



TOWN OF MEDFIELD

Office of the

Board of Appeals on Zoning

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

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No. 1360

February 13, 2019

Decision of the Board of Appeals on the petition of: Country Estates of Medfield, LLC

Property owned by: Country Estates of Medfield, LLC

Location of Property: 21, 25, 29 Hospital Road, Medfield, MA

Norfolk County Registry of Deeds: Book 33500, Page 500 and Book 33564, Page 340; and,

Norfolk County Land Court Certificate of Title No: 191843

Medfield Assessors' Record: Map: 64 Lot: 009

Zoning District: Residential Town (RT) with partial Aquifer Protection District

By request dated February 12, 2019 (the "Application") filed with the Board of Appeals on the same date, Country Estates of Medfield, LLC c/o Michael J. Larkin (hereinafter the "Applicant") of Medfield, Massachusetts seeks a modification of ZBA Decision Nos. 1300, 1325, and 1343 to continue to expand construction hours to include Saturdays and expand delivery hours on Saturdays. The property is located at 21, 25, 29 Hospital Road which has been combined as Assessors' Map 64, Lot 009; RT Zoning District with partial Aquifer Protection District (hereinafter the "Locus"). A public meeting was held on Wednesday, February 13, 2019 to hear the request.

DECISION:

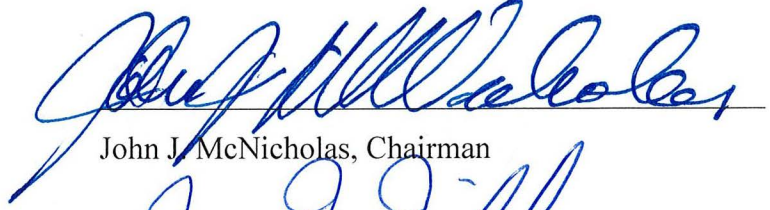
The Medfield Zoning Board of Appeals hereby determines the request to be insubstantial in accordance with the factors set forth in 760 CMR 56.07(4) and amends its conditions in Decision Nos. 1300, 1325, and 1343 to continue expanded construction hours to include Saturdays from 8:00 A.M. to 5:00 P.M. (Condition G.6) and expanded delivery hours on

Saturdays from 8:00 A.M. through 5:00 P.M. for light trucks and vans only (Condition G.7) for a time period ending on May 31, 2019 with the following conditions:

1. Conditions from previous Decision Nos. 1300, 1325, and 1343 remain in full effect.
2. Landscaping work on Saturdays may include the use of a bobcat(s) for the implementation of Condition E.6. (Landscaping Plans) in order for landscaping along Hospital road to be completed by May 31, 2019.
3. A field report from Tetra Tech (at the Applicant's expense) will be obtained and any comments relating to erosion controls or landscaping shall be addressed immediately as weather permits.
4. Erosion control measures shall be refreshed or replaced as needed to divert runoff from entering Hospital Road or have some mechanism to reduce sediment from entering stormwater that flows off-site during construction.
5. Road sweeping on the internal roadways as well as on Hospital Road shall occur as needed so sediment does not track on Hospital Road.
6. A field report from Tetra Tech (at the Applicant's expense) will be obtained to inform the Board of the landscaping progress and the maintenance of erosion control measures prior to the April 10, 2019 and May 8, 2019 meetings.

THIS DECISION WAS UNANIMOUS.

MEDFIELD ZONING BOARD OF APPEALS



John J. McNicholas, Chairman



William McNiff, Member



Michael Whitcher, Member

JARED SPINELLI, JARED GUSTAFSON AND CHARLES PECK, ASSOCIATE MEMBERS, DID NOT SIT ON THE BOARD AT THE PUBLIC MEETING CONCERNING THIS MATTER NOR DID THEY PARTICIPATE IN THE DELIBERATIONS OF THE BOARD OR IN THIS DECISION.

APPEALS FROM THIS DECISION, IF ANY, SHOULD BE MADE PURSUANT TO APPLICABLE STATUTE.