 1969, regarding the release of surety bonds as follows:

Tamarack Road from Station 9+00 to 11+89.65
Green Street from Station 6+50 to 16+50 to and including the intersection of Flint Locke Lane
Flint Locke Lane from Station 0+00 to 8+00 to and including the intersection of Green Street

It was voted to acknowledge receipt of this letter and to table it for further action at our next meeting.

LETTER FROM NEALON AND DeCENZO: A letter dated March 31, 1969, was received from Nealon and DeCenzo, lawyers for Garland Estates, stating that when litigation against the Water Board is determined they will go ahead on Garry Drive. It was voted to send a copy of this letter to Mrssrs. Dugger and Monti with a covering letter stating that the Planning Board does not have the power to take any further action on this matter.

LETTER FROM BOARD OF SELECTMEN: A letter dated April 2, 1969, was received from the Board of Selectmen regarding a meeting on May 8th at 8:00 p.m. at the Blackburn Memorial Hall, Walpole, to discuss the "Recommended Highway and Transit Plan." At the Board's next meeting they will put together their written comments to be sent to the Selectmen.

WATER PROBLEM ADJACENT TO GABELHART'S PROPERTY: This problem was checked into but will be tabled until next week.

SATURDAY MORNING MEETING: A meeting will be held at 9:30 a.m. Saturday morning at the Town House regarding:

1. Flood Plain Zoning
2. Gabelhart Water Problem

FLOOD PLAIN INVESTIGATION AND REPORT: An invoice from Cheney Engineering was received but tabled for next meeting.

REGULAR MEETING: In view of the legal holiday on Monday, April 21st, the next regular meeting of the Planning Board will be held on Tuesday, April 22nd.

LETTER FROM LEAGUE OF WOMEN VOTERS: A letter dated April 4, 1969, asking for the Planning Board's thoughts regarding the development of low and/or moderate income housing in Medfield was received. This letter requires further thought on the part of the Board and will be tabled until a later date.

NOTIFICATION FROM MASSACHUSETTS FEDERATION OF PLANNING BOARDS: On May 10, 1969, the Massachusetts Federation of Planning Boards will hold a meeting. Mr. Vanslette was asked to attend.

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

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of April 7, 1969

Members present: Mrssrs. Gray, Rogers, Standley and Vanslette.
Others present: Five members of MPIC; Messrs. Blum, Gablehart and Norlie; Messrs. Calvin Colwell, Edward Stivaletta, Michael Pacella and Charles Mitchell.

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

MEETING WITH MPIC: Mr. Vanslette distributed to the MPIC and Planning Board members present a copy of a proposed Planning Board Agenda. A joint agenda was discussed but was not drawn up. Mr. Donnelly presented a map to the meeting point up pieces of 50 acres of land or more held by private individuals and virtually noncommitted. Mr. Vanslette will work with Mr. Donnelly to have a copy of this map made for the Planning Board. The fact was brought out that the largest piece of noncommitted land is Mr. Shattuck's woods. The question was asked by Mr. Standley, "Is there room left for a town forest on Noon Hill?" Mr. Donnelly said, "For a 2200-acre town forest we would have to take some of the land committed for development but not built on as yet." A large portion of noncommitted land is wet land.

A study of five-year outlays is the MPIC's largest long-range project. In this regard the MPIC is trying to get priorities from the Superintendent of Streets, School Committee and other town committees.

The Planning Board explained that they are presently working on Flood Plain and Wetlands zoning and would like to have the Flood Plain zoning ready for any special town meeting that might be called during the year.

Another Planning Board project under consideration is the Central Business District. In this regard the Planning Board would appreciate any workable suggestions from the MPIC as to the best way to implement the Central Business District rezoning and land-taking for roads. Time is most pertinent on this as Mr. Woglom is working on the Central Business District presently.

Mr. Rogers suggested the possibility of coordination with like bodies in each of the surrounding towns inasmuch as all are having similar problems and could learn from each other's experiences.

Mr. Standley read a letter from the Board of Selectmen regarding new Route 209. It was the consensus of the meeting that new Route 209 is vital for Medfield.

Mr. Standley thanked the MPIC for meeting with the Planning Board and for the helpful exchange of ideas.

PINE NEEDLE PARK - III: Messrs. Blum, Gablehart and Norlie met with the Board for the following reasons:

1. Hydrant out of commission for approximately one year at junction of Green Street and Flint Locke Lane.

2. Severe water problem caused by the filling in of Partridge Road.

The Planning Board will check the water problem and look for a solution on Saturday morning. The builder was notified personally to have the hydrant fixed within the week.

PINE NEEDLE PARK III - ERIK ROAD: Messrs. Edward Stivaletta and Michael Pacella came before the Board to request surety for Erik Road, a property of Marc., Inc., owned by Mr. Michele Stivaletta, from Station 0+60 to Station 5+20, a distance of 460 feet. It was voted to set surety at $12,400 for a one-year bond. Upon receipt of a proper bond, lets 62, 63, 66, 67 and 68 will be released. It was further voted to have the paperwork done on this.

STAGECOACH ESTATES: Mr. Mitchell appeared before the Board with Forms 1, 3 and 4 and five sets of revised plans of this area. As soon as Town Counsel advises the Planning Board who the legal abutters are to the property involved, a hearing will be set up.

HATTER'S HILL: A bankbook in the amount of $15,500 was received from Mr. Vardie L Taylor. This surety is from Station 0+00 to Station 4+65 on Hatter's Hill Road, including the intersection of Cheney Pond Road, the stationing of which is from 0+20 to 1+00.

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of April 22, 1969

Members present: Messrs. Ezequelle, Gray, Rogers, Standley and Vanslette. Others present: Messrs. Charles Fuller, Michele Stivaletta and Edward Stivaletta.

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

MINUTES: The minutes of April 7 and 14 were approved as amended.

SOIL SURVEY CONTRACT: Town Counsel questioned two segments of the contract:

1. Is our obligation really fixed or is "1(b)" going to result in an additional cost to the town?

2. Under "3(d)" the date is June 30, 1969; is this correct?

Mr. Ezequelle will check these two questions with the Norfolk Conservation District office. When clarified, the contract will be returned to that office so work on this survey can begin.

GUNHILL PARK: Mr. Michele Stivaletta presented Employers' Liability Assurance Corporation bond No. SY-7100049 in the amount of $4,000 to the Board. This bond was not accepted because the time limitation was incorrect. Mr. Stivaletta will return the bond and have the bonding company change the time limitation to "ON DEMAND " Bond No. SY-7100049 will cover work to be done on Gunhill Road from Station 0+00 to Millbrook Road and Sawmill Lane from Station 8+75 to Station 16+50. Upon acceptance, Employers' Liability Assurance Bond No. SY-435291 in the amount of $3,590 and Bond No. SY-435292 in the amount of $8,500 will be released, as voted by the Planning Board on December 9th.

ERIK ROAD STUB: The Planning Board asked Mr. Michele Stivaletta to alleviate the water problem in this area by opening the channel to the brook. Mr. Stivaletta agreed to do this. It was voted to write to Mr. Stivaletta confirming our conservation with him on this subject.

DRAINAGE EASEMENT: Mr. Michele Stivaletta was asked the status of the drainage easement with Phillips 66. Mr. Stivaletta said that Mr. Vardie Taylor will deal directly with Phillips 66.

SLOPING EASEMENT - CRACKNELL: It was voted to send Mr. Cracknell a letter regarding this easement so that he and Mr. Stivaletta can get this transaction completed.

PINE NEEDLE PARK III - ERIK ROAD: Mr. Michele Stivaletta requested the release of Lot No. 62 for a cellar foundation before receipt of a proper bond for this stationing. Mr. Rogers moved that when a builder needs one foundation released before the receipt of a bond, the building inspector could issue a "Foundation Only" permit and the foundation could not built upon until the bond is received. This motion was not seconded; therefore, the lot will not be released until receipt of an acceptable bond.

WATER AND SEWERAGE BOARD LETTER OF APRIL 9TH: It was voted to write to the Selectmen, enclosing a copy of the Water and Sewerage Board's letter of April 9th, asking their opinion as to whether or not the town boards should have a meeting to discuss the sewerage study further.

INTERSECTION OF FLINT LOCKE LANE AND GREEN STREET: It was voted to turn over the Superintendent of Streets' letter of April 14th to a subcommittee consisting of Messrs. Norman Gray and William Rogers for their study and recommendations.

PINE NEEDLE PARK III - RELEASE OF SURETY: A letter was received from Mr. Edward Stivaletta dated February 13th and received April 2nd requesting the release of surety on the following locations:

Tamarack Road from Station 9+00 to 11+89.65
Green Street from Station 6+50 to Station 16+50
to and including the intersection of Flint Locke Lane
Flint Locke Lane from Station 0+00 to 8+00 to and
including the intersection of Green Street

It was voted to table action on this until a report from the sub-committee studying the intersection of Green Street and Flint Locke Lane has been received, including a cost estimate for necessary repairs.

APRIL 30TH MEETING RE ROUTE 109: The Board voted to acknowledge receipt of the Selectmen's letter of April 15th regarding a meeting on April 30th at Medfield High School Auditorium. Messrs. Ezequelle, Rogers and Standley will represent the Planning Board at this meeting.

MAY 8TH MEETING RE ROUTE 109: The Board will consider drawing up a memorandum for the Selectmen after the April 30th meeting.

SATURDAY MORNING MEETING - FLOOD PLAIN ZONING: On Saturday morning April 19th, Messrs. Gray, Rogers and Vanslette of the Medfield Planning Board met with Messrs. J. T. McGillen and R. M. Morse of the Millis Conservation Commission, Mr. Arthur Blackett, Chairman, Millis Planning Board and Mr. Harry H. Ham of the Sherborn Planning Board. The purpose of the meeting was the coordination of Rules and Regulations concerning Flood Plan Zoning and Wetland Zoning adjacent to the Charles River, which borders these three towns. When the Medfield Planning Board completes its rough draft on Flood Plain Zoning a copy will be sent to Millis and Sherborn for their comments.

It was voted to send a letter to those in attendance thanking them for their cooperation.

WORKING SESSION - FLOOD PLAIN ZONING: It was voted to meet on Thursday night, April 24th, at 8:00 p.m. to finish the draft on Flood Plain Zoning.

INVOICE FROM CHENEY ENGINEERING: Mr. Rogers will ask Mr. Vaughan for an itemization of this $140 invoice and discuss it with him.

LEAGUE OF WOMEN VOTERS: It was voted to answer the League's April 4th letter setting forth the following suggestions:

1. Poll the town regarding general interest in the development of low and/or moderate income housing in Medfield.

2. Contact the Board of Selectmen who have been more or less acting as a coordinating body concerning the feasibility and practicality of such housing.

3. Discuss with builders the feasibility and practicality of such housing.

Certain members of the Board feel that the present zoning structure of the community does not make low or moderate income housing feasible. The League was invited to come talk to us about this bringing with them any information that might be helpful in achieving more balanced zoning.

BOARD OF SELECTMEN: There was discussion of the Board of Selectmen's letter of April 8th and the attached Geodetic Map pinpointing where the Selectmen would like to have test borings made when the Soil Survey is underway. It was voted to file the letter and review it when the Soil Survey begins.

INSPECTION CARDS: Prices on 500 Inspection Cards (Form 9) and samples of size and type of paper will be brought before the Board next meeting so that these cards will be available in the near future.

HAWTHORNE ACRES: It was voted to send a letter to Mr. DiCarlo, with a copy to Mr. Portugal, setting forth the fact that the Board is awaiting either a one-year bond or cash in the amount of $1,413.56, or a two-year bond in the amount of $4,114, in order to release lots 35 and 36 on Carmen Circle. In addition, the Board requires a letter stating that the work will be completed within a year from date or release of lots.

KAYMARK WATER PROBLEM: Mr. Gray reported that he had inspected Kaymark Road and about 100 feet from the intersection of Harding Street there was apparently water under the road. Unless this is corrected the road will not last. Mr. Gray suggested the possibility that subdrains be installed at either side of the road. He further suggested that the unacceptable section of road be excavated and wet soil be removed and replaced with dry gravel and patched. Mr. Rogers said that the Norfolk Conservation District is trying to drop the water table in the area under discussion.

It was voted to write the Superintendent of Streets requesting that no construction of roads be allowed in this area until the water table has been reduced sufficiently and permanently.

TOWN GOVERNMENT STUDY COMMITTEE: A memorandum was received from the Board of Selectmen setting forth the members of this committee. The suggestion was made that the Planning Board request copies of the minutes of the Town Government Study Committee. After discussion, it was decided that no action be taken on this.

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

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of April 28, 1969

Members present: Messrs. Ezequelle, Rogers, Standley and Vanslette.
Others present: Messrs. Robert E. Shea, representing Employers Group, Michele and Edward Stivaletta.

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

MINUTES: The minutes of February 26th and April 22nd were approved as amended.

GUNHILL PARK: It was voted that Employers' Group of Insurance Companies Bond No. SY-710049 in the amount of $4000 on demand be accepted. This bond will cover the completion of Gunhill Road from Station 0+00 to Millbrook Road and Sawmill Lane from Station 8+75 to Station 16+50. Acceptance of said bond will release Employers' Group Bonds No. SY-435291 in the amount of $3,590 and No. SY-435292 in the amount of $8,500, in accordance with the vote of the Planning Board at their December 9, 1968, meeting.

APARTMENTS: Mr. Michele Stivaletta presented to the Board a reprint of "The Weymouth News" setting forth an article on apartments. It was voted to send a copy of this article to the Board of Selectmen and the Industrial and Development Commission.

PINE NEEDLE PARK - CYPRESS STREET: Mr. Edward Stivaletta was asked again to provide the Board with a gutterline profile of Cypress Street from Station 0+00 to 12+25.51. The Board cannot accept Employers' Group Bond No. 444231 in the amount of $2000 until the profile is received and until the water in this area is running with no pocketing. It was voted to send a letter to Mr. Stivaletta setting forth the above points.

PINE NEEDLE PARK - ERIK ROAD: Passbook No. 057-26514 of the Norfolk County Trust Company in the name of Joseph Stivaletta, Inc., in the amount of $12,400 has been accepted as surety for the completion of Erik Road from Station 0+60 to Station 5+20, releasing lots 62, 63, 66, 67 and 68. Upon receipt of a one-year bond this bank account will be released.

PINE NEEDLE PARK - RELEASE OF SURETY: It was voted to send a certified letter to Mr. Edward Stivaletta, with a copy to the Town Clerk, setting forth conditions for release of surety on Tamarack Road, Green Street and Flint Locke Lane.

HAWTHORNE ACRES: It was voted to send a letter to Mr. Mario DiCarlo explaining in more detail the requirements to be met for release of Lots 35 and 36 on Carmen Circle.

CHENEY INVOICE: Mr. Rogers talked with Mr. Vaughan regarding this invoice and an itemized invoice will be forthcoming.

FLOOD PLAIN ZONING: On Thursday, April 24th, the Board met to complete the rough draft on Flood Plain Zoning. A double-spaced working draft will be typed. It was proposed that a meeting be held on Thursday, May 8th, to finish this proposal.

INSPECTION CARDS: It was voted to order 500 white and 500 cream 4x6 Certification of Construction Cards (Form 9) from the Fleetwood Press. The cost of these cards will be in the vicinity of $30.

SOIL SURVEY CONTRACT: Mr. Ezequelle contacted the Norfolk Conservation District regarding Town Counsel's questions on the Soil Survey Contract. Mr. Ezequelle's findings were as follows:

1. There will be no additional cost to Medfield other than that authorized by the Planning Board.

2. The expiration date is June 30, 1969, and will be automatically renewed under the same agreement until completion.

LETTER FROM ANTON'S CLEANERS: It was voted to acknowledge Mr. Robertson's letter of April 24th and advise him that we are passing it along to the Selectmen for action.

SUNOCO STATION: It was voted to invoite Mr. Gordon C. Matheson, Sun Oil Co., Box 1554, Providence, R I., 02901, to meet with the Planning Board to discuss the redevelopment of the Sunoco Station on Main Street, Medfield, at one or our regular Monday night meetings at his convenience.

PLAN OF LAND - JOSEPH BRAVO: Mr. Rogers presented to the Board a Plan of Land dated September 16, 1947, in the name of Joseph Bravo. The question before the meeting was could this be brought in as a preliminary plan and finally as a definitive plan? This item was tabled for study.

OUTDOOR ADVERTISING CONTROL: The Selectmen sent a copy of Governor Francis W. Sargent's letter of April 3rd on Outdoor Advertising Control to the Planning Board. Copies of this letter will be made for each member and will be acted upon at our next meeting.

MARLYN ESTATES - DRAIN PIPES: Copies of letters from the Superintendent of Streets dated April 23rd to Mr. Henry Heald and Cheney Engineering Company have been received. It was voted to write to Mr. Willima E. McCarthy asking him to refresh our memory concerning the details of the drainage requirements in the Marlyn Estates area.

MARLYN ESTATES - LAND TAKING: It was voted to send a letter to Mr. Anthony Calo, Department of Mental Health, Medfield State Hospital, Medfield, Massachusetts, asking him to bring the Board up to date concerning the status of landtaking in Marlyn Estates near the hospital wells.

LETTER FROM SUPERINTENDENT OF STREETS: A letter dated April 22nd was received regarding drainage on South Street relative to Stagecoach Estates. Mr. Vanslette will study the question.

METCALF & EDDY INVOICE: It was voted to table this invoice until next meeting.

LETTER TO BOARD OF SELECTMEN: It was voted to send a letter to the Board of Selectmen requesting a meeting to discuss the acquisition of land opposite Brook Street in conjunction with our Central Business District plan.

LETTER FROM BOARD OF SELECTMEN: A letter was received dated April 17th regarding the use of the Town Hall on May 16th and 17th. This will not interfere with the Planning Board.

BY-LAWS OF NEIGHBORING TOWNS: A file will be set up for By-laws received so they will be readily available for members of the Board.

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

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of May 5, 1969

Members present: Messrs. Ezequelle, Gray, Rogers, Standley and Vanslette. Others present: Mr. Calvin Colwell.

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

MINUTES: It was voted to approve the minutes of April 28th as amended.

INDIAN HILL ESTATES: Mr. Calvin Colwell presented a subdivision plan dated July 14, 1962, for discussion of resubmission under the present Subdivision Control Laws. It was voted that lots beyond 143 be resubmitted according to the new Rules and Regulations It was also voted to send a letter to Mr. Colwell confirming the Board's conversation with him as follows:

1. The continuation of Indian Hill Road from Station 45 to approximately Station 66 would be constructed in conformance with our new Rules and Regulations.

2. The sidewalks and green strips either side of the present Indian Hill Road that have not been built will be constructed in conformance with the new cross section.

3. Onondaga Lane and Seneca Street, in their entirety, will be constructed in conformance with the typical cross section for a 45-foot street and, if this layout brings an undue hardship to Mr. Colwell, the Board has suggested that he contact them and discuss this matter further.

4. Niatic Street from Orchard Street to approximately Station 6+50 should be constructed according to our new typical 50-foot cross section.

5. The remaining ways, Iroquois, Nauset, Penobscot and Mohawk, which are typical 40-foot ways, may be constructed according to our old cross section for a 40-foot street.

It was further voted to send a letter to the Conservation Commission regarding certain lots on Indian Hill Road near South Street which Mr. Colwell is willing to deed to the Town for conservation purposes.

FLOOD PLAIN ZONING: A typed rough draft of Flood Plain Zoning was given to the Board members for their further study. A tentative date of May 15th has been set for further discussion of this draft.

PLAN OF LAND - JOSEPH BRAVO: It was voted that the plan be returned to Mr. Charles Mitchell with a letter stating that the Board feels that the proposed street would have to conform to the present Rules and Regulations regarding the subdivision laws in the Town of Medfield.

OUTDOOR ADVERTISING CONTROL: It was voted to request a meeting with the Board of Selectmen on Tuesday, May 6th.

INDUSTRIAL COMMISSION REPORT ON APARTMENTS: It was voted to request a copy of this report from the Selectmen.

SUPERINTENDENT OF STREETS RE STAGECOACH ESTATES DRAINAGE: It was voted to send a letter to the Superintendent of Streets asking for his recommendation on South Street drainage after reviewing Stagecoach Estates drainage plans which the Board has.

REPORT ON ROUTE 109 - APRIL 30TH MEETING: There is a question in the minds of those attending this meeting as to whether we are talking about a project under the title of the relocation of 109 or a plan under the title of Route 209. It was the consensus of the meeting that it was no longer necessary to answer the Selectmen's letter of April 2, 1969.

METCALF & EDDY INVOICE: It was voted to approve for payment Metcalf & Eddy's bill in the amount of $128.82.

METCALF & EDDY: A letter dated April 29, 1969, was received from Mr. Woglom. As soon as information is received regarding Route 27, he will submit a proposed revised draft of the Central Business District Zoning.

DRAINAGE - HARDING STREET AREA: A letter dated May 2, 1969, was received from the Superintendent of Streets outlining the proposed drainage in the general vicinity of Harding Street and Marilyn Estates. It was voted to send a copy of the May 2nd letter to Mr. Henry Heald with a letter of transmittal requesting that drainage pipes in his subdivision be enlarged in accordance with Mr. McCarthy's plans.

NORFOLK CONSERVATION DISTRICT STUDY: It was voted to request from the Selectmen a copy of Mr. McCarthy's report of his meeting with Mr. Morehouse on Tuesday, May 6th.

LETTER FROM WILBUR SMITH & ASSOCIATES: It was voted, in response to their letter of April 25th, to send a copy of Medfield's Master Plan, Zoning By-laws and Zoning Map to Wilbur Smith & Associates.

LOW COST HOUSING AND APARTMENTS: It was voted that a file be set up for Low Cost Housing and one for Apartments so that material on these subjects can be easily referred to by Board members.

TYPEWRITER: It was voted to permit Mrs. Willis to remove the Planning Board typewriter to 14 Hearthstone Drive for use on Planning Board work. It was further voted to obtain a service contract on this typewriter.

ENVELOPES AND STATIONERY: It was voted that a new supply be ordered from Fleetwood Printing Company.

GABLEHART COMPLAINT: It was voted to write to the Selectmen that the Planning Board has suggested certain remedial action to be taken by the developer in connection with the completion of the intersection of Flint Locke Lane and Green Street and also in lowering the water table in the immediate vicinity of Mr. Gablehart's property. As to the latter, this can only be in the form of a suggestion by the Board. The control of the flow of surface drainage on Mr. Gablehart's land, in the Board's opinion must be resolved between Mr. Gablehart and the subdivider.

LETTER FROM SENATOR QUINLAN: A letter was received from Mr. Quinlan inviting the Board to his report to the people at the Medfield High School Thursday, May 8th.

FEDERAL AND STATE ASSISTED HOUSING PROGRAMS: A book on this subject was received for the Board's study

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of May 12, 1969

Members present: Messrs. Ezequelle, Rogers, Standley and Vanslette.
Others present: Louellen D. Walsh, Sue Christensen, Joseph E. Nolan, Catherine R. Bramman, David P. Bramman, H. Brown Baldwin, F. Alley, E. Anastasi, Charles Mitchell, Lyman DeCamp and William Gould.

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

STAGECOACH ESTATES HEARING: The Hearing Notice, which appeared in the SUBURBAN RECORDER, was read by Mr. Richard M. Ezequelle, Secretary. Sixty-four certified notices were sent out and sixty-four replies received. The Chairman waived the reading of the names of persons to whom notices were sent. Mr. Charles Mitchell, the developer, explained that he is proposing to revise the Stagecoach subdivision by the addition of a cul de sac to Pilgrim Lane and the abandonment of Stop River Road. There were no objections to the plan, nor was there any discussion. Mr. Standley said the Planning Board felt the requested changes would be an improvement over the original plan. Mr. Standley also told those present that an appeal could be made to the Court within twenty days after the Planning Board has made a decision. The hearing was declared closed.

EVERGREEN WAY: Messrs. Lyman DeCamp and William Gould appeared before the Board to ask about the status of the unfinished stubs off Evergreen Way. Mr. Rogers reported that the Town now has from the Court the go ahead to get plans and specifications drawn for the completion of the stubs; however, the Norfolk Conservation District is presently making a study of the ground water level in this area. Messrs. DeCamp and Gould also asked if anything can be done immediately to help the ground water problem. They were told that inasmuch as this is private property the Town does not have the right to fill this land except for construction purposes.

It was voted to write to Town Counsel requesting the following information:

1. The present status of the Hastings & Gautrau bankruptcy case in regard to the release of money for street construction.

2. Concerning one short stub the condition of which the Board would like to see improved right away, what course would we have to follow to make minor improvements on that stub?

REPORT ON MAY 8TH MEETING IN WALPOLE ON ROUTE 109: Mr. Rogers reported that there was a good representation from Medfield at this meeting. It was brought out that basically Route 109 and Route 209 are the same. This route will be a limited access road and will be constructed

between 1975 and 1990. The towns in the area serviced by this road must keep an active interest with the Department of Public Roads. This road will be financed on a basis of 50% state and 50% federal funds. The interstate roads are financed 10% by state funds and 90% by federal funds.

LAND SUBDIVISION RULES AND REGULATIONS: Mr. Rogers suggested several changes in the Land Subdivision Rules and Regulations. These will be typed for the Board's approval and sent on to Town Counsel.

MASSACHUSETTS FEDERATION OF PLANNING BOARDS CONFERENCE: Mr. Vanslette represented Medfield at this meeting on Saturday, May 10th. A report will be received from the Conference on the proceedings. However, Mr. Vanslette mentioned a book on Cluster Zoning from the Urban Land Institute at a cost of $10 which he thought would be worthwhile. It was voted to purchase the book.

MEETING WITH MR. MOREHOUSE: On Tuesday, May 6th, at 1:30 p.m. Mr. Rogers met with Messrs. Morehouse and McCarthy regarding the lowering of the water table in the Harding area. The purpose of this meeting was to review the area with Mr. Morehouse.

STONY BROOK ROAD - HOUSE FOUNDATION: Mr. Rogers questioned Mr. Gallagher about the issuance of a permit to build off Stony Brook Road in an area where the ground water appeared high.

BOARD OF HEALTH: It was voted to write to the Board of Health asking what course of action they are taking concerning approval of the Stagecoach Estates revised subdivision plans.

REPORT FROM ZONING BOARD OF APPEALS: The decision of the Board of Appeals concerning the Monaco property on Lantern Lane was received. A Special Permit was granted to make necessary alterations to the present structure for an additional family unit. A stipulation will be made that upon sale of the property it revert back to a single-family dwelling. The Board of Appeals did not grant the side yard variance.

LETTER FROM MR. ANTHONY CALO: A letter dated May 2, 1969, was received from Mr. Calo informing the Board that three parcels of land were taken by eminent domain effective February 26, 1969, in the Heald Homes Estates area.

LETTER FROM SUPERINTENDENT OF STREETS RE GRADES: A letter dated May 8, 1969, was received from Mr. McCarthy regarding the maximum grades of roads and driveways.

LETTER FROM SUPERINTENDENT OF STREETS RE DRAINAGE: A letter dated May 7, 1969, was received from the Superintendent of Streets regarding a policy for the Town to plan to integrate drainage systems on existing public ways with those of developers.

NOTICE OF PUBLIC HEARING: The Zoning Board of Appeals will have two hearings on Thursday evening, May 22, 1969:

1. At 7:45 p.m. the petitioner, Mary F. Porcell, 385 Main Street, Medfield, will ask for a Special Permit for the continuing use of a parcel of land on Frairy Street as a parking lot, which is presently nonconforming to the area and to make general improvements thereon.

2. At 8:00 p.m. the petitioners, Ralph J. Bibbo, John J. Walker, Roger C. Rao and Phillip A. Nasson, c/o Page Realty, 489 Main Street, Medfield, who applied for a Building Permit to construct two buildings containing 88 apartment units, had the application denied by the Medfield Building Inspector, and is appealing that decision to the Medfield Board of Appeals.

SUN OIL COMPANY: In answer to the Board's letter of April 30th, Mr. Matheson of Sun Oil will meet with the Planning Board regarding the Sunoco Station on Main Street at 8:15 p.m. on Monday, May 19th.

TOWN GOVERNMENT STUDY COMMITTEE: Mr. Andrew Sifflard called to make an appointment with the Planning Board to meet with the Town Government Study Committee on June 30th.

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

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of May 19, 1969

Members present: Messrs. Ezequelle, Rogers, Standley and Vanslette.
Others present: Mr. G. C. Matheson, Sun Oil Company, Mr. Arthur Owens, Wagonwheel Heights, Mr. Michael Pacella, representing Pine Needle Park III and Messrs. Ralph Bibbo and John Walker of Kamark.

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

MINUTES: The minutes of May 12th were approved as amended.

SUNOCO: Mr. G. C. Matheson of the Sun Oil Company came before the Board by invitation to discuss plans to construct a new station on the Sunoco Station property. Pictures were presented to give the proposed design of the building. Briefly, other points discussed were as follows:

1. The Board suggested that there be no crossover from the Fernandes Plaza. It also requested that evergreens be planted between the two areas, but not close enough to the street to impair visibility. Grass strips and other plantings were also suggested.

2. The Board suggested that there be no flashing signs.

3. The Board suggested that there be a barriar behind the station separating the business area from the residential land use.

4. The date for the completion of the station has not been set.

5. Mr. Matheson will send a plot plan to the Board as soon as available.

WAGONWHEEL HEIGHTS: Mr. Arthur F. Owens appeared before the Board to transact the following:

1. The Town Clerk had signed page 1 of the Wagonwheel Heights linens and Mr. Owens requested that the Planning Board also sign them. The Board voted to sign these plans.

2. A plan under Subdivision Control Law not Required for two lots on Rocky Lane was presented along with Form 1. The Board voted to sign these plans.

3. A covenant for Wagonwheel Heights was received.

It was voted to forward the Wagonwheel Heights plans to the Superintendent of Streets, the Building Inspector, Board of Health and Water and Sewerage Board.

PINE NEEDLE PARK III: Mr. Michael Pacella appeared before the Board representing Mr. Edward Stivaletta of Joseph Stivaletta, Inc. He requested that the Board set surety on Erik Road from Station 5+20 to Station 8+75, including to the PC's of Partridge Road, a distance of 355 feet. Receipt of proper surety will release lots 59, 60, 61, 69 and 70. It was voted that an inspection be made on Saturday morning, May 24th at 9:30 a.m., and it was further voted to have the paperwork set up on this as soon as the surety figure is determined.

KAMARK: Messrs. Raplh Bibbo and John Walker appeared before the Board to discuss the following:

1. Would it be possible for Bi-Walk Construction Company to use 3" of bituminous concrete binder on the stubs and omit the oil penetration? The Board will take this under advisement.

2. Bi-Walk was concerned that, inasmuch as they had been requested by the Planning Board to stop construction of the roads until the water table has been lowered, their bond might be called on the due date if the work was not completed. The Board assured them that the bond would not be called.

3. Mr. Bibbo asked if a reduction in the bond would be possible. The Board voted to review the bond.

4. Another question asked was the possibility of having the Kamark drainage go over State property to get to the drainage ditch. Mr. Rogers will talk with Mr. Calo, Steward of the Medfield State Hospital, to see if this can be arranged. Mr. Bibbo will be advised of the Board's findings.

LAND SUBDIVISION RULES AND REGULATIONS - PROPOSED REVISIONS: A copy of the proposed revisions were given to all members present. This was tabled for action until final comments are received from all members.

MEETING WITH BOARD OF SELECTMEN - MAY 13, 1969:

1. Industrial Commission Report, May 13, 1969, re Apartments: Based on this report, we assume the Board of Selectmen will send a letter to Mr. Marvin requesting plans of what he or his developer

envisages in this area so that the Selectmen and other boards could study them. It was voted to send a letter to the Board of Selectmen to this effect.

2. Acquisition of Land for Brook Street Extension: The Board of Selectmen suggested that the Planning Board investigate this further with the assessors and other people involved. It was voted to send a sketch of the proposed road to the Selectmen with copies to the Assessors, MPIC, Superintendent of Streets and Water & Sewerage Board.

3. Outdoor Advertising: The Governor's letter on Outdoor Advertising was read and agreed with. Town Counsel was checked to see what restrictions Medfield has regarding outdoor advertising. The Zoning By-laws control signs in industrial zones. The Planning Board pointed out that the Board was discussing zoning changes in this area. It was suggested that we obtain a copy of Brookline's sign by-laws.

LAND SUBDIVISION CONTROL LAW - EARTH REMOVAL: It was voted to postpone having the Earth Removal section added to the Subdivision Control Laws until other proposed changes are finalized.

FLOOD PLAIN ZONING: Board members were given a draft of the Flood Plain Zoning which was a result of a meeting on May 15th of Messrs. Rogers and Vanslette. Action on this draft was tabled until our next meeting.

WATERSHED PROTECTION: Mr. Rogers is making a first draft of this for the Board.

STAGECOACH ESTATES - REVISED PLANS: It was voted to send a letter to Mr. Charles Mitchell with a copy to Mr. McCarthy, stating that the Town is in the process or working out drainage in South Street and the Board would like to have Stagecoach Estates' engineer coordinate with our Superintendent of Streets so that when the drainage is installed for this portion of the subdivision the size of pipe to be installed presently will be sufficient to take the additional drainage.

It was voted to table any action on Stagecoach Estates revised plans until an answer to his letter has been received.

ROUTE 27 REVISED PROFILE: Table for action at next meeting.

COPY OF LETTER OF MAY 12, 1969, TO SELECTMEN FROM SUPERINTENDENT OF STREETS RE HARDING ESTATES AREA: This is a report of a meeting on May 6th of Messrs. Morehouse, McCarthy and Rogers.

BRID

BRIDGE STREET HEARING: A copy of a letter to the Board of Selectmen was received from tne Norfolk County Commissioners regarding a hearing onthe petition for relocation of Bridge Street, Medfield, at the Court House in Dedham on Tuesday, June 10, 1969, at 2:30 p.m. It was voted to send a letter to the Selectmen to the effect that due to the time of day no member of the Board can attend. However, the Board has a continuing interest in Bridge Street.

SOIL SURVEY CONTRACT: A copy of the Cooperative Agreement between the Medfield Planning Board and the Soil Conservation Service, United States Department of Agriculture, has been received. An accompanying letter stated that field work for the Soil Survey will be started in Medfield during the week of May 14th.

MEMO OF MAY 15, 1969, FROM BOARD OF SELECTMEN RE CODIFICATION OF RULES GOVERNING THE TOWN: Any changes in the Planning Board Subdivision Rules and Regulations or Zoning By-laws should be sent to the Board of Selectmen in triplicate to keep them up to date.

COPY OF A LETTER FROM SUPERINTENDENT OF STREETS TO BOWIE ENGINEERING: A letter dated May 19, 1969, was received regarding the size pipe needed to drain Stagecoach Estates.

HASTINGS AND GAUTRAU: A letter from Town Counsel dated May 16th was received answering questions set forth in the Planning Board's letter of May 14th.

It was voted to hold the next meeting on Tuesday, May 27th, in view of the May 26th holiday.

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of May 27, 1969

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

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

MINUTES: The minutes of the May 19th meeting were approved as amended.

TOWN GARAGE COMMITTEE: Mr. Richard M. Ezequelle has resigned from the Town Garage Committee and has been appointed as liaison to that committee by the Planning Board.

KAMARK ROAD: It was voted that a letter be written to the Bi-Walk Construction Company telling them that Mr. Rogers has talked with Mr. Calo of the Department of Mental Health regarding Kamark drainage over State property. A copy of the proposed plan and profile of this drainage was requested by Mr. Calo. The Planning Board will forward the plan and profile to the Department of Mental Health upon receipt. A copy of this correspondence will be sent to the Norfolk Conservation District for their information and as an aid in their drainage study of the whole area.

SUBDIVISION RULES AND REGULATIONS: This will be talbed for discussion at the next meeting.

FLOOD PLAIN ZONING: It was voted to send a copy of the preliminary draft of the Flood Plain Zoning to the Chairman of the Millis Conservation Commission and Chairman of Millis Planning Board, Cheney Engineering and Town Counsel.

WETLANDS PROTECTION: Mr. Rogers has a draft of this underway.

PINE NEEDLE PARK III: It was voted to set surety on Erik Road from Station 5+20 to the PC's of Partridge and Erik Roads, which approximates Station 8+75, a distance of 355 feet. With water installed, a one-year bond in the amount of $12,600 will be required; if water is not installed, a one-year bond in the amount of $17,000 will be required. Installation of water pipe should be complete from Station 5+20 to the end of the stub of Erik Road. If a two-year bond is requested, the amount of the bond will have to be increased.

It was voted to send a letter to Mr. Edward Stivaletta setting the above surety.

EXTENSION OF BROOK STREET: It was voted to send a copy of our May 21st letter to the Selectmen and the plan that accompanied it to the Housing Authority for their information.

A list of abutters to this property was received from the assessors.

KAMARK BOND: Tabled for next meeting.

GUNHILL PARK BONDS: A letter dated May 16, 1969, was received from the Employers Commercial Union Insurance Group requesting that they be advised that their liability is terminated on bonds SY-435291 and SY-435292 - Gunhill Realty Trust. It was voted to send a letter stating that these bonds have been returned to Mr. Stivaletta, with a photostat of the receipt.

PARK LAND: It was voted to write all subdividers regarding the possibility of setting aside areas within their subdivisions for parks and playgrounds for the Town to purchase. A copy of this letter will go to Selectmen, Park Commission, Conservation Commission and the MPIC.

LETTER TO MR. ALEXANDER MARVIN FROM SELECTMEN: The May 19th letter set forth to Mr. Marvin several Boards' thoughts regarding apartments on Mr. Marvin's land.

LETTER TO MR. J. T. CORNIN FROM SELECTMEN: This letter, dated May 19th, expressed some of the Central Business District plans which affect Route 27

SOIL SURVEY: It was voted to send a letter to Mr. Robert Morehouse acknowledging receipt of the Soil Survey Contract and suggesting a possible meeting with the Board to discuss his outlined work schedule.

PLANNING BOARD ASSISTANT - HOURLY RATE INCREASE: It was voted to send a letter to Mr. William S. McVicar, Chairman of the Personnel Board, requesting an increase in the Planning Board Assistant's hourly rate from $2.00 to $2.20.

BOARD OF APPEALS HEARING RE APARTMENT UNITS: The Bi-Walk Construction Company appealed the nongranting of a permit to build apartments on "B" residential land with a sewer connection. There is no variance requested.

LETTER TO WATER & SEWERAGE BOARD: It was voted to write to the Water & Sewerage Board regarding the urgent need for a sewer study to be made of the town and updating and enlarging the system so as to accommodate town growth.

ZONING MAP: The updating of this map to include new ways should be considered in the fall.

LETTER TO SELECTMEN RE OUTDOOR ADVERTISING: The Planning Board voted to go on record as being in favor of local control of outdoor advertising.

STAGECOACH ESTATES DRAINAGE: It was voted to send a letter to Mr. McCarthy, Superintendent of Streets, asking him to advise the Board as to whether or not the drainage in South Street in the latest definitive plans for Stagecoach Estates meets with Mr. McCarthy's approval.

CONSERVATION STUDY ON DRAINAGE: Mr. Rogers will pursue this further with Mr. Morehouse.

HOSPITAL LAND: Mr. Rogers will check further on this.

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

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of June 9, 1969

Members present: Messrs. Ezequelle, Rogers, Standley and Vanslette.
Others present: Mr. Robert Work, Mr. Rex Tracey, Mr. Huna Rosenfeld and Mr. Arthur Owens.

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

CONTOUR AND ZONING MAPS: Mr. Rogers explained the color-coded plans which the Board members have received. One is a contour map; the second is the zoning map on which the flood plain district and the watershed district is shown.

MR. ROBERT WORK - SOIL SURVEY: Mr. Work met with the Planning Board to discuss the Soil Survey. A sketch of the area where the Selectmen would like cores made was given to Mr. Work. A question was raised as to who requested a survey of Rocky Woods. It will take from ten to twelve man weeks to complete the physical work of the survey. The Board expressed a particular interest in on-site sewerage capability findings. Mr. Work said he would try to get this information to the Board as soon as it is available.

MINUTES: The minutes of May 27, 1969, were approved as revised.

WAGONWHEEL HEIGHTS: Messrs. Rosenfeld and Owens appeared before the Board with a set of linens for Wagonwheel Heights to be signed. The Board voted to sign these plans. Mr. Rosenfeld said he would request surety to be set on Wagonwheels Road from Station 0+95.0 to Station 6+66 in the near future.

Because the plan signing was very time consuming, Mr. Standley requested Mr. Vanslette to see if he could find a way to streamline the signing of plans.

MARLYN ESTATES - COLONIAL ROAD: The Board reviewed Colonial Road from Station 9+50 to Station 12+50 at Mr. Heald's request for release of surety, which totals $9,000. It was voted to send a letter to the superintendent of streets to ask him if he thought the bituminous curb in front of houses No. 61 and 65 and some smaller areas across the way should be removed and reconstructed. It was further voted to send a letter to the Water and Sewerage Board so that they could check the shutoffs on Colonial Road to be sure they have not been covered with pavement.

LAND SUBDIVISION RULES AND REGULATIONS: The Board will study these revisions for comment at next week's meeting.

TOWN GOVERNMENT STUDY COMMITTEE MEETING: It was voted to send a letter to the Town Government Study Committee requesting that their meeting with the Planning Board be held at the Town House.

REVISED STAGECOACH ESTATES PLANS: It was voted to accept the revised Stagecoach Estates definitive plans. It was further voted to advise the Town Clerk of the Planning Board's action.

LETTER FROM LEAGUE OF WOMEN VOTERS: It was voted to answer the League's letter of May 28th, stating that there will be no change in our summer schedule.

CENTRAL BUSINESS DISTRICT PLAN: It was voted to send a letter to Mr. James Woglom, of Metcalf & Eddy, advising him to hold up on work until the Planning Board gets in touch with him.

PROPOSED PLAN OF SUNOCO STATION: A plan of the proposed new Sunoco Station was received. It was voted to write to Mr. Matheson to find out from his architect what their intention is regarding the screening of adjacent land from the station.

LETTER FROM PERSONNEL BOARD: A letter dated June 6, 1969, was received from the Personnel Board approving the requested hourly rate increase for the Planning Board Assistant.

LETTER FROM BOARD OF HEALTH: A letter dated May 27, 1969, was received from the Board of Health approving Stagecoach Estates revised definitive plan as it affects them.

COPY OF LETTER FROM SUPERINTENDENT OF STREETS TO FANTONI: The Superintendent of Streets advised Fantoni, Inc., to obtain a copy of the Land Subdivision Rules and Regulations.

COPY OF LETTER FROM SELECTMEN TO MR. ROBERT G. DUGGER: A letter dated May 29, 1969, was sent to Mr. Dugger in response to a telephone call that the Selectmen cannot require the builder to improve Garry Drive.

COPY OF LETTER FROM SELECTMEN TO MAPC: A copy of the Selectmen's letter of June 3rd was received. It was voted to send a note to the Selectmen suggesting a copy of this letter be sent to the consulting firm which is making a survey for the proposed sewerage treatment plant for answering.

AMHERST ZONING BY-LAWS: The Planning Board Assistant was instructed to obtain a copy of the Amherst Z oning By-laws.

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

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of June 16, 1969

Members present: Messrs. Ezequelle, Gray, Rogers, Standley and Vanslette. Others present: Industrial and Development Commission Members Gerhardt Grenzberg, Bernard Schoen, Robert Dorsey, Clayton Haigh and Fred Hannula.

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

MEETING WITH THE INDUSTRIAL AND DEVELOPMENT COMMISSION RE APARTMENTS: After much discussion regarding the Town's role in the development of the Marvin land, it was unanimously voted that (1) the Planning Board and the Industrial and Development Commission jointly contact by mail Mr. Alexander Marvin, the owner of the land under discussion, and invite him to a joint meeting of the Industrial and Development Commission and the Planning Board to further discuss development of the Marvin property and that (2) the Planning Board and the Industrial and Development Commission jointly investigate other potential sites for the development of apartment areas in Medfield.

It was voted to send a letter to the MPIC requesting possible alternate sites for an apartment complex and also requesting their comments on the matter.

OPEN-SPACE ZONING: Mr. Rogers presented to the meeting plans of an area in the town of Amherst that has been developed successfully under open-space zoning.

STREAMLINING PLAN-SIGNING PROCEDURES: At the Board's request Mr. Vanslette has checked this possibility with Town Counsel. Town Counsel will consult the Registry of Deeds as to their requirements. The Planning Board must follow the Registry's requrements on the signing of plans.

MINUTES: The minutes of June 9th were approved as revised.

CYPRESS STREET PROFILE: A profile of Cypress Street was received from Mr. Edward Stivaletta. Mr. Standley asked Messrs. Gray and Rogers to check the profile and report on it at our next meeting.

FLINT LOCKE LANE AND GREEN STREET: It was reported that work is being done on the corner of Flint Locke Lane and Green Street. When this work is completed Mr. Edward Stivaletta will notify the Board.

MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS CONSTRUCTION STANDARDS: Mr. Gray was requested to purchase this book for the Board's use.

LAND SUBDIVISION RULES AND REGULATIONS RE CORING: Mr. Gray was asked to write a paragraph for the Land Subdivision Rules and Regulations to require routine coring of streets and sidewalks.

LAND SUBDIVISION RULES AND REGULATIONS: It was voted to send a copy of the proposed revisions of the Land Subdivision Rules and Regulations to Town Counsel and Superintendent of Streets for their review, comments and/or approval.

CENTRAL BUSINESS DISTRICT STUDY: The Planning Board met on Thursday, June 12th, to work on the Central Business District Study. Mr. Gray is going to find out the width of the taking. A plan showing all the houses in town has been given to Mr. Vanslette for his use. Mr. Standley feels we should try to have a Central Business District that is safe for pedestrians; i.e., eliminating to a great extent the crossing of roadways.

HOLLY CONSTRUCTION COMPANY: A letter dated June 13, 1969, was received from Mr. Nicholas LaVerghetta regarding land he would sell to the town for parks and playgrounds in the Belknap area. At the next Board meeting the plan of Belknap Estates will be checked to see the location of the designated lots.

MEETING WITH TOWN GOVERNMENT STUDY COMMITTEE: A copy of the Planning Board's functions in "Know Your Town" compiled by the League of Women Voters and the job description of the Planning Board Assistant were given to Board members. Other areas to be discussed with the Town Government Study Committee are the possibility of a town engineer, executive secretary, or town administrator; long-range capital study; sewerage problems; size of town boards; the functions of the Building Inspector, Board of Selectmen, Board of Health and Highway Department as they pertain to planning.

WATERSHED PROTECTION DISTRICT: The Board voted to meet on Wednesday, June 18, at 8:00 p.m. to work on this.

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

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of June 23, 1969

Members present: Messrs. Ezequelle, Gray, Standley and Vanslette.
Others present: Messrs. Stanley Strom, Frank Portugal, Henry Heald, Edward Stivaletta, Bibbo, Walker and Edward Callow.

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

MINUTES: The minutes of June 16th meeting were accepted as read.

RELOCATION OF ROUTE 27: Mr. Stanley Strom came before the Board to ask about the relocation of Route 27 at the corner of Dale and Grove Streets. He was advised that he will be notified by the Taunton Office of the DPW for this information.

HAWTHORNE ACRES: Mr. Frank Portugal showed signed construction cards to the Board stating that the storm drains, water and hydrants have been installed in Carmen Circle. He would like to have a reduction in surety computed for Grace Drive and Carmen Circle in view of the work which has been completed. He would also like a surety figure to cover the release of Lots 13, 25, 26, 35, 36, 37 and 38 on Carmen Circle.

It was voted to have the Board inspect the above on Wednesday, June 25th at 7:00 p.m.

In answer to the Planning Board's letter on park and recreation land, Mr. Portugal stated ha has no land which he wishes to see the town for this purpose and feels that the children in the area can use the school grounds for recreation purposes.

MARLYN ESTATES: Mr. Henry Heald appeared before the Board to ask the status of his recent request for the release of surety on Colonial Road. Before acting on release of surety members of the Board have been requested to look over the bituminous curb in front of house No. 61 and 65 and some smaller areas across the way. Letters were received from the Water and Sewerage Board and the Superintendent of Streets that work on Colonial Road has been finished satisfactorily.

Mr. Heald presented to the Board a plan for a proposed change in drainage on Blacksmith Drive. This will be taken under advisement.

PINE NEEDLE PARK: Mr. Edward Stivaletta informed the Planning Board that he is having data added to the profile which the Board received last week. The Board asked if the brook had been opened up to help

relieve a water problem in the area. The Board was informed that Mr. Michele Stivaletta is the owner of the property in question and that presently he has heavy equipment working in the area and Edward Stivaletta felt the brook would be opened.

Mr. Edward Stivaletta asked for a reduction in the bonds held on Cypress Street, Flint Locke Lane and Curtis Drive. This area will be inspected on Wednesday, June 25th.

KAMARK DRIVE: Messrs. Bibbo and Walker presented a plan with a sketch of how drainage would be connected and run across State property to the drainage ditch if permission could be obtained from the Medfield State Hospital.

They requested a reduction in surety on Kamark Drive.

GARAGE TRUCKS: Mr. Edward Callow came before the Board to request the procedure to be followed to have land rezoned for business. The Board gave Mr. Callow this information but the Board feels that the town should help Mr. Callow find a place to garage his trucks on land that has already been zoned for business if at all possible. The Board will give some thought to this problem and will write to Mr. Callow of any ideas which they have to help solve this problem.

JUNE 30TH MEETING: Because of a meeting with the Town Government Study Committee at 8:00 p.m., the Planning Board Assistant has been requested to post a meeting of the Board at 9:00 p.m. on Monday June 30th.

LAND SUBDIVISION RULES & REGULATIONS: The Board previously requested the Superintendent of Street's opinion on their proposed changes of the Rules & Regulations. In his letter of June 19th, Mr. McCarthy suggested the following addition to Section 3.51: "Where ground water is encountered under the street, but there is no drainage installation, the drainage shall be extended by the use of perforated asphalt corrugated metal pipe to the wet area. Any spring encountered under the street shall be piped into the drainage system." The Board will take this addition under advisement.

METCALF & EDDY CONTRACT: A letter dated June 18th was received from Mr. James R. Woglom asking the Board to authorize an extension on their contract until sometime this fall.

NOTE OF JUNE 18 FROM SELECTMEN RE QUESTIONS TO MAPC: The Selectmen will send a copy of questions to the MAPC and their answers to Weston & Sampson as well as the Planning and Water and Sewerage Boards.

LETTER FROM SELECTMEN RE MARLYN ESTATES PARK LAND: A letter dated June 18th was received regarding the possible availability of Lot No. 18 in Marlyn Estates for park and recreation purposes. It was voted to send a letter to Mr. Henry Heald in this regard.

LETTER FROM BOARD OF SELECTMEN RE ROCKY LANE: The Board received a letter of June 19th asking their opinion regarding the abandonment of Rocky Lane between South Street and Snyder Road. The Board will inspect this area.

MEETING WITH TOWN GOVERNMENT STUDY COMMITTEE: Some items to be discussed on June 30th with the Town Government Study Committee were enumerated.

ZONING BY-LAW - TOWN OF AMHERST: This Zoning By-law has been received.

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

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of June 30, 1969

Members present: Messrs. Ezequelle, Gray, Standley and Vanslette.

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

HAWTHORNE ACRES: After inspection of the work already completed, it was voted to include Carmen Circle from Station 0+50 to Station 9+38, including the PC's on each side of the intersection of Grace Drive, and to release lots 13, 25, 26, 35, 36, 37 and 38 for the surety which we now hold on Carmen Circle.

PINE NEEDLE PARK: The Planning Board has inspected for release of surety the following:

Curtis Drive: The Planning Board voted to release $1,000 of the $7500 bond on Curtis Drive from Station 0+50 to the end of the road, including the turnaround.

Cypress Street: Before any surety can be released, the Board is requesting a catchbasin rim survey.

Flint Locke Lane: The Board has voted to release the total amount of $3800.

KAMARK SUBDIVISION: An inspection of the way has been made and it was voted by the Board not to make any reduction in surety as the street has a binder course only.

MARLYN ESTATES: It was voted to defer until next meeting action on bond reduction and Blacksmith Road drainage.

ROCKY LANE: It was voted to write the Board of Selectmen asking if they would be more specific as to the piece of land they have in mind in their proposal for recreation land and the abandonment of a section of Rocky Lane.

MARVIN PROPERTY: It was voted to send a letter to Mr. Alexander Marvin regarding the development of his property. It was also voted to invite a representative of the MPIC as well as the Industrial and Development Commission to meet with the Board on July 7th to discuss the development of the Marvin property.

WATERSHED PROTECTION DISTRICT: It was voted to send a draft of the Watershed Protection District zoning to Town Counsel for his review and also so he can prepare this for an article at the forthcoming town meeting.

LAND SUBDIVISION RULES AND REGULATIONS: Mr. Gray checked and found that on page 31 there is a section on "Density of Pavement" which adequately covers "coring."

Mr. Gray will draft a letter to be sent to all subdividers setting forth our policy on coring for next week's meeting.

Mr. Gray suggested that "Subdrains" be handled in the same way as "Density of Pavement"; i.e., making reference to MDPW Standard Specifications for Highways and Bridges. Mr. Gray will work with Mr. Rogers on this.

MINUTES - 1958 through 1967: In answer to a letter of June 29th from Mrs. Rayner, the Board voted to send the following letter:

"We are in receipt of your letter of June 26th and it is our understanding from this letter and from your meeting with Mr. Standley that by September 1st you will type up the minutes which are now in rough draft and will turn over all minutes which are in your possession (1958 through 1967) to the Board.

"The Board appreciates fully that completion of these minutes while you were the Board's Administrative Agent was deferred to give precedence to more pressing business.

"The Board has voted to compensate you at the rate of $2.20 per hour for the work necessary to complete the minutes. As you may know, this is the maximum hourly rate we are permitted to pay.

"We regret any misunderstanding that may have arisen from our discussions of this matter."

KAMARK SUBDIVISION: It was voted to write a letter to the Superintendent of Streets asking his opinion as to whether or not road construction can be completed in view of the apparent drop in the ground water level and also asking his opinion of granting permission to lay a 3" thick bituminous surface on the stub.

The meeting was adjourned at 11:00 p.m.

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of July 7, 1969

Members present: Messrs. Ezequelle, Rogers and Vanslette. Others present: Mr. & Mrs. Joseph McNamara, Mr. & Mrs. Robert Heiber, Mr. & Mrs. Wilbur Munger, Mr. Henry Heald, Mr. Daniel Collins, Mr. Edward Stivaletta and Mr. Michael Pacella.

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

HAWTHORNE ACRES: Mr. & Mrs. Joseph McNamara, Mr. & Mrs. Robert Heiber and Mr. & Mrs. Wilbur Munger appeared before the Board to make a complaint regarding the sidewalks in their area and the possibility of ponding in a low area. The Board voted to meet at Hawthorne Acres at 7:30 p.m. Thursday, July 10th, to view the problem.

TERRY SEA REALTY TRUST: Mr. Daniel Collins appeared before the Board with his definitive plan which was signed November 16, 1966, but which was not put on file at the registry at that time to have a section signed stating that there have been no changes in the plan since its original signing. It was voted to sign the linen.

PINE NEEDLE PARK: It was voted to release the following bonds in the name of Joseph Stivaletta, Inc.:

1. Bond No. SY-435247 - Employers' Liability Assurance Corporation, Ltd., Boston, Massachusetts, dated October 11, 1967, in the amount of $13,000 covering Cypress Street from Station 4+30 to Station 12+25.51.

2. Bond No. SY-435332 - Employers' Liability Assurance Corporation, Ltd., Boston, Massachusetts, dated December 20, 1967, in the amount of $18,500, covering Cypress Street from Station 0+00 to 4+30, including to the PC's of Hemlock Road.

It was further voted to recommend to the Selectmen that Cypress Street, Green Street, and Flint Locke Lane be laid out for acceptance.

MARLYN ESTATES: It was voted to release the surety on Colonial Road from Station 9+50 to 10+70 in the amount of $4000 in the form of Savings Bank Account No. 61808, Needham Cooperative Bank and surety on Colonial Road from Station 10+70 to 14+45 in the amount of $5000 in the form of Savings Bank Account No. 62153, Needham Cooperative Bank, upon receipt of surety in the amount of $250 to cover miscellaneous repairs to bituminous curbing in front of house lots No. 61 and 65.

It was also voted to write Mr. Heald and invite him to meet with the Planning Board at 8:30 p.m. on Monday, July 14th, to discuss the proposed revised drainage of Blacksmith Drive and the intersection of Hutson Road and the size of the drains.

STAGECOACH ESTATES: Mr. Rosenfeld requested surety to be set on Lee Road from Station 20+90 to 14+90.

WATERSHED AND FLOOD PLAIN ZONING: Mr. Rogers asked the Board's permission to contact Millis on this.

NORFOLK CONSERVATION DISTRICT: Mr. Rogers will attend a meeting on July 8, 1969, in Walpole to find out progress made in the lowering of the watertable in the Harding area.

WATERSHED DISTRICT ZONING: Mr. Vanslette suggested a series of three or four regular evening meetings to inspect the brooks in conjunction with the new proposed zoning.

RAILROAD PROPERTIES: Mr. Rogers suggested that the Board write to local, state and federal levels of government about railroad properties that are no longer used. These railroad properties might be very useful in the years to come as they make a swathe from town to town and possible future use is unlimited. It was voted to act on this with a full board.

KAMARK DRIVE: It was voted to send a letter to the Bibbo Construction Corporation instruting them to complete the ways within the Kamark subdivision in accordance with the Land Subdivision Rules and Regulations of the Planning Board of the Town of Medfield and to complete the stub using 2" of binder and 1" of top-wear surface.

METCALF & EDDY: It was voted to send a letter to Mr. Woglom of Metcalf & Eddy, in response to his letter of June 18, 1969, extending Metcalf & Eddy's agreement with the Planning Board dated July 18, 1968, through 1969.

FEDERAL AID - SEWERAGE: A copy of a letter to the Selectmen from the Metropolitan Area Planning Council has been received answering questions set forth in the Selectmen's letter of June 3rd.

RECOMMENDED HIGHWAY AND TRANSIT PLAN: A copy of the Selectmen's comments regarding this plan, dated June 24, 1969, has been received.

BOARD OF APPEALS VARIANCE: Variance was granted to Mrs. Mary F. Porcell for continuation and enlargment of a parking lot on Frairy Street.

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

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of July 14, 1969

Members present: Messrs. Gray, Rogers and Vanslette. Others present: Messrs. Gerhardt Grenzberg, Robert McCloud, Paul Hurd, Henry Heald, Daniel Murphy and William Duhaime.

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

STAGECOACH ESTATES: It was voted to set surety on Lee Road from Station 14+90 to Station 20+90, a distance of 600 feet, in the amount of $11,000 for a one-year bond, and, upon receipt of said surety, lots 84, 85, 86, 87, 122, 123 and 124 will be released. If it is elected by the subdivider to present a two-year bond, then the surety figure will be $12,100.

It was also voted to have the paperwork prepared for this transaction.

MEETING WITH INDUSTRIAL COMMISSION AND MPIC: A meeting was held with the Industrial and Development Commission to discuss any progress regarding the development of the Marvin-Rogers property. Other sites for revenue-producing property will be looked into. The conculsions of the meeting were:

1. The Industrial and Development Commission will draft a letter to be signed jointly and sent to Mr. Mara regarding the town Boards' feelings regarding apartment complexes on the Marvin-Rogers property.

2. The Industrial and Development Commission will invite Mr. Edward Stivaletta and his architect to the Planning Board meeting on July 21st to discuss plans which Mr. Stivaletta would like to present regarding apartments.

3. An inventory list of unused land prepared by the MPIC will be sent to the Industrial Commission for their use.

BLACKSMITH DRIVE DRAINAGE: It was voted to permit Mr. Heald to eliminate the drainage line on Hutson Road extension, installing a catchbasin at Station 14+0 plus or minus on the righthand side of the way. The remainder of the drainage in Blacksmith Drive is to be sloped to the brook, which is approximately Station 18+50. The drainage pipe in the remainder of Blacksmith Drive is presently 12" and should be increased to 18" in diameter. As this is necessitated by drainage from other lands and is not a problem with this specific subdivision, the Board will recommend to Mr. McCarthy that

an article be placed in the Town Warrant setting forth that additional cost from the 12" to 18" pipe will be borne by the town.

The Board is not requiring the construction of the extension of Hutson Road between lots 66 and 67. The Board will require, however, that the easement for this way be turned over to the town for its acceptance. The cross section of Blacksmith Drive across the proposed way will be a typical cross section; i.e., bituminous curb, grass strip and sidewalk. Turnarounds will be required in the vicinity of lots 65 and 99 and in the vicinity of lots 62 and 97. The town should accept the way of Blacksmith Drive that is shown on the plan connecting the two turnarounds.

COLONIAL ROAD: On Colonial Road the Board recommends that a turnaround be placed in the vicinity of lot 88 and that the drainage in that area slope to the brook. It was voted by the Planning Board to have the selectmen lay out Colonial Road from Station 6+95.41 to Station 12+50 for acceptance by the town.

TERRY SEA TRUST: Mr. Daniel Murphy of Terry Sea Trust brought in a plan to have the date changes in accordance with a vote of the Planning Board on October 17, 1966. It was voted to make this change and initial it. It was also voted to send a letter to Mr. Bruce Richards, Attorney, so stating.

M&D BUILDERS: Mr. William Duhaime presented a plan under Subdivision Control Law not Required to be signed. It was voted to sign this plan of six lots on Granite Street.

LAND SUBDIVISION RULES AND REGULATIONS - CORING: A letter was drafted to be sent to all subdividers in Medfield regarding the town's Test Core Requirements.

LAND SUBDIVISION RULES AND REGULATIONS - SUBDRAINS: It was voted to have "Figure 5 - Subdrains" reproduced by Mr. Bowman. It was also voted to advertise changes in the Subdivision Rules and Regulations in the SUBURBAN RECORDER on July 31st and August 7th, setting a hearing for August 18, 1969.

HAWTHORNE ACRES: It was voted to send a letter to Lasell Realty with a copy of Mr. Frank Portugal inviting them to meet with the Board at 9:00 p.m. either July 21st or 28th.

UNDERGROUND WIRES AND UTILITIES: It was voted to send a letter to the Selectmen suggesting that the town adopt the procedure now followed by subdividers of burying wires and utilities within traveled ways.

SOIL SURVEY REPORT: A letter dated July 10, 1969, was received from the Norfolk Conservation District reporting that as of July 17th the Soil Survey field work will be completed.

BOARD OF APPEALS DECISION 195: The Board of Appeals upheld the Building Inspector's decision that a building permit not be issued to Page Realty for the building of 88 apartments on "B" residence land because of the overloaded sewer system.

BOARD OF APPEALS HEARINGS: There will be a hearing on July 17th on the following:

7:45 p.m. Demolition of present Sunoco Station and Building a new station

8:15 p.m. Variance requested for on-site sewerage for apartments.

PINE NEEDLE PARK - STREETS TO BE LAID OUT FOR ACCEPTANCE: It was voted to recommend to the Selectmen that the following ways be laid out for acceptance:

Flint Locke Lane: From Station 0+00 (21+11.24) to the ease side of the intersection with Green Street, bearing connectin PC equal to north two degrees, eighteen minutes and thirty-nine seconds east, approximately Station 8+87, including all easements for drainage.

Green Street: From Station 5+28.74 to Station approximately 15+40 or a line connection PC's bearing of north eighty-five degrees, forty-nine minutes and thirty-one seconds east. The extension of Green Street east of lot No. 5 on Flint Locke Lane and land owned now or formerly by Joseph S. Kennedy et al from a line connecting PC's at bearing north eighty-seven degrees, ten minutes and seventeen seconds east, a distance of appriximately 195 feet north to a stonewall having a bearing of south eighty-six degrees, six minutes and twenty seconds west, abutting land formerly of Joseph S. Kennedy and Mario Pederzini.

Cypress Street: From Station 0+00 to the sideline of Green Street, approximately Station 12+00.

NORFOLK CONSERVATION DISTRICT: Mr. Rogers attended a meeting of the Norfolk Conservation District on Tuesday night, July 8th.

SPECIAL TOWN MEETING: It was voted to write to the Selectmen requesting a Special Town Meeting.

WATERSHED PROTECTION DISTRICT AND FLOOD PLAIN ZONING: Mr. Vanslette talked with Town Counsel regarding our drafts of Flood Plain and Watershed Protection District Zoning. When the date of the Special Town Meeting is firm, the Planning Board will set up hearings on zoning so that these can be voted on at the Special Town Meeting.

SATURDAY MORNING MEETING: It was voted to meet at 9:00 a.m. Saturday, July 19th, to walk brooks in conjunction with Watershed Protection District zoning.

The meeting was adjourned at 12:01 a.m.

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of July 21, 1969

Members present: Messrs. Gray, Rogers, Standley and Vanslette.
Others present: Messrs. Kenneth Patrick, Daniel O'Halloran, Charles Mitchell, Scott Follensby and Eric O'Brien.

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

MINUTES: The minutes of June 23, June 30, July 7 and July 14th were accepted as amended.

SPECIAL TOWN MEETING: To clarify the request for a Special Town Meeting, the Planning Board Assistant told the Selectmen's Office that the Planning Board's request was to put the Selectmen on notice that the Planning Board would also have an article for a Special Town Meeting.

WATERSHED PROTECTION DISTRICT: Messrs. Rogers and Vanslette reported that on Saturday, July 19th, they started to walk Mine Brook in conjunction with the Watershed Protection District zoning. Inasmuch as this is very time-consuming, the Board will try to set up a schedule to get this completed.

It was voted to send a copy of the draft of the Watershed Protection District zoning to the Walpole Planning Board and Walpole Conservation Commission and invite them to one of our meetings to see the overlay as it applies to the Town of Medfield.

FLOOD PLAIN ZONING: It was voted to set up a meeting with the Millis Planning Board regarding Flood Plain Zoning.

SOIL SURVEY: A letter dated July 14, 1969, from the Soil Conservation Service was received, enclosing two copies of a Renewal Agreement for the Soil Survey. It was voted to have Mr. Standley sign these agreements and to have them forwarded to Mr. Robert N. Morehouse.

A letter dated July 18, 1969, from Mr. Ralph Work, Soil Scientist, was received reporting that the area adjacent to Mine Brook has a good potential as a source of gravel for the town. It was voted to send a copy of Mr. Work's letter to the Selectmen for their information.

Medfield Planning Board
Minutes of July 21, 1969

PINE NEEDLE PARK - III - Curtis Drive: Messrs. Kenneth J. Patrick and Daniel O'Halloran appeared before the Board to request information regarding when this way will be paved. It was voted to send a letter to Mr. Stivaletta reminding him that his bond on Curtis Drive will come due on August 12, 1969.

OUTDOOR ADVERTISING: In response to a request from the Massachusetts Roadside Council, it was voted to send a letter to State Representatives Long and St. Cyr and State Senator Quinlan to go on record as being in favor of local control over outdoor advertising.

ACCESS TO SUBDIVISION: Messrs. Charles Mitchell and Scott Follensby appeared before the Board to ask how they could obtain access to land between Fairview Road and Hillcrest Road. It was voted to request Town Counsel to attend one of our meetings to discuss this.

STAGECOACH ESTATES: It was voted to release Aetna Insurance Company Bond No. S-650612 in the amount of $22,000 which covers the construction of Lee Road from Station 24+50 to 20+90; Snyder Road from Station 26+10 to 15+50 and Oxbow Road from Station 6+17 to 7+07. It was also voted to recommend to the Selectmen that the above ways be laid out for acceptance. Mr. Standley abstained from voting on this as he had not inspected the area.

It was voted to sign Stagecoach Estates Plan of Pilgrim Way dated March 31, 1969.

HAWTHORNE ACRES: Mr. Eric O'Brien of 36 Elm Street appeared before the Board to complain of an unsafe situation in his area caused by the removal of gravel. The Board told Mr. O'Brien that this is under the jurisdiction of the Building Inspector.

ON-LOT GRADING: In response to a copy of a letter from the Superintendent of Streets to the Building Inspector regarding on-lot grading in subdivisions for houselots, the Planning Board voted to send a letter to Mr. Burr stating that this condition could possibly be taken care of by a revision to the Building By-laws.

FUTURE USE OF RAILROAD PROPERTIES: Mr. Rogers will draft a letter on this subject. It was voted to send this letter to the Secretary of Transportation, John A. Volpe; Governor Francis A. Sargent; Senators Edward Brook and Edward Kennedy; Representative Margaret Heckler; State Senator John Quinlan; State Representatives Long and St. Cyr; and the Board of Selectmen.

PINE NEEDLE PARK IV (Now Hatter's Hill): Mr. Rogers will draft a letter to be written to Mr. Michele Stivaletta regarding a drainage easement in Route 109.

MEETINGS: Planning Board meetings will not be held on August 4th and 11th.

LETTER FROM DONALD REARDON: A registered letter dated July 18, 1969, was received from Mr. Reardon, 33 Highland Avenue, Needham, Massachusetts. It was voted to send Mr. Reardon a copy of the Medfield Zoning By-laws and refer him to the Board of Health to answer his other questions.

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

Respectfully submitted,

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of July 28, 1969

Members present: Messrs. Gray, Rogers, Standley and Vanslette. Others present: Messrs. Vardie L. Taylor, Frank Portugal, Mario DiCarlo, William DuHaime, Joseph S. Kennedy, Charles Mitchell and two members of the Millis Planning Board, Messrs. Harold Curran and Paul Robinson.

The Medfield Planning Board meeting was called to order at 8:10 p.m. with Mr. Standley, Chairman, presiding and the following business was transacted:

HAWTHORNE ACRES: At the Board's request, Messrs. DiCarlo and Portugal appeared to report the action taken regarding the sidewalks in the area of Lots 9, 14, 15, 31 and 32. Mr. Portugal reported that at the request of the owners he had fixed sidewalks near McNamara (#14), Papsis (#32), Munger (#9) and Lot #15 which Mr. Portugal owns. Mr. Heiber (lot #31) did not request any work to be done.

Mr. Portugal asked the Board for permission to have a two-to-one slope on the following: Grace Drive, lots 21, 22, 23 and 24; Carmen Circle, lots 13, 36, 37 and 38. The Board will inspect these lots and inform Mr. Portugal of its decision.

PLAN OF LAND ON FOREST STREET: Mr. William DuHaime of M&D Builders presented a Plan of Land under Subdivision Control Law not Required for two lots on Forest Street. It was voted to sign the plan.

NOON HILL ESTATES: Mr. Joseph S. Kennedy, Attorney, presented to the Board a Preliminary Plan of Noon Hill Estates on July 28, 1969, by Calvin and Caroline Caldwell, Trustees for Hoover Realty Trust.

FLOOD PLAIN ZONING: In response to the Board's invitation, Messrs. Harold Curran and Paul Robinson met with the Board to discuss Flood Plain Zoning as it pertains to the Charles River Basin area. All present were in agreement with the 125-foot flood plain in the Charles River Basin.

STAGECOACH ESTATES: Mr. Charles Mitchell appeared before the Board with signed construction cards for Snyder Road and Lee Road. He also presented a drainage plan for Snyder Road and Lee Road. The Board voted to send a letter after the drainage plan has been checked to Aetna Insurance Company releasing the surety.

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ACCESS TO SUBDIVISION: In response to Mr. Fuller's letter of July 25, 1969, it was voted to write to Town Counsel and ask him to look up the easements at the end of Fairview Road and the first easement to the left off Hillcrest Road from Nebo Street and invite him to meet with the Board on August 18, 1969, at 8:30 p.m. to discuss this.

A letter was received from Mrs. Marjorie F. Perkins, dated July 23, 1969, of 5 Hillcres Road on this subject.

MINUTES: The minutes of the July 21st meeting were accepted as read.

WATERSHED PROTECTION DISTRICT: On Saturday morning, July 26th, Messrs. Gray, Rogers and Standley walked in from North Street to Brooks "C" and "D" and followed Brook "D" to its intersection with Pine Street. This brook appeared to be as shown except for one area of swamp which needed to be widened on the map.

It was decided that on Saturday morning, August 2, 1969, at 9:30 a.m., Messrs. Standley and Rogers would complete Brook "D" and start North Brook.

On Sunday morning August 3rd, Messrs. Gray and Vanslette will walk Saw Mill Brook.

ACQUISITION OF RAILROAD RIGHTS OF WAY: It was voted to send the letter which Mr. Rogers drafted on this subject to various Federal and State officials.

PERSONNEL BOARD: A letter dated July 22, 1969, was received from the Personnel Board stating its concern over the Planning Board's decision to pay Mrs. Doris Rayner an hourly rate to type up the minutes of Board meetings which were held while Mrs. Rayner was the Planning Board Assistant. It is the Personnel Board's opinion that the town will be paying twice for the same job.

OUTDOOR ADVERTISING: A copy of a letter from Governor Francis W. Sargent dated July 16, 1969, was received, stating that the Outdoor Advertising Board has adopted the regulation that he recommended on April 3, 1969. In view of this, it was voted to cancel letters about to be written on behalf of the Governor's request.

HARDING ESTATES: Mr. Vardie L. Taylor requested the following:

1. Release of Savings Account #177-39050, Norfolk County Trust Co., Medfield, Massachusetts, in the amount of $1,115 covering Springvalley Road from Station 7+75 to Station 6+50, lots 58 and 103.

2. Release of Savings Account #177-38410, Norfolk County Trust Co., Medfield, Massachusetts, in the amount of $1,115 covering Springvalley Road from Station 7+75 to Station 9+20, lots 59 and 102.

3. Surety to be set on Springvalley Road from Station 4+21.85 to Station 1+50, a distance of 271.85 feet, releasing lots 87, 88, 54 and 55. Mr. Taylor would like to have the above bank accounts used as surety upon their release for this section of Springvalley Road.

4. Surety to be set on Longmeadow Road in the area of Lots 79 and 84.

It was voted to set surety on Springvalley Road from Station 4.21.85 to 1+50 at $2,230. It was voted to have the paperwork set up on thses transactions and the Board will check this area over on Saturday morning.

STORM DRAINAGE IN ROUTE 109: It was voted to send Mr. Michele Stivaletta a letter regarding storm drainage by both registered and regular mail.

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

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of August 18, 1969

Members present: Messrs. Ezequelle, Rogers, Standley and Vanslette.
Others present: Messrs. Charles Fuller, Henry Heald, Joseph S. Kennedy and Charles W. Mitchell.

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

HEARING RE AMENDMENTS TO LAND SUBDIVISION RULES AND REGULATIONS: Mr. Vanslette read the first two paragraphs of the hearing notice that was published in the Suburban Press and Recorder on July 31 and August 7, 1969. The reading of the proposed amendments was waived. It was voted to adopt the changes and additions to the Land Subdivision Rules and Regulations as set forth in the Suburban Press and the hearing was declared closed. Mr. Henry Heald was in attendance.

It was voted to have these revisions typed and sent to the Register of Deeds and the Recorder of the Land Court in accordance with Section 81-Q of the Municipal Planning and Subdivision Control Legislation.

It was further voted that the Planning Board Assistant get an estimate from Mr. Bowman of the cost of printing and inserting these pages into the Land Subdivision Rules and Regulations.

ACCESS TO SUBDIVISIONS: Town Counsel appeared before the Board to discuss steps to be taken to open up two areas in town which have been landlocked. Mr. Fuller suggested that the Planning Board should ask the Selectmen to layout a road in these areas. A hearing would then be held to which the public is invited by publication. Should the Selectmen decide to lay out the road, they would have to submit an article to the voters at a town meeting for authorization to take the land. A two-thirds vote of the town meeting would be required. The defect which caused this problem could be corrected in the future if the submissions for taking were to be submitted to the Planning Board and passed on to the Selectmen. Action on this will be tabled until next week's meeting.

MARLYN ESTATES: Mr. Henry Heald appeared before the Board with inspection cards signed for Blacksmith Drive from 14+00 to 17+50 and requested surety to be set for lots 100 and 66. It was voted to inspect this area on Saturday morning.

INDIAN HILL ESTATES: Mr. Joseph S. Kennedy, lawyer for Hoover Realty Trust, presented to the Board a 30-sheet Definitive Plan for a portion of the land for which he filed a Preliminary Plan on July 28, 1969. For clarity in working with these plans, the Definitive Plan which was presented this evening will be called "Noon Hill - II" and the Preliminary Plan presented on July 28th will be called "Noon Hill - III."

MINUTES: It was voted to accept the minutes of July 28, 1969, as revised.

MEETING DATES: As the Planning Board has been invited to meet with other town boards on Monday, August 25th, it was voted to hold their regular weekly meeting on Tuesday, August 26th. In addition, as September 1st is a legal holiday, the Board voted to meet on Tuesday, September 2nd.

WATERSHED PROTECTION DISTRICT: Mr. Rogers reported that on Saturday, August 16th Mr. Standley and he checked some brooks and wetlands in the Noon Hill area and will continue others in this area on Saturday, August 23rd.

In reply to the Board's letter of July 23rd, it was voted to write to the Walpole Planning Board that they will be informed when a special meeting is held on this subject.

LAND COURT HEARING: On July 30th a registered notification of a land court hearing to confirm title of a parcel of land owned by Ralph E. Changerlain on Dale Street was received.

KAMARK DRIVE: A letter dated August 8, 1969, was received from Mr. Edwin P. Markowski of 3 Kamark Drive regarding a water level problem in his back yard due to improper grading and insufficient fill.

A letter dated August 12, 1969, on the same subject was received from the Superintendent of Streets. It was voted to write to Mr. McCarthy suggesting the developer consider on-lot filling.

It was voted to send a copy of Mr. Markowski'l letter to the Board of Health because of a possible health hazard.

It was voted to forward to Bi-Walk Construction Company a copy of a letter dated August 13, 1969, to the Planning Board from the Water and Sewerage Board requesting that Kamark Drive not be accepted as a town way until service boxes to each house are in a workable condition and the street and hydrant boxes are in satisfactory condition.

LAYOUT OF WAYS FOR TOWN ACCEPTANCE: It was voted to write to the Selectmen thanking them for their letter of August 6th and informing them that the Planning Board will send a copy of their letter and instructions to each subdivider. In addition, from time to time as we release town surety on the streets, we will notify the Selectmen of such release.

HATTERS HILL SUBDIVISION: In reply to the Superintendent of Streets letter of August 12th, it was voted to write to Mr. McCarthy, with a copy to Mr. Taylor, requesting a preliminary profile of the condition described in his letter.

A letter dated August 13th on the subject of the drainage easement on Main Street was received from Mr. McCarthy. It was voted to write to the Building Inspector, with copies to the Superintendent of Streets and Mr. Vardie L. Taylor, requesting that no more building permits be granted for the Hatters Hill area and no occupancy permits be issued for any existing structures in this area until the drainage problem is cleared up.

In reply to Mr. McCarthy's letter of August 14th, it was voted to write to Mr. McCarthy that the Planning Board concurs with the emergency action taken by him.

STAGECOACH ESTATES: Mr. Charles W. Mitchell presented an $11,000 bond for Lee Road to the Planning Board which was not accepted because of minor technicalities.

Mr. Mitchell reported that on Stagecoach Road he is periodically filling a hole near a catchbasin, the fill around which is settling, and will resurface it.

JOINT MEETING RE DISCUSSION OF DEFINITIVE PLANS: A letter dated August 18th was received from the Board of Health suggesting a joint meeting of boards for discussion and approval of definitive plans for subdivisions. It was voted to answer this letter in the affirmative.

DEPARTMENT OF PUBLIC WORKS CONSTRUCTION MANUAL: In his letter of August 12th, Mr. McCarthy informed the Planning Board that the Street Department has a copy of the latest MDPW Construction Manual which the Planning Board may use.

SPECIAL TOWN MEETING: The Selectmen, in their letter of August 6th, stated that there will be a special town meeting in the fall which will consolidate requests from all departments.

MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STUDY: With their letter of August 13, 1969, the Selectmen passed on to the Planning Board a long-range plan to provide adequate arterial streets in Massachusetts.

The Planning Board will check to see whether or not they have definitions of the various ways.

PAYMENT BONDS: In his letter of August 12th, the Superintendent of Streets suggested the inclusion of a payment bond in addition to the requirements of a performance bond. Mr. Standley will call Town Counsel regarding this. Further action is tabled until next meeting.

MINUTES 1958-1967: As a result of two phone calls, Mrs. Rayner has acknowledged she has all minutes from 1958 through 1967 and will turn them over completed to the Planning Board at their first meeting in September.

BROOK STREET EXTENSION: It was voted to turn back the problem of the extension of Brook Street to the Selectmen requesting them to appoint a group to look into the feasibility of this extension either to Pound Street or in some other way tying into South Street. The Planning Board would be very glad to work with this group.

STATE HOSPITAL PROPERTY: It was voted to write the Board of Selectmen asking what Mr. Mills of the Board of Assessors has found out about the State Hospital property where the new Route 27 will go through.

ZONING MAP: The Planning Board Assistant was requested to check with Mr. Vaughan regarding progress made in revamping the zoning map.

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

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of September 2, 1969

Members present: Messrs. Ezequelle, Rogers, Standley and Vanslette.
Others present: Mrs. Doris Rayner, Messrs. Heald, Fuller and Mann.

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

MINUTES - 1958-67: Mrs. Doris Rayner appeared before the Board and returned prior years' minutes as follows:

1958 - Complete
1959 - Complete
1960 - Holding two pages
1961 - Holding entire year
1962 - Holding seven sheets of minutes
1963 - Holding two sheets - October 23 and November 28
1964 - Holding five months - August through December
1965 - Holding entire year
1966 - Holding nine sheets - October, November, December
1967 - Holding entire

Mrs. Rayner will turnover the remainder of the minutes as completed. She also turned over some files and other material to the Board.

HEALD HOMES TRUST: It was unanimously voted to set surety on Blacksmith Drive from Station 13+35.56 to 16+50, a distance of 312 feet, at $7,320 for a one-year period, covering the release of lots 66 and 100.

Mr. Heald presented to the Board Bankbook No. 62153 on Needham Cooperative Bank in the amount of $4,320 and assignment thereof. He will send the Board a letter stating that this work will be completed within one year.

It was voted to have the paperwork done on the above transaction.

It was unanimously voted to set surety on Blacksmith Drive from Station 16+50 to 17+65, a distance of 115 feet, at $2,560 for a one-year period. Upon receipt of this surety, lots 65 and 99 will be released.

POLICE CHIEF: Mr. Mann, the new police chief, appeared before the meeting to request that he be notified when a definitive plan has been approved by the Planning Board so that the Police Department would know the location of such new subdivision and the street names. The police chief will be invited to attend preliminary meetings on subdivision plans.

PLAN OF EASEMENT: Mr. Fuller presented to the meeting a Plan of Easement on South Street dated August 28, 1969, under Subdivision Control Law not Required. The Board voted to sign this plan.

SPECIAL TOWN MEETING: Mr. Fuller advised the Planning Board that the Selectmen voted to hold a Special Town Meeting on October 27, 1969, at 7:30 p.m. at the Dale Street School. The warrant will close at 7:30 p.m. on September 30th at the Selectmen's Office.

WATERSHED PROTECTION DISTRICT ZONING: In view of the Special Town Meeting to be held on October 27th, the following schedule has been set up to take care of the legal technicalities of presenting the Watershed Protection District zoning before the voters. A public hearing will be held on October 20th, necessitating advertising in the Suburban Recorder on October 2nd and 9th.

SUBDIVISION CONTROL LAW NOT REQUIRED: Mr. Arthur Owens presented a plan under Subdivision Control Law Not Required showing land to be conveyed by the estate of George B. Hardie to Owens Trust on Green Street. It was unanimously voted to sign this plan.

APARTMENTS: Mr. Ezequelle, Industrial Board liaison, reported on the meeting held August 26th with the Board of Selectmen, Finance Committee, MPIC, Superintendent of Streets, Water and Sewerage Board, Fire Chief, Police Chief and the Industrial & Development Commission on the possibility of Mr. Michele Stivaletta building apartments on the Marvin-Rogers property.

A letter dated August 27th from Mr. Grenzberg and it was the consensus of the Planning Board to write a letter to Mr. Grenzberg, Chairman of the Industrial and Development Commission, setting forth the following points:

1. At the appropriate time, the Planning Board would like to sponsor a questionnaire with the Industrial and Development Commission to the citizens of the community regarding the proposed apartment development.

2. The Planning Board would like the Industrial and Development Commission to attend a meeting, including Mr. James Woglom of Metcalf & Eddy, to discuss the total impact of this type of a development in Medfield. The Planning Board feels that Mr. Woglom, as an outside consultant, would give some insight into the problems that could arise as a result of the proposed apartment development.

3. Contact other towns of our size who have recently had major apartment developments to ascertain the effect of such development on their town, not only regarding the changing of the town as a whole, but also the effect on the schools.

KAMARK DRAINAGE: It was voted to send a letter to the Bi-Walk Construction Company enclosing a copy of the Superintendent of Streets letter of August 20th and the Planning Board's letter of the same date, which advocate the filling of two lots on Kamark Drive.

MEETING SEPTEMBER 3RD: It was voted to hold a Planning Board meeting on September 3rd to complete business on the September 2nd agenda.

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of September 3, 1969, Meeting

Members present: Messrs. Gray, Rogers and Vanslette.

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

KAMARK DRAINAGE: A letter dated August 26, 1969, was received from the Superintendent of Streets citing that in his opinion the only practical solution to the water problem at 3 Kamark Drive is a small pipe under the sidewalk. It was the decision of the Board to send to Mr. Bibbo the letter previously voted by the Board and to hold in abeyance this letter received from Mr. McCarthy.

ACCESS TO SUBDIVISION: It was voted to send a letter to the Board of Selectmen recommending that they lay out the stubs into the "now or formerly Pliny Jewell et al estate" from Hillcrest Road and Fieldstone Drive.

ACQUISITION OF ABANDONED RAILROAD RIGHTS-OF-WAY: In response to the Planning Board's July 30, 1969, letter on this subject, replies were read from the following: Representative John F. St. Cyr, letter of August 13, 1969; Carl V. Lyon, Department of Transportation, Federal Railroad Administration, letter of August 26, 1969; United States Senator Edward W. Brooke, letter of August 27, 1969.

GRAVEL - MINE BROOK AREA: A letter was received from the Board of Selectmen dated August 12, 1969, on this subject.

LAND SUBDIVISION RULES & REGULATIONS: Letters dated August 5th and 12th from the Superintendent of Streets on this subject were read.

Certified copies of Land Subdivision Rules and Regulations have been received from the Town Clerk to be sent to the Register of Deeds and the Land Court.

MEDFIELD DEVELOPMENT CORPORATION: A letter dated August 20, 1969, was received from the Medfield Development Corporation stating that they would finish work under their latest bond one year from date.

HATTERS HILL SUBDIVISION: Letters dated August 22, 1969, were received from Mr. Vardie L. Taylor and Mr. Bruce Richards, setting forth their intent regarding the Drainage Easement on Route 109.

Mr. McCarthy's letter of August 21, 1969, regarding the intersection of Cheney Pond Road was read.

A letter was received from the Superintendent of Streets dated August 26th stating that 429 tons of pavement were used to pave 925 feet of Hatters Hill Road to a depth of 2" and 36' wide.

It was voted to send a certified letter to Mr. Michele Stivaletta regarding the completion of the work in connection with the drainage easement on Main Street to be connected to Phillips 66.

BURYING UTILITIES IN PUBLIC WAYS: In the Selectmen's letter of August 20, 1969, it was stated that they have asked Town Counsel to research the matter.

It was voted to send a letter to the Selectmen recommending that they obtain a copy of the "underground sires" bill.

BRIDGE STREET INTERSECTION: Mr. McCarthy's letter of August 26, 1969, was read regarding the need for additional basins on the intersection of Bridge and Essex Streets.

HAWTHORNE ACRES: It was voted to send a copy of the Superintendent of Streets' letter of August 26, 1969, regarding sidewalks on Grace Drive at Cross Street to Mr. Portugal.

It was voted to write Mr. Portugal to ask for the completion date of the sidewalks on Steven Lane and Grace Drive.

A copy of a letter to Mr. Mario DiCarlo dated August 27, 1969, from Mr. McCarthy was read.

COMPLETION OF SUBDIVISION STREETS: It was voted to send a letter to Mr. McCarthy asking him to clarify his letter of August 19th regarding payment bonds.

Another letter dated August 19th from Mr. McCarthy was read. The Superintendent of Streets suggested inclusion in the Rules and Regulations a maintenance performance bond.

NOON HILL ESTATES PLAN: A letter dated August 27, 1969, was received from Mr. McCarthy asking where the water will come from that will be necessary for this number of houses.

It was voted to write the Selectmen asking if Noon Hill Street has had a recent layout.

A copy of a letter from the Superintendent of Streets to Hoover Realty Trust regarding permission to connect a drain from a lot to the street drain in Indian Hill Road was read.

KAMARK AND HARDING DEVELOPMENT: A copy of the report prepared by the Norfolk Conservation District was received from the Selectmen with a request for the Planning Board's comments. Action on this was tabled.

PUBLIC WAYS SERVING APARTMENT BUILDING COMPLEXES: Mr. McCarthy's letter of August 19th on this subject was read and will be filed for consideration when revising the Subdivision Rules and Regulations.

APARTMENT AREAS: A copy of the Superintendent of Streets' letter to the Board of Selectmen dated August 25th was read. This letter had to do with recreational space in apartment areas.

Mr. Grenzberg/s letter of August 15, 1969, to Mr. Alexander Marvin was read. This letter pertains to the Industrial Commission's and other boards' continued interest in apartment house developments.

PLAN AND PROFILE OF PARTRIDGE ROAD: It was voted to approve the Plan and Profile of Partridge Road dated August 15, 1969, and to send a letter to Mr. Edward Stivaletta to this effect.

COUNTY LAYOUT AND SEWER STUDIES: Mr. McCarthy's letter of August 26th on this subject was read. It was felt that no action was required.

HENDERSON WAY: A copy of Mr. McCarthy's August 11th letter to Cheney Engineering Company was read. No action required.

BOARD OF APPEALS DECISION 197: A variance was granted the petitioners to allow on-site sewerage in a "B" residence for an 88-unit apartment complex until such time as the Medfield sewerage system is able to take additional waste.

WATERSHED PROTECTION DISTRICT: It was voted to put this item on the September 8th agenda.

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

Respectfully submitted,

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of September 8, 1969, Meeting

Members present: Messrs. Gray, Rogers, Standley and Vanslette.
Others present: Mr. Bernard Martin.

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

MINUTES: The minutes of August 18th and September 2nd were approved as read. The minutes of September 3rd were approved as amended.

SUBDIVISION CONTROL LAW NOT REQUIRED: It was voted to sign a Plan of Land in Medfield, Mass., presented to the Board by Mr. Bernard Martin, Walpole attorney, drawn by Ellsworth & Holman Engineering Associates, Franklin, dated August 27, 1969, and owned by Mr. John Basile, under Subdivision Control Law Not Required. This land is on Main Street.

BRIDGE STREET INTERSECTION: Mr. Gray, liaison to the Street Department, will talk with Mr. McCarthy in regard to his August 26th letter on the need for additional catchbasins at the intersection of Bridge Street and Essex Road and report his findings to the Board.

COMPLETION OF SUBDIVISION STREETS: At the same time, Mr. Gray will discuss Mr. McCarthy's letters of August 19th and September 8th regarding payment bonds and will report to the Board.

TERRY SEA REALTY TRUST: It was unanimously voted to write to Mr. Vardie L. Taylor requesting a profile of Essex Road as he would like to construct it.

HATTERS HILL SUBDIVISION: It was unanimously voted to write to Mr. Vardie L. Taylor requesting a profile of the intersection of Hatters Hill Road and Cheney Pond Road as constructed.

It was voted to write a letter to the County Engineers, with a copy to the Selectmen, requesting that they make a study of the intersection of Route 109 and Hatters Hill Road, such study to incorporate the area between the Colonial Inn and the Sunoco Gas Station, and secure appropriate sight easement for purposes of safety on Route 109 and Hatters Hill Road.

WATERSHED PROTECTION DISTRICT: Mr. Vanslette reported that he had finished walking Vine Brook and that he and Mr. Gray completed North Brook, Brook "B" and Turtle Brook. It appeared that there is a pollution situation in Brook "B".

It was voted to write to the Board of Health regarding possible pollution in Brook "B" near the intersection of Pheasant and Marlyn Roads.

The Board voted to make certain changes on the June 23rd draft of the Watershed Protection District zoning. These will be retyped for use at the September 15th meeting.

It was voted to invite representatives of the Walpole Planning Board and Conservation Commission to our September 15th meeting to discuss Watershed Protection District and Flood Plain Zoning.

NOON HILL SUBDIVISION-II: It was voted to write a letter to Mr. Ralph Work asking him to attend the September 15th Planning Board meeting to review a proposed subdivision in the Noon Hill area.

It was voted to write to the Medfield Conservation Commission and Park and Recreation Commission requesting that a representative be present at our September 15th meeting with respect to acquiring land for conservation and parks in the proposed Noon Hill-II subdivision.

APARTMENTS: It was voted to send to Mr. Grenzberg the letter which was drafted last week.

REPORT ON KAMARK AND HARDING: Members will read this report and a letter will be written to the Selectmen commenting thereon.

PERSONNEL BOARD: A letter dated September 2nd was received from the Personnel Board requesting that a Personnel Job Description blank be filled out. The Planning Board Assistant was requested to do this.

SWIMMING POOL REGULATIONS: A letter dated September 8, 1969, was received from the Building Code Committee regarding swimming pools. It was voted to table action on this pending a review of past proposed regulations.

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

Respectfully submitted,

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of September 15, 1969

Members present: Messrs. Gray, Rogers, Standley and Vanslette. Others present: Mr. Everett Francis; Dr. Richard Heiligmann of the Medfield Conservation Commission; Mr. Douglas Sutcliff of the Walpole Conservation Commission and Mr. Henry Heald.

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

NOON HILL ESTATES II AND III: In view of a public hearing and a preliminary plan deadline on Noon Hill Estates II and III, Mr. Everett Francis, who is presently in charge of the Medfield Soil Survey, appeared before the Board so that the area in question could be pinpointed for an interpretation of the soil. Mr. Francis will indicate on the Preliminary Plan the soil conditions in the subdivision.

Dr. Heiligmann, Chairman of the Conservation Commission, was asked if there was any area in the new proposed subdivisions which he would like to have set aside for conservation purposes. The Conservation Commission would like to have land in this area set aside but does not think it feasible inasmuch as there is a great deal of land just outside this area which can never be built on due to the conditions of the will controlling this land.

FLOOD PLAIN AND WATERSHED PROTECTION ZONING: Mr. Douglas Sutcliff of the Walpole Conservation Commission and Dr. Heiligmann of the Medfield Conservation Commission met with the Board to discuss the above-mentioned zoning changes. The question was asked, "What is the difference between Flood Plain and Watershed Protection District?" Basically, the difference is that Watershed Protection District is concerned with brooks that are running and with the wet areas that are adjacent to brooks; whereas flood plain is considered to be concerned with flood water adjacent to the Charles and Stop Rivers.

The Planning Board Assistant was requested to contact Town Counsel in regard to legal notices for the Public Hearing to be held on Flood Plain and Watershed Protection District zoning on October 20th.

It was voted to send a copy of the proposed Flood Plain and Watershed Protection District zoning to the Board of Appeals for their study and comment.

As the Walpole Planning Board could not be present at this meeting, a copy of the proposed zoning will be sent to them.

INDUSTRIAL AND DEVELOPMENT COMMISSION: Mr. Robert Dorsey of the Industrial and Development Commission appeared before the Board to set forth the Industrial Commission's position regarding an

apartment complex on the Marvin-Rogers property. The Industrial Commission feels it is up to them to investigate thoroughly all facets of this project and then apprise the people of Medfield of their findings. Mr. Dorsey will report any developments as they occur.

Mr. Donnelly's letter of August 8, 1969, to the Planning Board was read regarding possible sites for apartments. It was voted to send a copy of Mr. Donnelly's letter to the Industrial and Development Commission.

MINUTES: The September 8th minutes were accepted as read.

ESSEX ROAD PROFILE: It was voted to have Mr. Vardie L Taylor submit a plan of his subdivision on which to be shown the two extra catchbasins requested by the Superintendent of Streets and present to the Board a revised profile of the road for approval.

It was voted to write to the Selectmen to inquire as to the requirements they have made regarding the profile of the Essex Road area.

It was voted to write a letter to the Superintendent of Streets requesting a sketch of the location of the additional catchbasins on Essex Road that he is recommending.

It was voted not to sign the profiel as submitted.

Mr. Gray will discuss this matter with Mr. McCarthy for the Board.

ZONING MAPS: The sepia and some prints of the Zoning Maps have been received from Cheney Engineering incorporating new streets since the printing of the 1967 map.

NOON HILL STREET: A letter dated September 11, 1969, was received from the Selectmen stating that Noon Hill Street was laid out in 1661 and 1742 and that it is one and one-half rods wide. It was voted to send a letter to the Selectmen requesting them to petition the County to lay out Noon Hill Street.

ACCESS TO SUBDIVISION: In their letter of September 11, 1969, the Selectmen requested more information regarding access to the area between Hillcrest Road and Fairview Road. It was voted to send a letter to the Selectmen answering their questions.

UTILITIES BILL: A copy of the new bill regarding underground utilities was received from the Selectmen. Mr. Vanslette will read the bill and report on it at our next meeting.

CURTIS DRIVE: It was voted to send a letter to Mr. McCarthy informing him that the Planning Board has authorized Bella Construction Company to apply 2" of bituminous base course in lieu of the oil penetration and the 1½" thick base as called for on the approved subdivision plans.

ERIK ROAD: On Saturday morning the Board will inspect Erik Road to determine if it has been completed in accordance with the Board's instructions.

HATTERS HILL SUBDIVISION: At Mr. Taylor's request, the Board voted to meet at Hatters Hill at 9:00 a.m. Saturday morning, September 20th, to discuss the side slopes of Hatters Hill Road in the vicinity its junction with Cheney Pond Road.

HAWTHORNE ACRES: It was voted to send a letter to Mr. McCarthy asking for information concerning the transition at the corner of Steven Lane and Elm Street and also requesting a possible solution to the embankment problem at this same corner.

HEALD HOMES TRUST: Mr. Heald presented to the Board Savings Share Account No. 61808 on the Needham Co-operative Bank in the amount of $2,560 for release of lots 65 and 99 on Blacksmith Drive. He also presented the assignment of this account and a letter stating that he would complete work on Station 13+35.56 to Station 16+50 in one year.

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of September 22, 1969 Meeting

Members present: Messrs. Ezequelle, Gray, Rogers, Standley and Vanslette. Others present: Joseph S. Kennedy, Attorney for Petitioner, Evelyn P. Sheard, Warren E. Sheard, Mr. & Mrs. Edward M. Keefe, Shirley A. McKay, Shirley E. Olson, Andrew Brothers, Peter C. O'Brien, Mr. DeCamp and Mr. Vardie L. Taylor.

PUBLIC HEARING - NOON HILL ESTATES II - DEFINITIVE PLAN: At 8:00 p.m. the Chairman, Mr. Standley, called the hearing to order and requested Mr. Ezequelle to read the notification of the meeting and the list of abutters notified. Mr. Standley read Section 81-M of the Municipal Planning and Subdivision Control Legislation stating the purpose of subdivision control and then invited Mr. Joseph S. Kennedy, attorney for Calvin Colwell, the petitioner, to explain the proposed subdivision to the group.

Some of the questions and answers were as follows:

Are the streets going to be the same width throughout the development? The streets in the older section of this subdivision will not be as wide as in the new section in accordance with a change in the Land Subdivision Rules and Regulations.

According to present zoning, what size lots are required in this subdivision? This proposed subdivision is in an area requiring 30,000-foot lots.

Will town water be brought in? Will the town have the capacity to bring this water in? Who will pay to have the water brought in?

Mr. Kennedy stated that anything necessary to put water in is paid by the developer.

Does this include extra standpipes and auxiliary pumps if necessary? No, this would have to be done by the town.

Will there be any extension of public water on Orchard Street when water is put into this proposed subdivision? Extension of water on Orchard Street would have to come before a town meeting.

How many lots are we talking about? Approximately 80.

Mr. Rogers read the Planning Board's May 8th letter to Mr. Colwell setting forth conditions regarding roads in this area.

There being no further questions, Mr. Standley invited anyone interested to look at the subdivision plans.

After a ten-minute period, Mr. Standley called the meeting back to order and asked if anyone had any comments for or against the subdivision which is before the Planning Board for consideration. He

also stated that within twenty days after Planning Board approval or disapproval, an appeal can be filed at the Superior Court in Dedham.

The hearing was declared closed at 8:45 p.m.

The regular meeting of the Planning Board was called to order at 8:45 p.m. by Mr. Standley, Chairman, and the following business was conducted:

DEFINITIVE PLAN - CAMELOT LANE: Mr. Joseph S. Kennedy submitted an application for approval of a definitive plan of land off Granite Street. This plan contains four lots and the applicant is M&D Builders, Inc., 5 Meryl Street, Medway, Massachusetts.

REVISED PROFILE OF ESSEX ROAD: It was unanimously voted to sign the revised profile of Essex Road dated September 22, 1969, which Mr. Taylor presented to the Board.

BRIDGE STREET INTERSECTION: Mr. Gray reported that he discussed with Mr. McCarthy the Planning Board's action regarding Essex Road, which was to request a revised profile showing additional catchbasins which would be acceptable to the Superintendent of Streets. Mr. McCarthy concurred with this action.

HARDING ESTATES: It was voted to release Savings Account #021-151-2, Needham National Bank, Needham, Massachusetts, in the amount of $1,115, covering Spring Valley Road from Station 6+50 to 5+30 to Mr. Vardie L. Taylor.

HATTERS HILL SUBDIVISION: It was voted to set surety on Hatters Hill Road from Station 4+65 to 7+00 at $4200 for a one-year period. Upon receipt of this surety, lots 19, 25 and 26 on Hatters Hill Road will be released.

A letter dated September 16th was received from Mr. Bruce Richards regarding steps taken to obtain an easement from Phillips 66.

The Planning Board agreed that the subdivider of Hatters Hill should proceed to obtain the easement for the drainage across Route 109 and into the brook at the side of the Phillips 66 gas station and the Planning Board will require Marc, Inc., to install the drainage to the easement on Route 109 on which the Board holds a bond.

It was voted to send Mr. Michele Stivaletta a certified letter stating that work on the storm drainage must be done this fall.

EVERGREEN WAY: Mr. DeCamp appeared before the Board to ask the status of the finishing of the stubs off Evergreen Way. Mr. DeCamp also requested that he be notified of the Planning Board meeting wherein the decision as to whether these stubs would be paved or seeded is made so that he could attend.

As completion of the stubs depends upon the conclusion of the Hastings & Gautrau bankruptcy proceedings, Mr. DeCamp was informed that this could take as long as one year.

STEVEN LANE AND ELM STREET: A letter dated September 18, 1969, from the Superintendent of Streets was read. Action on this matter was tabled.

FASTER COMPLETION OF ROADS: Mr. Gray discussed with the Superintendent of Streets his letters of August 19th and September 8th regarding the inconvenience people suffer by living on imcomplete streets. No action was taken.

PAYMENT BOND: Mr. Gray discussed this matter with the Superintendent of Streets. Mr. Gray was requested to check with Town Counsel to receive his opinion regarding payment bonds.

SEPTEMBER 24TH MEETING: It was voted to post a meeting for Wednesday, September 24th at 8:00 p.m. The agenda will include the consideration of Noon Hill - III Preliminary Plan and possible changes to the Flood Plain District and Watershed Protection District as suggested by the Board of Appeals.

HEALD HOMES TRUST: It was voted to sign the release of lots 65 and 99 on Blacksmith Drive. It was also voted to telephone Mr. Heald requesting a letter stating that this work will be completed within one year.

NORFOLK-MEDFIELD COOPERATION: A letter dated September 22, 1969, from the Superintendent of Streets was received suggesting that the Board get in touch with John Dunn of the Norfolk Planning Board to discuss mutual problems. Action was tabled until next week.

APARTMENTS: A letter was received from the MPIC requesting that they meet with the Planning Board in regard to apartments. It was voted to have Mr. Willis call the MPIC secretary setting forth that since the Industrial Commission is the coordinating committee on this matter, we suggest that you arrange a meeting with the Industrial Commission and the Planning Board would be glad to have representation at such meeting.

MINUTES: The minutes of September 15th were accepted as amended.

ORCHARD-CAUSEWAY STREETS: A letter on this subject has been received from the Board of Selectmen. Action was tabled until next meeting.

COPY OF LETTER TO BOARD OF APPEALS: A copy of a letter dated September 16, 1969, from the Superintendent of Streets to the Board of Appeals was read. No action required.

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

Respectfully submitted,

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of September 24, 1969, Meeting

Members present: Messrs. Ezequelle, Gray, Rogers, Standley and Vanslette. Others present: Messrs. Gerard Gallagher and Charles Fuller.

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

NOON HILL ESTATES III - PRELIMINARY PLAN: A letter dated August 18th from the Board of Health to the builder was read. The letter requested percolation tests from the builder for certain lots in the proposed subidivision. The builder did not comply with this request. The plan was studied further, as the soil interpretations had been superimposed by Mr. Francis who is conducting the Soil Survey. After further discussion the following motion was made, seconded and unanimously voted:

> That the Planning Board disapproves the Preliminary Plan of Noon Hill Estates dated June 24, 1969, and requests a meeting with the builder and the Board of Health to discuss the resubmission of a preliminary plan. This plan has been disapproved because, in the Board's opinion, the subdivider has not provided adequate evidence to the suitability of the soil for on-lot sewerage.

A copy of the vote was sent to the developer, Mr. Calvin Colwell, and the Town Clerk by certified mail.

FLOOD PLAIN AND WATERSHED PROTECTION DISTRICT ZONING: Mr. Fuller met with the Board to go over the articles to be submitted to the town meeting. Several changes were made, some in conjunction with suggestions made by the Chairman of the Board of Appeals in his letter of September 19, 1969, to the Planning Board, and a final draft is being typed.

The meeting was adjourned at 11:00 p.m.

Respectfully submitted,

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD
Minutes of September 29, 1969, Meeting

Members Present: Messrs. Gray, Rogers, Standley and Vanslette. Others present: Messrs. Reynold Garabedian, Paul Fantoni, Arthur Farrar and Calvin Colwell.

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

MINUTES: The minutes of September 22 and 24 were accepted as written.

GARLAND ESTATES: Messrs. Reynold Garabedian and Paul Fantoni appeared before the Board requesting a change in drainage on Greenfield Road and Glenwood Road. Mr. Garabedian left his profiles for the Board to study.

It was voted that action on the Garland Estate's problem be tabled pending discussion thereof with the Superintendent of Streets.

NOON HILL ESTATES III - PRELIMINARY PLAN: Mr. Colwell appeared before the Board to discuss the Planning Board's rejection of the Noon Hill Estates III - Preliminary Plan. Mr. Farrar of the Board of Health was also present. The consensus of the meeting was that Mr. Colwell will render a report on the areas that are doubtful to the Planning Board and the Board of Health. The Planning Board has loaned its copy of the Soil Survey of the area under discussion to Mr. Colwell. It was suggested that Mr. Colwell work with the Board of Health regarding on-lot sanitary systems and, at the same time, have his engineers make sure that the drainage systems will function properly and not be contaminated by the on-lot sanitary system.

Mr. Vanslette suggested that we ask the Water and Sewerage Board about servicing this general area with water. Mr. Colwell said he was meeting with the Water and Sewerage Board on Tuesday evening in this regard.

NOON HILL ESTATES I: Mr. Colwell brought to the attention of the Board the fact that a subcontractor had put drainage and water in Nauset Road but neglected to have Mr. McCarthy look at this before filling it in. The Planning Board might require the tops of the catchbasins opened up for its inspection. This matter will be discussed further with Mr. McCarthy.

FLOOD PLAIN AND WATERSHED PROTECTION DISTRICT ZONING: It was voted to have the Planning Board submit these articles to the Selectmen for inclusion in the warrant for the October 27th Town Meeting. It was further voted to send a copy of these proposed changes in the Zoning By-law to Mr. Fuller, Town Counsel.

LAYOUT OF ORCHARD AND CAUSEWAY STREETS: The Planning Board voted to send a letter to the Selectmen recommending that they take what steps are necessary to see that Orchard Street and Causeway Street are widened and improved and that the capacity of Lovell's Bridge is upgraded so as to be in conformance with the ways that will be provided.

COOPERATION WITH NORFOLK: In accordance with Mr. McCarthy's suggestion in his letter of September 22nd, the Planning Board would like to have Mr. John Dunn meet with them any Monday at 8:30 p.m. He will be asked to bring with him anything that he has that would indicate the tie-in to anything we have on Orchard Street.

COMMITTEE FOR HOUSING OF THE ELDERLY: Mr. Vanslette reported that he had planned to attend this meeting; however, the meeting was cancelled.

UNDERGROUND UTILITIES BILL: Mr. Vanslette reported that he had studied this bill and it is has feeling that the bill is favorable for public utilities. Basically, it says that if the town adopts the by-law the public utilities, both electric and telephone, can assess a surcharge of 2% on all their services in town and this 2% will be used to put wires underground either for new installations or changing of present overhead wires.

Mr. Vanslette recommended that the town not go along with this bill and also recommended that the Board of Selectmen be so advised. These recommendations were tabled until other Board members have studied the bill.

KAMARK DRIVE: It was voted to send a letter to Bi-Walk Construction Company regarding puddling of surface drainage in the vicinity of lots No. 8 and 9 in Kamark Drive and a low area in the turnaround that prevents the storm surface runoff from flowing to the catch basins at the rear of the turnaround.

It was further voted to send a letter to Bi-Walk Construction Company concerning their solution to the on-lot drainage problem of Lot No. 1 on Kamark Drive.

PINE NEEDLE PARK III: It was voted to write a letter to Mr. Edward Stivaletta regarding a large accumulation of surface water opposite Lot No 59 in Partridge Road.

CURTIS DRIVE: Mr. Rogers reported that the curbs are in place and the travelled way is completed. The sidewalks are now being backfilled.

NOTE FROM LEAGE OF WOMEN VOTERS: A note from the League of Women Voters was received requesting the Planning Board's answer regarding the construction of low- and moderate-income housing. This was turned over to Mr. Gray for research.

An article clipped from the Patriot Ledger was made available to the members of the Board concerning the study which the Needham Planning Board made of the Bill.

Messrs. Rogers and Gray will work on a program of treatment for Medfield.

HATTERS HILL: The Board voted to meet with Mr. Bruce Richards at 10:00 a.m. on Saturday morning, October 4th, to inspect the area for setting and reducing surety.

HEALD HOMES BROOK "B": In answer to a recent inquiry which the Planning Board made, a report was received from the Board of Health stating that there is no pollution in the outfall of Brook "B" at the intersection of Marlyn Road and Pheasant Lane.

LAYOUT OF NOON HILL STREET: It was voted two to one, Messrs. Rogers and Standley in the affirmative and Mr. Vanslette in the negative, to write to the Selectmen setting forth more information as to why Noon Hill Street should be laid out.

It was Mr. Vanslette's opinion that there may be other streets that should be considered for layout before Noon Hill Street. Mr. Vanslette will make a review of all streets in the town to see which need to be laid out by the County and in which order.

NOON HILL II DEFINITIVE PLAN DISCUSSION: It was voted to discuss the Noon Hill II Definitive Plan at our meeting on Monday, October 6th.

M&D BUILDERS DEFINITIVE PLAN: On Saturday, October 4th, the Board will set up the dates of the advertising and hearing on this plan.

RAILROAD RIGHTS OF WAY: A letter dated September 8, 1969, from Senator Edward M. Kennedy was received on this subject.

BOARD OF APPEALS DECISION 196: The Board of Appeals gave permission to the Sun Oil Company to build a new station on Main Street if they follow the conditions of the Decision.

TOWN GOVERNMENT STUDY COMMITTEE: A copy of the minutes of the Town Government Study Committee meeting with the Planning Board was received. Any further comments from the Planning Board would be appreciated.

NOON HILL ESTATES III - PRELIMINARY PLAN: A copy of the Board of Health's letters of September 25, 1969, regarding its disapproval of the Preliminary Plan was received. These letters were written to Hoover Realty Trust and the Town Clerk.

CAMELOT LANE: Letters dated September 23rd pertaining to this newly proposed subdivision were received from Mr. Joseph S. Kennedy.

SPACE IN TOWN HALL FOR PLANNING BOARD: The Planning Board Assistant was requested to fill out this questionnaire.

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

Respectfully submitted,

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD
Minutes of October 6, 1969 Meeting

All members present. Others attending: Messrs. William A. Corkum, Dr. Lionberger, John Dunn and Huna Rosenfeld.

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

MINUTES: The minutes of September 29th were accepted as amended.

DR. LIONBERGER'S LAND ABUTTING NOON HILL ESTATES: Dr. Lionberger and his lawyer, Mr. William A. Corkum, came before the Board with questions regarding the proposed new section of Noon Hill Estates. Mr. Corkum requested a copy of Sheet #1 and Sheet #24 of Noon Hill Estates Plan 1A dated July 8, 1969, drawn by Landmark Engineering of New England, Inc., Wrentham. The Planning Board Assistant will request Landmark Engineering to make the requested copies and will have them sent directly to Mr. Corkum with the bill.

MR. JOHN DUNN - NORFOLK PLANNING BOARD: At the Medfield Planning Board's request, Mr. John Dunn, a member of the Norfolk Planning Board, appeared before the Board to discuss various problems which Norfolk and Medfield will be facing regarding the future development of the Noon Hill area in both towns.

As the streets are already in on the Norfolk side, the Medfield Planning Board voted to write a letter to Mr. Calvin Colwell requesting that he check with Mr. E. D. Langley, Norfolk Developer, regarding his plan dated 9/1/65 drawn by McIntyre & Johnson in Walpole, to be sure that the streets in the two subdivisions will align. It is very important that this be done because of the traffic flow.

STAGECOACH ESTATES: It was voted to send a letter to the Building Inspector stating that it has been brought to the Board's attention that refuse building materials and stumps are being dumped on the lot at the righthand side of the turnaround of Stagecoach Road.

HATTERS HILL SUBDIVISION: Messrs. Rogers and Standley inspected Hatters Hill Road with Mr. Bruce Richards on Saturday morning, October 4th.

It was voted to set surety on Hatters Hill Road from Station 7+00 to 9+50 at $2900 for a one-year period. Receipt of said surety will release lots 20, 27 and 28 from the covenant.

It was voted to reset surety on Hatters Hill Road from Station 4+65 to 7+00 at $2700 as the top coat of bituminous concrete has been installed. The receipt of this amount with a letter setting the period of one year for completion, will release lots 19, 25 and 26 on Hatters Hill Road.

It was voted not to reduce $15,500 surety on Hatters Hill Road from Station 0+06.21 to 4+65 until the earth slopes on either side of the travelled way have been satisfactorily retained.

It was voted to send a letter to Mr. Vardie L. Taylor, with a copy to Mr. Bruce Richards, setting forth the above.

NOON HILL ESTATES II DEFINITIVE PLAN: Mr. Ezequelle read a letter from the Board of Health dated September 29, 1969, disapproving the Noon Hill Estates Definitive Plan dated July 8, 1969, because of lack of adequate information regarding on-site sewerage.

It was voted to send a letter to Mr. Colwell suggesting that he request an extension of time from the Planning Board to clarify the matter.

M&D BUILDERS: November 10th was set tentatively for the scheduling of a public hearing on the proposed Camelot Lane subdivision.

FLOOD PLAIN AND WATERSHED PROTECTION DISTRICTS ZONING: All the maps were completed by Mr. Rogers. One has been put up in the Town Office and Lord's. Others will be posted at Fernandes, Super Duper and the Town Library. A copy of the map will be given to Mrs. Adams for possible printing in the Patriot Ledger.

PLANNING BOARD MEETING: The next meeting of the Planning Board will be held on Tuesday, October 14th, as regular meeting falls on a legal holiday.

PHILLIPS 66 EASEMENT: It was voted to notify Town Counsel that our letter of September 5th to Mr. Michele Stivaletta regarding the Phillips 66 Easement has been returned unclaimed.

GARLAND ESTATES: A letter dated October 3, 1969, regarding drainage on Glenwood and Greenfield Roads has been received from the Superintendent of Streets approving the relocated drainage.

It was voted to send a letter to Mr. Reynold Garabedian stating that the Planning Board has reviewed the proposed change in storm drainage and approves of its proposed installation. It was also voted to request that a tracing of this change be submitted for final approval by the Board.

PHILLIPS 66 EASEMENT: A copy of a letter dated September 26, 1969, to Reproco, Inc., was received. This letter from Bruce Richards set forth more action being taken to obtain the easement. No action necessary by Planning Board.

PLEASANT STREET APARTMENTS: A copy of a letter from the State Department of Public Health dated September 29, 1969, to Mr. Ralph J. Bibbo was received. This letter set forth requirements of the subsurface sewage disposal requirements for the proposed 88-unit apartment complex on Pleasant Street and is for the information of the Planning Board and does not require any action.

FINANCE COMMITTEE SUBCOMMITTEE ASSIGNMENTS: Messrs. Lovelace, Hepworth and MacLeod have been assigned as liaison to the Planning Board. No action required.

WAGE REQUIREMENTS FOR 1970: In their memorandum of September 23, 1969, the Personnel Board requested that any recommendations regarding salary adjustment be made by October 28, 1969, and that the Planning Board meet with the Personnel Board at 9:15 p.m. on that date. Mr. Ezequelle will represent the Board.

KAMARK AND HARDING DEVELOPMENT - DRAINAGE: It was voted to approve the solutions in "A Report on Surface and Subsurface Drainage at Kamark and Harding Development" prepared for the Medfield Board of Selectmen by the Norfolk Conservation District, U. S. Soil Conservation Service, Massachusetts Division ofWater Pollution Control of July 1969, and the Board recommends that the Selectmen take appropriate action.

HAWTHORNE ACRES: It was voted to have the Planning Board Assistant call both Mr. Portugal and Mr. DiCarlo regarding the completion date of sidewalks on Steven Lane and Grace Drive as the bond is overdue.

WATER SUPPLY - NOON HILL ESTATES II AND III: It was voted to write a letter to the Water and Sewerage Board requesting their long-range plans for supplying water to the proposed Noon Hill Estates II and III and the area of Causeway Street.

WAGONWHEEL HEIGHTS: Mr. Rosenfeld requested that surety be set on Wagonwheel Road from Station 0+0 to 6+73. It was voted to meet at 10:00 a.m. Saturday, October 11, 1969, for this purpose.

The meeting was adjourned at 11:00 p.m.

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of October 14, 1969

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

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

MINUTES: The October 6th minutes were accepted as written.

FLOOD PLAIN AND WATERSHED PROTECTION DISTRICTS ZONING: Mr. Ezequelle reported that Mr. David Hepworth of the Finance Committee contacted him to ask the intent of the two articles which the Planning Board is putting before the Town at the October 27th Special Town Meeting. The Finance Committee will request a meeting with the Planning Board on these two articles prior to the Town Meeting. Mr. Vanslette will work up information for this meeting.

PINE NEEDLE PARK III - Curtis Drive: Mr. Edward Stivaletta appeared before the Planning Board to ask what he should do about finishing the sidewalks at the end of Curtis Drive. The Planning Board will require the sidewalks to be completed around the cul de sac on Curtis Drive.

Erik and Partridge Roads: Mr. Edward Stivaletta requested a reduction of surety on Erik and Partridge Roads and he also requested that surety be set that would release lots 57, 58, 59, 60, 61, 69 and 70 on Erik and Partridge Roads.

WAGONWHEEL HEIGHTS: On Saturday, October 11th, Messrs. Rogers and Standley inspected Wagonwheel Road for the purpose of setting surety thereon.

It was voted that surety be set in the amount of $14,000 for Wagonwheel Road from Station 0+95 to Station 6+73.79, a distance of 578 feet. Upon receipt of proper surety for a one-year period, lots 3, 4, 5, 30, 31 and 32 will be released.

It was further voted that a blanket easement should be secured from Mr. Rosenfeld to allow the town to use the natural drainage to Stop River.

NOON HILL ESTATES DEFINITIVE PLAN: A letter dated October 14, 1969, from the Board of Health was read approving the Definitive Plan with the stipulation that no building permit may be issued for any lot until appropriate tests have been made and approved by the issue of a Board of Health Permit on each lot.

The Planning Board unanimously voted to approve the Noon Hill Definitive Plan dated July 8, 1969, as presented. The Planning Board would like to acknowledge receipt of the Board of Health's letter of October 14th and concur with the action taken therein.

A certified letter containing the above vote will be sent to the Town Clerk and Mr. Calvin Colwell with a copy to Mr. Joseph S. Kennedy.

CAMELOT LANE SUBDIVISION: It was voted to hold a Public Hearing on November 10th. The hearing will be advertised on October 23rd and 30th.

HAWTHORNE ACRES: Messrs. Portugal and DiCarlo were contacted by phone regarding the finishing of the sidewalks on Steven Lane and Grace Drive. Mr. DiCarlo said that as soon as Bella Construction Company finishes work in another area of Medfield, they will complete the work on Steven Lane and Grace Drive.

PHILLIPS 66 DRAINAGE EASEMENT: The address of 451 East Street, Dedham, Massachusetts, has been given to the Board as a better address to reach Mr. Michele Stivaletta. The Board will, therefore, send the previously returned unclaimed letter to Mr. Stivaletta at this address.

A letter dated October 7, 1969, from the Superintendent of Streets regarding drainage was received. The Planning Board voted to send a copy of this letter to Mr. Vardie L. Taylor.

NOON HILL ESTATES I: A letter dated October 7, 1969, was received from the Superintendent of Streets regarding the completion of laying drainage pipes before inspection. The Planning Board voted to send a letter to Mr. Calvin Colwell requesting that the manholes be opened up and a short ladder be made available so that the Board can make its inspection of the alignment of the pipe.

GUNHILL PARK: A copy of a letter from the Water & Sewerage Board to Marc, Inc., dated October 8, 1969, was received. No action necessary.

KAMARK AND HARDING DRAINAGE: A copy of a letter from the Board of Health dated October 14, 1969, to the Board of Selectmen was received. No Planning Board action required.

The meeting was adjourned at 9:40 p.m.

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of Meeting of October 20, 1969

Members present: Messrs. Gray, Rogers, Standley and Vanslette.
Others attending: People for hearing and Messrs. Arthur Owens and Edward Stivaletta

At 8:00 p.m. Mr. Stnadley, Chairman, called the meeting to order and the following business was transacted:

HEARING ON FLOOD PLAIN DISTRICT ZONING: Mr. Gray read the legal notice of this hearing that appeared in the Suburban Recorder on October 2nd and 9th. Mr. Standley then explained about the hearing procedure Mr Vanslette informed those present of the reasons for recommending the adoption of this change in the Zoning By-law. Mr. Rogers stated that the Planning Board had worked with Sherborn and Millis on this matter so that the elevations in question would be coordinated.

Mr. Standley asked for questions from those present. One question asked was the highest flood stage reported for the Charles and Stop Rivers Mr. Vanslette answered this question as 122 feet at Forest Road bridge.

There being no further discussion, the hearing was declared closed at 8:30 p m

HEARING ON WATERSHED PROTECTION DISTRICT: Mr. Gray read the legal notice of this hearing that appeared in the Suburban Recorder on October 2nd and 9th. Mr. Vanslette summarized the purpose of this proposed change in zoning. Mr. Rogers explained that there were changes in elevation in this district because of the natural slope of the brooks.

Mr. Standley asked for discussion. At this point, the Selectmen and the Board of Health went on record in favor of these two articles.

The hearing was declared closed at 8:45 p.m.

ROCKY LANE: Mr. Arthur Owens presented to the Board a Plan of Land in Medfield, Mass., dated October 17, 1969, and drawn by Bowie Engineering Co., Millis, Mass. The Board voted to sign this plan for eight lots under Subdivision Control Law not Required.

PINE NEEDLE PARK III: It was voted to set surety on Erik Road from Station 5+20 to the end of the stub, including the P.C.'s of Partridge Road and from Station 9+00 of Partridge Road to approximately

Station 13+30, which will equal the P.C.'s of the intersection of Partridge Road and Green Street at $7700 for a one-year period. Receipt of said surety will release lots 57, 58, 59, 60, 61, 69 and 70.

Mr. Edward Stivaletta was requested to take up eight feet of dirt approximately 18" wide to relieve a water problem at Gabelhart's. It was voted to write to Mr. Gabelhart to keep him informed.

Mr. Vanslette moved that the Planning Board take under advisement the reduction of surety on Erik Road until after an inspection on Saturday, October 25th. This motion was not seconded.

Mr. Rogers moved that surety on Erik Road from Station 0+60 to 5+20 be reduced from $12,400 to $1,000 pending completion of the grading of a hump in the proximity of lots 63 and 64. Mr. Gray seconded this motion and the vote was unanimous.

MINUTES: The minutes of October 14, 1969, were accepted as written.

NORFOLK CONSERVATION REPORT: A note was received from the Selectmen regarding a meeting in the near future on this report. The Planning Board will request that Mr. Rogers be notified directly of the meeting date when set.

CAMELOT LANE SUBDIVISION: A letter dated October 14, 1969, approving the Definitive Plan of Camelot Lane, dated August 25, 1969, was received from the Board of Health.

PLANNING BOARD MEETING DATE: As the Special Town Meeting will be held on October 27th, the Planning Board voted to hold its meeting on October 30th.

NOON HILL ESTATES II: A letter dated October 10, 1969, was received from Mr. Joseph S. Kennedy, Attorney for Hoover Realty Trust. It was voted to acknowledge receipt of this letter.

FINANCE COMMITTEE: Mr. Warren Lovelace requested a meeting on Tuesday evening, October 21st at 7:30 p.m. with a member of the Planning Board in regard to the two articles proposed for the special town meeting.

KAMARK SUBDIVISION: It was voted to send a letter to Bi-Walk Construction Company to the effect that on October 18th members of the Planning Board made an inspection of Kamark Drive and found that the construction of the sidewalks has not been completed. The Board would like to know when this will be done.

MEDFIELD PLANNING BOARD

Minutes of October 30, 1969, Meeting

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

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

MINUTES: The minutes of October 20, 1969, were approved as amended.

MEETING WITH INDUSTRIAL BOARD: Mr. Ezequelle will try to set up a meeting with the Industrial Board and Mr. James Woglom of Metcalf & Eddy for Monday night, November 3rd, at 8:30 p.m.

WATER & SEWERAGE BOARD OF MEDFIELD VS. GARLAND ESTATES: The court ruled in favor of the Town of Medfield and 12" water pipes will be installed as designated by the Water Board in Garland Estates.

NOON HILL ESTATES: Messrs. Rogers and Vanslette will meet at 9:00 a.m. Saturday, November 1st, at Noon Hill Estates to inspect the alignment of the drainage pipes.

STREETS RECOMMENDED FOR ACCEPTANCE: A letter dated October 24, 1969, from the Selectmen was read. This letter requested that the Planning Board remind subdividers that plans, petitions and descriptions are due in the Selectmen's Office Tuesday, December 2nd, for any roads to be accepted at the Annual Town Meeting.

The Planning Board Assistant will make a list of streets recommended for acceptance to date for the next Planning Board meeting.

WINTER MIX FOR BINDER: A letter dated October 24, 1969, was received from Mr. McCarthy suggesting that the Planning Board contact Mr. Paul Craven for a specification for a tighter mix for a winter binder coat. It was voted to write Mr. Craven for this specification.

RAILROAD CROSSINGS: The Planning Board voted to send two letters to the Selectmen; one concerning the children walking to the Elm Street School and the other regarding the possibility of barricades at this and other railroad crossings due to the increased railroad traffic. These letters will be drafted for Board approval.

EARTH REMOVAL - VARDIE CONSTRUCTION COMPANY: A copy of the Selectmen's letter of October 21, 1969, was received. This letter set forth the conditions to be met for weekly permits. No action was required by the Planning Board.

LEAGUE OF WOMEN VOTERS: It was voted to send a letter of thanks to the League of Women Voters for their help in informing the membership and the Town regarding the Flood Plain and Watershed Protection Districts zoning.

UNDERGROUND UTILITIES: A copy of a letter to Boston Edison from the Board of Selectmen was received. This October 23rd letter requested a meeting with Boston Edison to explain how the newly passed Underground Utilities Bill will affect the inhabitants of Medfield. No Planning Board action is required.

CENTRAL BUSINESS DISTRICT: The Planning Board has set its goal for the completion of their Central Business District study. This goal is the March Annual Meeting. A meeting is tentatively scheduled for Thursday, November 6th, to resume work on this study.

PROCEDURE FOR SUBMISSION OF BY-LAWS: As the Flood Plain District and the Watershed Protection District zoning changes were unanimously passed at the Special Town Meeting on October 27th, the Planning Board Assistant will have all papers ready for submission at the next meeting, with the exception of the Zoning Map which Messrs. Rogers and Vanslette will discuss with Town Counsel.

TOWN DUMP: Mr. Rogers moved that the Planning Board encourage the Selectmen to form a committee to look into the dump situation. Mr. Ezequelle seconded this motion. Messrs. Ezequelle and Rogers voted in favor of this motion. Mr. Vanslette was not in favor of this motion. Mr. Standley abstained from voting.

A letter will be sent to the Selectmen setting forth the Planning Board's vote.

The meeting was adjourned at 9:50 p.m.

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of November 3, 1969, Meeting

All members were present. Others present, Mr. James Woglom of Metcalf & Eddy and Messrs. Grenzberg, Burgess and Ekstrom of the Industrial and Development Commission.

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

MINUTES: The minutes of October 30, 1969, were accepted.

HAWTHORNE ACRES: In response to a request by Mr. Portugal, it was voted that a 2" binder may be used on Carmen Circle and the extension of Grace Drive in place of penetration and 1½" binder.

It was further voted to send a letter to Lasell Realty, with a copy to Messrs. Portugal and McCarthy, requesting that Mr. DiCarlo come to the Board with an acceptable solution to take care of the high bank along the east side of the intersection of Steven Lane and Elm Street.

It is the Board's recommendation that some thought be given to the construction of a stone wall in keeping with what the town has provided on Elm Street but lesser in height.

NOON HILL ESTATES I: Messrs. Rogers and Vanslette inspected the pipes in Nauset Road and it was voted to send a letter to the Superintendent of Streets requesting that he inspect these pipes and determine to his satisfaction what has to be done to correct the faults the Board has found.

Messrs. Rogers and Vanslette reported that the drainage pipes do not line and grade as they should.

BI-WALK CONSTRUCTION COMPANY: It was voted to send a letter to Bi-Walk Construction Company calling their attention to the fact that at the intersection of Kamark Drive and Harding Street it will be necessary that the back of the sidewalks be graded at the designed, accepted slope. If an alternate slope is desired, such a request should be made of the Planning Board prior to actual construction.

Presently the back of the sidewalks at this intersection are not graded in accordance with Land Subdivision Rules and Regulations.

APARTMENTS AND THEIR AFFECT ON TOWN OF MEDFIELD: At 8:30 p.m. Mr. James Woglom of Metcalf & Eddy and Messrs. Grenzberg, Burgess and Ekstrom of the Industrial and Development Commission met with the Planning Board to discuss what affect a large apartment complex could have on the Town of Medfield.

Mr. Grenzberg summarized the findings of the Industrial and Development Commission over the past several months when discussing this with the various town boards and committees.

Mr. Woglom presented a broad view of the complex problem. It is the Board's understanding that the following summarizes Mr. Woglom's presentation. Mr. Woglom cited the high cost of single-family dwellings for young marrieds and an increasing number of retired and/or over 65 population who prefer apartments as causing a great need for apartments. 20% of the population is the projected figure for retired people in 1970 as compared with 13% in 1960.

Mr. Woglom stated that Medfield will be able to benefit from the experience of other towns. Two towns, namely; Natick and Ipswich, have recently voted, after going through three town meetings each, to allow large apartment complexes. Natick's apartment complex will contain 2400 units on 300 acres of land and will be built over a ten-year period. In Ipswich an 1100-unit apartment complex is being built on 454 acres. The latter is presently being held up because of sewerage problems. The developer wishing to build apartments in Medfield is proposing an 800-unit complex on 50 acres of land.

Physical, Social and Economic Impact of Apartments on Medfield

1. Physical Considerations:

   (a) Public Sewerage System: The Department of Water Resources insists that an apartment dwelling tie into a public sewer system. A consideration would be the timing of the tie-in to a new or improved Town of Medfield sewerage system. The addition of 800 units would require a larger system than is now proposed for the town.

   (b) Public Water: The water situation would have to be examined. Pressure would have to be considered and the necessity of standpipes or storage tanks in the area would be a distinct possibility.

   (c) Drainage: The area would have to be examined in regard to soil conditions as they affect storm drainage and flooding.

   (d) Traffic Impact: What would the impact be on Route 27 and 109 and the egress and ingress streets? It is estimated that there will be 1.2 to 1.5 cars for each apartment. There is a tendency for traffic to peak in the morning and evening.

2. Social Considerations:

(a) Apartment dwellers have a tendency to move frequently and would have less interest in the town. Apartment residents tend not to participate as much in town affairs as home owners. If this were a large grouping (1600 or more voters anticipated) by itself, what affect would this have as one block of votes?

3. Economic Impact:

(a) Schools - Impact on schools will be according to the number of bedrooms in each unit. According to statistics this will run from 4 per 100 units to from 30 to 50 per hundred units and even up to 150 children per one hundred units in public housing. The average will run from 18 to 24 children per hundred units in privately-constructed apartments. In the Boston area there have been very few 800- to 1500-unit apartment complexes privately financed. Another consideration is that if the adult population increases to any degree without a proportional increase in the number of children, the town might get a lower education reimbursement from the state. Reimbursements are figured on the ratio of children to the total population. Many towns have neglected to consider this factor in their total financial study.

Also to be considered is the cost of adding in the neighborhood of 200 students to an existing system; that is, additional construction, interest payments, instructional and administrative costs.

(b) General administrative costs - These costs seem to creep up far faster than town departments can visualize or want to admit. This would include firemen and equipment, additional police protection and town personnel.

When you cross the 10,000 population mark, things tend to happen which don't occur when under 10,000. Do we then need 24-hour fire watch? What would be the impact on refuse and garbage collection? How long would it be before the town would benefit from a large apartment complex?

4. Legal Problems:

(a) Would the Planning Board have Subdivision Control over this development or would it be outside the Land Subdivision Regulations? It can be argued it is one lot. If you have no Subdivision Control then you are at the developer's mercy regarding the construction of streets and drainage.

(b) An Impact Study should be made to see where the town is headed.

(c) A separate zoning district could be created for apartments. There is no legal way to limit number of bedrooms in apartments.

(d) In order to make sure that there are no loopholes in the Land Subdivision Control Regulations, separate contracts must be entered outside of the Regulations.

The towns of Natick and Ipswich retained attorneys for their towns who were specialists in this matter.

It was voted to request an estimate and proposal for an impact study from Metcalf & Eddy.

Mr. Woglom was requested to prepare a written transcript of the statements which he made this evening.

It is possible that funds for the Impact Study could be requested at the next town meeting.

CENTRAL BUSINESS DISTRICT: A meeting with Mr. Woglom on the Central Business District was scheduled for 8:00 p.m. on November 20th.

RAILROAD CROSSING GATES AND PEDESTRIAN TRAFFIC: It was voted to send letters to the Selectmen and School Board as drafted.

ZONING BY-LAW MAP: It was voted to send the Zoning Map which has been marked to show the Flood Plain and Watershed Protection Districts to the Attorney General after having the Town Seal imprinted.

It was voted to send all papers necessary to the Attorney General so that the new by-laws will be in effect as soon as possible.

FINANCE COMMITTEE: An appointment will be set up with the Chairman of the Finance Committee as the Payroll Funds are about depleted.

DEPARTMENT OF NATURAL RESOURCES: The Board received a copy of a letter dated October 30, 1969, from the Selectmen to the Department of Natural Resources. This letter forwarded to the Department copies of the Flood Plain and Watershed Protection District zoning as passed by the October 27th town meeting. No action is required by the Planning Board.

TOWN OF CANTON: A letter dated October 31, 1969, was received from the Executive Secretary requesting a copy of the Flood Plain zoning by-law. It was voted to send a copy of both the Flood Plain and Watershed Protection District zoning.

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

Respectfully submitted,

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of November 10, 1969, Meeting

All members present. Others attending, Mr. Joseph S. Kennedy, representing M&D Builders; Mrs. Jack Williams; Carlton Anderson and a representative of the League of Women Voters.

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

PUBLIC HEARING OF CAMELOT LANE SUBDIVISION: At the Chairman's request Mr. Ezequelle read the notice of this Public Hearing which appeared in the Suburban Recorder on October 23rd and 30th. He also read the names of the abutters who were notified. Mr. Standley read Section 81-M of the Municipal Planning and Subdivision Control Legislation which set forth the purpose of this hearing. Mr. Ezequelle read a letter from the Board of Health approving the plans.

Mr. Kennedy spoke for the subdivider stating that this subdivision was for four lots off Granite Street. Mr. Rogers detected a discrepancy in the land description which was minor. Mr. Standley asked for questions from those attending the hearing.

Mr. Carlton Anderson of 30 Granite Street asked if it is possible to see how the buildings or the leaching beds are going to be located along his property line. Mr. Anderson stated that behind his house is swampland which he did not want to have polluted.

Mr. Standley suggested that Mr. Anderson either write or see the Board of Health and express his concern regarding the location of the buildings or leaching beds.

Mrs. Jack Williams asked how much of Lot 4 was low. It was Mr. Kennedy's opinion that about one-third of this lot was low. Mr. Vanslette asked if this would come under the definition of watershed protection district.

The Board will check the area to see if there are any brooks. The Board reminded the subdivider's representative that a 1% minimum grade is called for instead of 1/2% as on the plan.

Mr. Standley stated that after the Planning Board approves or disapproves the Camelot Lane subdivision, the decision can be appealed within 20 days to the Superior Court.

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

STREETS RECOMMENDED FOR ACCEPTANCE: It was voted to send letters to the subdividers whose streets have been recommended for acceptance to date requesting them to send plans of those streets and descriptions to the Selectmen before the first Tuesday in December.

ZONING MAPS: As the Planning Board's supply of Zoning Maps is nearly depleted, the Chairman suggested that a supply of 100 be printed from a map drawn up by Cheney Engineering and revised to September 1969.

The Board voted three to two to have 100 maps printed dated December 1, 1967.

It was voted to have bonded streets put on future maps in a solid line and approved subdivision street plans put on the map with dotted lines.

Mr. Rogers will have the maps printed.

FLOOD PLAIN AND WATERSHED PROTECTION DISTRICT ZONING: The Board received a copy of a letter dated November 5, 1969, from the Town Clerk transmitting the above zoning for approval by the Attorney General.

BUDGET MEETING: A special meeting will be held Wednesday, November 12th, at 8:00 p.m. to discuss the Planning Board 1970 Budget.

PAYROLL FUND TRANSFER REQUEST: The Board voted to sign three copies of a form entitled "Request for Transfer from the Reserve Fund" to the Planning Board Payroll Account to keep the account workable until the year end. This will be sent to the Finance Committee for their approval.

SOIL SURVEY: It was voted that a letter be written to the Town Accountant requesting $3900 of Planning Board funds be set aside to pay for the contract which the Planning Board has made with the Soil Conservation Service of the United States Department of Agriculture to conduct a soil survey. This work will not be completed until after December 31, 1969.

HAWTHORNE ACRES: The Board received a letter from Mr. DiCarlo dated November 10, 1969, requesting release of surety on Steven Lane and Grace Drive. The Board will meet on Saturday at 9:00 a.m. to inspect the area.

It was voted to send a letter to Mr. McCarthy requesting him to meet with the Board at 9:00 a.m. Saturday to discuss problems that may exist in the joining of Elm Street and Steven Lane.

PINE NEEDLE PARK III: It was voted to sign a new release of lots for Mr. Edward Stivaletta as Lot 56 had been inadvertently omitted. Mr. Vanslette voted in the negative.

Mr. Vanslette asked what has been done in clearing the brook?

SUBDIVISION RULES AND REGULATIONS: Mr. McCarthy sent the Board a synopsis of the new Subdivision Rules and Regulations which he plans to send to developers and contractors. Mr. Gray will review this and report at the next meeting.

COUNTY LAYOUTS AND AT&T: The Board received a letter dated November 3, 1969, on this subject and will request to see a plan of the main cabel route through Medfield.

PARKING PROBLEM: The Board received a copy of a letter dated November 4, 1969, from the Police Chief to the Board of Selectmen. It was voted to send a letter to the Police Chief stating that there has been a study made of the parking problem and sending him a plan made as a result of this study.

It was voted to send a letter to the Selectmen transmitting a copy of a plan dated May 2, 1957, which in effect shows what Mr. Mann proposes in his letter of November 4, 1969.

NOON HILL ESTATES: The Board received a letter from Mr. Joseph S. Kennedy stating that the streets in Noon Hill 1A plan align with the Langley subdivision in Norfolk.

NORFOLK PLANNING BOARD: It was voted to request a copy of the Langley plan which backs up to Noon Hill Estates from Mr. John Dunn of the Norfolk Planning Board.

UNDERGROUND UTILITIES BILL: Mr. Rogers has studied this bill and found it in order. At the next regular meeting, Planning Board recommendations will be sent to the Selectmen.

CENTRAL BUSINESS DISTRICT: It was voted to send a copy of the letter drafted to all businessmen in town. This letter is an invitation to meet with the Planning Board on December 1, 1969, at the Medfield High School Cafeteria to discuss the merchants' ideas regarding the improvement of the Central Business District.

Mr. Rogers has compiled a list of businessmen to whom the letter will be sent.

MEDFIELD PLANNING BOARD

Minutes of November 17, 1969, Meeting

Members present: Messrs. Ezequelle, Rogers, Standley and Vanslette. Others attending: Mr. & Mrs. Herbert Slaney, Messrs. Mario DiCarlo, John Walker, Ralph Bibbo, Joseph S. Kennedy, Edward Stivaletta and Michael Pacella.

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

HAWTHORNE ACRES: As a result of an inspection of this area on Saturday, November 15th, it was voted to release $12,400 of the $17,000 held by the Town of Medfield on Grace Drive from Station 0+00 to 4+90 and Steven Lane from Station 0+0 to 8+60. At such time as surety in the amount of $4600 ON DEMAND is accepted by the Planning Board covering the above stationing, the Board will release Meeting House Hill Bank Book No. 14772 in the amount of $17,000.

It was further voted to release $2,886.44 of the $19,486.44 surety held by the Town of Medfield in the form of Meeting House Hill Bank Account No. 14770 on Carmen Circle from Station 0+50 to 9+38, including the PC's of Grace Drive, upon acceptance of surety in the amount of $16,600.

BI-WALK CONSTRUCTION COMPANY: Messrs. Bibbo and Walker appeared before the Board to request release of surety held on Kamark Drive. It was voted to release Savings Account No. 1-08914 in the Guaranty Trust Company, Waltham, Massachusetts, in the amount of $9,700 immediately. After inspection on Sunday, November 23rd, the $5600 in an additional bank account will be considered for release.

REZONING OF LAND - WEST MILL STREET: Mr. & Mrs. Herbert Slaney of West Mill Street appeared before the Board to get its support for the rezoning of about eighteen acres of land in this area for other than residential. The Board will check into this and make their recommendation.

PINE NEEDLE PARK - III: Messrs. Stivaletta and Pacella appeared before the Board to present Employers' Group of Insurance Companies Bond No. SY-71016-53 in place of an $8,000 Norfolk County Trust Company bank account. It was voted to accept this bond and return the bankbook to Mr. Stivaletta.

HATTERS HILL: A copy of a letter to Bruce Richards from Reproco was received. This clears the way to the easement on Route 109 which Mr. Richards had been seeking. The Selectmen will be notified that the Planning Board has a copy of the easement plan.

CAMELOT LANE SUBDIVISION: The following were requested of Mr. Joseph S. Kennedy in regard to the proposed Camelot Lane subdivision:

1. Check with Mr. Spender re possible extension of Camelot Lane.
2. Change profile of road from 1/2% to 1%.
3. Drainage easement to be written to the culvert under Granite Street.
4. Profile of drainage easement.

Mr. Kennedy requested an extension of time until December 15th to take care of these problems. He will confirm this in a letter to the Board.

UNDERGROUND UTILITIES BILL: It was voted to draft a letter to the Selectmen containing the Planning Board's recommendations regarding this bill.

WINTER MIX: It was voted to thank Mr. Craven for his letter of November 2, 1969, regarding Winter Mix. This will be filed for use when revising the Land Subdivision Rules & Regulations.

SIGHT EASEMENT: On September 10, 1969, the Planning Board wrote the County Commissioners regarding a sight easement in the Fernandes-Hatters Hill area. It was voted to send another letter on this subject as no answer has yet been received.

APARTMENT COMPLEX: A letter was received from Mr. Woglom of Metcalf & Eddy setting forth points which were not recorded in the Planning Board minutes of November 3rd.

HEALD HOMES TRUST: A list of bonds which the Town of Medfield holds for Heald Homes Trust was received. This list will be checked to see if any bonds should be returned.

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

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of November 24, 1969, Meeting

Members present: Messrs. Gray, Rogers and Vanslette.

The meeting was called to order at 8:05 p.m. with Mr. Gray, Vice Chairman, presiding and the following business was transacted:

MINUTES: The November 17th minutes were approved as amended.

AMENDMENTS TO LAND SUBDIVISION RULES AND REGULATIONS: The Planning Board read a draft to contractors and subdividers which was written by the Superintendent of Streets incorporating amendments to the Land Subdivision Rules and Regulations in brief. The Board voted to have these retyped with their suggested changes and returned to Mr. McCarthy.

KAMARK DRIVE: On Sunday, November 23rd, Messrs. Vanslette and Standley inspected the Kamark Drive area. The following observations were made:

1. There is difficulty with the hydrants being too close to the curbstone and, in most cases, extending over the curbstone into the street.

2. When water shutoffs to the individual houses were installed, the trenches were improperly filled and compacted and the sidewalks have settled about 6" at each shutoff.

3. There is a water situation at the Harding Street/Kamark Drive intersection.

4. A survey of gutters is needed to see how the slopes run.

5. In front of one hydrant there is a 6" deep dent in the road.

6. The profile requested from the terminus of the storm drainage to the existing brook on the hospital property has not been received.

It was voted to hold the $5600 of surety presently being held until the above have been satisfactorily completed.

RELOCATION OF BRIDGE STREET: A copy of a letter was received from the Massachusetts Department of Public Works to Mr. McCarthy dated November 17th on the above subject. No action required.

STEVEN LANE INTERSECTION: A letter dated November 18, 1969, was received from the Superintendent of Streets setting forth the Town's intention regarding this intersection. No action required.

MPIC: A copy of a letter dated November 21, 1969, to the Selectmen was received setting forth the MPIC's position on the acquisition of land next to the present dump site and the formation of another dump committee. No action required.

ROUTE 109 - HATTERS HILL AREA: A letter dated November 17, 1969, was received from the County Commissioners regarding a center-line profile of a portion of Main Street. This will be tabled for action at the December 8th meeting.

SURFACE DRAINAGE - KAMARK AND HARDING SUBDIVISIONS: A copy of a letter was received from the Selectmen to the Norfolk Conservation Commission dated November 20, 1969. No action required.

The meeting was adjourned at 10:05 p.m.

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

December 1, 1969, Meeting

A meeting of the Planning Board was held on December 1, 1969, at the High School Cafeteria. The purpose of this meeting was to discuss the Central Business District of Medfield.

In addition to the Chairman of the Board of Selectmen, Mr. Harry Kelleher, Police Chief William Mann and Planning Board members Rogers, Standley and Vanslette, thirty-six interested people were present.

The meeting was in agreement that the parking problem is very critical. It was brought up that several years ago a solution for this problem had been attempted, but was voted down by the townspeople. However, a solution to this problem must be found.

The following goals and purposes is a summary of the thoughts of the meeting.

1. It has been suggested that the center of town should only be large enought to service the town itself.

2. The shopping district should remain where it is.

3. Gradual growth of the business district should be encouraged.

4. The central shopping area should be kept compact so that people could walk to stores and not have to drive from one store to the other.

People were asked to volunteer for an advisory group to work with the Planning Board. The following stated that they would like to be part of such a group: Messrs. Charles McHugh, William Kelley, Walter Nye, Michael Pacella, Tom Sweeney, Len Curran and Robert Kinsman.

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD
Minutes of December 8, 1969, Meeting

Members present: Messrs. Ezequelle, Gray, Rogers and Vanslette.
Others attending: Messrs. Joseph S. Kennedy, Richard Bourne and Vardie Taylor.

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

NOON HILL ESTATES - 1A: Mr. Kennedy requested that surety be set for lots 14, 15, 16, 18 and 20 on Nauset Street. The Board will meet at 9:00 a.m. Saturday morning for this purpose.

The Board voted to sign the original and cloth reproducible of Noon Hill Estates 1A, which encompasses Section I and II. Mr. Kennedy will have a cloth reproducible of Sheets 1-30 made.

Noon Hill Section I and II is known on the Noon Hill Estates Plan as 1A; therefore, the Planning Board files will be changed accordingly.

CAMELOT LANE SUBDIVISION: A decision on this proposed subdivision must be made by December 15th unless Mr. Kennedy requests an extension of time.

Mr. Kennedy returned a tracing sheet which was borrowed from the Board belonging to Mr. Merlon Spender of Spring Street.

CAUSEWAY STREET: Mr. Richard Bourne appeared before the Board to discuss the proper way to determine whether or not he could build on the lot next door to his home. The Board suggested the possibility of changing lotlines to fit the situation.

HATTERS HILL: Mr. Taylor stated that stakes have been set at a 2-to-1 sloping, except where there is riprap. Mr. Taylor requested a reduction in surety in Hatters Hill Road from Station 0+00 to 4+65. The Board will inspect this area on Saturday morning.

NOON HILL ESTATES PRELIMINARY PLAN: Mr. Kennedy requested that he and Mr. Colwell meet with the Board on December 29th to discuss the Noon Hill Estates Preliminary Plan.

MINUTES: The minutes of November 24th and December 1st were accepted as written.

SWIMMING POOL REGULATIONS: Mr. Ezequelle will read this material and make suggestions to the Building Code Committee.

ROUTE 109 SIGHT EASEMENT: It was voted to send a copy of the November 17, 1969, letter received from the County Engineers on this subject to the Board of Selectmen and suggest that this be considered in future planning of work on public ways.

PINE NEEDLE PARK - III: Descriptions of roads recommended to be accepted in Pine Needle Park have been received. A set of plans will be requested.

KAMARK DRIVE: It was voted to write letters to the Superintendent of Streets and the Water and Sewerage Board asking for their recommendations regarding the hydrants on Kamark Drive that are too close to the travelled way.

It was voted to send a letter to Bi-Walk Construction Company stating that no action has been taken regarding the reduction in the remaining $5600 surety.

PINE NEEDLE PARK III: A letter dated November 20, 1969, was received from Mr. James Gabelhart stating that Mr. Stivaletta has not opened up the brook.

RULES AND REGULATIONS: It was voted to have the Rules and Regulations changes inserted in the books by Fleetwood Printing at a charge of $3.00 per hour.

UNDERGROUND WIRING BILL: Mr. Vanslette will represent himself and report back to the Board on a meeting with the Selectmen and the District Manager of the Boston Edison Company regarding the Underground Wiring Bill.

CLOSING DATE FOR WARRANT: A memorandum was received from the Board of Selectmen setting January 13, 1970, as the closing date for the warrant for the Annual Town Meeting.

TOWN GOVERNMENT STUDY COMMITTEE REPORT: It was voted to request five additional copies of the Town Government Study Committee Report for the Planning Board from Mr. Thomas McCurtrie.

BOARD OF APPEALS DECISION 198: A copy of Board of Appeals Decision 198 granting Special Permit for Municipal Use in an " A" residence district if certain conditions are met was received. It was voted to request a Plan of Land from the Selectmen for this area.

SIGN BYLAW: Mr. Vanslette has seen many signs which appear to be in violation of the Sign Bylaw. He will ask the Board of Selectmen to have the Building Inspector check this.

The meeting was adjourned at 10:06 p.m.

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of December 15, 1969, Meeting

Members present: Messrs. Ezequelle, Gray, Standley and Vanslette.
Others attending: Mr. Vardie Taylor and members of the MPIC.

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

MASTER PLAN: Mr. James Woglom of Metcalf & Eddy talked with the Planning Board and the MPCI about updating the 1963-64 Master Plan. First, however, he discussed what has happened to date with the Master Plan:

1. Land use and population projection have been reasonably accurate. It would be interesting to go back and see how the soil survey checks out with the general soil area of the Master Plan.

2. The schools have gone along quite well. A study of school construction costs in Medfield for three years running was made. The Junior High had the lowest square foot cost for a design of this type for a three-year period in the State. The Elm Street school has come in the lowest in cost of any of its type. It is the first 30-room elementary school approved by the State. The cost in comparison is exceedingly low.

3. The town buildings recommendations have ended at the town meetings. The Youth Center didn't work out as a town hall, but has worked out well as a Youth Center. The highway garage hasn't been successful. The building of a new library did not come about. The town common was voted down.

4. Recreation and Conservation have gone along reasonably well.

5. About one half to three quarters of the water improvements have been made. The tank on Nebo Street is still to be installed and would greatly improve the pressure in this area.

6. The sewerage program has gone into its next step.

7. Refuse is at the point where it was expected to be and the problem must be resolved.

8. Highways - minor improvements have gone along. Route 27 did not end up where planned. 209 is not in sight until after 1975. Route 109 traffic has increased considerably more than forecasted. Almost three times as much traffic now uses 109 than when the Master Plan was made in 1963-64.

9. The Central Business District has been unsuccessful. Town Common failed. The traffic signals are in. Churches chose to stay. The parking situation is worse than ever. Most of the older buildings are still here.

It was the consensus of the meeting to have Mr. Woglom prepare proposals to update the Medfield master plan and also to prepare an interim short-range capital improvements program to be discussed at a meeting to be held at 8:00 p.m. on January 7, 1970, at the Youth Center.

HATTERS HILL SUBDIVISION: It was unanimously voted to release $8000 from the $15,500 Savings Bank Account No. 021-177-4, of the Needham National Bank to cover work completed on Hatters Hill Road from Station 0+00 to Station 4+65.

MINUTES: The minutes of December 8th were accepted as written.

NOON HILL 1A SUBDIVISION: The Board will meet at Noon Hill Estates at 9:30 a.m., Saturday, December 20th, to set surety for lots 14, 15, 16, 18 and 20 on Nauset Street.

SWIMMING POOL REGULATIONS: A copy of new proposed Swimming Pool Regulations was received from the Building Code Committee. Action on this has been tabled to next week's meeting.

UNDERGROUND WIRING BILL: Mr. Vanslette attended this discussion at the Selectmen's meeting on Tuesday, December 8th. No conclusions were reached.

CAMELOT LANE SUBDIVISION: It was voted to accept the extension of time requested to January 19th. It was further voted to inform Mr. Kennedy of this decision.

BUILDING CODE COMMITTEE::INSTALLATION OF SIDING: The Building Code Committee set forth in their letter of December 9, 1969, an amendment to Section 125.0 by adding the following section: "No side wall or siding which is a conductor of electricity shall be installed on any building unless it is properly grounded and approved by the town Electrical Inspector and Building Inspector." The Planning Board concurs with this action.

CENTRAL BUSINESS DISTRICT: It was voted to send letters of acknowledgment to the men who volunteered to work on a citizens' committee to help with a program of improving the Central Business District.

BI-WALK CONSTRUCTION COMPANY: A copy of a letter dated December 5, 1969, from Mr. Descom D. Hoadland III of 124 Harding Street, Medfield, was received. This letter regards a water problem and possible future septic tank problems. This letter will be acknowledged and a copy sent to the Board of Health.

NORFOLK COUNTY CONSERVATION DISTRICT: It was voted to send the Selectmen a copy of a plan received from Bi-Walk Construction Company showing a proposed drain pipe connection from Kamark Drive into the brook on the State Hospital property. The Planning Board requests that this be included in the design of plans being carried out by the Norfolk Conservation District.

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

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of December 22, 1969, Meeting

Members present: Messrs. Ezequelle, Gray, Standley and Vanslette.
Others attending: Mr. Charles Fuller, Town Counsel.

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

MINUTES: The minutes of December 15th were accepted as written.

NOON HILL ESTATES: The Board voted to set surety on Nauset Street from Station 0+25 to Station 8+05, Stub A from Station 0+20 to Station 2+00 and Stub B from Station 0+20 to Station 3+70, a total distance of 1,310 feet, at $29,200 for a one-year period. Upon receipt of proper surety lots 14, 15, 16, 18 and 20 on Nauset Street would be released. Included in the surety figure is an amount for the drainage which has been installed incorrectly.

PRICING SHEETS: Mr. Gray has agreed to set up a pricing sheet for services costing in roadways. He has also agreed to update the existing pricing sheets for construction of ways.

TOWN WARRANT ARTICLES FOR ANNUAL TOWN MEETING: Mr. Ezequelle checked with Town Counsel as to what is required to be submitted by January 13th. The Board must notify the Board of Selectmen as to what articles we will put in the warrant and what they are about.

SWIMMING POOL REGULATIONS: The Board voted to send a letter to the Building Code Committee to the effect that they have reviewed the new proposed regulations and find them satisfactory.

CAMELOT LANE SUBDIVISION: A letter dated December 17, 1969, was received from Mr. Joseph S. Kennedy enclosing a proposed amendment to the plan which was filed with the Board on September 22nd.

The Board will discuss this plan with Mr. Kennedy on December 29th.

HATTERS HILL SUBDIVISION: It was voted to send a letter to Mr. Bruce Richards asking the status of the Phillips 66 Easement.

It was voted to release lots 19, 25 and 26 on Hatters Hill Road.

WASTE DISPOSAL PROBLEM: A letter dated December 15th was received from the Selectmen bringing the Planning Board up to date on correspondence with Commissioner Ribbs on Medfield's waste disposal problem.

AMERICAN TELEGRAPH & TELEGRAM COMPANY: It was voted to send a letter to Mr. Karas of the above company requesting that Form 1 be completed for each of the submitted plans so that the Planning Board can sign the plans.

PAST PLANNING BOARD MINUTES: Mr. Gray will continue his liaison with Mrs. Raynor to get the minutes typed up.

REPORT OF TOWN GOVERNMENT STUDY COMMITTEE: Reports were received for each member of the Planning Board and the propsoed changes in the Planning Board were discussed.

SUBDIVISION CONTROL NOT REQUIRED: The Town Counsel brought in two plans of land in Medfield of land donated to the Conservation Commission, one parcel off Millbrook Road and the other off Elm Street, for conservation purposes. It was voted to sign these plans.

CONSERVATION COMMISSION: It was voted to request a map from the Conservation Commission of land potentially useful for recreation in the town to assist the Planning Board in making recommendations for additional recreation areas in town.

SIGN PERMITS: Mr. Fuller raised questions about the clarity of Paragraph 7(d) on page 2 of the Zoning By-law of the Town of Medfield.

CENTRAL BUSINESS DISTRICT: It was voted to send a letter of thanks to the men who volunteered to help fthe Planning Board.

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary

MEDFIELD PLANNING BOARD

Minutes of December 29, 1969, Meeting

Members present: Messrs. Gray, Standley and Vanslette. Others attending: Messrs. Calvin Colwell, Joseph S. Kennedy and Ellsworth, Mr. Colwell's engineer.

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

NOON HILL ESTATES PRELIMINARY PLAN: Messrs. Colwell, Kennedy and Ellsworth came before the Board to discuss the general layout of the Preliminary Plan of Noon Hill Estates. Mr. Colwell asked the Board's opinion about the handling of a brook in this area. It was the consensus of the meeting that a natural-looking brook would be preferred.

Mr. Standley asked that a section in this area be set aside for the town to purchase for recreation purposes. A sizable land area would be required.

Access roads to adjacent property were discussed. It appeared that a drainage easement may have been mistaken for an access road. This will be studied by the Board.

A standpipe on Noon Hill would appear to be the answer to the water pressure problem in this area; however, the possibility of this seems extremely unlikely.

Before bringing in a definitive plan, Mr. Colwell will come in with an informal plan for the Board's comments.

NOON HILL ESTATES - 1A: Subdrains will be required on Nauset Street in the vicinity of lot 15, approximately Station 4 to Station 5.

Mr. Colwell will see that the drain pipe which was incorrectly installed will be fixed in the spring.

The Planning Board has requested a profile for drainage easements.

AERIAL MAP: Mr. Gray will contact Avis Airmap, Inc., of Brookline to set up an appointment to discuss the cost of having an aerial map made and what we can expect for this cost.

CAMELOT LANE: Mr. Kennedy discussed briefly with the Board a revised plan of Camelot Lane. A profile of the drainage easement was requested.

MINUTES: The minutes of December 22nd were accepted as amended.

REPORT ON BUDGET MEETING: Mr. Vanslette reported on the Budget Meeting which he attended on December 23rd. The Finance Committee has requested additional data on the following:

Engineering Services: A breakdown of this item and a quotation as to cost of zoning maps. Mr. Vanslette will check with Mr. Rogers on this.

Printing Expenses: A price will be obtained from the printer for 500 copies of the new Zoning Bylaws.

AMERICAN TELEPHONE & TELEGRAPH CABLE: Tow plans for an easement for buried cables were signed. One was through Warner Farm on North Street and the other through the Atlantic Brick Company, West Street.

POSSIBLE ARTICLES FOR ANNUAL TOWN MEETING WARRANT: The Planning Board is considering three articles for the annual town meeting warrant: (1) Impact study for apartments: (2) Updating of the Master Plan and (3) Town mapping. The Selectmen will be notified as soon as possible.

STREETS RECOMMENDED FOR ACCEPTANCE: Town Counsel would like to meet with the Planning Board regarding streets recommended for acceptance.

FLINT LOCKE LANE AND GREEN STREET: A letter was received from Mr. McCarthy stating that the problems of springs and the resulting ice conditions that existed last winter have returned. Mr. Gray will look this area over and report to the Board.

PINE NEEDLE PARK: Mr. Gabelhart called Mr. Standley and reported excess water flowing over his property. Mr. Standley talked with Mr. Edward Stivaletta who said he would break through the snow to the brook today, December 29th.

KAMARK DRIVE: A letter dated December 24th was received from the Water & Sewerage Board stating that it was their thought that the Planning Board preferred hydrants just in back of the berm. It was voted to send a letter to the Water & Sewerage Board stating that these hydrants extend beyond the berm and appear to be a safety hazard and asking for their recommendation for alleviating this difficulty.

PROPOSED DUMP AREA: As requested, the Selectmen sent the Planning Board a copy of the Assessors' map showing the Gaither property covered by the Zoning Board of Appeals Decision 198.

STREET SIGNS: It was voted to send a letter to Mr. McCarthy requesting that a sign be added to the "Kamark Drive" sign naming the second street as dictated in the Town Bylaws. Mr. McCarthy will be asked for his recommendations as to what should be done regarding other areas of town where this has not been done.

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Richard M. Ezequelle

Richard M. Ezequelle
Secretary