



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 7/17/20

Name of Applicant or Appellant

NELL SAAB

Mailing Address City, State, Zip

7 HALE PLACE MEDFIELD, MA 02052

Phone 781-608-3031

Email nellsaaba@yahoo.com

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

AMER & NELL SAAB

Whose address is:

7 HALE PLACE MEDFIELD, MA 02052

Applicant is

(owner, tenant, other):

" "

Location of Property

7 HALE PLACE MEDFIELD, MA 02052

Deed duly recorded in the Norfolk County Registry of Deeds:

Book 31664 Page 579 (or) Land Court Certificate # _____

Year lot created _____ Plan of Land recorded as Book 2208 Page 240 Year _____

Medfield Assessors Map 43 Lot 118 Zoning District RS Overlay? _____

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

I would like to operate my massage therapy business out of my home.

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 Nell Saab Printed NELL SAAB

(Owner) Signed Nell Saab Printed NELL SAAB

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) Overall design is consistent and compatible with the neighborhood, including as to factors of building orientation, scale, and massing. *(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?)*

No construction

(2) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed such that the proposed use will not result in a public hazard due to substantially increased vehicular traffic or parking in the neighborhood. *(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.)*

I will only ever have one client here at any given time and have 2 parking spaces available in my driveway.

(3) Drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development. *(Describe utility connections potential impacts to public wells, aquifers, municipal water mains, nearby private wells.)*

All are adequate.

(4) The proposed use will not have any significant adverse effect upon properties in the neighborhood, including property values. *(Describe any aspects of the project that could be unsafe to those in and around the property i.e. manufacturing, research and design. Commercial or multi-family residential projects may require an analysis prepared by a real estate appraiser.)*

No adverse effects anticipated.

(5) Project will not adversely affect or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate. *(Describe potential impacts to natural resources (tree clearing, proximity to wetlands, etc. If Conservation Commission approval is necessary, please attach approval to application.)*

No environmental impact is anticipated.

(6) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates. *(Describe existing and proposed drainage systems and conditions. All stormwater should be collected/treated/infiltrated on-site. If Board of Health approval is necessary, please attach approval to application.)*

No changes in structure planned.

(7) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive. *(Describe existing and proposed water and wastewater systems and conditions.)*

No significant change in water or sewer use. Anticipated.

(8) The Proposed use will not create any hazard to public safety or health in the neighborhood. (Describe proposed use and ancillary specifications relating to any noise or vibration producing conditions or mechanical systems, describe site lighting (all new lighting should be "dark-sky compliant"), and describe potential odors to be produced on site. Nuisance can be subjective but describe potential factors and mitigation measures.)

No risks to public safety will result.

(9) 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.)

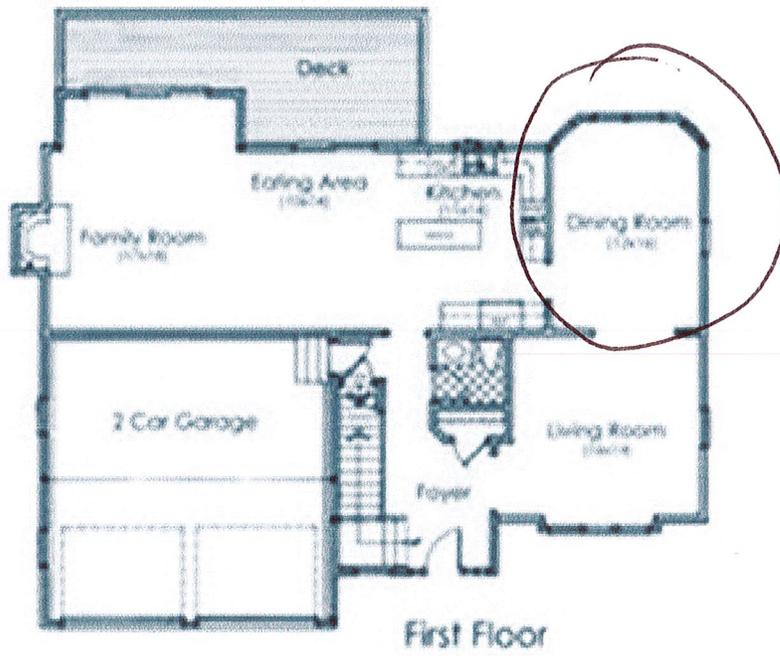
N/A

VARIANCES: (See MGL c. 40A Section 10) Attach additional sheets if necessary.

1. What circumstances exist relating to the shape, topography, or soil conditions of the subject property, which do not generally affect other land in the zoning district?

2. What substantial hardship is caused by the circumstances listed above, when the Medfield Zoning Bylaw is applied?

3. State why you believe the grant of relief would not nullify or derogate from the intent of the Zoning Bylaw.



Heal & Bloom

In-home business description

I am hoping to create a massage and energy healing business in my home (what used to be the dining room). My plan is to see 5-7 clients each week for one hour or ninety minute sessions. Our driveway is always open so there would be no need for any client to park on Hale Place. I will only ever have one client here at a time, the scheduling would be spread out to allow for this. My home is situated on a very quiet cul-de-sac with very little traffic, and the addition of a few cars throughout the week will not significantly change that. I am excited to begin offering this business to people in our town who are looking for a quiet, safe and personal setting in which to receive massage or energy healing.