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July 10, 2019

Via Email: sraposa@medfield.net

Town of Medfield
Planning Board
459 Main Street
Medfield, MA 02052

RE: LCB Senior Living
Definitive Plan Submission & Site Plan Approval Meetings
Main Street, Medfield, MA

Dear Board:

LCB Senior Living respectfully requests that the hearings on the proposed Definitive Subdivision Plan and Site Plan Approval now scheduled for this Monday, July 15, 2019 be continued until the Board's first available date after October 15, 2019.

There are a couple of reasons for this request:

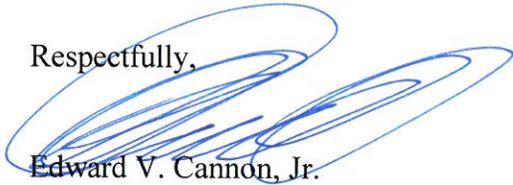
- 1) The permitting process is still ongoing and on hold pending the receipt by all parties of the decision from DEP about the status of Vine Brook. That decision is critical to whether or not the permitting process continues, but all parties are simply waiting for DEP before any further progress can be made.
- 2) There is a new development which has come about fairly quickly and at the last minute. LCB has been actively marketing the property. In the event LCB can sell upon acceptable terms, they will divest themselves of their interest in the subject property and all of the present permitting filings can then be dismissed with prejudice and all pending appeals will be dismissed as well. LCB has found an interested party but their purchase is contingent upon the ZBA granting an access variance for one single-family home on a portion of the LCB property behind the Tavern property. The variance application is being filed today so that the ZBA can take up the matter at their meeting on August 14, 2019. In the event the variance is granted (it is virtually an identical request to a variance that was granted to a prior owner back in 2013), the ZBA must write their decision, the appeal period must expire, and then LCB must transfer their interest to their buyer. This is the reason for the request to move the new date into October.

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Until such time as LCB actually completes the sale of their interest in the subject property, they must preserve their right to move forward with all their permitting, hence this request for what is hopefully one final continuance.

Thank you for your time and attention to this matter and should you have any questions, please don't hesitate to contact me.

Respectfully,



Edward V. Cannon, Jr.

F14-139

cc: Lee Bloom, Director of Development