



TOWN OF MEDFIELD

Office of the

BOARD OF APPEALS

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

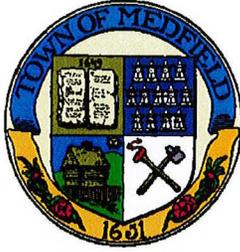
(508) 906-3027
(508) 359- 6182 Fax

INSTRUCTIONS FOLLOWING THE RECEIPT OF A DECISION:

- Your decision was filed with the Town Clerk on: Friday, May 10, 2019
 - Your 20 day appeal period ends: Thursday, May 30, 2019
 - On Friday, May 31, 2019 thereafter you should contact the Town Clerk for the certified decision as well as a letter from the Town Clerk indicating that no appeals have been taken regarding the Board's decision.
 - Please call or email prior to coming in to make sure that the letter is ready.
 - Carol Mayer, Town Clerk, (508) 906-3024 or cmayer@medfield.net
 - **NEW** Town Hall Hours:
 - M, W, Th: 8:30 am - 4:30 pm
 - T: 8:30 am - 7:30 pm
 - F: 8:30 am - 1:00 pm
 - Take the Town Clerk's letter & the decision to the Registry of Deeds in Dedham and record them. (There is a fee of around \$76 according to recent filings.)

Norfolk County Registry of Deeds
649 High St, Dedham, MA
(781) 461-6101 norfolkdeeds.org
- Directions from Town Hall, Medfield:
- Take 109 East to Dedham
 - Bear Right on High Street
 - Destination will be on the left in approximate ½ mile
 - Note: On street meter parking or parking in rear (w/ fee)
- Save the numbers they will give you as proof of recording. Call or email my office with the Book and Page numbers. ***This is a required part of the process!***
 - When you apply to the Building Department for a permit, you will also give them the Book and Page numbers.

Sarah Raposa, Town Planner
(508) 906-3027
sraposa@medfield.net



TOWN OF MEDFIELD

Office of the

Board of Appeals on Zoning

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

(508) 906-3027
(508) 359- 6182 Fax

NOTICE OF DECISION

APPLICANT: Medfield Meadows, LLC

DECISION DATE: April 22, 2019

DATE OF FILING DECISION: May 10, 2019

DECISION NUMBER: 1362

At a public hearing held on April 22, 2019 the Town of Medfield Zoning Board of Appeals, acting in the above referenced matter, approved with conditions the requested Comprehensive Permit, G.L. c. 40B, §§ 20-23.

The property is located at 41 Dale Street, Assessors Map 42, Lot 019; Residential Suburban (RS) with Primary Aquifer Protection Overlay District.

Appeals, if any, by any party other than the Applicant, shall be made pursuant to Massachusetts General Laws, Chapter 40A, s. 17, and shall be filed within twenty (20) days after the filing of this notice in the Office of the Town Clerk, Town Hall, Medfield, Massachusetts. Any appeal by the Applicant shall be filed with the Housing Appeals Committee pursuant to G. L. c. 40B, § 23, within twenty (20) days after the filing of this notice in the Office of the Town Clerk.

Copies of the decision may be obtained at the office of the Board of Appeals in person, via email, or from the Town's website: www.town.medfield.net > Boards and Committee > Zoning Board of Appeals under "ZBA Decisions."

Sarah Raposa
Town Planner
(508) 906-3027
sraposa@medfield.net



(508) 906 - 3027
(508) 359- 6182 Fax

TOWN OF MEDFIELD

Office of the
Board of Appeals on Zoning

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

RECEIVED
TOWN OF MEDFIELD, MASS.
2019 MAY 10 A 9:00
OFFICE OF THE
TOWN CLERK

Decision Number: 1362

Date Application Filed: November 24, 2018

Applicant: Medfield Meadows, LLC

Property: Certain parcel of land, known and numbered as 41 Dale Street, Medfield, Massachusetts, depicted on the Town of Medfield Assessors Map as Map 42, Lot 019. The property consists of 2.93 acres, entirely located in the Residential Suburban (RS) Zoning District and the Primary Aquifer Protection District. The Land Court deed reference for the property is Certificate 138147 and plan reference Lot 7 on Land Court Plan 383K.

Approval Requested: Comprehensive Permit, G.L. c. 40B, §§ 20-23

Public Notice: Notice published in the *Medfield Press* on November 23, 2018 and November 30, 2018, and notice sent by mail, postage prepaid, to all interested parties pursuant to G.L. c. 40A, § 11.

Public Hearing held: December 13, 2018, January 10, 2019, February 13, 2019, March 14, 2019, and April 22, 2019 (hearing closed).

Decision of the Board: Comprehensive Permit APPROVED WITH CONDITIONS

Members participating: John J. McNicholas (Chair), William McNiff (Member), Michael Whitcher (Member)

Date of Decision: April 22, 2019

I. BACKGROUND

1. On November 14, 2018, Medfield Meadows, LLC, (the "Applicant") submitted a comprehensive permit application to construct a twelve (12) unit multi-family ownership and twenty-four (24) unit rental development on a lot to be created by the issuance of this comprehensive permit, on property containing approximately 2.93 Acres situated at 41

Dale Street, off North Meadows Road / Rte. 27 in Medfield, Massachusetts (the “Site” or the “Property”).

2. The Zoning Board of Appeals (“Board”) opened the public hearing on December 13, 2018. The Board closed the public hearing on April 22, 2019. The Board voted to grant this Comprehensive Permit, with conditions, on April 22, 2019.
3. The Site is located in the Residential Suburban (RS) Zoning District. No wetlands are located within the Site. The Property is located within a MassDEP Zone II Wellhead Protection Area and the Medfield Aquifer Production District (Primary Aquifer Zone).
4. The Site is shown as 41 Dale Street, Medfield on Assessors Map 42, Parcel 19. The Applicant proposes to split the use of the Property. Of the total thirty-six (36) units, the Applicant proposes twenty-four (24) rental apartment units and twelve (12) condominium townhomes with associated paved parking, stormwater system and utilities (the “Project”).
5. The Site has frontage on North Meadows Road and Dale Street. The Applicant proposes to relocate the existing Site driveway on North Meadows Road approximately 250 feet to the west and remove the second existing Site driveway on Dale Street. An emergency entrance is proposed at the northern portion of the Site connecting to Joseph Pace Road, which will be service through an emergency access gate.
6. The Project will be new construction. Nearby land uses are municipal, business and residential. The Site will be served by municipal water and sewer.
7. Prior to the Applicant submitting its application, on or about May 8, 2018 the Medfield Board of Selectmen and the Applicant entered into a Memorandum of Understanding endorsing the proposed Project to be submitted to the Medfield Zoning Board of Appeals as a LIP Application.
8. To evaluate the plans, documents, and testimony submitted by the Applicant’s development team, the Board sought technical assistance and comments from Town staff and other boards and commissions. The Board received peer review comments from Matthew Crowley, P.E., and Jaklyn Centracchio, P.E., of BETA Group, Inc. Paul Haverly from Blatman, Bobrowski, & Haverly, LLC served as the Board’s Chapter 40B consultant, pursuant to the Massachusetts Housing Partnership Technical Assistance Program.
9. Sitting for the Board and present for the public hearing process were John McNicholas, Chair, William McNiff, Member, and Michael Whitcher, Member.
10. Exhibit A contains a list of documents the Board received during the public hearing process.

II. GOVERNING LAW

11. The law governing this application is the Comprehensive Permit Law, Massachusetts General Laws, Chapter 40B, §§ 20-23 (the “Act” or “Chapter 40B”), and the regulations promulgated by the Department of Housing and Community Development (“DHCD”), 760 CMR 56.00 et seq. (the “Regulations”).
12. The Act promotes regional distribution of low or moderate income housing by preventing individual cities and towns from using exclusionary zoning to block construction of such housing. Toward these ends, the purposes of the Act are satisfied if: (a) a town has low or moderate income housing in excess of 10 percent of the total number of year-round housing units reported in the latest decennial census or (b) which is on sites comprising 1 ½ percent or more of the town’s total land area zoned for residential, commercial, or industrial use, or (c) if the application results in the commencement of low and moderate income housing construction on sites comprising more than .3 percent of such total area or 10 acres, whichever is larger, in one year.
13. DHCD’s Regulations expand the definition of what constitutes satisfaction of the statute to include regulatory safe harbors contained at 760 CMR 56.03(4) through 56.03(7).
14. The Board’s decision on a comprehensive permit must balance the regional need for low- or moderate-income housing against the Town’s long-range planning goals, local requirements and regulations to the extent that they are applied equally to subsidized and unsubsidized housing, and valid concerns about the health and safety of residents of the proposed housing, the surrounding neighborhood, or the Town as a whole.

III. FINDINGS:

- The Board makes the following findings in connection with the application:
15. The Applicant has complied with all rules and regulations of the Town of Medfield as they pertain to the application for a Comprehensive Permit, or to the extent that the Applicant has not fully complied with the rules and regulations regarding submittal requirements, the Board finds that the requirements will be met as part of the submittal of Final Plans.
 16. The Applicant has demonstrated its eligibility to submit an application for a Comprehensive Permit to the Board, and the development fulfills the minimum project eligibility requirements set forth in 760 CMR 56.04(1) as follows:
 - (a) The Applicant a limited dividend organization within the meaning of General Laws, Chapter 40B, is eligible to receive a subsidy under a state or federal affordable housing program after a Comprehensive Permit has been granted.

- (b) The Applicant received a written determination of Project Eligibility from the Department of Housing and Community Development dated October 19, 2018, a copy of which was provided to the Board with the original application.
 - (c) By including with its application, a copy of Purchase and Sales Agreement dated June 14, 2016 by John Solari, Trustee of the Solari Realty Trust and by a related company of the Applicant, the Applicant has shown evidence of site control sufficient to qualify as an applicant for a Comprehensive Permit.
 - (d) The Applicant will execute a Regulatory Agreement in accordance with Chapter 40B and the regulations and guidelines adopted thereunder by DHCD.
17. The Town of Medfield does not meet the statutory minima set forth in G.L. c. 40B § 20 or 760 CMR 56.03(3) to 56.03(7), with one exception discussed below:
- (a) At the time of the filing of the application, according to the most-recently published Subsidized Housing Inventory (SHI) dated September 14, 2017, the number of low or moderate income housing units in the Town of Medfield constituted 7.2% of the total year-round units in the Town. Thus, the Town does not meet the ten percent (10%) statutory minimum.
 - (b) Existing affordable housing units are on sites which comprise less than one and one half percent of the total land area of the Town which is zoned for residential, commercial or industrial use (excluding land owned by the United States, the Commonwealth of Massachusetts or any political subdivision thereof).
 - (c) The granting of this comprehensive permit will not result in the commencement of construction of low or moderate income housing units on a site comprising more than three tenths of one percent (.3%) of land area in the Town of Medfield or ten acres, whichever is larger, zoned for residential, commercial or industrial uses (excluding land owned by the United States, the Commonwealth of Massachusetts or any political subdivision thereof) in any one calendar year.
 - (d) The Town of Medfield has an approved Housing Production Plan pursuant to 760 CMR 56.03(4), and has achieved certification of said Plan.
 - (e) The Town of Medfield has not achieved recent progress toward its housing unit minimum pursuant to 760 CMR 56.03(5).
 - (f) The Project does not constitute a Large Project pursuant to 760 CMR 56.05(6).
 - (g) The Applicant's comprehensive permit application does not constitute a Related Application pursuant to 760 CMR 56.03(7).

The Board provided the Applicant notice of the Safe Harbor status, including a copy of the June 19, 2018 certification letter from DHCD, in compliance with the

requirements of 760 CMR 56.03(8). The Applicant did not file an appeal with DHCD pursuant to 760 CMR 56.03(8).

18. The development, if constructed and operated in conformance with the plans and conditions set forth hereunder, will adequately provide for stormwater drainage, sanitary sewer services and water services, and other appurtenant utilities and amenities, and it will not be a threat to the public health and safety of the occupants of the development, the neighborhood, or the Town.
19. The Board finds that the conditions imposed in Section V of this Decision are necessary in order to address Local Concerns. The Board finds that such conditions will not render the project uneconomic. To the extent that such conditions may render the project uneconomic (as defined in 760 CMR 56.02), the Board finds that the Local Concerns outweigh the potential benefits of the proposed affordable units.
20. The Board finds that granting certain waivers from local by-laws and regulations is acceptable even though granting any waivers may have an adverse impact on Local Concerns. Nevertheless, the Board finds that the Local Concerns affected thereby do not outweigh the regional need for affordable housing, especially given the mitigation that has been provided by the Applicant.
21. The Board finds that construction of twenty-four (24) rental apartment units and twelve (12) condominium townhomes within eight (8) residential structures, will be consistent with local needs.

IV. DECISION

In consideration of all of the foregoing, including the plans, documents and testimony given during the public hearing, the Board hereby grants the Applicant a comprehensive permit under Chapter 40B for the development described herein, subject to the conditions set forth below.

V. CONDITIONS

A. General

- A.1. The holder of this Comprehensive Permit is defined as the Massachusetts Limited Liability Company, Medfield Meadows, LLC. The site is the property containing 2.93 Acres situated at 41 Dale Street, Medfield, Massachusetts off North Meadows Road / Rte. 27. The Project is defined as all features shown on the plans listed below in Condition A.2 or as otherwise required by this Comprehensive Permit.
- A.2. Except as may be provided for in the following conditions or in the Final Plans referenced below, the Project shall be constructed substantially in conformance with the plans and drawings listed below in this Condition A.2, which for purposes of this Comprehensive Permit shall be considered the Approved Plans

for the Project (“Approved Plans”). Additional revisions of locations of structures which do not require additional waivers shall also be allowed as insubstantial changes pursuant to 760 CMR 56.05(11). If the Commissioner of Buildings determines that the proposed changes do not conform to the requirements of this Comprehensive Permit, he shall so notify the Applicant and the Applicant shall either bring the plans into conformance with this decision or seek modification in accordance with 760 CMR 56.05(11). The Approved Plans consist of the following:

i. Site Plan and Architectural Plans entitled “MEDFIELD GREEN 40B APPLICATION” dated November 14, 2018, prepared by Winslow Architects, Inc., Arlington, MA with revisions through March 29, 2019.

- A.3. The Applicant is a limited dividend organization within the meaning of General Laws, Chapter 40B as required by Chapter 40B and it and its successors and assigns, shall comply with all applicable requirements of Chapter 40B and the regulations adopted thereunder.
- A.4. The Project shall consist of not more than twenty-four (24) rental apartment units for rent and twelve (12) condominium townhomes for sale located on one (1) lot, and other related residential amenities, all as shown on the Approved Plans. Six (6) of the rental apartment units are proposed as affordable units. Three (3) of the condominium homeownership units are proposed as affordable units.
- A.5. There shall be a minimum of forty-one (41) parking spaces to serve the rental apartment units and a minimum of twenty-nine (29) parking spaces to serve the townhouse ownership units. Every rental apartment unit shall have the benefit of at least one (1) parking space. Every townhouse ownership unit shall be deeded exclusive rights to at least two (2) parking spaces if two spaces are not provided within the unit’s own exclusive area.
- A.6. Accessible parking spaces shall be located to provide the shortest possible accessible route to the accessible dwelling units, where possible, in compliance with 521 CMR 10.2.
- A.7. The total number of accessible parking spaces provided shall comply with 521 CMR 10.1 and 521 CMR 10.3.
- A.8. The rental unit portion of the Project shall consist of five (5) one-bedroom units, sixteen (16) two-bedroom units, and three (3) three-bedroom units, as depicted on the Approved Plans. The homeownership portion of the Project shall consist of two (2) two-bedroom units and ten (10) three-bedroom units, as depicted on the Approved Plans.
- A.9. Pursuant to the Waiver List voted upon by the Board at the April 22,, 2019 hearing, the Applicant has requested, and the Board has granted, waivers from the Medfield Zoning Bylaw and other local by-laws and regulations as specified in

Exhibit A hereto. No waivers are granted from requirements that are beyond the purview of G. L. c. 40B, §§20-23. No waivers are granted from permit or inspection fees. Any subsequent revision to the Plans, including but not limited to revisions that are apparent in the Final Plans that require additional or more expansive waivers of any local by-laws or regulations (except as discussed above in A.2), must be approved by the Board in accordance with 760 CMR 56.05(11). To the extent that additional waivers are subsequently determined to be required with respect to improvements that are otherwise shown on the Approved Plans, such waivers shall be deemed an insubstantial change to the Comprehensive Permit under 760 CMR 56.05(11), and can be granted administratively by the Board.

- A.10. The Applicant shall comply with all local regulations of the Town of Medfield and its boards, commissions, and departments unless specifically waived herein or as otherwise addressed in these conditions.
- A.11. The Applicant shall copy the Board on all correspondence between the Applicant and any federal, state, or Town official, board, or commission concerning the conditions set forth in this decision, including but not limited to all testing results, official filings, environmental approvals, and other permits issued for the Project.
- A.12. Except as otherwise specifically provided herein, where this Decision provides for the submission of plans or other documents for approval by the Building Commissioner or other Town Departments, the Building Commissioner or applicable Department Head will use reasonable efforts to review and provide a written response within thirty (30) days following submission.
- A.13. This Comprehensive Permit may be subsequently assigned or transferred pursuant to 760 CMR 56.05(12)(b). The pledging of the Property as security under any conventional loan construction financing terms as set forth in the financing entity's Loan Documents or any foreclosure sale pursuant to the same shall not constitute an assignment or transfer under this paragraph.
- A.14. The provisions of this Comprehensive Permit Decision and Conditions shall be binding upon the successors and assigns of the Applicant, and the obligations shall run with the land. In the event that the Applicant sells, transfers, or assigns its interest in the development, this Comprehensive Permit shall be binding upon the purchaser, transferee, or assignee and any successor purchasers, transferees or assignees. The limited dividend restrictions shall apply to the owner of the project regardless of sale, transfer, or assignment of the project.
- A.15. The sidewalks, driveways, roads, utilities, drainage systems, and all other infrastructure shown on the Approved Plans as serving the Project shall remain private and the Town of Medfield shall not have, any legal responsibility for the operation or maintenance of the infrastructure, including but not limited to snow removal and landscape maintenance.

- A.16. Unless otherwise indicated herein, the Board may designate an agent to review and approve matters on the Board's behalf subsequent to this Decision.

B. Affordability Requirements

- B.1. The Applicant has proposed that six (6) units in the Project shall be rented households whose income is no more than eighty percent (80%) of the area median income, as determined by the United States Department of Housing and Urban Development ("HUD") and DHCD. The Applicant has proposed that three (3) townhouse units in the Project shall be sold to households whose income is no more than eighty percent (80%) of the area median income, as determined by the United States Department of Housing and Urban Development ("HUD") and DHCD.
- B.2. Of the six (6) affordable rental units, two (2) shall be one (1) bedroom units, three (3) shall two (2) bedroom units and there shall be one (1) three (3) bedroom unit. The ownership portion shall consist of three (3) three (3) bedroom affordable units.
- B.3. Upon completion of the Project and in perpetuity, all the affordable units shall meet the criteria for inclusion in DHCD's "Subsidized Housing Inventory" (SHI).
- B.4. The Applicant shall obtain approval by the Subsidizing Agency of an affirmative fair housing marketing plan prior to rental or sale of any units, and shall ensure that the Project complies with the Subsidizing Agency's fair housing requirements.

At the approval of the applicable subsidy program, the maximum number of affordable units allowed by law and applicable subsidy program, but no more than seventy percent (70%) percent of the units, shall be reserved for current residents of the Town of Medfield, municipal employees of the town of Medfield, employees of businesses located in the Town of Medfield and households with children attending Medfield's schools. A lottery shall be established in a form approved by the Subsidizing Agency and/or the Project's monitoring agent to effectuate this local preference, with an approved secondary lottery for all other applicants. The Applicant shall assist the Town in the submittal of any evidence required by the Subsidizing Agency to support this local preference requirement.

C. Submission Requirements

- C.1. Prior to any construction on the Site, whether or not pursuant to a building permit, the Applicant shall:
- a. Submit to the Board for review and administrative approval Final Engineering Drawings and Plans ("Final Plans") that conform to the requirements of this Comprehensive Permit and incorporate the conditions herein. The Final Plans shall also incorporate all conditions and

requirements of permitting agencies having jurisdiction. Applicable sheets of the Final Plans shall be signed and sealed by the Professional Land Surveyor, the Registered (Civil) Engineer of record, and the Registered Landscape Architect of record. The Final Plans shall be submitted to the Board at least twenty-one (21) days prior to the anticipated date of commencement of building construction or submission of an application for building permits, whichever is earlier (the "Final Site Plan Submission Date").

The Final Plans shall address the following additional issues:

- i. Submit to the Building Commissioner a construction mitigation plan including, but not limited to, dust control measures, fill delivery schedules, stockpiling areas, and like matters. Other than site work and such other work as may be authorized in writing by the Building Inspector, no other construction of units shall commence and no building permits shall issue under this Comprehensive Permit until the Building Inspector, in consultation with the Board's engineer, has approved the Final Plans as being in conformance with this Decision. If no written response or comments have been given to the Applicant by the Building Inspector concerning the Final Site Plans within forty-five (45) days after the Final Site Plan Submission Date, the Final Plans, as delivered, will be deemed to have been approved.
- b. Submit to the Board and the Building Commissioner a landscaping plan with the Final Plans, depicting the following:
 - (i) Overall planting plan that includes a demarcation of clearing and the limits of work;
 - (ii) Planting plans for drives showing shade trees and lighting fixture locations;
 - (iii) Prototype planting plans for each building that include shade trees, ornamental trees, shrubs, and groundcovers;
 - (iv) Planting details for coniferous and deciduous shade trees, ornamental trees, and shrubs;
 - (v) Planting schedules listing the quantity, size, height, caliper, species, variety, and form of trees, shrubs, and groundcovers;
 - (vi) Tree protection and preservation plans; and
 - (vii) Construction details.

All plantings shall consist of non-invasive, drought-tolerant species.
Plantings installed along drives and walkways shall also be salt-tolerant.

- C.2. Prior to the issuance of a building permit for the project, the Applicant shall:
- a. Record this Comprehensive Permit with the Norfolk County Registry of Deeds, at the Applicant's expense, and provide proof of the same to the Building Commissioner.
 - b. Revise the Cover Sheet on the Plans to be consistent with the final waivers granted.
 - c. Submit to the Board and the Building Commissioner evidence of Final Approval from the Subsidizing Agency (DHCD), as required by the Project Eligibility letter and the Chapter 40B regulations.
 - d. Submit to the Board and the Building Commissioner a copy of the Regulatory Agreement for the Project. Execution and recording of such Regulatory Agreement shall be complete prior to the issuance of any building permit.
 - e. Submit to the Building Commissioner final Architectural Plans, Certified Site Plan, Fire Safety Plan, Construction Control Affidavits, all Structural Engineering Documents and Energy Conservation Documentation all to be prepared and sealed by an architect or engineer with a valid registration in the Commonwealth of Massachusetts (the "Plans"). The Plans shall be submitted in such form as the Building Inspector may request.
 - f. The Board's engineer shall approve the maintenance schedule for the stormwater system.
 - g. Obtain and file with the Building Commissioner a copy of all federal, state, and local permits and approvals required for the Project.

D. Construction Completion; Certificate of Occupancy

- D.1. Prior to issuance of a certificate of occupancy for any lot in the Project, the Applicant shall:
- a. Submit As-Built Certification form to the Water / Sewer Department.
 - b. Submit interim engineer's certification of compliance with utilities plan and profiles to the Department of Public Works.
 - c. Provide a letter to the Board, signed by the Applicant's civil engineer, certifying that the Project has been constructed in compliance with the Final Plans.

- d. Obtain acceptance from the Building Department and/or Fire Department of testing of all fire protection systems, fire alarm systems, fire sprinkler systems, and local smoke alarms within the dwelling units.
- D.2. Prior to issuance of the final certificate of occupancy, the Applicant shall:
- a. Submit to the Building Department, in digital file format, final as-built plans showing rim and invert elevations, roadway, and associated construction. The digital file shall include property boundaries, dimensions, easements, rights-of-way, edge of pavement, topographic contours, spot elevations, parking areas, road centerline and associated text. Said digital data shall be delivered in the Massachusetts State Plane Coordinate System, North American Datum 1983 and North American Vertical Datum 1988, in U.S. Survey Feet.
 - b. Submit to the Building Commissioner as-built plans for all buildings in the Project.
 - c. Submit to the Building Commissioner a copy of the Condominium Trust and the Condominium Master Deed which shall include an adequate plan which shall meet all the conditions of this Decision.

E. Project Design and Construction

- E.1. The Applicant and the site general contractor shall attend a preconstruction conference with the Building Commissioner and Town Planner as may be determined. The Applicant shall provide a construction management plan to the Building Commissioner and Town Planner prior to such preconstruction conference. The Applicant shall coordinate with the Building Commissioner the requirements of such construction management plan.
- E.2. The proposed construction shall be in accordance with applicable federal and state laws, rules and regulations.
- E.3. The Applicant shall confirm with the Medfield Fire Department that no new fire hydrant locations are required to serve the Project.
- E.4. All site retaining walls four (4) feet or greater in height shall be designed by a Massachusetts Professional Structural Engineer.
- E.5. During construction, the Applicant shall conform to all local, state, and federal laws regarding noise, vibration, dust, and blocking of Town roads. The Applicant shall at all times use all reasonable means to minimize inconvenience to residents in the general area. Adequate provisions shall be made by the Applicant to control and minimize dust on the site during construction in accordance with the construction mitigation plan.

- E.6. Appropriate signage shall be shown on the Final Plans.
- E.7. The location of all utilities, including but not limited to electric, telephone, and cable, shall be shown on the Final Plans. All transformers and other electric and telecommunication system components shall be included on the Final Plans. The location of features shown on the approved design including but not limited to fill pipes, vents, bollards, connections between tanks (if applicable) etc., shall be shown on the Final Plans.
- E.8. If natural gas is proposed, gas service locations shall be included on the Final Plans.
- E.9. Soil material used as backfill for access drives shall be certified by the Project Engineer to the Building Commissioner as meeting design specifications, as applicable.
- E.10. Construction activities shall be conducted between the hours of 7 a.m. and 7 p.m., Monday through Saturday. For purposes of this condition, construction activities shall be defined as: start-up of equipment or machinery, delivery of building materials and supplies; removal of trees; grubbing; clearing; grading; filling; excavating; import or export of earth materials; installation of utilities both on and off the site; removal of stumps and debris; and erection of new structures. All off-site utility work shall be coordinated and approved by the Department of Public Works and shall not be subject to the timing restrictions set forth above. Parking of all vehicles and equipment must be on site during construction.
- E.11. Burning or burial of construction or demolition debris on the site is strictly prohibited. All such materials are to be removed from the site in accordance with applicable law. All construction materials shall be stored or stockpiled in a safe manner. Any floodlights used during the construction period shall be located and directed so as to prevent spillover or illumination onto adjacent properties. All construction activities are to be conducted in a workmanlike manner.
- E.12. No building areas shall be left in an open, unstabilized condition. If construction ceases for a period of more than sixty days, temporary stabilization shall be accomplished by hay bales, hay coverings or matting. Final stabilization shall be accomplished by loaming and seeding exposed areas.
- E.13. All retaining walls shall be constructed in an aesthetic manner, specifically, retaining walls shall avoid the use of exposed concrete to the greatest extent practicable.
- E.14. Snow removal shall be the obligation of the Applicant, until such time, if ever, that the Town agrees to accept responsibility for snow removal.
- E.15. Prior to the issuance of the first occupancy permit, the Applicant shall provide Town with an updated snow management plan to include provisions for removal

of snow from the site, as necessary. The updated plan should also include greater detail for on-site operations, particularly how snow will be moved to the designated storage areas.

- E.16. Trash and recycling collection for the rental units shall be via dumpsters on the Property as shown on the Approved Plans. Trash and recycling collection for the for-sale units shall be picked up via curb side service.
- E.17 Soil textures in the area of the subsurface systems to be tested on the Property during construction. Applicant shall also confirm that the seasonal high groundwater elevations are below the bottoms of the recharge systems. Results shall be submitted, reviewed and approved by a designated agent of the Town.

F. Traffic Safety Conditions

- F.1. Signs, landscaping and other features to be installed as a part of the Project within intersection sight triangle areas shall be designed, installed and maintained so as not to impede lights of sight. Such features shall not exceed 2.5-feet in height as measured from the surface elevation of the intersecting roadways.
- F.2. Snow windrows within sight triangle areas shall be promptly removed where such accumulations exceed 3.5 feet or would otherwise impede sight lines.
- F.3. For the purposes of improving North Meadows Road and West Street the Applicant shall facilitate and complete a Road Safety Audit (RSA) prior to the issuance of the first Building Permit for the Project to be conducted in accordance with MassDOT standards.
- F.4. For the purposes of improving Main Street, North Meadows Road and Spring Street the Applicant shall facilitate the completion of a RSA prior to the issuance of the first Building Permit for the Project to be conducted in accordance with MassDOT standards.
- F.5. The Applicant within 120 days from the issuance of any building permit (not including a foundation permit), shall contribute sixty thousand (\$60,000.00) to the Town for use to complete the following improvements to North Meadows Road and Dale Street:
 - A. Reconstruct the wheelchair ramps associated with the existing crosswalks to comply with ADA standards;
 - B. Replace four (4) pedestrian signal indications with countdown-type indications;
 - C. Replace four (4) pedestrian signal pushbuttons with ADA compliant devices;

- D. Replace two (2) existing rusted signal posts (northeast and southwest corners);
- E. Replace two (2) post-mounted signal indications (locate on posts that are to be replaced);
- F. Install emergency vehicle pre-emption system (OPTICOM); and
- G. Review the pedestrian traffic signal timing and the yellow and all-red clearance intervals, and make any necessary adjustments to ensure compliance with current standards for safety. Said review shall include an evaluation of right-turn-on-red conflicts with pedestrians at the intersection.

The completion of such improvements shall be the sole responsibility of the Town.

- F.6. Prior to the issuance of the first Certificate of Occupancy for the Project, the Applicant shall coordinate and with the School Department and the Police Department to determine the appropriate location for a new or relocated bus stop on Dale Street that is sufficiently removed from North Meadows Road to allow for the installation of “Bust Stop” warning signs. The Applicant shall construct and install the new or relocated bus stop and “Bus Stop” signs.
- F.7 The Applicant, within 120 days of the issuance of any building permit (not including a foundation permit), in order to improve North Meadows Road and West Street shall contribute twenty thousand (\$20,000.00) to the Town for use for the installation of an emergency vehicle pre-emption system (OPTICOM). The completion of such improvements shall be the sole responsibility of the Town.
- F.8 In an effort to encourage the use of alternative modes of transportation to single-occupant vehicles and to promote healthy transportation options to residents of the Project, the following Transportation Demand Management (TDM) measures shall be implemented as a part of the Project:
 - a. The owner or property manager will contact MassRIDES to obtain information on facilitating and encouraging healthy transportation options for residents of the Project;
 - b. Information regarding public transportation services, maps, schedules and fare information will be posted in a central location and/or otherwise made available to residents;
 - c. A “welcome packet” will be provided to new residents detailing available public transportation services, bicycle and walking alternatives, and commuter options available through MassRIDES’ and their Bay State Commute program (formerly NuRide) which rewards individuals that choose to walk, bicycle, carpool, vanpool or that use public transportation to travel to and from work;

- d. Residents will be made aware of the Emergency Ride Home (ERH) program available through MassRIDES, which reimburses employees of a participating MassRIDES employer partner worksite that is registered for ERH and that carpool, take transit, bicycle, walk or vanpool to work;
- e. Pedestrian accommodations will be incorporated within the Project site that link the buildings to North Meadows Road and thereafter to the existing sidewalk infrastructure to the south at Dale Street;
- f. A mail drop will be provided in a central location; and
- g. Secure bicycle parking will be provided consisting of: i) exterior bicycle parking centrally located within the Project site; and ii) weather protected bicycle parking located in a secure area within the apartment buildings.

G. Police, Fire, and Emergency Medical Conditions

- G.1. Appropriate sight distance shall be maintained at the intersection of the Project Driveway and North Meadows Road.

H. Water, Septic, and Utilities

- H.1. The water, sewer, and drainage utilities servicing the Project shall be installed and tested in accordance with applicable Town of Medfield requirements and protocols, except as may be waived herein.
- H.2. Utilities shall be installed as shown on the plans using methods standard to those installations. Utilities shall be defined as electric service lines, telephone lines, water service lines, CATV lines, municipal conduit and the like.
- H.3. DPW shall review and approve proposed water and sewer materials and will confirm that they are adequately sized.

I. Other General Conditions

- I.1. The proposed structures shall be constructed in accordance with the approved Site Plans and Architectural Plans. Any changes to the structures from the approved site Plans and Architectural plans prior to initial occupancy must comply with the procedures set forth in 760 CMR 56.05(11).
- I.2. This decision will be deemed to be final upon the expiration of the appeal period with no appeal having been filed or upon the final judicial decision following the filing of any appeal, whichever is later. In accordance with 760 CMR 56.05(12)(c), this Comprehensive Permit shall expire three (3) years from the date that the permit becomes final, unless (i) prior to that time substantial use of the Comprehensive Permit has commenced or (ii) the time period is otherwise tolled

in accordance with law. The Applicant may timely apply to the Board for extensions to the Comprehensive Permit as permitted by law.

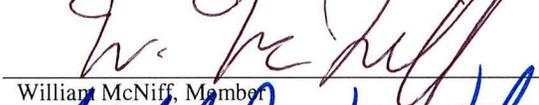
- I.3. The Applicant shall be responsible for the operation and regular maintenance of all pedestrian walkways, parking areas, and other common facilities shown or described in the Approved Plans and materials, including, but not limited to, regular snow plowing, until such time, if ever, the roadway is accepted by the Town of Medfield.
- I.4. If any default, violation or breach of these conditions by the Applicant is not cured within thirty (30) days after notice thereof (or such longer period of time as is reasonably necessary to cure such a default so long as the Applicant is diligently and continuously prosecuting such a cure), then the Town may take one or more of the following steps: (a) by mandamus or other suit, action or other proceeding at law or in equity, require the Applicant to perform its obligations under these conditions; (b) have access to, and inspect, examine and make copies of all of the books and records of the Applicant pertaining to the project; or (c) take such other action at law or in equity as may appear necessary or desirable to enforce these conditions. If the Town brings any claim to enforce these conditions, and the Town finally prevails in such claim, the Applicant shall reimburse the Town for its reasonable attorneys' fees and expenses incurred in connection with such claim.
- I.5. Each rental lease agreement shall include a provision notifying prospective tenants that a functioning Department of Public Works garage is located in the proximity of their unit that may generate noise.
- I.6. The Applicant shall establish a Condominium Association for home ownership units that will be governed and controlled by the provisions of M.G.L. Ch. 183A, including Condominium Deed, By-Laws; Rules and Regulations and Protective Covenants (collectively the "Condominium Documents").

The Board of Appeals voted 3-0, at its public meeting on April 22, 2019, to unanimously grant a Comprehensive Permit subject to the above-stated Conditions, with this decision as attested by the signatures below.

Members in favor:



John J. McNicholas, Chair



William McNiff, Member



Michael Witcher, Member

Dated: April 22, 2019

Filed with the Town Clerk on MAY 10, 2019.


Town Clerk

Notice: Appeals, if any, by any party other than the Applicant, shall be made pursuant to Massachusetts General Laws, Chapter 40A, s. 17, and shall be filed within twenty (20) days after the filing of this notice in the Office of the Town Clerk, Town Hall, Medfield, Massachusetts. Any appeal by the Applicant shall be filed with the Housing Appeals Committee pursuant to G. L. c. 40B, § 23, within twenty (20) days after the filing of this notice in the Office of the Town Clerk.

DECISION ON WAIVERS

The Board grants the following waivers from local requirements and regulations as it has determined necessary for the construction of the Project as approved by the Board:

1. Zoning Bylaw Section 300- 5.3: Use Table Item 1.4 Multi-family Use Prohibited in RS Zone. The Applicant requests that this provision not apply.

Board Action: Waiver Granted.

2. Zoning Bylaw Section 300-5.3: Use Table Item 1.3 & 1.4 -Special Permit and Site plan review. The Applicant seeks a waiver to allow a multi-family us without Site Plan Approval.

Board Action: Waiver Denied as unnecessary, because a comprehensive permit subsumes the need for Site Plan Approval. The Board acknowledges that the Project does not require Site Plan Approval.

3. Zoning Bylaw Section 300- 6.2F: Building within the following districts will be subject to the respective Zoning Bylaw Section as a special permit: Open Space Residential, Article 7; Floodplain District, Article 10; Watershed Protection District, Article 11; and Aquifer Protection District, Article 16.

Board Action: Waiver Denied as unnecessary, because a comprehensive permit subsumes the need for special permit approval.

4. Zoning Bylaw Section 300-5.2, 5.4 and Attachment 1: This section addresses limitations of Uses set forth in the Table of Use Regulations and Area Regulation. The Applicant requests that a waiver be granted allowing a multifamily building in the RS district, contrary to the Table of Uses, which does not allow a multifamily building in the RS district.

Board Action: Waiver Granted.

5. Zoning Bylaw Section 300-6.1 and 300 Attachment 2 & 3: Table of Conventional Dimensional Requirements. The Applicant requests the following waivers:

	<u>Allowed</u>	<u>Requested</u>
Front Setback	30'	15'
Rear Setback	40'	25'
Highest Building Height Article 6	35' or 2.5 stories whichever is less	40' Mean Height
Floor Area Ratio	0.35	0.46
Lot Coverage	20%	52%

Board Action: Waiver granted.

6. Zoning Bylaw Article 12 Sections 300-12.1 through 300-12.11: This section requires Board of Selectmen approval for Earth Removal. The Applicant requests a waiver to allow approval for any earth removal to be granted as part of the issuance of the comprehensive permit.

Board Action: Waiver request denied as unnecessary. The issuance of a comprehensive permit subsumes all other local permitting processes, therefore waiver of the requirement for approval of the Board of Selectmen for earth removal is unnecessary. The Board acknowledges that no permit from the Board of Selectmen is necessary for the earth removal associated with the Project. No waivers of any substantive provisions of Sections 12.1-12.11 have been requested, nor have any such waivers been granted.

7. Zoning Bylaw Section 110- 12: This section provides that there will be no extensions of the public sewer system for new residential construction in excess of 500 feet in any fiscal year unless approved by a majority of voters present at an Annual Town Meeting or a Special Town Meeting called for that purpose.

Board Action: Waiver Granted.

8. Zoning Bylaw Sections 300-5.3.H: This section requires Site Plan approval from the Planning Board for this project.

Board Action: Waiver denied as unnecessary. The Board acknowledges that Plan Review requirements are subsumed in a comprehensive permit. The Applicant has not requested, nor does the Board grant, waivers of substantive provisions regarding Plan Review (See 2/28/19 letter from BETA)

9. Zoning Bylaw Section 300 - 6.2.G: Waiver requested to allow projection of steps over 4' in height into required yard setback

Board Action: Waiver Granted (See 2/28/19 letter from BETA)

10. Zoning Bylaw Article 8 Sections 300- 8.1, 8.2.F & 8.3.B.6: Parking. The Applicant requests the following waivers:

Parking Ratio	2 space per unit	1.94 spaces per unit
Parking within Setbacks	No accessory off-street parking shall be permitted within the required front yard or side yard	A portion of the accessory parking is located within the required front yard area.
Driveway Minimum Width	24'	20'

Board Action: Waivers Granted (See 2/28/19 letter from BETA)

11. Zoning Bylaw Article 13 Sections 300-13.1 & 13.8 (C): Limiting Signage in a Residential District. The Applicant requests a waiver allowing signage is as shown on Approved Plans. Additionally, the Applicant is requesting to allow temporary signage on the property for marketing purposes to be erected no more than 14 days prior to construction and removed after the last unit is occupied.

Board Action: Waiver Granted.

12. Zoning Bylaw Article 14 Sections 14.12 through 14.14: Requiring Planning Board Site Plan Review and approval. The Applicant seeks a waiver to clarify that the Project does not need Site Plan Review, but is instead governed by the Comprehensive Permit.

Board Action: Waiver denied as unnecessary. The Board acknowledges that Site Plan Review is not required for a comprehensive permit project.

13. Any and all Local Requirements for Plan Review. A waiver is requested since the Approved Plans will have been reviewed as part of the Comprehensive Permit Decision.

Board Action: Waiver denied as unnecessary. The Board acknowledges that Plan Review requirements are subsumed in a comprehensive permit. The Applicant has not requested, nor does the Board grant, waivers of substantive provisions regarding Plan Review.

14. Sewer Use Requirements. A waiver is requested so that the Applicant shall not be required to obtain separate Sewer Connection and Use Permits from the Board of Water and Sewerage, and that the Zoning Board of Appeals grant permits and approvals under the Comprehensive Permit Decision. The Applicant will construct and discharge to the sewer system as shown on the Final Plans.

Board Action: Waiver denied as unnecessary, as the comprehensive permit subsumes all other local approvals. The Applicant has not requested, nor does the Board grant, waivers of substantive provisions regarding sewer connections, nor does the Board waive any fees regarding sewer connections.

15. Water Use Requirements. A waiver is requested so that the Applicant shall not be required to obtain separate Water Connection and Use Permits from the Board of Water and Sewerage, and that the Zoning Board of Appeals grant permits and approvals under the Comprehensive Permit Decision. The Applicant will construct connections to and use the water supply system as shown on the Final Plans.

Board Action: Waiver denied as unnecessary, as the comprehensive permit subsumes all other local approvals. The Applicant has not requested, nor does the Board grant, waivers of substantive provisions regarding water connections, nor does the Board waive any fees regarding water connections.

16. Division 1, Part II., Chapter 240, Article IV., Sections 240-17 and 240-18, and Town policies on street openings. This provision prohibits work within a street or public way without a permit issued by the Board of Selectmen, after the submittal of a plan showing the location and

elevation of such pipe, drain or other structures proposed. The Applicant seeks a waiver allowing such street opening without the approval of the Board of Selectmen.

Board Action: Waiver Granted.

17. Any and all requirements of the Medfield Board of Health's Regulations for Storm Water and Runoff Management. (The Regulations are applicable to any construction requiring site plan approval or a special permit in Aquifer Protection Districts. The property is located in the Primary Aquifer Zone. As no site plan approval or special permit is being sought for this 40B Comprehensive Permit project, these requirements may not be applicable. If they are deemed to be applicable, a waiver from such requirements is sought.)

Board Action: Waiver Granted.

18. Zoning Bylaw Section 300-6.2J: A lot in an RU District on which a multifamily dwelling is placed, there shall be a landscaped buffer strip along each boundary which adjoins a residential lot.

Board Action: Waiver Granted.

19. Zoning Bylaw Section 300-14.15G: Multifamily dwelling developments shall be permitted subject to a special permit from the Planning Board.

Board Action: Waiver Denied as unnecessary, because a comprehensive permit subsumes the need for special permit approval.

21. Zoning Bylaw Section 300-16.6B(2): Injection wells of any kind are a prohibited use in Primary Aquifer Zone except by special permit from the Board of Appeals.

Board Action: Waiver Granted.

EXHIBIT A

Missed Meeting Affidavit – William McNiff – March 14, 2019 meeting

3/14/19 Meeting folder

- Meeting notes
- Waiver Review – modified for 3/14/19
- BETA Peer Review Update – dated 2/28/19
- Site plans – stamped received 3/13/19
- Suggested Traffic/Transportation Conditions for Approval – dated revised 3/6/19
- RSI Letter- regarding Geophysical Surveying - dated 03/7/19
- Medfield Green Responses to BETA Peer Review Update – dated 2/17/19
- BETA (Matthew Crowley) revised responses to Peer Review Comments regarding Stormwater Management – dated 2/15/19

Stormwater Management Revised Responses to Peer Review Comments 2/19/19 folder

- BETA (Matthew Crowley letter dated 2/15/19
- Stormwater Management Report – stamped received 2/19/19

Traffic Conditions folder

- Suggested Traffic /Transportation Conditions of Approval – dated revised 3/6/19
- Email from Sarah Raposa regarding Medfield Green Traffic Conditions- dated 3/6/19
- Email from Sarah Raposa regarding Medfield Green – dated 2/21/19

2/13/19 Meeting folder

- Email from John Kelly to Sarah Raposa regarding Feb ZBA Hearing – dated 1/18/19
- Email from Jeffrey Dirk to Sarah Raposa regarding Suggested Transportation Conditions – dated 1/18/19
- Email from Geoff Engler to Sarah Raposa regarding HPP Certification – dated 1/16/19
- Email from Sarah Raposa to John Kelly regarding 41 Dale – dated 2/7/19
- Email from John Kelly to Sarah Raposa regarding Medfield Green updated pack – dated 1/28/19
- Email from John Kelly to Sarah Raposa regarding 41 Dale – dated 1/24/19
- Email from John Kelly to Sarah Raposa regarding Feb ZBA Hearing – dated 1/18/19
- Suggested Traffic/Transportation Conditions of Approval – dated 1/18/19

1/10/19 Meeting folder

- Meeting notes
- Vanasse & Associates, Inc. Jeffrey Dirk letter regarding response to Traffic Peer Review – dated 12/17/18
- Letter from Ronald Tiberi to John McNicholas regarding 1/7/18 – dated 1/7/19

2/7/19 41 Dale Street Folder

- 40B Application Plans
- Medfield Green Response #1 to BETA Peer Review – dated 2/27/19
- Waiver Review – General By-law list

12/13/18 folder

- Winslow Architects landscape plan – dated 11/16/18
- Winslow Architect lighting plan – dated 11/16/18
- Letter from Paul Haverty – Blatman, Bobrowski & Haverty regarding Notice of Safe Harbor Pursuant to 760 CMR 56.03(8) – dated December 13, 2018
- BETA (Matthew Crowley) letter regarding Peer Review –dated 12/10/18
- Email from John Wilhelmi, Interim Chief Police regarding traffic study comments – dated 12/11/18
- Chapter 40B Training: Fundamentals – dated 12/13/18
- Chapter 40B Handbook for Zoning Board of Appeals – dated 3/2017

BETA Review Folder

- BETA (Matthew Crowley) Peer Review letter – dated 12/10/18
- Email from Sarah Raposa to John Kelly regarding FWD: Beta Review Estimate – dated 11/20/18
- Memorandum to Georgia Colivas/Joy Rocciuto regarding Refundable Deposit/Consultant Review Account, check #1687, \$10,600 - dated 11/28/18
- BETA (Matthew Crowley) Peer Review Scope and Fee letter – dated 11/20/18

ZBA file folder

- Deed – dated 10/6/04
- Easement – dated 8/11/04
- Comprehensive Permit Rules- Sarah Raposa notes – dated 11/26/18
- Departmental Review Medfield Green/41 Dale Street LIP - dated and distributed 11/14/18
- Maps Online – dated 11/26/18
- Maps Online – dated 11/14/18
- Abutters Notice – Medfield Press 11/23/18 and 11/30/18
- Memorandum to Board of Assessors for abutters list and labels - dated 11/14/18
- Abutters List and Labels to Sarah Raposa from Board of Assessors - dated 11/14/18
- Check from RQC LLC-memo Medfield Green ZBA Fee, #1685 for \$4,600 dated 11/13/18
- Comprehensive Permit Application submitted by Medfield Meadows- cover sheet only – time stamped by Town Clerk 11/14/18
- Critical Deadlines for Chapter 40B Comprehensive Permits

Stormwater Management Report for Medfield Meadows, Prepared by Professional Services Corporation– dated 12/13/18

Proposed Grading and Drainage Plan (2 pages) – dated 12/7/18

Pre Development Watershed Plan (2 pages) – dated 12/12/18

MHP Technical Assistance folder

- Letter from Massachusetts Housing Partnership – dated 12/10/18

- Massachusetts Housing Partnership Chapter 40B Technical Assistance Program Guidelines 2018
- Ch. 40B Technical Review Assistance Application – dated 10/22/18

Project Eligibility Letter (10/19/18) folder

- Letter from DHCD regarding determination of eligibility - dated 10/19/18

Departmental Comments folder

- BETA (Matthew Crowley) Peer Review letter – dated 12/27/18
- Email from Sarah Raposa to John Kelly regarding Dale Street 40B Timeline – dated 12/20/18
- Email from John Wilhelmi to Sarah Raposa regarding Medfield Green – dated 12/11/18
- Email from Michael LaFrancesca to Sarah Raposa regarding FWD: Housing project at Dale Street and North Meadows Rd – dated 11/30/18
- Memorandum from Maurice Goulet to Sarah Raposa regarding DPW Comments on 40B Application -41 Dale Street dated 11/29/18
- Email from William Carrico regarding Seeking Comments – Medfield green 40B Application Submitted to ZBA, Public Hearing Scheduled – dated 11/16/18
- Memorandum from George Lester, Planning Board regarding 41 Dale Street 40B – dated 12/3/18
- Schematic plan with Sarah Raposa notes from site visit
- Email from John Kelly to Sarah Raposa regarding Medfield Green Dept Head Meeting – dated 10/22/18

Betterment/Easement folder

- Letter from RSI/Ron Tiberi regarding Geophysical Surveying - dated 3/7/19
- Email from Maurice Goulet to Cliff Monac (49 Dale Owner) – dated 1/16/19
- Email from Maurice Goulet to Cliff Monac (49 Dale Owner) regarding 49 Dale Water & Sewer – dated 1/22/19
- Letter from Environmental Partners to Maurice Goulet regarding Proposed 49 Dale Street Project, Sanitary Sewer Layout – dated 8/15/18

Medfield Green Comprehensive Permit Application – Submitted to the Medfield Zoning Board of Appeals – November 2018 (binder)

4/22/19 folder

- Waiver Review – Modification to Waiver Review Submitted with 03/29/29 plans
- “Medfield Green Suggested Traffic/Transportation Conditions of Approval,” dated January 18, 2019, revised March 6, 2019, prepared by Vanasse and Associates, Inc.
- 01/10/19 Stormwater plans
- 40B Application plans dated 11/14/18
- BETA Peer Review Update dated 04/10/19
- Stormwater Management Report dated 3/27/19 prepared by Professional Services Corporation