

TOWN OF MEDFIELD

Office of the

BOARD OF APPEALS

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

(508) 906-3027
(508) 359- 6182 Fax

INSTRUCTIONS FOLLOWING THE RECEIPT OF A 40 MODIFICATION DECISION:

- Your decision was filed with the Town Clerk on: Wednesday, March 16, 2022
- Contact the Town Clerk's Office for the certified decision.
 - Marion Bonoldi, Town Clerk (508) 906-3024 or mbonoldi@medfield.net
 - *Town Hall Hours:*
 - Wednesday 8:30 AM to 4:30 PM
 - Thursday 8:30 AM to 4:30 PM
 - Friday 8:30 AM to 1:00 PM
 - Monday 8:30 AM- 4:30 PM
 - Tuesday 8:30 AM to 7:30 PM
- Take the decision to the Registry of Deeds in Dedham and record them. (There is a fee of around \$106 according to recent filings.)

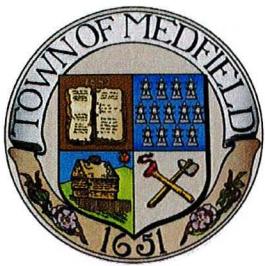
Norfolk County Registry of Deeds
649 High St, Dedham, MA
(781) 461-6101 norfolkdeeds.org
email: registerodonnell@norfolkdeeds.org

Directions from Town Hall, Medfield: - ***Call first, COVID procedures may be in place!***

- Take 109 East to Dedham
- Bear Right on High Street
- Destination will be on the left in approximate ½ mile
- Note: On street meter parking or parking in rear (w/ fee)

- **Save the numbers they will give you as proof of recording. Call or email my office with the Book and Page numbers. *This is a required part of the process!***

Sarah Raposa, Town Planner
(508) 906-3027
sraposa@medfield.net



TOWN OF MEDFIELD

Office of the

Board of Appeals on Zoning

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

No. 1431

March 9, 2022

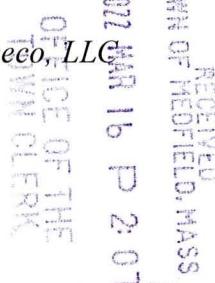
Decision of the Board of Appeals on the petition of: Aura at Medfield, Laneco, LLC

Property owned by: Laneco, LLC

Location of Property: 50 Peter Kristoff Way

Norfolk County Registry of Deeds: Book 37989 Page 407

Medfield Assessors' Record: Map: 48 Lot: 029



A public meeting was held on Wednesday March 9, 2022 to hear the request of David Doherty of Aura at Medfield / Laneco, LLC regarding a modification of ZBA Decision No. 1386 (and 1414), to approve the following interior changes for the floorplan:

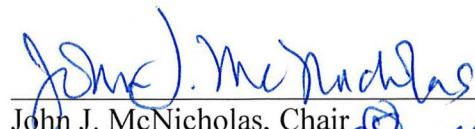
- Add tenant storage spaces, reduce size of fitness room and add remote work space for tenant use
- Relocate electric room on first floor
- Reassign numbers to units and common area spaces
- Combine two units on the fourth floor into one and create new unit on first floor in former maintenance room
- Relocate public bathrooms on first floor
- Relocate mechanical room near Dog Wash Room
- Increase size of American Legion storage room
- Define Yoga Space
- Create separate rooms in Mechanical Room for Elevator Machine Room and Standby Generator/Fire Alarm Panel Room

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 approval to include the interior floorplan changes as requested. All conditions from previous Decision No. 1386 and 1414, remain in full effect.

THIS DECISION WAS UNANIMOUS.

MEDFIELD ZONING BOARD OF APPEALS


John J. McNicholas, Chair


William McNiff, Member


Jared Gustafson, Associate Member

MICHAEL WHITCHER, MEMBER, JARED SPINELLI, ASSOCIATE MEMBER, AND CHARLES 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.

PLEASE NOTE: There is no 20-day appeal provision for board determinations of insubstantial changes under 760 CMR 56.07(4) and this decision should be recorded as is.