



TOWN OF MEDFIELD

Office of the

Board of Appeals on Zoning

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

Direct: (508) 906 - 3027
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No. 1365

May 8, 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

Michael J. Larkin (hereinafter the "Applicant") of Medfield, Massachusetts seeks a modification of ZBA Decision Nos. 1300, 1325, 1343, and 1360 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, May 8, 2019 to hear the request.

DECISION:

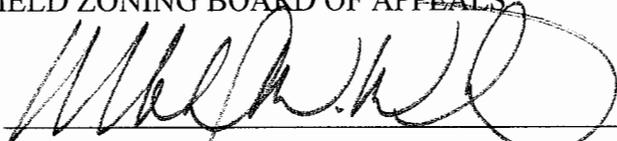
The Medfield Zoning Board of Appeals hereby determines the request to be insubstantial in accordance with the factors set forth in 760 CMR 56.07(4) and amends its conditions in Decision Nos. 1300, 1325, 1343 and 1360 to continue expanded construction hours to include Saturdays from 8:00 A.M. to 5:00 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 June 12, 2019 with the following conditions:

Country Estates – Extension of Saturday Hours / Landscaping / Erosion Controls

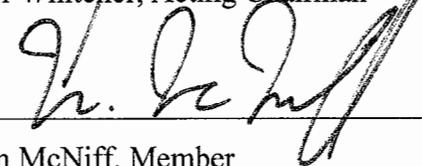
1. Conditions from previous Decision Nos. 1300, 1325, 1343 and 1360 remain in full effect.
2. Sod will be installed immediately all along the frontscape of the Locus (along Hospital Road) and up either side of Stoneridge Way and Sunset Way, and will be installed in the front yards of all homes that are presently occupied. Sod will also be installed in any other areas on or around any unoccupied homes such that no further soil will run-off onto Hospital Road.
3. The wash station for construction vehicles will be relocated to an area up beyond the occupied homes. The relocation of the wash station is necessary to prevent resident vehicles and other construction vehicles/equipment from tracking soil or sediment onto the roads within the development and/or onto to Hospital Road.
4. The Applicant will obtain a change order from Tetra Tech for more frequent stormwater management monitoring.
5. The ZBA will take a site visit on May 22, 2019 at 8:30 am (and will invite Tetra Tech and other town departments to participate, if possible).
6. The Applicant will (a) confirm that any previously-installed asphalt berms are temporary, (b) will consult with McKenzie to determine whether installing the granite curbing in and around any areas where landscaping has been installed will be helpful in keeping soil in place, and (c) will provide a full report at or before the June 12, 2019 ZBA meeting.
7. The Applicant will (a) confirm with McKenzie and Tetra Tech that the foundation drains were part of the original stormwater report and calculations, (b) will develop a plan to address the installation of the foundation drains and their effect on the present stormwater management plan if such foundation drain were not contemplated or included as part of the original stormwater report and calculations, and (c) will provide a full report at or before the June 12, 2019 ZBA meeting.
8. All siltation fencing located on or around the Locus will be installed or repaired in accordance with the observations set forth in Tetra Tech's May 2, 2019 field report.

THIS DECISION WAS UNANIMOUS.

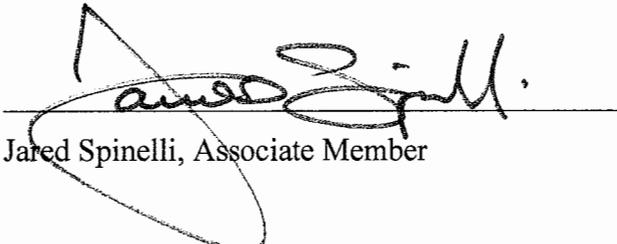
MEDFIELD ZONING BOARD OF APPEALS



Michael Witcher, Acting Chairman



William McNiff, Member



Jared Spinelli, Associate Member

JOHN J. MCNICHOLAS, CHAIRMAN, CHARLES H. PECK, ASSOCIATE MEMBER, AND JARED GUSTAFSON, DID NOT SIT ON THE BOARD AT THE PUBLIC HEARING 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 GENERAL LAWS, CHAPTER 40 A, §17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK