



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 9/10/2020

RECEIVED
TOWN OF MEDFIELD, MASS

2020 SEP 21 P 3:19

Name of Applicant
or Appellant

MICHAEL MACQUARRIE FOR SILVESTRO + LINDA CALABRESE

Mailing Address
City, State, Zip

68 GREENE ST HOPEWELL MA 01747 PO BOX 774 MEDFIELD MA 02052

Phone 508-259-5837 ^{MIKE'S} Email RIGHT ANGLE HI@YAHOO.COM

The record title of said property stands in the name of: SILVESTRO J. CALABRESE AND LINDA M. CALABRESE

Whose address is: _____
Applicant is _____
(owner, tenant, other): _____

Location of Property 4 METACOMET ST

Deed duly recorded in the Norfolk County Registry of Deeds:

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

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

Medfield Assessors Map _____ Lot _____ Zoning District _____ Overlay? _____

Nature of application or appeal (Written summary of project; attach additional sheets if necessary):
REMOVE EXISTING STRUCTURE (HOUSE + GARAGE) AND INSTALL NEW HOUSE AND 2 CAR GARAGE

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 [Signature] Printed MICHAEL MACQUARRIE

(Owner) Signed [Signature] Printed SILVESTRO J. CALABRESE



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 MICHAEL MACDONALD Map 37 Lot 164

Locus Address 4 MATA COMET ST Zoning District RU

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 Article 2 , Definitions, for various methodologies in calculating requirements) | REQUIRED (Refer to Chapter 300b and Chapter 300c) | EXISTING (Refer to your <u>existing</u> site plan) | √ Or X | PROPOSED (Refer to your <u>proposed</u> site plan) | √ Or X |
|--|---|---|--------------|---|--------------|
| Lot area | 12,000 | 10,167 | | 10,167 | |
| Frontage | 80 | 60 | | 60 | |
| Lot Width | 100 | 60 | | 60 | |
| Lot Depth | 100 | 168.45 | | 168.45 | |
| Perfect Square | 80x80 | 60x60 | | 60x60 | |
| Front Yard Setback | 20 | 24 30.3 | | 21 | |
| Side Yard Setback | 12 | 14 9.7 | | 14 | |
| Rear Yard Setback | 30 | 95.3" TO HOUSE 30.9 | | 30'9" | |
| Floor Area Ratio | Allowed .35 | .27 (.27) | | .377 .377 | |
| % Lot Coverage | Allowed 30 | 21.1% | | 21% House + GARAGE | |
| Building Height | 35 | 33' 3 1/2" 18' | | 33' 3 1/2" | |

√ 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

Other notes:

cc: ZBA

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?)*

YES THE SURROUNDING HOMES HAVE BEEN UPGRADED WITH ADDITIONS + OR EXTERIOR RENOVATIONS. THIS EXISTING HOME IS UNIQUE TO THE STREET -

(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.)*

THERE WILL BE NO EFFECT. PRESENT HOME + PROPOSED HOME HAVE OFFSTREET PARKING + GARAGES. PROPOSED HOME WILL HAVE MORE AVAILABLE PARKING

(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.)

NO IMPACTS - HOOKING UP TO SEWER

(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 EFFECT.

THE PRESENT HOME IS IN NEED OF REPAIR + NEW HOME WILL MATCH THE NEIGHBORHOOD.

(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.)

THERE WILL BE NO ADVERSE EFFECT. THERE WILL BE SOME TREES REMOVED DUE TO LOCATION OF NEW HOME + LARGER SIZE. THERE WILL BE NEW PLANTING GOING IN THE FRONT OF THE HOME.

(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.)

THERE WILL BE NO EXCESSIVE NOISE, ODORS, LIGHT OBSTRUCTION, ETC. OF SURROUNDING HOMES. THERE WILL BE A CULTEC DRY WELL SYSTEM FOR ROOF RUN OFF (CULTEC RECHARGER 280)

(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.)

PRESENTLY HAS SEPTIC AND WILL BE ATTACHING TO SEWER
PRESENTLY TOWN WATER

(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 PROPOSED USE IS FOR A SINGLE FAMILY HOME OF A 4 PERSON FAMILY

(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.)

PRESENT CESS POOL TANK. HOODING TO SEWER

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?

THE LOT IS VERY LEVEL + SOIL CONDITIONS MAKE IT A PERFECT LOT TO BUILD A NEW HOME.

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

THE EXISTING HOME HAS AN OUTDATED BLOCK FOUNDATION THAT HAS ISSUES. COST TO REPAIR PLUS COST OF REPAIRS + UPGRADES NEEDED TO HOME ALONG WITH COST OF INCREASING LIVING SPACE + GARAGE REPAIRS MAKE IT MORE COST EFFECTIVE TO BUILD NEW.

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

THIS LOT IS A PRE EXISTING NON CONFORMING LOT.

Residential Lot Coverage

~~PLEASE NOTE WE ARE LOOKING INTO OPTIONS FOR PERMEABLE DRIVEWAYS.~~
DRIVEWAY IS PERMEABLE

| Description of impervious surfaces | Length* | Width* | Area* |
|--|---------|--------|-----------------------------|
| #1 House | 56 64 | 24 | 1344 1536 |
| #2 GARAGE | 24 | 25 | 576 600 |
| #3 DRIVEWAY | 12 | 75 | 900 |
| #4 PORCHES | | | |
| #5 | | | |
| #6 | | | |
| (a) Total area of all impervious surfaces (sf) = | | | (a) 2086 2136 |

*calculate the area of irregular impervious surfaces as needed

$$\begin{array}{rcl}
 \frac{10,167}{\text{Total Lot Size (sf)}} & \times & \frac{30}{\text{Max \%}} = \text{(b) } 3050.1 \\
 \frac{\text{3036 } 2136}{\text{(a) Total area of all impervious surfaces (sf)}} & & = \text{Max lot coverage (sf)} \\
 & & \text{3050.1}
 \end{array}$$

< Must be less than

*** Requirements for use of systems for the artificial recharge of precipitation (if applicable)** - The following shall be submitted to the Building Commissioner and the Zoning Board of Appeals, if applicable:

- A) The current certified plot plan shall show all structures, impervious surfaces, recreational facilities and hardscapes, both proposed and existing.
- B) Calculations showing the existing lot coverage, the proposed lot coverage, and the lot coverage above the maximum lot coverage. These calculations should be presented in square feet and as a percentage.
- C) The Applicant shall provide provisions to infiltrate the first 2-inches of rainfall for the entire area above the maximum lot coverage (both proposed and existing). These provisions shall be designed by a Professional Engineer registered in the Commonwealth of Massachusetts. The volume to be infiltrated shall be calculated as the entire area above the maximum lot coverage multiplied 2-inches. The Engineer shall provide a minimum of separation between the estimated seasonal high groundwater table and the bottom of the infiltration best management practice of 1-foot.
- D) The infiltration best management practice shall infiltrate all groundwater with 48-hours of the storm event.
- E) The areas to be infiltrated shall not include driveways and parking areas, without pretreatment. The plan shall show the location construction details of the infiltration best management practice. Some infiltrating techniques are considered Class V Injection Wells, as defined by 310 CMR 27.03, and are prohibited in the Primary Aquifer Zone, except by Special Permit, and are prohibited in the Zone I. The Applicant shall provide provisions to protect groundwater if these techniques are proposed in the Primary Aquifer Zone. (See Section 16 Aquifer Protection District, Medfield Zoning By-Law)
- F) Upon completion of the project, the Professional Engineer shall provide the following certification: "The Stormwater infiltration best management practice, approved by Medfield Building Permit No. _____ (and Special Permit No. _____, if applicable) has been installed in accordance with the approved plans." This certification shall be provided with an as-built drawing delivered to the Building Commissioner with a copy to the ZBA, if applicable.

Residential Lot Coverage

Residential lot coverage is an important zoning tool to aid in controlling the size and bulk of new dwellings, expansions, and teardowns and also to manage the amount of stormwater runoff from properties that may affect adjacent properties and the Town of Medfield's stormwater system. Any increase of impervious surface may be affected, even if it is a simple patio or pool project. (Refer to Zoning Bylaw Section 300-6.3.D and [Attachment 3.](#))

| | RU | RS | RT | RE |
|---|------------|------------|------------|------------|
| Maximum Lot Coverage by Zoning District | 35% | 20% | 15% | 10% |
| Secondary Aquifer Protection Overlay (if applicable *see reverse) | 15% | 15% | 15% | 15% |

**Aquifer Protection District (Zoning Bylaw Section 300-16): Many lots are also located in a zoning overlay district adopted to preserve and maintain the quality and quantity of the existing potential groundwater supply within the known aquifers of the Town by protecting the groundwater and groundwater recharge areas from adverse land use practices. Lots located in the Secondary Aquifer Protection Overlay shall have no more than 15% or 2,500 square feet of the lot (whichever is greater) be rendered impervious unless a system for artificial recharge of precipitation is approved. Artificial recharge systems may not permit a lot coverage that exceeds that of the underlying zoning district.*

LOT, PERCENTAGE MAXIMUM COVERAGE - The percentage of any lot that can be covered by man-made impervious surfaces such as buildings, structures, accessory buildings and structures, nonporous paving, or any surface with a percolation rate slower than 120 minutes per inch. ([Zoning Bylaw 300-2.1](#))

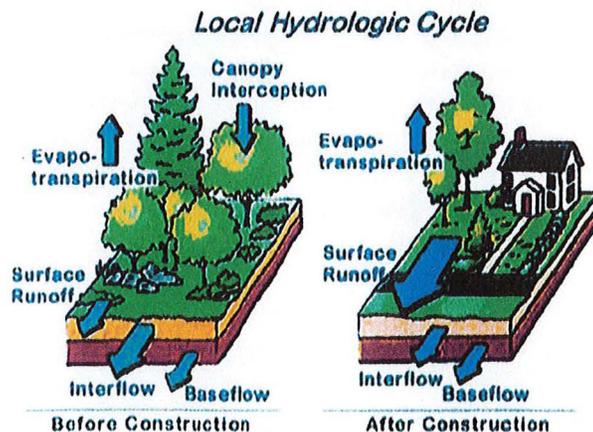
Calculate the total area of impervious surface on the Property – Each residential lot has a Maximum Lot Coverage, expressed as a percentage, which represents the maximum amount of impervious surface allowed on a particular lot. Maximum Lot Coverage is computed as the total amount of impervious surface on the lot divided by the total lot area. Impervious surfaces on a lot include, but are not limited to:

Pervious

- Lawn, Sod
- Decks with at least 3/16" space between slats
- Garden, mulched areas
- Undisturbed woods, forest, meadow, pasture, farmland, wetlands, streams, brooks
- Loose, crushed, or non-compacted gravel
- Stormwater basins
- Engineered and maintained porous pavement and surfaces (Designed and construction certified by Professional Engineer. Maintained in accordance with Town approved Operations and Maintenance (O&M) plan. Submit reports to Building Department for record.)

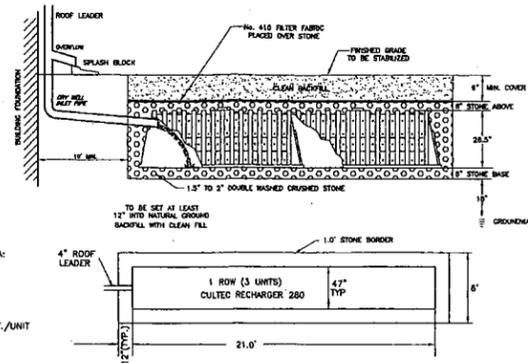
Impervious

- Buildings (house, garage, sheds, barns, and other accessory structures)
- Paved Surfaces, Walkways and Driveways, Parking areas
- Decks without at least 3/16" space between slats
- Recreational structures such as sports courts, swimming pools, and spas
- Compacted soil and graveled areas
- Unmaintained permeable pavers/pavement
- Materials such as bluestone, cobblestone, Belgian block, brick, pavers, stone, tile, stone dust, and similar hardscaped surfaces

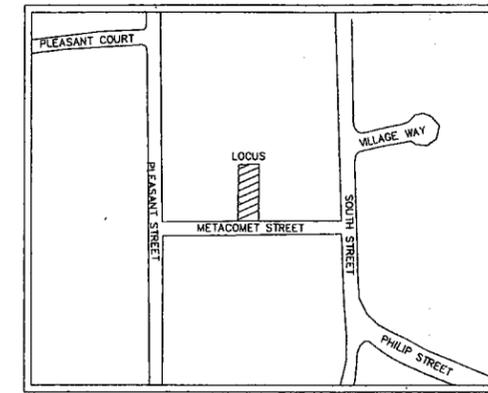


| ZONING TABLE: | | |
|-------------------|-------------|-------------|
| | REQUIRED | PROPOSED |
| LOT AREA: | 12,000 S.F. | 10,167 S.F. |
| LOT FRONTAGE: | 80 FT. | 60.00 FT. |
| LOT DEPTH: | 100 FT. | 168.45 FT. |
| YARD SETBACKS: | | |
| FRONT: | 20 FT.(MIN) | 21 FT. |
| SIDE: | 12 FT. | 14 FT. |
| REAR: | 30 FT.(MIN) | 30.9 FT. |
| MAX. LOT COVERAGE | 30% | 21.0% |

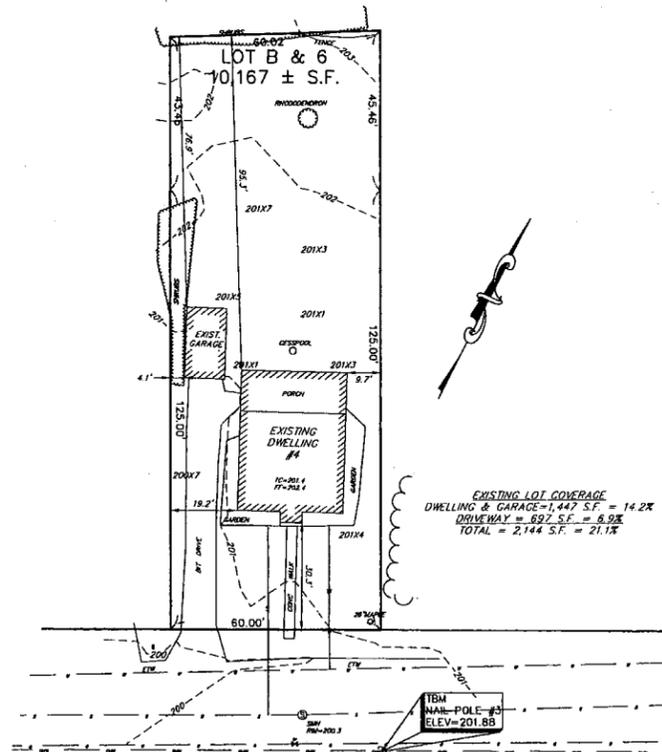
DRAINAGE SYSTEM CALCULATIONS
 PROPOSED ROOF AREA = 2,136 S.F.
 VOLUME REQUIRED FOR 1" OF RUNOFF OVER ROOF AREA:
 2,136 S.F. x 1" = 178 C.F.
DRAINAGE SYSTEM:
 CULTEC CHAMBERS - RECHARGER 280 WITH STONE
 TOTAL STORAGE WITH STONE = 64.46 C.F./UNIT
 NO. CULTEC CHAMBERS REQUIRED = 178 C.F./64.46 C.F./UNIT
 = 2.7 = 3 CHAMBERS
VOLUME PROVIDED:
 1 SYSTEM x 3 UNITS/SYSTEM = 3 UNITS
 3 x 64.46 = 194 C.F.



**CULTEC DRY WELL SYSTEM
 FOR ROOF RUNOFF INFILTRATION
 CULTEC RECHARGER 280**
 N.T.S.

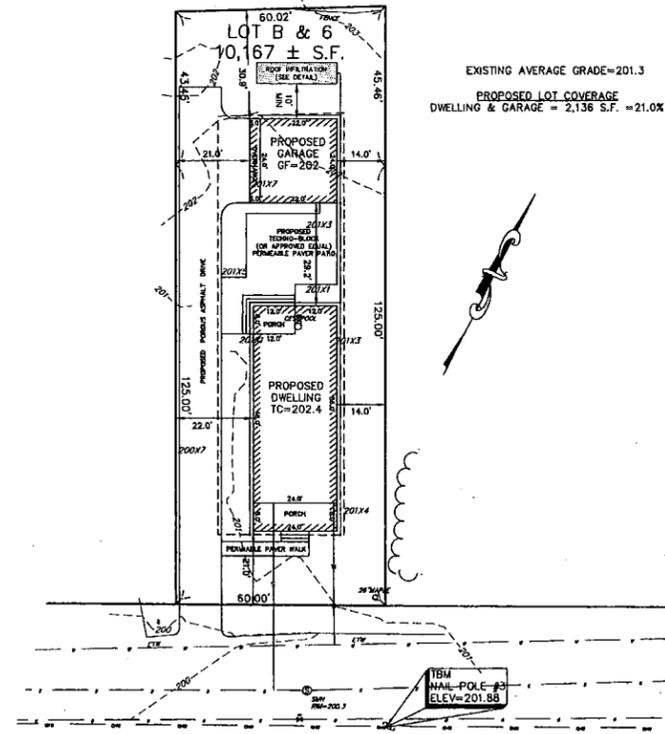


LOCUS
 (NOT TO SCALE)



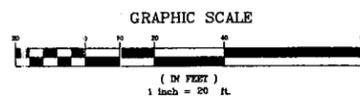
EXISTING LOT COVERAGE
 DWELLING & GARAGE = 1,447 S.F. = 14.2%
 DRIVEWAY = 627 S.F. = 6.9%
 TOTAL = 2,144 S.F. = 21.1%

**METACOMET STREET
 EXISTING CONDITIONS**



EXISTING AVERAGE GRADE=201.3
PROPOSED LOT COVERAGE
 DWELLING & GARAGE = 2,136 S.F. = 21.0%

**METACOMET STREET
 PROPOSED CONDITIONS**



| REVISIONS | | |
|-----------|------|-------------|
| No. | DATE | DESCRIPTION |
| | | |
| | | |
| | | |

FLD.: SM, DD
 DRW.: CNG
 CHKD.: PET



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

PROPOSED SITE PLAN
 4 METACOMET STREET
 MEDFIELD, MASSACHUSETTS
 PREPARED FOR
 RIGHT ANGLE HOME IMPROVEMENT
 56 GREEN STREET
 HOPEDALE, MA

JOB No. 16815
 DATE: 8/24/20
 SCALE: 1"=20'
 SHEET: 1 of 1
 PLAN #: 27,423