



TOWN OF MEDFIELD
Office of the
Board of Appeals on Zoning
 TOWN HOUSE, 459 MAIN STREET
 MEDFIELD, MASSACHUSETTS 02052-2009

RECEIVED
 TOWN OF MEDFIELD, MASS
 JUL - 1 2022
 OFFICE OF THE
 BOARD OF APPEALS ON ZONING

No. 1440

July 1, 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 Friday, July 1, 2022 to hear the request of Dean Harrison of Aura at Medfield / Laneco, LLC regarding a modification of ZBA Decision No. 1386 (and 1414, 1431, and 1435), to approve the following change:

- Breakdown of affordable units, based on market demand:

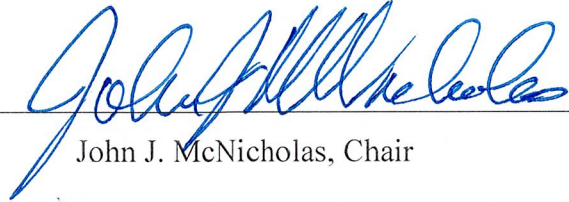
| | <u>Approved</u> | <u>Proposed</u> |
|-------|-----------------|-----------------|
| 1 BR | 6 | 8 |
| 2 BR | 5 | 4 |
| 3BR | 3 | 2 |
| Total | 14 | 14 |

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 adjust the mix of affordable units, subject to DHCD approval. All conditions from previous Decision No. 1386, 1414, 1431, and 1435 remain in full effect.

THIS DECISION WAS UNANIMOUS.

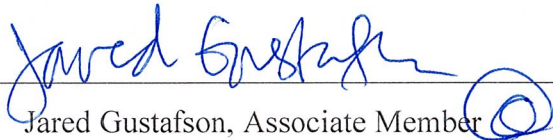
MEDFIELD ZONING BOARD OF APPEALS



John J. McNicholas, Chair



Jared Spinelli, Associate Member



Jared Gustafson, Associate Member

MICHAEL W. WHITCHER, MEMBER, WILLIAM MCNIFF, 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.