



TOWN OF MEDFIELD

BOARD OF APPEALS ON ZONING

459 Main Street, Medfield, MA 02052

APPLICATION FOR HEARING

(TO BE FILLED OUT BY APPLICANT)

Phone: 508-906-3027

Fax: 508-359-6182

Date 2/12/20

RECEIVED
TOWN OF MEDFIELD, MASS.

2020 FEB 12 P 4: 37

OFFICE OF THE
TOWN CLERK

Name of Applicant
or Appellant

Medfield Holdings LLC

Mailing Address
City, State, Zip

PO Box 377, Medfield, MA 02052

Phone (508) 653-7162

Email james.murphy.esquire@gmail.com

The record title of said
property stands in the name of:

ANDREA SIMONI, TRUSTEE OF THE SIMONI FAMILY IRREVOCABLE TRUST

Whose address is:

Applicant is

(owner, tenant, other):

Location of Property 5 Rhododendron Avenue

Deed duly recorded in the Norfolk County Registry of Deeds:

Book 35286 Page 99 (or) Land Court Certificate # _____

Year lot created _____ Plan of Land recorded as Book 1998 Page 5 Year _____

Medfield Assessors Map 32 Lot 008 Zoning District RS Overlay? _____

Nature of application or appeal (Written summary of project; attach additional sheets if necessary):

See attached

Applicable section(s) of Zoning Bylaw or General Law (State which, or if both, so state):



Use this box for additions/alterations to pre-existing non-conforming lots or structures:

A special permit under MGL Chpt. 40A §9 and/or Medfield Zoning Bylaw Section 300-9.1.C.2. &/or a determination under M.G.L. Chpt. 40A §6 and/or Medfield Zoning Bylaw, Article 9, that proposed work will not be more nonconforming and/or a variance from Chapter 300b of the Zoning Bylaw.



Reviewed by Building Commissioner: Signed _____

Date: _____

I hereby request a hearing before the Board of Appeals with reference to the above application. In the event that a Variance or Special Permit or other form of decision required by law to be recorded is granted, I will record the same with the Norfolk Registry of Deeds or Land Court.

I have read and accept the rules and fees of the "Rules of the Medfield Board of Appeals."

(Applicant) Signed

Printed ROBERT J. BONNELL

(Owner) Signed _____

Printed _____

5 Rhododendron Avenue
REQUEST FOR FINDING AND SPECIAL PERMIT

The Applicant is requesting a Finding and Special Permit to replace the current pre-existing non-conforming house with a proposed house on the same lot. The present house lot is 18,000 square feet whereas 20,000 square feet is required. The present lot has only 120 feet of depth, whereas 125 feet of depth is required.

As shown on the site plan and related submittal, the future home to be constructed shall comply with all other applicable RS dimensional requirements.

The proposed change, extension or alteration shall not be substantially more detrimental to the neighborhood than the existing pre-existing nonconforming use of the property.



SECTION 6 FINDING WORKSHEET FOR ONE- & TWO- FAMILY RESIDENTIAL DWELLINGS

For Single & Two-Family Dwellings (per Zoning Bylaw §300-9.1.C.1): Please return this sheet with your building permit application to disclose if your lot or structure is nonconforming and to determine if your proposed plan requires a special permit by the ZBA. [Note: changes to structures or demolition of structures over 50 years old may require Historic Commission review pursuant to the Demolition Delay Bylaw]

Applicant's Name Medfield Holdings LLC Map 32 Lot 008
 Locus Address 5 Rhododendron Ave Zoning District RS

Is this a teardown? Yes / No (teardowns may require ZBA review)

Aquifer Protection District? Yes / No [If Yes: Primary / Secondary / Well]

The Aquifer Protection District may affect lot coverage thresholds. Please refer to Zoning Bylaw Article 16, check with your surveyor/engineer, or refer to the "maps" tab in the Assessors GIS Database.

A note regarding plot plans: Plot plans should be current, show all dimensions for compliance with current zoning, and be stamped by a Registered Land Surveyor. Mortgage plans are not acceptable.

MEASUREMENT (Refer to <u>Article 2</u> , Definitions, for various methodologies in calculating requirements)	REQUIRED (Refer to <u>Chapter 300b</u> and <u>Chapter 300c</u>)	EXISTING (Refer to your <u>existing</u> site plan)	√ Or X	PROPOSED (Refer to your <u>proposed</u> site plan)	√ Or X
Lot area	20000	18000			
Frontage	96	150			
Lot Width	120	150			
Lot Depth	125	120			
Perfect Square	96x96	Yes		Yes	
Front Yard Setback	30			46	
Side Yard Setback	12			43.5/46.5	
Rear Yard Setback	40			44	
Floor Area Ratio	Allowed			9.5%	
% Lot Coverage	Allowed 20%			16.1%	
Building Height	35 ft			35 ft	

√ indicates that the dimension complies with current zoning / X indicates that the dimension does not comply with current zoning

THIS SECTION TO BE FILLED OUT BY THE BUILDING COMMISSIONER

- The proposed alteration will not increase the existing non-conforming nature of the structure.
- The proposed alteration will either intensify any existing nonconformities or result in additional nonconformities and requires a special permit from the Zoning Board of Appeals.

Building Commissioner

Date

cc: ZBA

Other notes:

REQUIRED FINDINGS

to be filled out by applicant

UTILITIES:

Water: Town Well

Sewer: Town Septic System

Notes:

FAMILY APARTMENTS:

The Applicant acknowledges the provisions of Medfield Zoning Bylaw Section 300-14.10.I.(3) & (4) that a family Apartment Special Permit is temporary and subject to conditions of approval, including but not limited to annual an affidavit under the pains and penalties of perjury that the person(s) listed continues to reside within the Family Apartment. Future use of the space is contemplated as:

Name of person(s) to occupy the family apartment:

ALL SPECIAL PERMITS:

The Board of Appeals may grant a special permit if it concludes that a special permit is warranted by the application and the evidence produced at the public hearing and if it makes the following specific findings of fact, pursuant to Medfield Zoning Bylaw Section 14.10:

(1) The proposed use will not result in a public hazard due to substantially increased vehicular traffic or parking in the neighborhood. In deciding this, the Board shall find affirmatively that the road's structure, surroundings and configuration are such as will support the added traffic safely. *(Describe additional vehicles and parking spaces required by the proposal as well as road access on public or private ways and any other information. Commercial or multi-family residential projects may require a traffic study prepared by a registered engineer.)*

The proposed use will be the same - one single family house.

(2) The proposed use will not have any adverse effect upon property values in the neighborhood. *(Commercial or multi-family residential projects may require an analysis prepared by a real estate appraiser.)*

The proposed use will be an improvement over the existing use. The current home is in poor condition.

(3) The proposed use is architecturally and aesthetically consistent with the other structures in the neighborhood. *(Describe the proposed construction in the context of the existing surroundings. If an addition, will the siding, windows, shingles etc. match existing. Does the proposal fit into the streetscape and larger area?)*

Please see attached drawings, which show a complimentary Cape for this neighborhood.

(4) The proposed use will not create any hazard to public safety or health in the neighborhood. *(Describe any aspects of the project that could be unsafe to those in and around the property i.e. manufacturing, research and design.)*

The Applicant is an experienced Medfield builder who has and will take care in constructing the new home while working with the building inspector.

(5) The proposed use will not create any danger of pollution to public or private water facilities. *(Describe potential impacts to public wells, aquifers, municipal water mains, nearby private wells.)*

No Impact.

(6) The methods of drainage at the proposed site are adequate. *(Describe existing and proposed drainage systems and conditions. All stormwater should be collected/treated/infiltrated on-site.)*

The lot is relatively flat; no off-site drainage is expected or intended. The roof drains go underground into a concrete galley system.

(7) If public sewerage is not provided, plans for on-site sewage disposal systems are adequate and have been approved by the Board of Health. *(Describe existing and proposed wastewater systems and conditions.)*

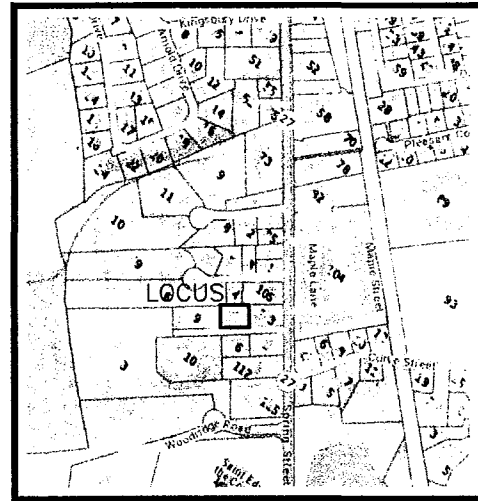
Public sewer will be utilized. There is an existing connection in the street for tie-in purposes.

(8) That no excessive noise, light or odor shall be emitted. *(Describe specifications relating to any noise or vibration producing conditions or mechanical systems, describe site lighting (all new lighting should be "dark-sky compliant"), describe potential odors to be produced on site.)*

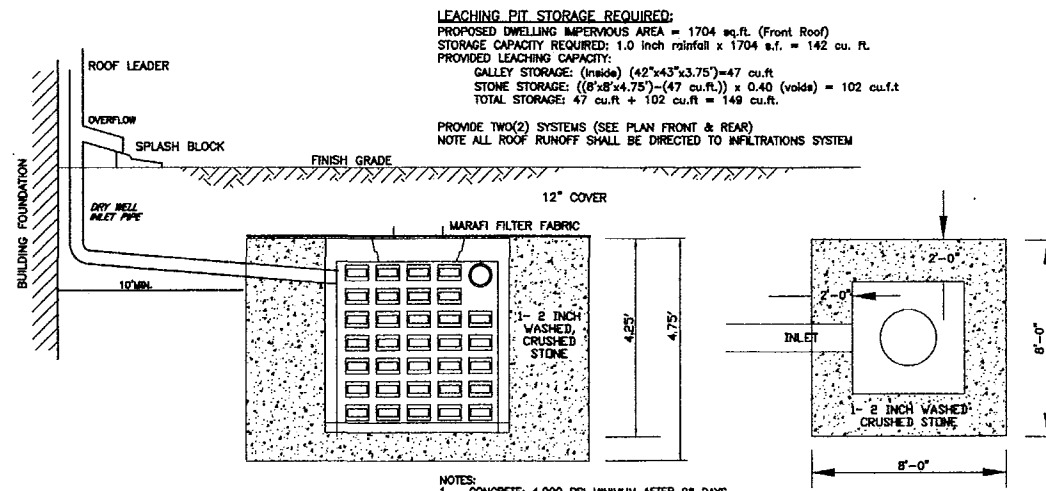
No unusual single family house conditions are expected or intended.

(9) That no nuisance shall be created. *(Nuisance can be subjective but describe potential factors and mitigation measures.)*

No unusual single family house conditions are expected or intended.



LOCUS MAP



LEACHING PIT STORAGE REQUIRED:
 PROPOSED DWELLING IMPERVIOUS AREA = 1704 sq.ft. (Front Roof)
 STORAGE CAPACITY REQUIRED: 1.0 inch rainfall x 1704 s.f. = 142 cu. ft.
 PROVIDED LEACHING CAPACITY:
 GALLEY STORAGE: (inside) (42"x43"x3.75")=47 cu.ft.
 STONE STORAGE: ((8'x8'x4.75")-(47 cu.ft.)) x 0.40 (voids) = 102 cu.ft.
 TOTAL STORAGE: 47 cu.ft. + 102 cu.ft. = 149 cu.ft.

PROVIDE TWO(2) SYSTEMS (SEE PLAN FRONT & REAR)
 NOTE ALL ROOF RUNOFF SHALL BE DIRECTED TO INFILTRATIONS SYSTEM

- NOTES:
 1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. DESIGNED FOR H-20 LOADING.
 3. GALLEY AVAILABLE IN BOTH END AND CENTER SECTIONS.
 CENTER SECTIONS HAVE LARGE OPENING IN BOTH THE BACK AND FRONT SIDES.
 4. 1 1/2" TO 2" SOLUBLE WASHED CRUSHED STONE TO BE PLACED BETWEEN ROWS.

ROOF LEACHING GALLEY DETAIL

NOT TO SCALE:

LOT COVERAGE		
	EXIST.	PROPOSED
BUILDING	1877 s.f.	1704 s.f.(9.5%)
WALKS	615 s.f.	144 s.f.
		1050 s.f.
TOTAL AREA	2,492 s.f.	2,898 s.f.(16.1%)

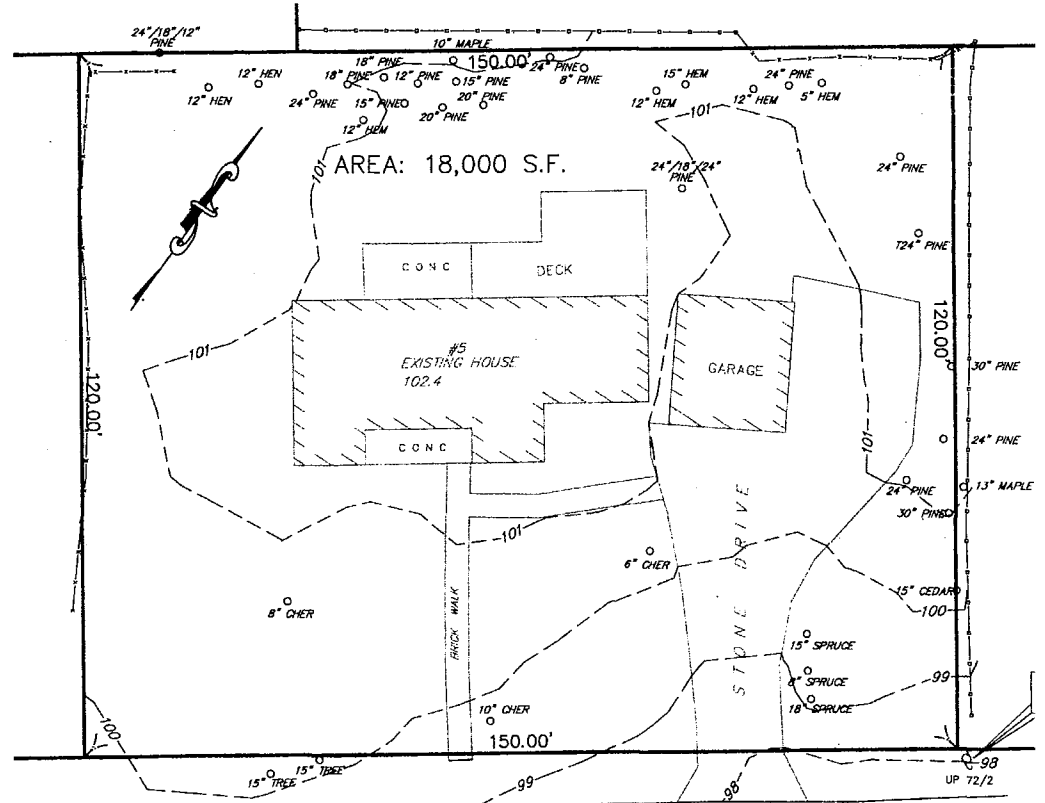
TOTAL EXISTING COVERAGE: 2,492 s.f. (13.8%)
 TOTAL PROPOSED COVERAGE: 2,898 S.F (16.1%)

NOTE:
 THE PROPOSED HOUSE/ROOF RUNOFF IS 100% RECHARGED WITH THE PROPOSED LEACHING GALLEY SYSTEM.

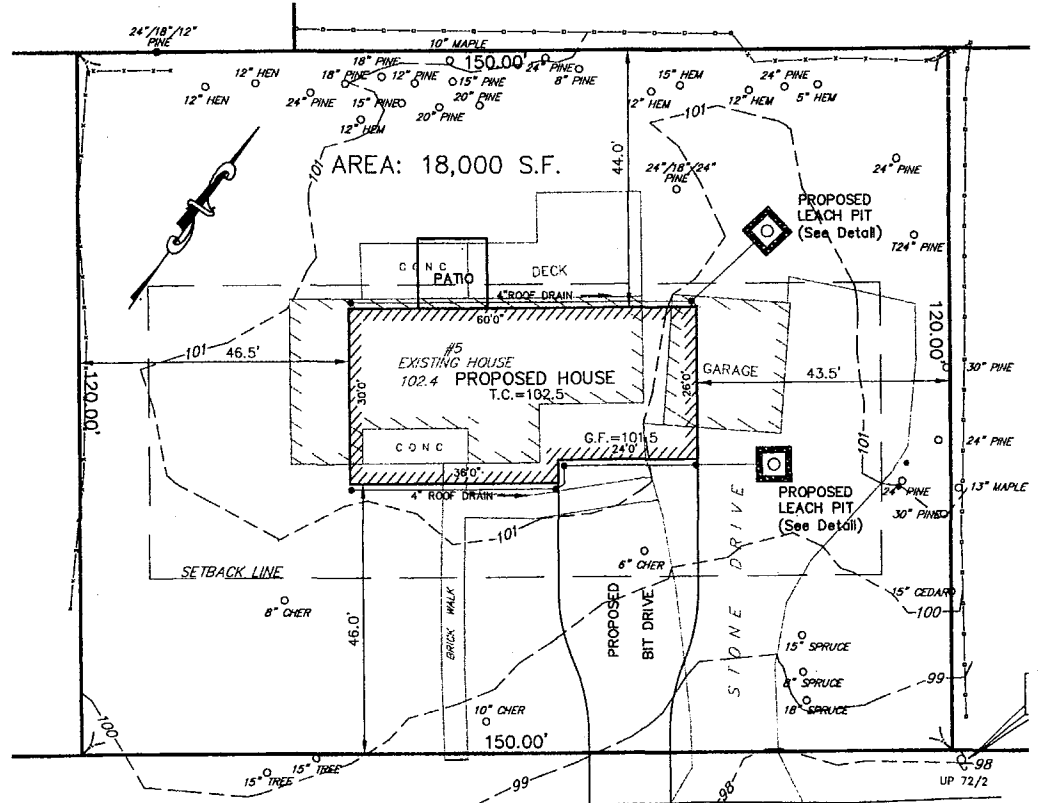
REMAINING TOTAL IMPERVIOUS SURFACE:
 1194 S.F. (6.6%)

ZONING CLASSIFICATION:
 RS - RESIDENTIAL SUBURBAN
 AREA: 20,000 S.F.
 FRONTAGE: 96 FT.
 LOT WIDTH: 120 FT.
 LOT DEPTH: 125 FT.
 SETBACKS:
 FRONT: 30 FT.
 SIDE: 12 FT.
 REAR: 40 FT.

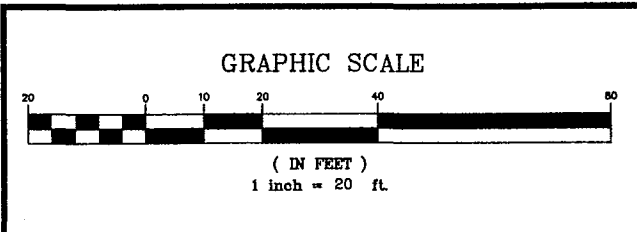
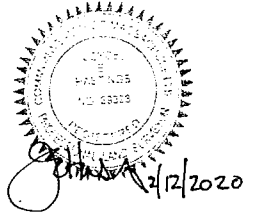
ASSESSORS REFERENCE:
 MAP 32, PARCEL 8



RHODODENDRON AVENUE
 EXISTING CONDITIONS



RHODODENDRON AVENUE
 PROPOSED CONDITIONS



GLM Engineering Consultants, Inc.
 19 EXCHANGE STREET
 HOLLISTON, MA 01746
 P: 508-429-1100 F: 508-429-7160
 www.GLMengineering.com

FLD.: RMC
 DRW.: RST
 CHKD.: PET

SITE PLAN OF LAND
 "5 RHODODENDRON AVENUE"
 MEDFIELD, MASSACHUSETTS
 FOR
 MEDFIELD HOLDINGS, LLC
 PO BOX 377
 MEDFIELD, MASSACHUSETTS

JOB No. 16,721
 DATE: FEB. 12, 2020
 SCALE: 1"=20'
 SHEET: 1 of 1



○ FRONT ELEVATION
10 PITCH



○ RIGHT ELEVATION



○ REAR ELEVATION



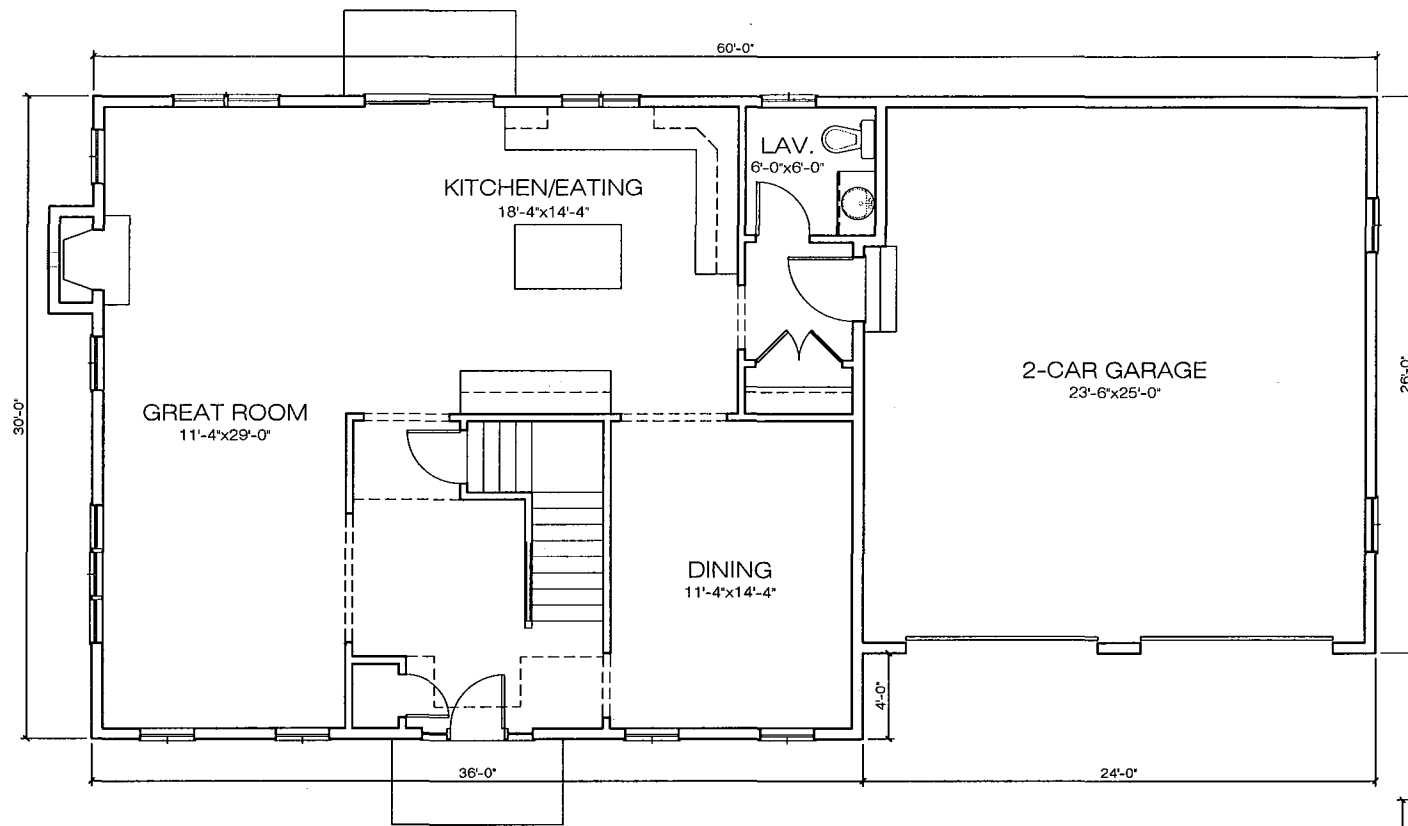
○ LEFT ELEVATION

5 RHODODENDRON AVE
MEDFIELD, MA
MEDFIELD HOLDINGS LLC.

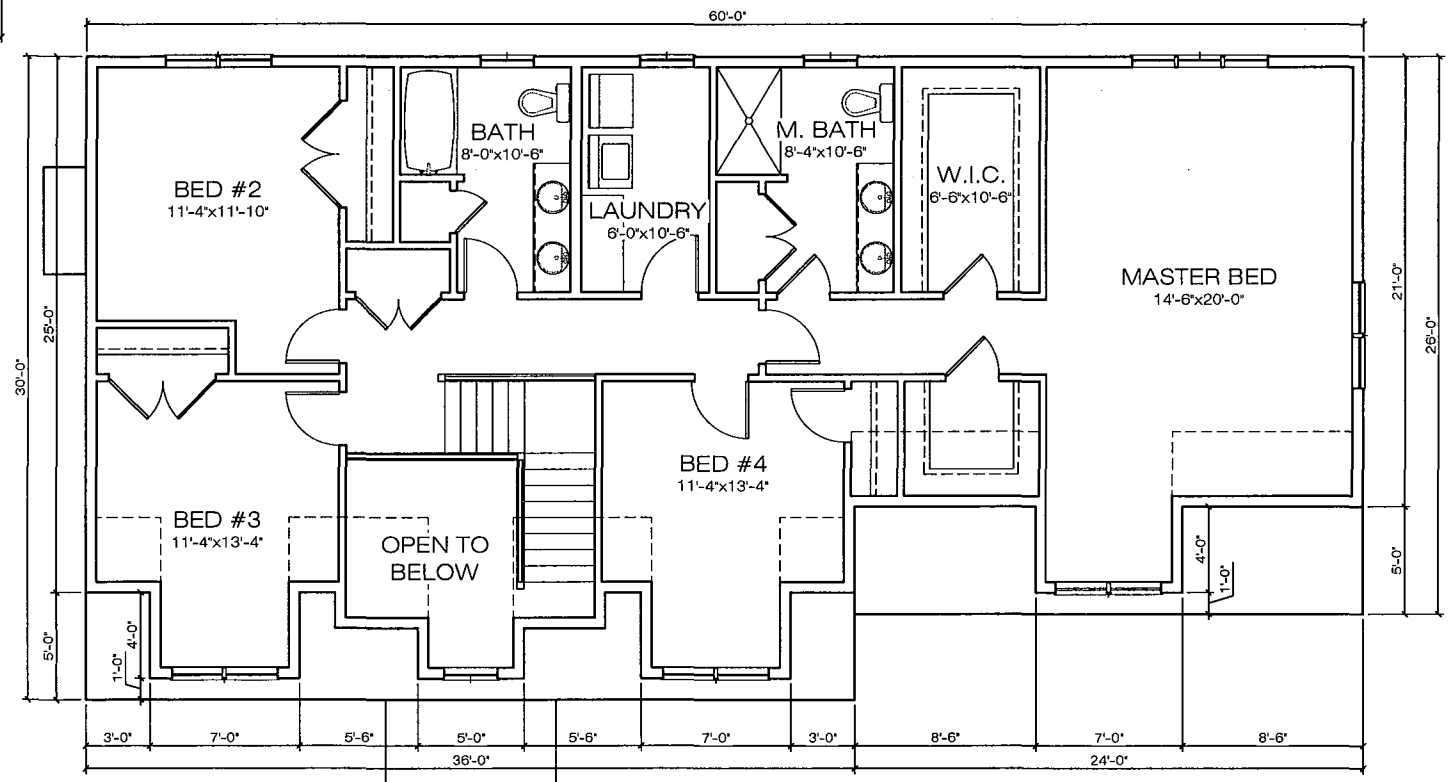
CME
ARCHITECTS, INC.
6 WILKINS DRIVE, SUITE 210
PLAINVILLE, MA 02762 508-809-3509

Scale: AS NOTED
Date: 02-12-20
Drawn By: E. FULLAM
Checked By: C.M.
Job Number: 20024

Drawing:
DD1



FIRST FLOOR PLAN
9' CEILING
1,087 SQ.FT.



SECOND FLOOR PLAN
8' CEILING
1,521 SQ.FT.

**5 RHODODENDRON AVE
MEDFIELD, MA
MEDFIELD HOLDINGS LLC.**

CME
ARCHITECTS, INC.
6 WILKINS DRIVE, SUITE 210
PLAINVILLE, MA 02762 508-809-3509

Scale:	AS NOTED
Date:	02-12-20
Drawn By:	E. FULLAM
Checked By:	C.M.
Job Number:	20024
Drawing:	DD2

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5 RHODODENDRON AVE DD2 2/12/20 10:18 AM