



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

“The Rosebay at Medfield” from Rosebay at Medfield Limited Partnership (applicant), 30 Pound Street (owned by Medfield Housing Authority); Assessors' Map 43, Lot 077; RU Zoning District with Secondary Aquifer Overlay for a Comprehensive Permit under MGL Chapter 40B, Sections 20 through 23 as amended, to allow construction of a multi-family residential development that will consist of 45 age-restricted affordable rental units with appurtenant driveways, parking areas, landscaping, utility systems, and stormwater management system. *(Continued from 8/15/19, 09/12/19, 10/10/19, 11/20/19, 12/12/19, 1/22/20, 2/27/20, 3/12/20, 4/1/20.)*

APPLICANT: Rosebay at Medfield Limited Partnership

DECISION DATE: April 1, 2020

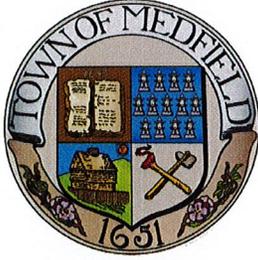
DATE OF FILING DECISION: April 2, 2020

DECISION NUMBER: 1382

At a public meeting held on April 1, 2020 the Town of Medfield Zoning Board of Appeals, acting in the above referenced matter, voted to accept the Applicant’s withdrawal request dated 03/12/20.

Copies of the decision may be obtained online at www.town.medfield.net > ZBA Webpage > ZBA Decisions or by emailing sraposa@medfield.net.

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Town Planner
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BOARD OF APPEALS

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MEDFIELD, MASSACHUSETTS 02052-2009

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(308) 906-3027

No. 1382

April 1, 2020

WITHDRAWAL OF THE APPLICATION OF ROSEBAY AT MEDFIELD LIMITED PARTNERSHIP FOR A COMPREHENSIVE PERMIT

At the Hearing on February 27, 2020, the Board was informed that the Medfield Housing Authority would be issuing a new RFP for the development of the land on Pound Street that is the subject of this Comprehensive Permit application calling into question the viability of the pending application. The Applicant was offered the opportunity to withdraw their application but declined to do so at that time.

After much substantive discussion, given the totality of the circumstances, the Board voted 2-1 to close the public hearing and issue a decision based upon its Housing Production Plan safe harbor status. A deliberation Meeting was scheduled for March 12, 2020. Just prior to that Meeting, the Board was verbally informed that the Applicant would be withdrawing and that the written request would be submitted once approved by the Medfield Housing Authority. The Board therefore took no action at the March 12, 2020 Meeting and continued the matter to April 1, 2020 to accept the written Withdrawal. The written withdrawal request was received by the Board on March 13, 2020.

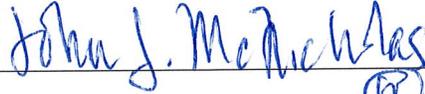
The Board is willing to reduce by one - half the application fee should Rosebay at Medfield Limited Partnership choose to submit a new application for Comprehensive Permit.

RECORD OF VOTE

The Zoning Board of Appeals voted 3-0 at its deliberative session on April 1, 2020, to accept the withdrawal of the Applicant's comprehensive permit application, as attested by the signatures below.

THE VOTE WAS UNANIMOUS:

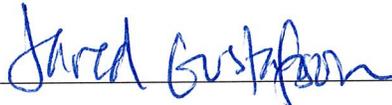
MEDFIELD ZONING BOARD OF APPEALS



John J. McNicholas, Chair



Michael Witcher, Member



Jared Gustafson, Associate Member

WILLIAM MCNIFF, MEMBER, JARED SPINELLI, ASSOCIATE MEMBER, AND CHARLES H. PECK, ASSOCIATE MEMBER, 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.