



TOWN OF MEDFIELD

BOARD OF APPEALS ON ZONING

159 Main Street, Medfield, MA 02052

APPLICATION FOR HEARING

(TO BE FILLED OUT BY APPLICANT)

Phone: 508-906-3027

Fax: 508-359-6182

RECEIVED
TOWN OF MEDFIELD, MASS.

2022 APR 13 A 8:45

OFFICE OF THE
TOWN CLERK

Date 4/7/22

Name of Applicant
or Appellant

Rick Wood and Caitlin Wood

Mailing Address
City, State, Zip

340 Main Street Medfield MA 02052

Phone 215 495 3063

Email rickpaulwood@gmail.com

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

Rick Wood and Caitlin Wood

Whose address is:

340 Main Street Medfield MA 02052

Applicant is
(owner, tenant, other):

Owner

Location of Property

Deed duly recorded in the Norfolk County Registry of Deeds:

Book _____ Page _____ (or) Land Court Certificate # 205195

Year lot created 1959 Plan of Land recorded as Book 323 Page 94 Year 1960

Medfield Assessors Map 44 Lot 113 Zoning District RS Overlay? _____

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

Expansion of pre-existing non-conforming structure, and
addition of a Family Apartment

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 4/14/22

(Owner) Signed _____ Printed _____



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 Rick Wood Map 44 Lot 113
 Locus Address 340 Main Street Zoning District RS

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 <small>(Refer to Article 2, Definitions, for various methodologies in calculating requirements)</small>	REQUIRED <small>(Refer to Chapter 300b and Chapter 300c)</small>	EXISTING <small>(Refer to your existing site plan)</small>	✓ Or X	PROPOSED <small>(Refer to your proposed site plan)</small>	✓ Or X
Lot area	20,000	62,909	✓	62,909	✓
Frontage	96.00	120.09	✓	120.09	✓
Lot Width	120.00	118.67	X	118.67	X
Lot Depth	125.00	554.26	✓	554.26	✓
Perfect Square	96 x 96	96 x 96	✓	96 x 96	✓
Front Yard Setback	30.0	21.5	X	21.5	X
Side Yard Setback	12	18.0/36.4	✓	27.7	✓
Rear Yard Setback	40.0	410.7	✓	339.8	✓
Floor Area Ratio	Allowed 0.35	0.04	✓	0.09	✓
% Lot Coverage	Allowed 15%	7.72%	✓	10.57%	✓
Building Height	35.00	31'-6	✓	31'-6	✓

✓ 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:

family apartment

Name of person(s) to occupy the family apartment:

Patricia Mancini

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?)

Victorian-style of existing home will be carried through on new construction. Window styles, siding, and ornate detail will be consistent with existing buildings.

(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.)

Construction will include 1x additional garage parking space, located next to the existing double garage. Existing driveway will not be altered, nor will access points from the road.

(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 impact to wells, aquifers or mains. New construction will tie in to existing utilities.

(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 impact on properties in 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.)*

Project is not planned to require tree clearing or removal. New construction will only encroach on ground currently covered by grass/lawn.

(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 existing drainage system. A new recharge system will be installed per included plans. An approval has been sought by Board of Health via Stormwater package.

(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.)*

Property is on town water and sewer. New construction will tie into these. Existing building has 2 bathrooms. Proposed construction will increase bathrooms from 2 to 3 and 1/2.

(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.)*

New construction will add 1x new outdoor light above the garage door for visibility on driveway.

(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.)*

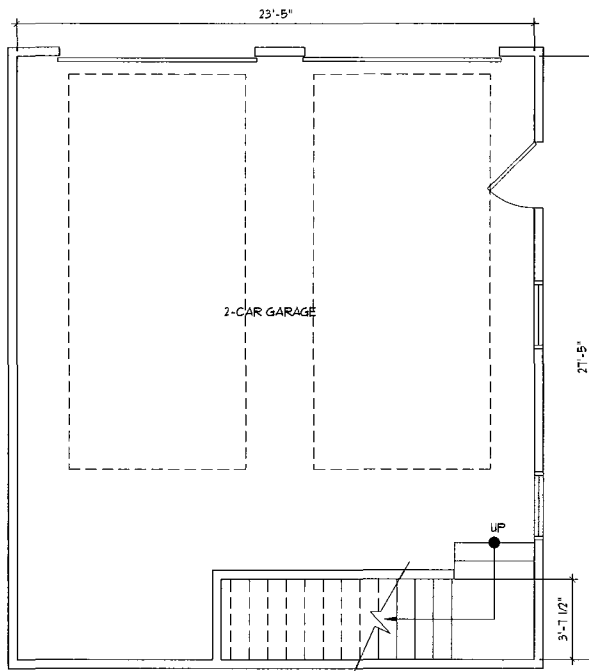
Existing town sewerage on site. New construction will tie into this.

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.



EXISTING FIRST FLOOR PLAN - GARAGE

SCALE: 1/4" = 1'-0"

2
EX-1



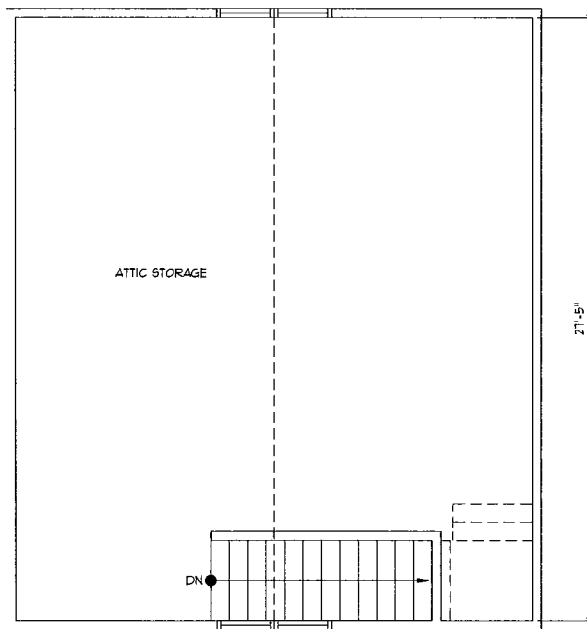
**WINSLOW
DESIGN**
Caitlin E. Struble, AIA LEED AP BD+C
27 Green Street
Medfield, MA 02052
607.592.3677
ccaitlin@WinslowDesign.net

DATE: 08-11-2021

SCALE: 1/4" = 1'-0"

Caitlin & Rick Wood
340 Main Street
Medfield, MA 02052

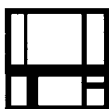
WOOD RESIDEN
340 Main Street



EXISTING SECOND FLOOR PLAN - GARAGE

SCALE: 1/4" = 1'-0"

2
EX-2



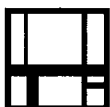
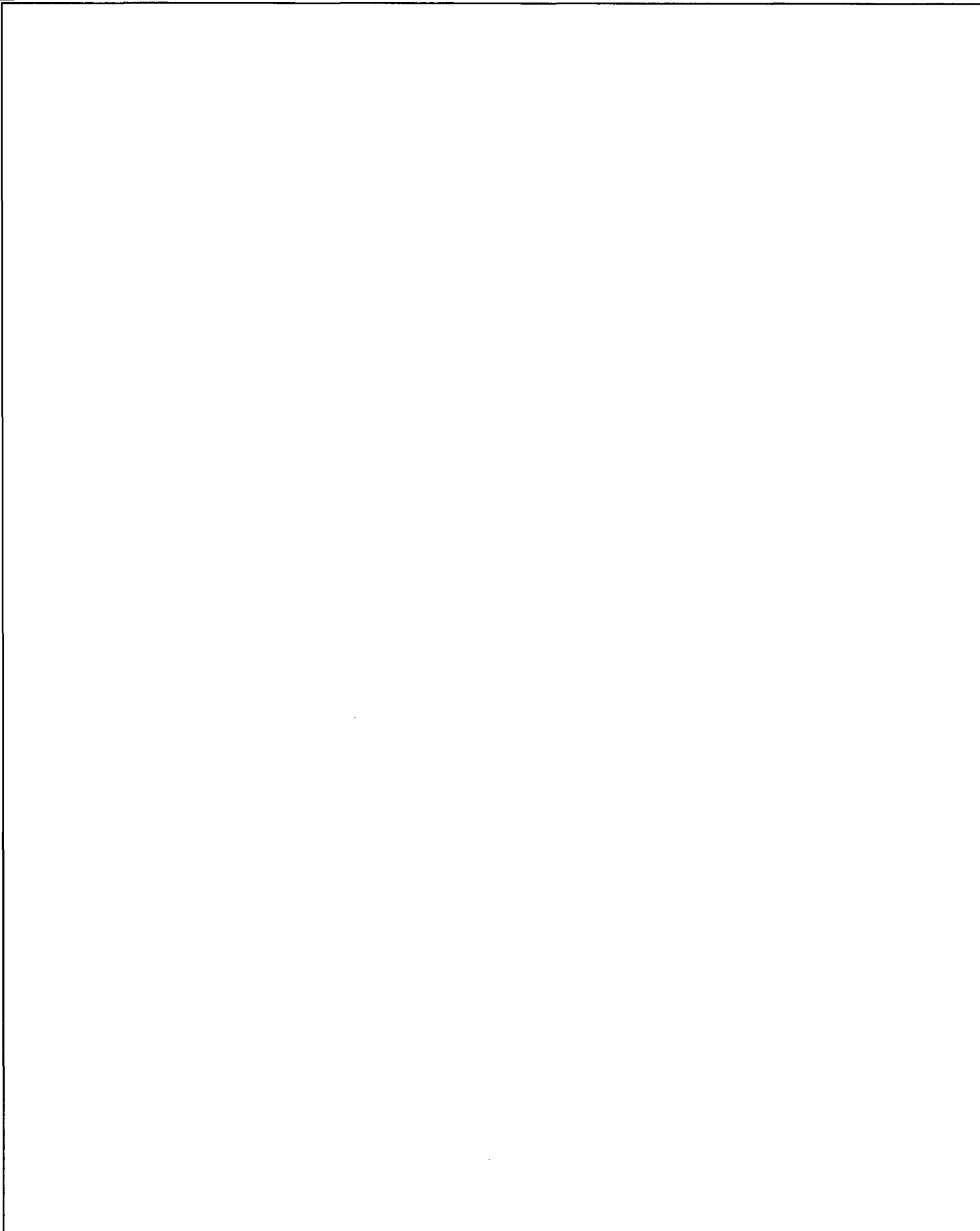
**WINSLOW
DESIGN**
Caitlin E. Struble, AIA LEED AP BD+C
27 Green Street
Medfield, MA 02052
607-592-3677
caitlin@WinslowDesign.net

DATE: 08-11-2021

SCALE: 1/4" = 1'-0"

Caitlin & Rick Wood
340 Main Street
Medfield, MA 02052

WOOD RESIDEN
340 Main Street



**WINSLOW
DESIGN**
Caitlin E. Struble, AIA LEED AP BD+C
27 Green Street
Medfield, MA 02052
607.592.3677
caitlin@WinslowDesign.net

DATE: 08-11-2021

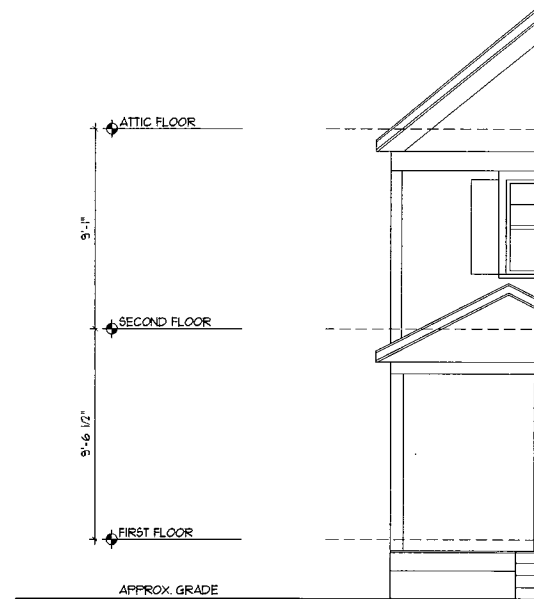
SCALE: 1/4" = 1' - 0"

Caitlin & Rick Wood
340 Main Street
Medfield, MA 02052

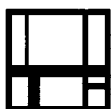
WOOD RESIDEN
340 Main Street



EXISTING EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING EXT
SCALE: 1/4" = 1'-0"



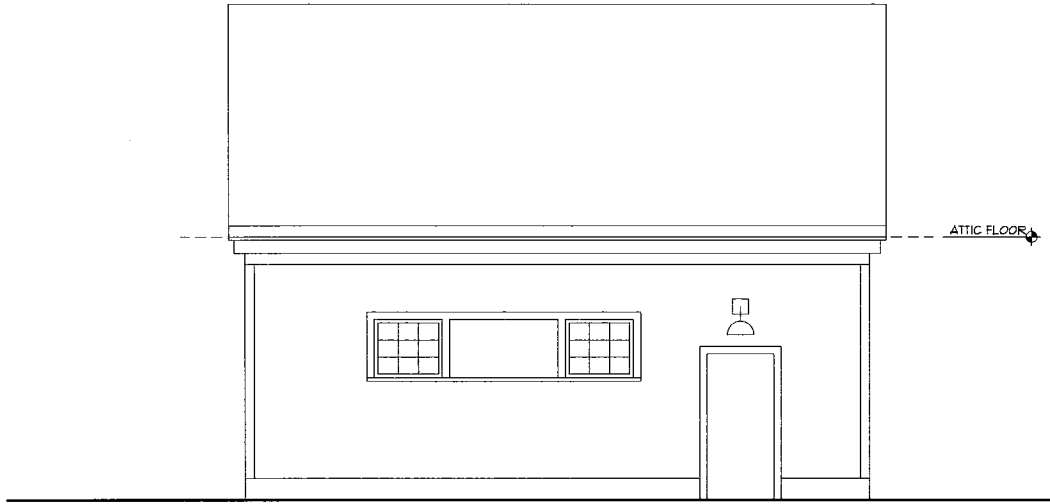
**WINSLOW
DESIGN**
Caitlin E. Struble, AIA, LEED AP BD+C
27 Green Street
Medfield, MA 02052
607.592.3677
caitlin@winslowdesign.net

DATE: 08-13-2021

SCALE: 1/4" = 1'-0"

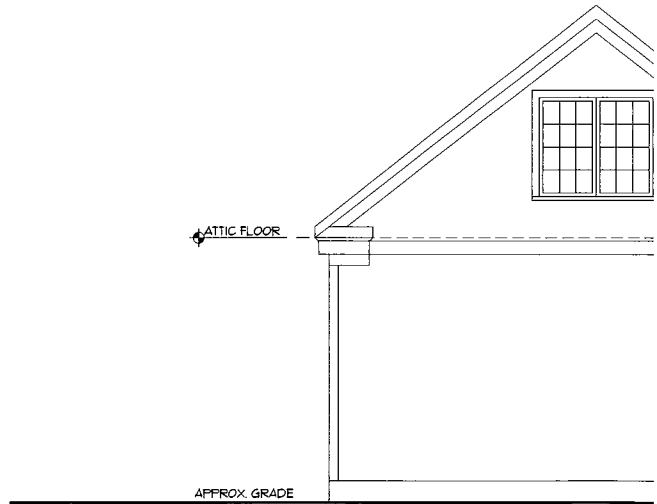
Caitlin & Rick Wood
340 Main Street
Medfield, MA 02052

WOOD RESIDEN
340 Main Street



EXISTING EXTERIOR ELEVATION - EAST (GARAGE)
 SCALE: 1/4" = 1'-0"

2
 EX-5



EXISTING EXTERIOR ELEVATION - SOUTH
 SCALE: 1/4" = 1'-0"



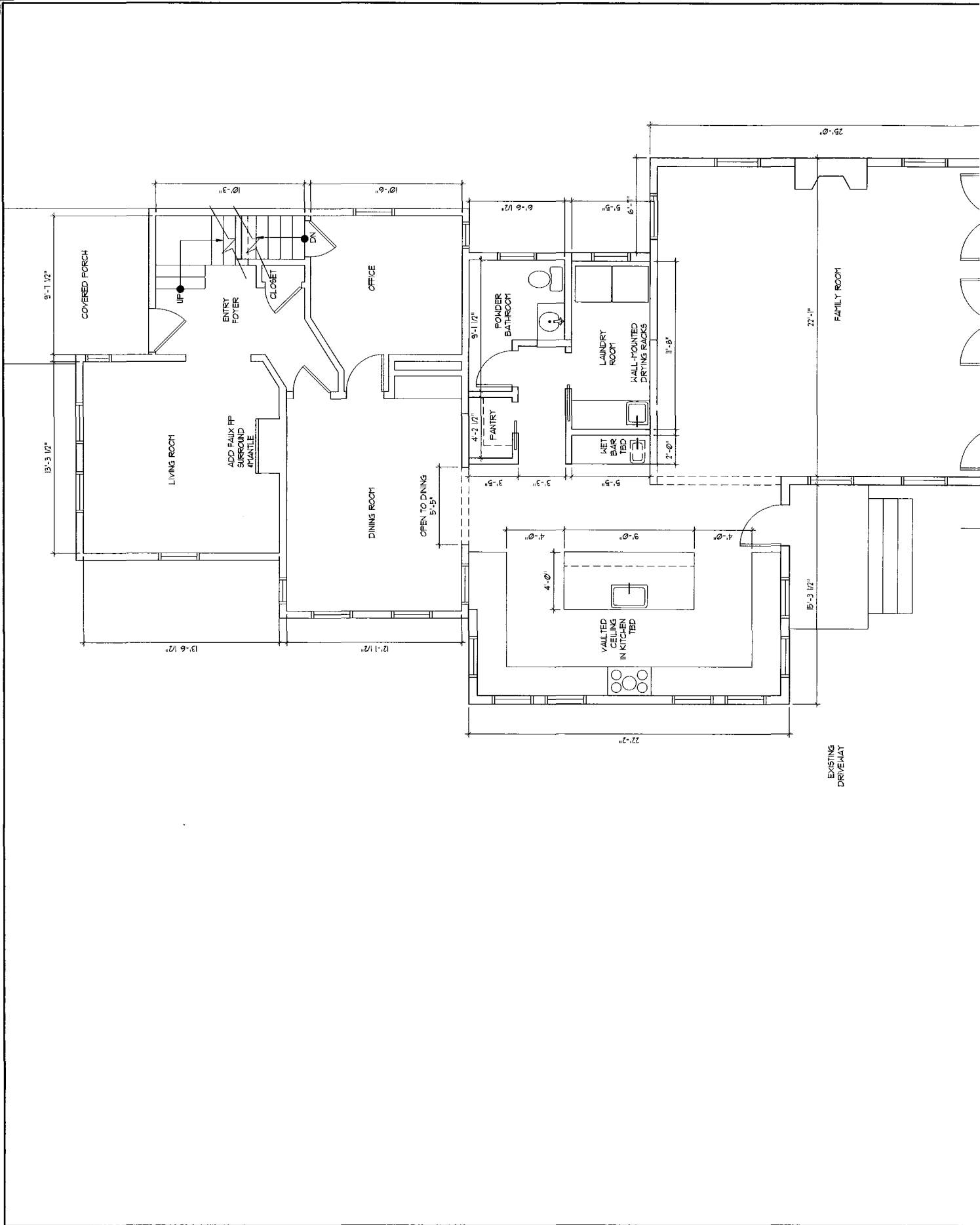
**WINSLOW
 DESIGN**
 Caitlin E. Struble, AIA LEED AP BD+C
 27 Green Street
 Medfield, MA 02052
 607.592.3677
 caitlin@WinslowDesign.net

DATE: 08-13-2021

SCALE: 1/4" = 1'-0"

Caitlin & Rick Wood
 340 Main Street
 Medfield, MA 02052

WOOD RESIDENCE
 340 Main Street

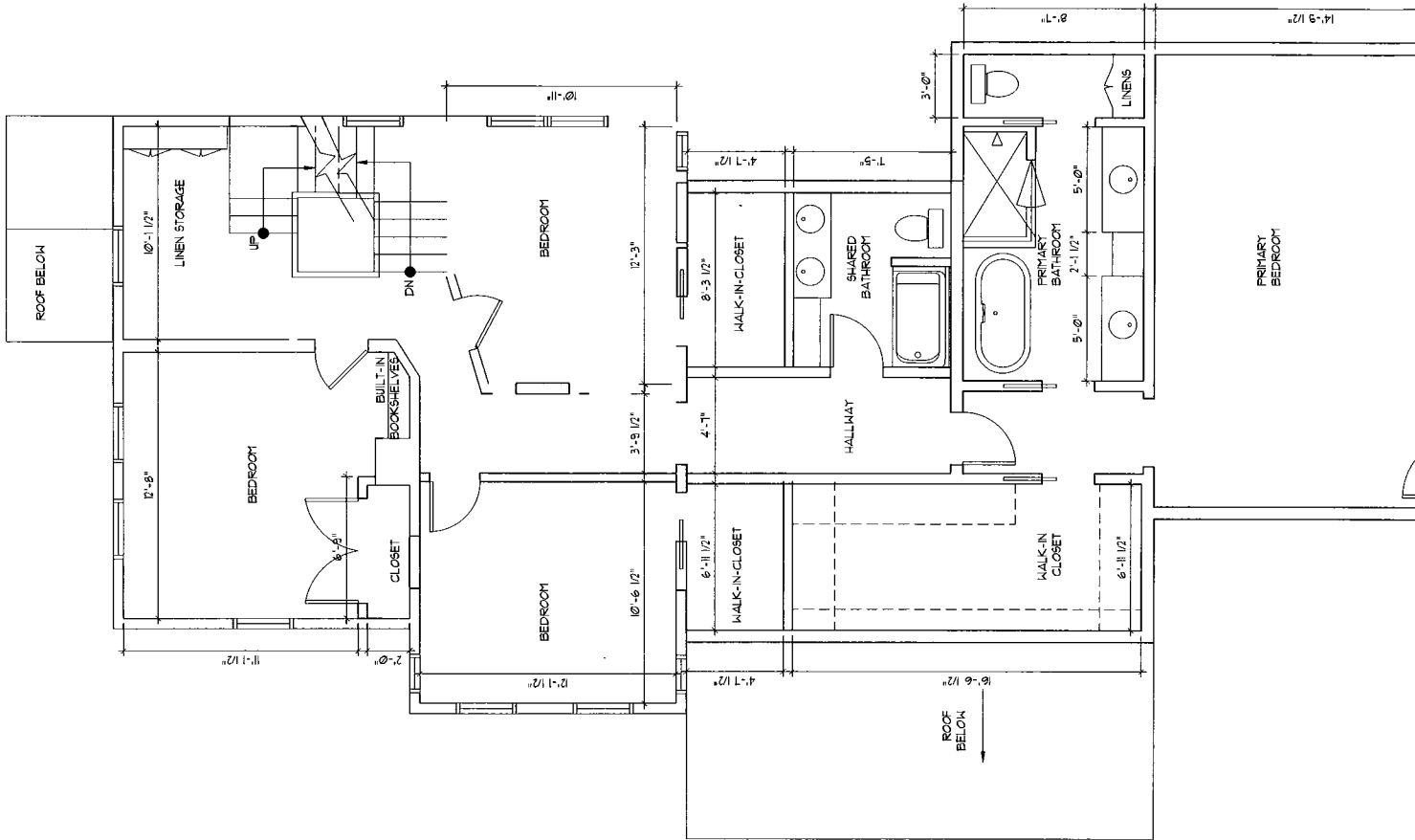


WINSLOW DESIGN
 Caitlin E. Struble, AIA LEED AP BD+C
 27 Green Street
 Medfield, MA 02052
 607.592.3677
 caitlin@WinslowDesign.net

REV: 02-14-2022
SCALE: 1/4" = 1'-0"

Caitlin & Rick Wood
 340 Main Street
 Medfield, MA 02052

WOOD RESIDENCE
340 Main Street



WINSLOW DESIGN
 Collin E. Struble, AIA LEED AP BD+C
 27 Green Street
 Medfield, MA 02052
 607.592.3677
 collin@WinslowDesign.net


REVISED 3:02-22-2022


SCALE: 1/4" = 1' - 0"


Caitlin & Rick Wood
 340 Main Street
 Medfield, MA 02052


WOOD RESIDENCE
 340 Main Street

LEGEND

 NEW WALL

 EXISTING WALL

 NEW DOOR

 EXISTING DOOR



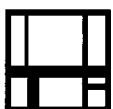
**WINSLOW
DESIGN**
Caitlin E. Struble, AIA, LEED AP BD+C
27 Green Street
Medfield, MA 02052
607.592.3677
caitlin@WinslowDesign.net

REVISED: 02-02-2022

SCALE: 1/4" = 1' - 0"

Caitlin & Rick Wood
340 Main Street
Medfield, MA 02052

**WOOD RESIDEN
340 Main Street**



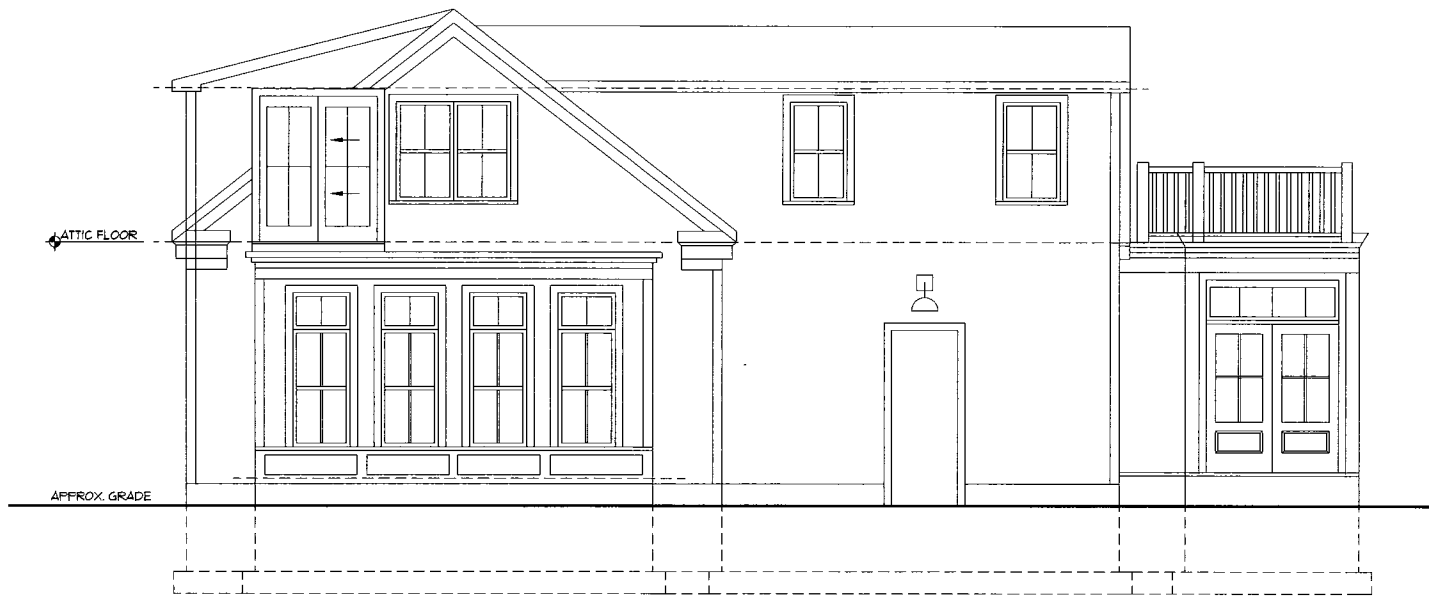
WINSLOW DESIGN
 Caitlin E. Struble, AIA LEED AP BD+C
 27 Green Street
 Medfield, MA 02052
 607.592.3677
 caitlin@winslowdesign.net

REVISED: 03-30-2022

SCALE: 1/4" = 1' - 0"

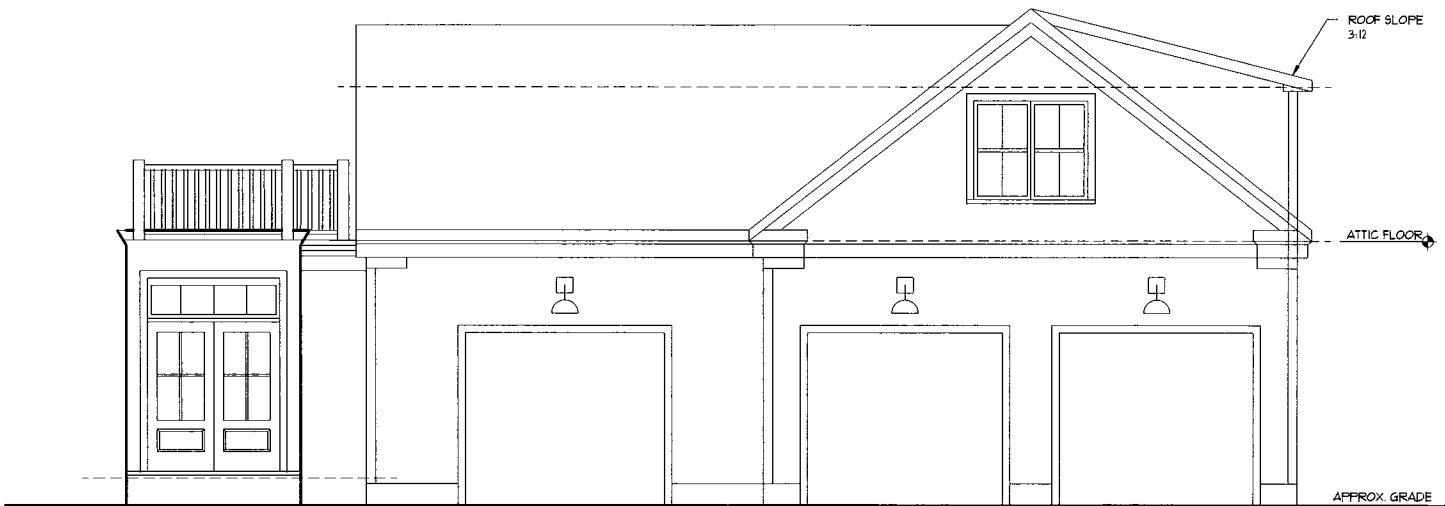
Caitlin & Rick Wood
 340 Main Street
 Medfield, MA 02052

WOOD RESIDENCE
 340 Main Street



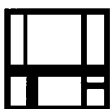
PROPOSED EXTERIOR ELEVATION - SOUTH (GARAGE) 2
 SCALE: 1/4" = 1'-0"

A-5



PROPOSED EXTERIOR ELEVATION - NORTH (GARAGE) 4
 SCALE: 1/4" = 1'-0"

A-5



**WINSLOW
DESIGN**
 Caitlin E. Struble, AIA LEED AP BD+C
 27 Green Street
 Medfield, MA 02052
 607.592.3677
 caitlin@WinslowDesign.net

REV: 03-30-2022

SCALE: 1/4" = 1'-0"

Caitlin & Rick Wood
 340 Main Street
 Medfield, MA 02052

WOOD RESIDENCE
 340 Main Street

MAIN STREET

CULTEC HVLV FC-
RECHARGE
HEAVY DUT



MARK C. & JENNE M. NICKERSON

592.34'

LOT 64
62,909 S.F.

TOWN OF MEDFIELD

120.08'

21.5'

WALKWAY

EXISTING HSE. 340

31.5'

EXISTING PAVED DRIVEWAY

EXISTING GARAGE

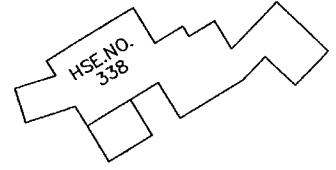
ROOF DRAIN

PROPOSED ADDITION

PROPOSED ROOF WATER RECHARGE

SHED TO BE REMOVED

THERE ARE NO WETLANDS WITHIN 100 FEET OF THE PROPOSED ADDITION



200' FROM TOP BANK
POSSIBLE RIVER

CHARLES N. KARAFOTIAS

554.26'

MAHIW / BANK OF STREAM

ZONE :

MAXIMU
LOT CO
EXISTING
PROPOS

108.20'