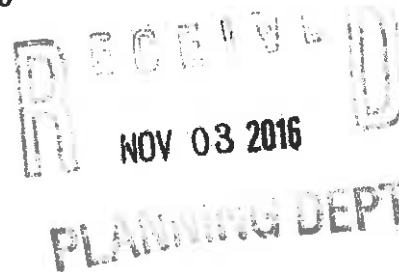


## Medfield Conservation Commission

Town Hall · 459 Main Street · Medfield, Massachusetts 02052-2009  
(508) 906-3028 · Fax (508) 359-6182 · [twillitts@medfield.net](mailto:twillitts@medfield.net)

November 3, 2016

Michael Larkin  
Country Estates of Medfield LLC  
29 Hospital Road  
Medfield, MA 02052



Dear Mr. Larkin,

As a follow-up of our discussion on November 2, 2016 at Country Estates project site, 21, 25, and 29 Hospital Road, Medfield, this letter is summarizing our conversation with regards to violations of Federal requirements for Storm Water Management at construction sites under the United States Environmental Protection Agency of New England and the Massachusetts Wetlands Protection Act, MA G.L. Chapter 131, Section 40, (the Act) and Medfield Wetlands Bylaw, Article IX, (the Bylaw). The following violations at 21, 25 and 29 Hospital Road, were reviewed:

- 1) Clear cutting of mature trees and stumping of root systems. Demolition of several houses previously occurred,
- 2) Exposing bare, disturbed soils without a valid Storm Water Management Plan (NPDES) and Storm Water Pollution Prevention Plan (SWPPP).
- 3) Continuous tracking by lumber vehicles onto Hospital Road
- 4) All clearing and disturbance of the land is occurring without valid permits from the Town of Medfield although the town has received a Zoning Board of Appeals application for a Comprehensive Permit under M.G.L. Chapter 40B.
- 5) Public hearings and review of the project has not been completed at this time. Therefore no approval permits have been issued.
- 6) No confirmation has been issued to the applicant regarding the existence of wetlands resource areas at the site, including Riverfront Area of a perennial stream, by the Medfield Conservation Commission.
- 7) No erosion control measures have been taken to prevent sediments from entering Hospital Road drainage system from the construction site.

It is not established at this time as to which interests of the Massachusetts Wetlands Protection Act and Medfield Wetlands Bylaw are possibly violated - such as flood control, preventing pollution and storm damage prevention.

During the course of our on-site meeting of November 2, 2016, the following remediation action items were to be done immediately in order to prevent further violations from occurring:

- 1) All work at the site shall cease and desist until all approval permits are issued;
- 2) An erosion control silt fence shall be installed along the construction site Hospital Road perimeter. The silt fence shall be embedded six to eight inches into the ground.
- 3) Silt sacks shall be installed in the catch basins on Hospital Road.

As of November 3, 2016, none of the above remediation actions have occurred at 21, 25 and 29 Hospital Road. Lumber trucks continue to track onto Hospital Road, silt fence is not embedded into the ground along the frontage parallel to Hospital Road. These violations are serious and immediate action is necessary to resolve them. Therefore,

- 1) Country Estates of Medfield LLC shall attend a project review meeting on Friday, November 4, 2016, in the Warrant Room, 1<sup>st</sup> floor, Town Hall, 459 Main Street to establish a temporary stabilization plan for the site until such time as valid permits, local, state and federal are secured by Country Estates LLC.
- 2) An inspection of the site by a town official shall occur on Tuesday, November 8, 2016, to review compliance with the above conditions and any additional conditions as a result of the project review meeting.

Citations for the wetlands violations shall be issued beginning November 2, 2016 if non-compliance of wetlands protection is evident. Each violation is a separate offense. Each day of the each violation is a new offense. Each offense can be fined up to \$300 under the Medfield Wetlands Bylaw, Chapter 290. State and federal fines may also be issued.

Please call me at 508 906-3028 with any questions or comments regarding the remediation.

Sincerely,



Leslee A. Willitts

Medfield Conservation Officer

Cc: Michael Sullivan, Medfield Town Administrator  
Maurice Goulet, Medfield Department of Public Works  
Mark Cerel, Medfield Town Counsel  
✓ Sarah Raposa, Medfield Town Planner/ZBA  
Nancy Bennotti, Board of Health  
Michael Clarke, Design Consultants, Inc.  
Maureen Anderson, Water and Sewerage Department  
John Naft, Medfield Building Commissioner/Zoning Enforcement Officer

*Vineyard Engineering & Environmental Services, Inc.*

Land Survey, Civil Engineering and Environmental Services  
Offices in Woburn, Plymouth and Vineyard Haven, Massachusetts  
[www.vineyardeng.com](http://www.vineyardeng.com)

December 28, 2016

Mr. Michael J. Sullivan  
Medfield Town Administrator  
459 Main Street  
Medfield, MA 02052

RECEIVED

DEC 30 2016

RE: Release Notification Form  
UST Removal  
29 Hospital Road  
Medfield, Massachusetts  
DEP Release Tracking Number: 2-20032

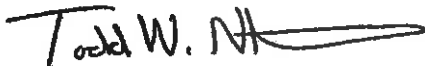
MEDFIELD SELECTMEN

Dear Mr. Sullivan,

On November 1, 2016, during the removal of two abandoned 1,000-gallon steel underground storage tanks (USTs) at 29 Hospital Road in Medfield, Massachusetts (the Site), soil samples collected directly underneath the tanks were found to contain up to 313 parts per million by volume (ppmv) total volatile organic compounds (VOCs) as measured by headspace screening with a photoionization detector (PID). Pursuant to 310 CMR 40.0313(2), the field screening results triggered a 72-hr notification requirement to the Massachusetts Department of Environmental Protection (DEP). On behalf of Country Estates of Medfield, LLC (the property owner), Vineyard Engineering & Environmental Services, Inc. notified the DEP on November 1, 2016 and obtained verbal approval to conduct Immediate Response Actions (IRA). DEP issued Release Tracking Number (RTN) 2-20032 to the release. The IRA included the excavation and permitted off-Site recycling of ~25 cubic yards of OHM-impacted soil, and soil sampling/analyses. Submittal of a Permanent Solution Statement with no Conditions is expected in the near future.

Pursuant to 310 CMR 40.1403(h), a copy of the Release Notification and Notification Retraction (BWSC103) is attached to this letter. To obtain more information on the disposal site and the opportunities for public involvement, please contact the undersigned at 508.591.4144. No action other than the receipt of this letter is necessary by your office.

Sincerely,



Todd W. Nickerson, LSP  
Senior Project Manager

cc: Medfield Board of Health, 459 Main Street, Medfield, MA  
Country Estates of Medfield, LLC

400 West Cummings Park, Suite 4800  
Woburn, MA 01801  
Phone: 781.933.3330  
Fax: 781.933.3334

Martha's Vineyard  
PO Box 458  
Vineyard Haven, MA 02568  
Phone: 508.687.9437

2277 State Road, Suite L  
Plymouth, MA 02360  
Phone: 508.591.4144  
Fax: 774.773.2063

*cc File Chief*

*As*





**TOWN OF MEDFIELD**  
**MASSACHUSETTS**  
*Department of Public Works*

**MAURICE G. GOULET**  
Director of Public Works

55 North Meadows Road  
Medfield, MA 02052  
(508) 906-3002  
Fax (508) 359-4050  
mgoulet@medfield.net

March 2, 2018

Michael Larkin  
25 Hospital Road  
Medfield, MA 02052

**Re: Country Estates/Chapel Hill Estates – Work Suspension  
Hospital Road Stormwater Management Improvements**

Mr. Larkin,

Regarding your property located at 21, 25 and 29 Hospital Road, known as Country Estates in Medfield/Chapel Hill Estates, a drive-by inspection from this Department revealed an unacceptable level of siltation leaving the site and entering the town right-of-way. This violation has been brought to your attention previously, since work has commenced on your project. Improvements to control the siltation and stormwater on-site should be treated as a priority, especially during this season where the weather and temperatures are unpredictable. Due to the significance of the situation, please understand that work on the site has been suspended through Monday, March 5, 2018 and can resume activities no earlier than Tuesday, March 6, 2018.

This Department expects improvements to be implemented immediately to prevent this situation from repeating itself. Please consider this as a serious matter.

Sincerely,

A handwritten signature in cursive script that reads "Maurice G. Goulet".

Maurice G. Goulet  
Director of Public Works  
Medfield, Massachusetts

Cc: Sarah Raposa, Planning and Zoning  
Leslee Willits, Conservation  
Steven Bouley, Tetra-Tech  
John Naff, Building Commissioner  
Michael Sullivan, Town Administrator  
Kristine Trierweiler, Assistant Town Administrator  
Robert Kennedy, DPW Highway Supervisor





Sarah Raposa &lt;sraposa@medfield.net&gt;

**Chapel Hill Estates Erosion Control Issues**

2 messages

**Bouley, Steven** <Steven.Bouley@tetrattech.com>

Wed, Aug 1, 2018 at 3:26 PM

To: Patrick Larkin &lt;turnpikere@yahoo.com&gt;, Michael Larkin &lt;michael@lawlarkin.com&gt;

Cc: Sarah Raposa &lt;sraposa@medfield.net&gt;, Leslee Willitts &lt;lwillitts@medfield.net&gt;, Maurice Goulet &lt;mgoulet@medfield.net&gt;, Chris Canney &lt;ccanney@medfield.net&gt;

Hi Guys,

Drove by the site and have the following comments:

1. Sediment all over the site roadway, causing dust to rise as vehicles drive along the roads. This also poses a risk if we receive another downpour and this all washes into Hospital Road. The entire purpose of your SWPPP (which you should be following) is to get ahead of erosion issues, you have to control dust at your site as well.
2. Catch basin at the intersection of Road A and Road B across from Unit 45 did not have a silt sack installed. Please install a silt sack in this structure as it is not protected and sediment could discharge into the subsurface drainage.
3. Siltation fence along Hospital Road near the east entrance of Road A was laying down on the ground. Please install the silt fence as designed. It should be buried at least 6" along this frontage to prevent any sediment from flowing under it. simply installing the fence and having it blow in the wind is not achieving anything.
4. Catch basins along Hospital Road need silt sacks emptied, as sediment is building up around the basins. The roadway should also be swept.

Please keep up with your site as we spoke about a few weeks ago, thanks.

Steve

**Steven M. Bouley, P.E. | Senior Project Engineer**

Direct: 508.786.2382 | Main: 508.786.2200 | Fax: 508.786.2201

[steven.bouley@tetrattech.com](mailto:steven.bouley@tetrattech.com)**Tetra Tech, Inc. | United States Infrastructure (USI) Division**Marlborough Technology Park | 100 Nickerson Road, Suite 200 | Marlborough, MA 01752 [www.tetrattech.com](http://www.tetrattech.com)

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Please consider the environment before printing. Read more







Sarah Raposa &lt;sraposa@medfield.net&gt;

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**Chapel Hill Estates**

1 message

---

**Maurice Goulet** <mgoulet@medfield.net>  
To: Sarah Raposa <sraposa@medfield.net>

Tue, Aug 7, 2018 at 11:28 AM

Sarah,

Being involved in this development with stormwater and right-of-way issues, it has been difficult for us to keep the site in compliance which is not the intent of our jurisdiction. The developer should be following their plans, procedures and direction they had been given at time of approval. We have been spending more time watching the inconsistencies of the stormwater management then we feel is necessary. The developer should be more attentive and proactive to what his responsibilities are with erosion control before a storm event takes place and not wait for something to happen and then decide to take action after the damage had been done, since this is what has been observed over the course of this project. Issues such as silt fences not being upright or not being installed, silt sacks in the basins not being emptied or replaced, and construction vehicles dragging material onto the roadway have been common problems with the stormwater management. If the developer could put more effort into following their stormwater plan, things should run much smoother.

Thanks,

---

**Maurice G. Goulet**  
Director of Public Works  
Medfield, Massachusetts

**Department of Public Works**  
55 North Meadows Road  
Medfield, MA 02052  
(508) 359-8597 office  
(508) 359-4050 fax  
[mgoulet@medfield.net](mailto:mgoulet@medfield.net)  
[www.town.medfield.net](http://www.town.medfield.net)

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# TOWN OF MEDFIELD

Office of the

## Board of Appeals on Zoning

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

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

No. 1325

February 28, 2018

*Decision of the Board of Appeals on the petition of:* Country Estates of Medfield, LLC

Property owned by: Country Estates of Medfield, LLC

Location of Property: 21, 25, 29 Hospital Road, Medfield, MA

Norfolk County Registry of Deeds: Book 33500, Page 500 and Book 33564, Page 340 and

Norfolk County Land Court Certificate of Title No: 191843

Medfield Assessors' Record: Map: 64 Lot: 009

Zoning District: Residential Town (RT) with partial Aquifer Protection District

By request dated January 30, 2018 (the "Application") filed with the Board of Appeals on February 1, 2018, Country Estates of Medfield, LLC c/o Michael J. Larkin (hereinafter the "Applicant") of Medfield, Massachusetts seeks a modification of ZBA Decision No. 1300 to expand construction hours to include Saturdays and expand delivery hours on Saturdays. The property is located at 21, 25, 29 Hospital Road which has been combined as Assessors' Map 64, Lot 009; RT Zoning District with partial Aquifer Protection District (hereinafter the "Locus").

A public meeting was held on Wednesday, February 14, 2018 to hear the request within 20 days of receipt in accordance with 760 CMR 56(11)(a).

At 7:55 P.M. Mr. Nolan read the Modification Request to the Comprehensive Permit into the record. Applicant Mr. Michael Larkin explained it took 5 months to get approval from the State for the affordable housing units, and then the financing for the project took another 2 months. The result was seven months of inactivity on the project. In order to meet the deadlines needed for the building permits for the affordable units, Mr. Larkin is asking to be able to work on weekends. The Conditions on the project do not allow heavy construction trucks and work on the weekends. Mr. Larkin requests the ability to have small trucks/vans (not a tri-axle truck or a large delivery truck) allowed on the site on Saturdays and to conduct work at the site on

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TOWN OF MEDFIELD, MASS  
2018 MAR - 1 A 8:45  
OFFICE OF THE  
TOWN CLERK

Saturdays in order to allow the Applicant to make up for lost time. Mr. Larkin explained the project would focus first on the units near the street and then work on the interior units, away from the street and the neighbors as the project progresses. The target is to get the affordable units done in a timely fashion. There will not be any heavy equipment used on weekends. The workers will arrive at 8 A.M. and leave at 5 P.M. and will not be coming and going all day.

Mr. Nolan asked how much noise is generated by a nail gun. Mr. Larkin said the noise from a nail gun is fairly minor and not loud. Mr. Larkin said, as the work progresses the workers will move away from the street where the neighbors are into the interior of the site.

Mr. Peck said the neighbors certainly had significant concerns about the project originally, and asked if the neighbors had received notice of this modification. Ms. Raposa replied there is no requirement to notify the neighbors for this type of application, and added developers were encouraged to communicate with the neighbors.

Mr. Nolan did think this qualifies as an insubstantial change, but recommended only giving temporary relief so that the Applicant would be required to check back in with the Board after 6 months.

Mr. Peck said it should be okay if there are no large trucks on Saturdays. Mr. Larkin added that the heavy trucking will be completed in May and after that it will just be deliveries a few times a week.

Mr. Nolan asked how long the entire project will take. Mr. Larkin said 2 years.

Mr. Nolan recommended approving this Modification for 6 months and then if the Town gets complaints, the Board can react.

Ms. Raposa wanted to talk about the quality of communication between Mr. Larkin, the contractors, and TetraTech. Mr. Larkin said his engineer, Mr. McKenzie, who witnessed the installation of the drainage system, did an extensive review in a letter to TetraTech. Mr. McKenzie is now in touch with TetraTech. Mr. Larkin will forward the letter from Mr. McKenzie to TetraTech to Ms. Raposa.

Mr. McNiff expressed concerns about noise too early on Saturday mornings. Mr. Larkin said the sports fields already generate a lot of traffic on Saturday mornings starting at 9 A.M.; sports will start up again in March or April.

Ms. Raposa recommended signing the Decision on February 28, so the Saturday work can begin in early March. Nolan said the August 8th meeting can address any issues, so perhaps

the Modification can run through August 10th.

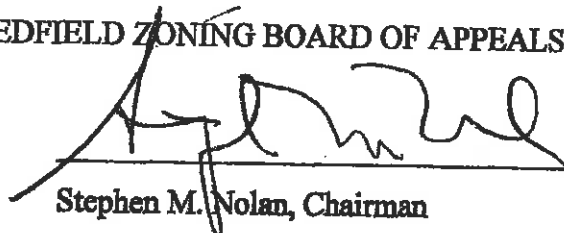
At 8:18 P.M. Mr. McNiff made a motion to approve the Modification through August 10th; seconded by Mr. Peck. The Vote 3-0.

**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 conditions in Decision No. 1300 to expand construction hours to include Saturdays from 8:00 A.M. to 5:00 P.M. (Condition G.6) and expand delivery hours on Saturdays from 8:00 A.M. through 5:00 P.M. for light trucks and vans only (Condition G.7) for a time period ending on August 10, 2018 with the condition that all other conditions from the previous decision remains in effect.

THIS DECISION WAS UNANIMOUS.

MEDFIELD ZONING BOARD OF APPEALS

  
Stephen M. Nolan, Chairman

  
Charles H. Peck, Member

  
William McNiff, Associate Member

JOHN J. MCNICHOLAS, MEMBER, DOUGLAS C. BOYER, ASSOCIATE MEMBER, AND MICHAEL WHITCHER, 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.

APPEALS FROM THIS DECISION, IF ANY, SHOULD BE MADE PURSUANT TO GENERAL LAWS, CHAPTER 40 A, §17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK





# TOWN OF MEDFIELD

Office of the

## Board of Appeals on Zoning

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

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

No. 1343

RECEIVED  
TOWN OF MEDFIELD, MASS.  
August 8, 2018  
2018 AUG 10 10:44  
OFFICE OF THE  
TOWN CLERK

*Decision of the Board of Appeals on the petition of:* Country Estates of Medfield, LLC  
Property owned by: Country Estates of Medfield, LLC  
Location of Property: 21, 25, 29 Hospital Road, Medfield, MA  
Norfolk County Registry of Deeds: Book 33500, Page 500 and Book 33564, Page 340; and,  
Norfolk County Land Court Certificate of Title No: 191843  
Medfield Assessors' Record: Map: 64 Lot: 009  
Zoning District: Residential Town (RT) with partial Aquifer Protection District

By request dated July 27, 2018 (the "Application") filed with the Board of Appeals on the same date, Country Estates of Medfield, LLC c/o Michael J. Larkin (hereinafter the "Applicant") of Medfield, Massachusetts seeks a modification of ZBA Decision Nos. 1300 and 1325 to continue to expand construction hours to include Saturdays and expand delivery hours on Saturdays. The property is located at 21, 25, 29 Hospital Road which has been combined as Assessors' Map 64, Lot 009; RT Zoning District with partial Aquifer Protection District (hereinafter the "Locus").

A public meeting was held on Wednesday, August 8, 2018 to hear the request within 20 days of receipt in accordance with 760 CMR 56(11)(a).

At 8:05 pm, Mr. Michael Larkin, Manager of Country Estate addressed the Board regarding the renewal of the permit modification. Larkin noted that Country Estate has more operating hours restrictions than any other 40B project in Medfield. Ms. Tracy Hogan, 20 Hospital Road, is very concerned that there are a lot of houses that are halfway complete and nothing seems to get finished. The run-off is going all the way down Hospital Road. The run-

off is causing problems in her backyard. Ms. Hogan would like to see less of a push to get more foundations poured and current work completed. Ms. Hogan said the run-off is a major concern for the neighborhood.

Mr. Nolan read a letter from Mr. Maurice Goulet, Director of Public Works. Mr. Goulet recited the difficulty in keeping the Country Estate site in compliance with the comprehensive permit. Mr. Goulet feels Mr. Larkin needs to take action before there is a problem. Erosion control needs to be maintained and it is not.

Ms. Hogan said the sidewalk is unusable and unpassable. Ms. Hogan feels if the front part (Phase One) of the development could be completed, the run-off problem might be solved. Mr. Larkin said gas pipe construction and the gas company strike caused a problem with the timetable and that such work was just finished. Mr. Larkin plans to put gutters on all of the houses in Phase One to get the roof run-off under control. Mr. Larkin said they will be landscaping with loam, planting grass and putting the front wall in. Mr. Larkin said the entire "front scape" will be cleaned up and it will be a dramatic improvement. Mr. Larkin said he cannot market Phase Two of the Country Estates until Phase One is complete. Mr. Larkin feels the "front scape" can be completed in 30 days. Mr. Larkin said buyers will be moving into Phase One in approximately 60 days. Mr. Larkin said 65-70% of Phase One is complete.

Ms. Raposa asked about moving the trees. Mr. Larkin said the trees cannot be moved until the fall. The trees go dormant in the fall. If the trees were moved now, the trees would not survive.

Chairman Nolan read a letter from the owner of 108 Harding Street regarding loud equipment, specifically a boom truck. Ms. Hogan confirmed the boom truck sounds like it has not been oiled in 20 years.

Chairman Nolan said Mr. Larkin needs to recommit to dealing with erosion control issues. The maintenance of the stormwater erosion system needs to be a priority. Chairman Nolan read a letter from Tetra Tech citing the silt sack in front of #45, a silt fence lying down at the east end of the site and catch basins needing to be emptied.

Chairman Nolan said again that the erosion control needs to be taken seriously. Mr. McNicholas said if the extended hours are causing more of an inconvenience to the neighbors, mitigation is needed.

Mr. McNicholas feels the neighbors have been very tolerant. Chairman Nolan believes



the Saturday hours need to be conditional. The conditions should include completing the sidewalks by August 17, 2018, connection of all gutters within 30 days, completion of landscaping of Phase One homes within 30-60 days and addressing the loud boom truck within 2 weeks of decision. Mr. McNicholas made a motion to approve the Modification through March 1, 2019 (to be renewed at the regular meeting in February 2019, if desired); seconded by Mr. Whitcher. The Vote: 3-0.

**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 conditions in Decision Nos. 1300 and 1325 to continue expanded construction hours to include Saturdays from 8:00 A.M. to 5:00 P.M. (Condition G.6) and expanded delivery hours on Saturdays from 8:00 A.M. through 5:00 P.M. for light trucks and vans only (Condition G.7) for a time period ending on March 1, 2019 with the following conditions:

1. Foundation Work on Saturdays may include:
  - a. Setting up of foundation footings
  - b. Setting up foundation walls
  - c. Stripping foundation walls
  - d. Moving foundation panels to other foundation location on site (use of Form truck to load and offload)
  - e. Spray foundation waterproofing and install fabric drain
2. Framing, Siding, Roofing and Installation of Windows & Doors on Saturdays may include:
  - a. Framing of dwelling unit
  - b. Installation of roof
  - c. Installation of windows and all doors
  - d. Installation of siding
3. For the protection of abutters and enjoyment of their property, there shall be no heavy equipment, site works, utilities, cement trucks or excavation equipment and/or deliveries on Saturdays.
4. The Applicant shall meet the following deadlines for this modification to

continue in effect:

- a. Hospital Road sidewalk to be completed to binder coat by August 17, 2018
  - b. Connection of gutters for Phase I dwelling units installed and connected to drywells by September 10, 2018.
  - c. Phase I landscaping to be completed by October 10, 2018.
  - d. The boom truck shall be serviced to ameliorate the disturbing noise by August 22, 2018.
5. That all other conditions from the previous decisions remains in effect.

THIS DECISION WAS UNANIMOUS.

MEDFIELD ZONING BOARD OF APPEALS

  
Stephen M. Nolan, Chairman (90)

  
John J. McNicholas, Member (90)

  
Michael Whitcher, Associate Member (90)

CHARLES PECK, MEMBER, AND WILLIAM MCNIFF, 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.

APPEALS FROM THIS DECISION, IF ANY, SHOULD BE MADE PURSUANT TO GENERAL LAWS, CHAPTER 40 A, §17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK

A TRUE COPY ATTEST:



TOWN CLERK OF MEDFIELD, MA



# TOWN OF MEDFIELD

*Office of the*

## BOARD OF APPEALS

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

(508) 359-3027

(508) 359- 6182 Fax

MEETING OF:  
**October 13, 2016**  
MINUTES

**Present Members:** Douglas C. Boyer, Acting Chairman; Charles H. Peck, Member; John J. McNicholas, Associate Member; Rebecca Erlichman, Associate Member

**Absent Members:** Stephen M. Nolan, Chairman; Neal O'Connor, Associate Member

**Staff Present:** Sarah L. Raposa, Town Planner; Carol J. Bergenheim, Recording Clerk

**Massachusetts Housing Partnership Technical Assistant Consultant:** Michael A. Jacobs

**Others Present:** Anne Weinstein, (Office of Representative Denise Garlick,) Patrick Larkin, Dave Jacobson, Betsy Jacobson, Frederick H. Santucci, Jon K. Studebaker, Richard Kattman, Brad McKenzie, Tracey Hogan, Paul Hogan, Deborah Ras, Paul Hinkley, Laurene Hinkley, Michael Larkin, John Smolak, Scott Thornton, Osler Peterson, Jack Speranza

At 7:30 p.m., Acting Chairman Boyer opened the meeting and explained the 40B hearing process. Mr. Boyer also explained that Associate Member Rebecca Erlichman is acting as an alternate this meeting only and will not be voting.

Mr. Boyer read the legal notice into the records.

**7:30 PM** – Notice is hereby given that the Zoning Board of Appeals of the Town of Medfield will conduct a Public Hearing on Thursday, October 13, 2016 at 7:30 P.M. at the Medfield Town House, 459 Main Street, on an application from Country Estates of Medfield, LLC , with respect to properties located at 21, 25 and 29 Hospital Road (Assessor Parcel IDs: 64-011, 64-010, 64-009, 64-008, and 64-108) in the RT Zoning District with Well Protection Aquifer Overly District.

The application is for a Comprehensive Permit under MGL c. 40B, Sections 20 through 23 as amended, to allow construction of a development to be called "Country Estates of Medfield" that will consist of 48 non-age restricted condominium units comprised of 1- and 2-unit buildings with driveways, roadways and associated infrastructure. Access to the site will be provided by a 20 ft. wide roadway with two access points from Hospital Road. The condominiums range in square footage from 1,700 to 2,900 sq. ft. All units will have either 1- or 2-car garages and will consist of 3- and 4-bedrooms. The project will access the utility infrastructure located on Hospital Road, including sanitary sewer, water, gas, electric, telephone and cable. The stormwater management system will be designed to fully comply with all the standard of the MA DEP Stormwater Management Regulations. The Applicant is proposing that twenty five (25%) percent, or twelve units will be identified as

affordable units and will blend with the proposed market rate homes and will be evenly distributed throughout the development.

The application and plans may be viewed during regular business hours. All town boards and other interested parties wishing to be heard should appear at the time and place designated.

MetroWest Daily News: September 28, 2016 & October 5, 2016

- **40B Training** by Michael A. Jacobs, Technical Assistance Consultant from the Massachusetts Housing Partnership was introduced by Mr. Boyer. Mr. Jacobs was brought in to provide education to the Board; assist the Board in application review, to identify concerns and issues that might require outside consultants; facilitate production discussions between the Board and Applicant; Advise the ZBA as needed. MHJ Associates brings over 30 years of experience in housing development and finance. Services provided include 40B permitting and financial analysis, project management, multifamily housing finance, and feasibility analysis.

Mr. Jacobs talked along with the power point presentation to explain the history of affordable housing, its requirements, safe harbor provisions, Housing Production Plans, waivers, processes, the importance of an early scheduled site visit, peer review consultants, information gathering and evaluation, open meeting law, local concerns, listed information resources, and the Housing Appeal process.

Raposa reported the town is now at 6.7% of the 10% minimum requirement for units of affordable housing in town established under the Comprehensive Permit law.

Mr. Smolak, of Smolak & Vaughan LLP, representing the applicant Country Estates of Medfield, gave a general overview of the project. The applicant is grateful for all the early comments from the town departments to make for a better project, and welcome additional comments. The site is 7.34 acres and is in a RT zoning district. It is comprised of 5 separate parcels; the applicant is waiting for approval of the A&R to create a single lot. The plan is to remove all the existing houses and outbuildings. The project will have 24 single family units, and 12 duplexes, for a total of 48 units. Twelve units, (25%,) have been set aside for affordable housing for occupants making no more than 80% of the average median area income which is approximately \$73,500 for a 4 person family. Preference will be given to Medfield residents, Medfield employees of the town and of local businesses, and for families of children attending the Medfield schools.

The size of the units varies from 1700-2500 sf. Twenty eight of the units will have 3 bedrooms, 20 units will have 4 bedrooms, and all have at least one garage. There are a proposed 120 parking spaces, 2.4 parking spaces per unit; 2 parking spaces are required by zoning. In the packets, there is a letter of Project Eligibility issued by Massachusetts Housing on September 23. The Massachusetts Housing will act as the project administrator. The project is eligible for subsidy under the New England Fund Program. The site has 3 different deeds all under the control of the applicant.

Brad McKenzie, civil engineer of Norwell, whose office prepared, the existing conditions plans and the proposed site plans, (under the supervision of a registered, professional land surveyor,) spoke next. There are 5 separate parcels with 3 separate existing residential homes, numbers 21, 25 and 29 Hospital Road. There are .02 acres of bordering, vegetated wetlands on the northeast corner of the site, delineated by Applied Ecological Services. There are no endangered species on the site, it is not in the 100 yr. flood plain, not in a DEP zone, and there is not a tributary to an outstanding resource of water. The site is primarily comprised of woodlands, with some grassy area and driveways. It is in the RT zoning district, and is in an aquifer overlay protection district.

The typography changes from an elevation of 1.96 sloping down to 1.65. The soils are fairly well drained except in the wetland areas. There is some ledge that has been avoided in the development plan. As the project develops there can be talk about walking trails to the ball fields and State Hospital land. There will be 20ft wide site driveways of pervious pavement to promote storm water runoff. The sidewalks will be 4ft wide with Cape Cod berms. There will be town sewer, and water and there is natural gas in the road which now ends at 21 Hospital Road but will be extended into the development. The storm water management system is in preliminary design and will comply with the DEP standard regulations and will be presented in the future public forum process. The Planning Board has requested the depressed filtration basin in the center of the site be removed and replaced with an underground chamber system, and that is being looked into. There will be infiltration units in the front yards. There will be a filing of a notice of intent with the Conservation Commission.

Jon Studebaker, Axiom Architects, reviewed the three different building lay outs. There are 20 single family homes with 4 bedrooms, and 4 single family homes, and 12 duplexes each with 3 bedrooms, (28 units.) Samples were shown of the siding and trim that offer a variety of colors. The basements will be full height. There will be a large variety of architectural styles and roof lines all in keeping with the neighborhood; they have a contemporary, modern look. The units will have a large, central open floor plan with: living room, dining area and kitchen. These living areas have cathedral ceilings which allow for a lot of light penetration. A lot of the homes have a 1<sup>st</sup> floor master bedroom and a 4<sup>th</sup> bedroom option. The houses will have 30 yr. guaranteed architect roof shingles. Some of the single family units have a 2 car garage option. The multiple layering of the buildings, the horizontal roofs, coupled with a variety of elevations in the roof, break up the massing, and allow the buildings to be shorter than they would otherwise be; no buildings are over 32ft. Mr. Boyer asked if all the elevations are the same for all the buildings. Studebaker replied, the duplexes have two different variations with similar aesthetics, but a different layout, and a little bit different elevations.

Richard Kattman, landscape architect of Holliston, reviewed the company's credentials including the landscape design of Prentiss Place in Medfield. A general view of the site was shown and a list of the various trees to be planted was discussed. The trees chosen have: natural beauty, zone hardiness, 4 seasons of interest, variety of massing, color, and scale to the homes. The plantings are deer resistant and are native materials. Attempts will be made to save the large, existing trees on the site, however a few are very close to the building and may be difficult to save. The many different trees will offer variety and interest. As the trees grow they will offer more privacy. The home driveways, walkways and patios will be permeable, with pervious materials. The stone walls that have deteriorated will be rebuilt. The stone entry wall will have lighting incorporated. There is a proposed stone wall between the buildings to provide interest. Tall grass will be planted on banks with steeper slopes which will be good for runoff. A list of various shrubs and bushes was discussed. Plants that tolerate flooding will be planted in the retention basin. There will be lawn areas around the buildings.

A diagram of the lighting plan was provided. There will be ten 18ft spring city poles with an arm for a pendant light, with 40 watt LED warm light that throws a loop of light of 120ft which will not disturb the neighbors. A scale elevation along Hospital Road was shown of various trees and shrubs in comparison to the scale of the buildings.

Scott W. Thorton, Vanasse Associates, gave an overview of the preliminary study of the traffic conditions and the expected impact of the project on Hospital Road. A full traffic impact assessment will be prepared regarding the: existing conditions of the road, the present posted speeds, review of crashes in the area, and an analysis of the traffic impact assessment on the existing and future conditions, (7 yrs. out.) The emphasis will be on safety of traffic coming in and out of the two access points, considering the sight distance. Forty trips a day are

predicted in the peak hours, (7:30-8:30am and 5:30-6:30pm,) for both access driveways. The width of Hospital Road seems adequate for the predicted traffic. Access to the ball fields can be looked at as the project moves along in the process.

Mr. Boyer voiced hopes for collaboration from all parties going forward. Mr. Boyer asked about the price points for the units. Mr. Patrick Larkin, Country Estates of Medfield, answered, the fair market value of the units will vary from the low \$500,000's to the high \$700,000's. The affordable units will be in the low \$200,000's. Mr. Boyer asked about a home ownership association. Mr. Larkin replied, the home ownership association will be responsible for trash pickup, landscaping and all the exterior maintenance. Mr. Boyer asked about the cost benefits of the chosen Cape Cod berms. Mr. Larkin, answered that granite slope berms are now being considered. Mr. Boyer expressed his concerns for the roadway and the lack of visiting parking. Chief Meaney had previously expressed his concern for Unit 7 and the difficulty for emergency vehicle accessibility there. The lack of visitor parking is a safety concern. One consideration may be to make the main loop a one way road. Smolak said the 20ft width road is a State fire code and in keeping with a country road look, but the project will work with the Fire and Police Chiefs regarding safety. The parking allowed for the project is higher than the underlying parking zoning. Mr. Boyer asked about leveling the road for a gradual grade to the entry way for the project. Mr. Larkin said a site visit will be helpful as the Board will see that the slope is not that severe.

Tracey Hogan, 20 Hospital Road, questioned the traffic numbers sited in the preliminary study considering the 120 parking spaces on the site, and also expressed concerns about the lack of sidewalks at the intersection of Harding and Hospital Roads,. Mr. Boyer said, these are legitimate concerns and the retained consultants will review these them. Paul Hogan, 20 Hospital Road, asked about the process of possibly changing the present speed limits. Mr. Thornton replied, it is a town decision and can be looked at with town officials.

Mr. Boyer explained the Board is going to take each topic matter one at a time at future hearings to avoid jumping around.

#### **Peer Engineering Review**

A short recess was taken to review the proposals from the peer consultants.

Mr. Boyer discussed the choosing of a peer engineering consultant for the project, and the thinking of the Board, and asked the applicant if there was a preference of consultants. The applicant agreed with the rationale of the Board to have a separate design review consultant. Mr. McNicholas made a motion to accept the proposal and retain TetraTech. Seconded by Mr. Peck. The Board voted 3-0.

Mr. Peck made a motion to continue the hearing to Thursday, November 10<sup>th</sup> at 7:30 pm. Seconded by Mr. McNicholas. The Vote 3-0. , The site visit will be on Friday, November 4<sup>th</sup> at 9:00 am.

#### **ADJOURNMENT**

Mr. McNicholas made a motion to close the hearing at 9:32pm. Seconded by Mr. Peck. The Vote 3-0.

**Respectfully submitted,**

Sarah Raposa, Town Planner, and Carol J. Bergenheim, Recording Clerk



**TOWN OF MEDFIELD**  
**BOARD OF APPEALS ON ZONING**  
459 Main Street  
Medfield, MA 02052

Phone: 508-906-3027  
Fax: 508-359-6182

**Abutters Notice - Blasting**

In accordance with ZBA Decision #1300 Comprehensive Permit Condition G.17, please see attached for notice of blasting for Chapel Hill Landing (aka Country Estates, Hospital Road 40B at 21, 25, 29 Hospital Road).

Date of Notice: Tuesday, September 26, 2017

Date of Mailing: Tuesday, September 26, 2017

Drilling and Blasting Expected to Commence: Wednesday, October 11, 2017

This notice is being sent to abutters who were sent a notice of the public hearing (abutters or abutters to abutters within 300' of the property). Please note that this requirement differs from the State law requiring abutters within 250' of the blasting site to be contacted and offered a pre-blast inspection (for more information see attached letter from Rock Splitters Inc.). Any questions or concerns about the blasting procedure may be addressed by contacting the blasting company directly at:

Rock Splitters, Inc. at (508) 248-3900 or (508) 726-2661

Or the Medfield Fire Department at:

114 North Street  
Medfield, MA 02052  
(508) 359-2323

Complaints regarding compliance with the ZBA's decision may be addressed by contacting the Zoning Enforcement Officer at:

John Naff, CBO, Building Commissioner  
459 Main Street  
Medfield, MA 02052  
(508) 906-3007  
[jnaff@medfield.net](mailto:jnaff@medfield.net)

Copies of the ZBA decision may be obtained by contacting the Town Planner at:

Sarah Raposa, AICP, Town Planner  
459 Main Street  
Medfield, MA 02052  
(508) 906-3027  
[sraposa@medfield.net](mailto:sraposa@medfield.net)







# TOWN OF MEDFIELD

*Office of the*

## Board of Appeals on Zoning

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

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

### **NOTICE OF DECISION**

**APPLICANT:** Country Estates of Medfield, LLC

**DECISION DATE:** April 5, 2017

**DATE OF FILING DECISION:** April 6, 2017

**DECISION NUMBER:** 1300

At a public meeting held on April 5, 2017 the Town of Medfield Zoning Board of Appeals, acting in the above referenced matter, approved with conditions the requested Comprehensive Permit, G.L. c. 40B, §§ 20-23.

The property is located at 21, 25, and 29 Hospital Road, Assessors Map 64, Lots 008, 009, 010, 011 and 108. RT Zoning District.

An appeal of this decision of the permit granting authority may be made by any person aggrieved pursuant to MGL Chapter 40A Section 17, as amended, within 20 days after the date of filing the notice of decision in the Office of the Town Clerk.

Copies of the decision may be obtained at the office of the Board of Appeals in person or via email.

Sarah Raposa  
Town Planner  
(508) 906-3027  
[sraposa@medfield.net](mailto:sraposa@medfield.net)





# 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 DECISION:**

- Your decision was filed with the Town Clerk on: Thursday, April 6, 2017
- Your 20 day appeal period ends: Wednesday, April 26, 2017
- On Thursday, April 27, 2017 or thereafter you should contact the Town Clerk for the certified decision as well as a letter from the Town Clerk indicating that no appeals have been taken regarding the Board's decision. Please call or email prior to coming in to make sure that the letter is ready.
  - Carol Mayer, Town Clerk, (508) 906-3024 or [cmayer@medfield.net](mailto:cmayer@medfield.net)
- Take the Town Clerk's letter & the decision to the Registry of Deeds in Dedham and record them. (There is a fee of around \$76 according to recent filings.)

Norfolk County Registry of Deeds  
649 High St, Dedham, MA  
(781) 461-6101 [norfolkdeeds.org](http://norfolkdeeds.org)

#### **Directions from Town Hall, Medfield:**

- 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!~~
  - When you apply to the Building Department for a permit, you will also give them the Book and Page numbers.

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



RECEIVED  
TOWN OF MEDFIELD, MASS  
2017 APR -6 A 10 35

OFFICE OF THE  
TOWN CLERK



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

# TOWN OF MEDFIELD

## *Office of the* **Board of Appeals on Zoning**

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

**Decision Number:** 1300

**Date Application Filed:** September 23, 2016

**Applicant:** Country Estates of Medfield, LLC

**Property:** Certain parcels of land, known and numbered as 21, 25, and 29 Hospital Road, Medfield, Massachusetts, depicted on the Town of Medfield Assessors Maps as Map 64, Lots 008, 009, 010, 011 and 108. The property consists of 7.34 acres, entirely located in the Residential Town (R-T) Zoning District and partially within the Aquifer Protection District. The Norfolk County Registry of Deeds title references for the property are Book 33500, Page 500 and Book 33564, Page 340, as well as Norfolk Country Land Court Certificate No. 191842.

**Approval Requested:** Comprehensive Permit, G.L. c. 40B, §§ 20-23, and endorsement of "Approval Not Required" plan, G.L. c. 41, § 81P.

**Public Notice:** Notice published in the Metrowest Daily News on September 28, 2016 and October 5, 2016, and notice sent by mail, postage prepaid, to all interested parties pursuant to G.L. c. 40A, § 11.

**Public Hearing(s) held:** October 13, 2016, November 10, 2016, December 8, 2016, January 12, 2017, February 9, 2017, February 27, 2017, and April 5, 2017 (hearing closed).

**Decision of the Board:** Comprehensive Permit APPROVED WITH CONDITIONS

**Members participating:** Douglas C. Boyer (Acting Chair), John J. McNicholas, Charles H. Peck

**Date of Decision:** April 5, 2017

## **I. PROCEDURAL HISTORY**

- 1) On September 23, 2016, Country Estates of Medfield, LLC, having a principal place of business at 172 Brookside Road, Needham, Massachusetts 02492 (the "Applicant"), submitted a Comprehensive Permit Application to the Zoning Board of Appeals (the "Board"). The application as initially submitted proposed the creation of a total of forty-eight (48) ownership units, parking, landscaping and other improvements to be located on the "Property" as defined above, all as described in the application as well as civil engineering, landscaping environmental, drainage and stormwater management, and traffic reports and plans prepared by experts.
- 2) The public hearing was opened on October 13, 2016, and continued to November 10, 2016, December 8, 2016, January 12, 2017, February 9, 2017, February 27, 2017, and April 5, 2017, at which time the Board closed the public hearing.
- 3) The Board conducted a site visit to the Property on November 4, 2016.
- 4) The Board retained the following consultants to assist in the review of the Application:
  - a) Civil Engineering and Traffic: Sean P. Reardon, P.E. and Steven Bouley, EIT, Tetra Tech, Marlborough, MA
  - b) Legal: Mark Bobrowski, Blatman, Bobrowski & Haverty, LLC, Concord, MA
  - c) Architecture/Land Planning: Steve A. Heikin, FAIA, ICON Architecture, Inc., Boston, MA
  - d) MHP Chapter 40B Technical Assistance Consultant: Michael Jacobs, MHJ Associates, Brookline, MA
- 5) Aspects of the Applicant's proposal were reviewed by the departments and officials of the Town of Medfield, who provided testimony and/or written submissions to the Board, including:
  - (a) Fire Department
  - (b) Police Department
  - (c) Board of Selectmen
  - (d) Conservation Commission
  - (e) Planning Board
  - (f) School Department
  - (g) Board of Health

- (h) Medfield Housing Partnership
  - (i) Board of Water and Sewer
  - (j) Department of Public Works
  - (k) Building Commissioner
- 6) The Board's consulting traffic engineering firm, Tetra Tech, reviewed the Applicant's "Preliminary Traffic Impact Statement," dated September 21, 2016, as amended by a "Traffic Impact Assessment," dated December 2016, both prepared by Vanasse Associates, Inc. (collectively, the "TIAS") and summarized findings in comment letters dated January 12, 2017 and February 20, 2017. Tetra Tech concluded that (1) the TIAS contained the information typically provided in such studies and was consistent with engineering guidelines; (2) the TIAS proposed an adequate traffic study area; (3) the methodology used in the TIAS to assess volume and peak hours was appropriate; (4) speed and sight distance measurements in the TIAS were appropriate for the proposed use; (5) there are no high accident locations in the TIAS study area; (6) the methodology of projecting traffic impacts attributable to the project was appropriate; (7) the TIAS projects for level of service (LOS) impacts at nearby intersections were appropriate. Tetra Tech made recommendations to the Board for conditions to mitigate impacts of the proposed project, and these recommendations are incorporated in the conditions set forth below.
- 7) The Board's consulting civil engineer, Tetra Tech, reviewed the Applicant's plans and specifications for the 49-unit project, and summarized findings in comment letters to the Board dated December 12, 2016, January 12, 2017 and February 20, 2017. Tetra Tech concluded that (1) the plan set included wetland resource areas that were adequately delineated, but subject to final Town of Medfield Conservation Commission confirmation and approval; (2) the site design and building layout plans were generally acceptable, subject to comments detailed in review letters; (3) proposed traffic and circulation on the Property were generally acceptable, subject to comments detailed in review letters; (4) utility connections and service should be verified with appropriate Town authorities, but were generally adequate; (5) grading and drainage revisions were required but were not so extensive as to render the project infeasible; (6) proposed plantings and landscaping were generally adequate; (7) the existing site is serviced by municipal water and sewer systems in Hospital Road and both are expected to be adequate to serve the needs of the development, given that: (a) the Town's peer review engineer concluded that the existing water main was replaced two years ago, that the main would provide ample capacity for existing uses and forecasted development in the area, and that adequate water volume and pressure are available to serve the fire safety and domestic needs of the Project; and, (b) the Town's peer review engineer concluded that since the Hospital Road sewer main was replaced in 2000, that current wastewater infrastructure is adequate to serve the needs of the development, all as described in a Letter to the Board, dated January 12, 2017, from Tetra Tech; and, (8) the Applicant proposed to provide 158 parking spaces on the Property and this number is adequate. Tetra Tech made recommendations to the Board

for conditions to mitigate impacts of the proposed project and these recommendations are incorporated in the conditions set forth below.

- 8) The Board's consulting architect, Steven A. Heikin, FAIA, reviewed the Applicant's plans and specifications, and summarized his findings in a letter to Ms. Sarah Raposa, Town Planner, dated December 23, 2016.
- 9) At the Board's January 12, 2017 hearing, the Applicant proposed several changes to the development it was willing to accept in the context of a mutually agreeable Comprehensive Permit issued by the Board. This proposal, under which the Applicant agreed to add one (1) additional affordable unit to bring the total number of affordable units to thirteen (13), and total units to forty-nine (49), also included enhanced landscaping improvements as well as a pavilion to be located in the common area as shown on the Approved Plans.
- 10) The documents and exhibits received during the public hearing, which constitute the record for this decision, are on file with the Board of Appeals.

## **II. FINDINGS**

- 11) As evidenced by the Project Eligibility Letter issued by MassHousing by letter, dated September 23, 2016, the Applicant is qualified to make the Application pursuant to 760 CMR 56.04 in that:
  - a. The Applicant is or will become a "limited dividend organization" as that term is used in G.L. c.40B, s. 21 and 760 CMR 56.02, and it and its successors and assigns shall comply with the limited dividend and other applicable requirements of Chapter 40B and the regulations adopted thereunder by executing and recording a Regulatory Agreement in accordance with the rules governing the NEF Program, and agreeing to restrict its profit to a "Reasonable Return" as defined under 760 CMR 56.02, meaning such return shall be as calculated according to guidelines issued by the DHCD, and with respect to building an ownership project, that profit to the Applicant is not more than 20% and not less than 15% of the total development costs.
  - b. The "Project," as defined herein, is fundable by a subsidizing agency under a low and moderate income housing subsidy program as evidenced by the site approval letter issued by MassHousing, dated September 23, 2016, pursuant to the Federal Home Loan Bank of Boston's New England Fund ("NEF") Program where MassHousing acts as the Project Administrator;
  - c. The Board finds that the Applicant has shown evidence of its interest in the Property sufficient to qualify as a recipient of a Comprehensive Permit. It maintains "site control" of the Property within the meaning of 760 CMR 56.04(1)(c), as evidenced by, among other things, three separate deeds into the Applicant, and included within the Comprehensive Permit Application, all as described in the documents of record referenced above; and,



d. Moreover, Section 56.04(1) of the 40B Rules states that "compliance with these project eligibility requirements shall be established by issuance of a written determination of Project Eligibility by the Subsidizing Agency that contains all the findings required under 760 CMR 56.04(4), based upon its initial review of the Project and the Applicant's qualifications in accordance with 760 CMR 56.04, and such Project Eligibility Letter has been issued to the Applicant as described above.

- 12) The "Project Site" (or "Property" or "Site") as defined in the Application, and as supplemented by documentation and site plans filed with the ZBA, is that real property consisting of those certain parcels of land, known and numbered as 21, 25, and 29 Hospital Road, Medfield, Massachusetts, depicted on the Town of Medfield Assessors Maps as Map 64, Lots 008, 009, 010, 011 and 108. The Property consists of 7.34 acres, and is entirely located in the Residential Town (R-T) Zoning District and partially within the Aquifer Protection District. The Norfolk County Registry of Deeds title references for the Property are Book 33500, Page 500 and Book 33564, Page 340, as well as Norfolk County Land Court Certificate of Title No. 191842.
- 13) The Applicant has submitted a complete Application which substantially conforms to the Board's Comprehensive Permit Rules, except where such Rules are inconsistent with 760 CMR 56.05(2), in which case the latter controls. The Applicant has satisfied all applicable submission requirements.
- 14) The Town of Medfield has not met the statutory minimum set forth in G.L. c. 40B, s. 20 or 760 CMR 56.03(3) nor is affordable housing located on sites comprising one and one-half percent or more of the total land area zoned for residential, commercial or industrial use. The development of affordable units consistent with the Application will not result in the commencement of construction of such housing on sites comprising more than three tenths of one percent of such land area.
- 15) Subject to the conditions imposed by this decision, the Project is "Consistent with Local Needs" within the meaning of G.L. c. 40B, § 20, and Section 56.02 of DHCD's Chapter 40B Regulations (760 CMR 56.02).
- 16) The Property is located in the Residential Town (R-T) Zoning District, as established in the Medfield Zoning By-law, as well as partially within the Aquifer Protection District. But for the issuance of a Comprehensive Permit, the Project could not be built because multi-family housing is prohibited in the R-T Zoning District.
- 17) Based on reports from the Board's technical consultants, the Board finds that the Project will not endanger public health or safety or the environment, subject to the conditions set forth below.

### **III. DECISION**

Pursuant to G.L. c. 40B, the Zoning Board of Appeals of Medfield, after the public hearing and findings of fact, hereby grants a Comprehensive Permit to the Applicant for the construction of single family, two-family and three family units collectively consisting of a total

of 49 residential ownership units on the Property and associated infrastructure and improvements, subject to the following conditions. Unless otherwise indicated herein, the Board may designate the appropriate municipal agent or agents (or their consultants) to review and approve matters set forth herein; provided, however, that such reviews and approvals shall be of Local Concerns, as that term is defined in 760 CMR 56.02, and shall be conducted only for the purpose of verifying that the Applicant and the Project have complied with the requirements of this Comprehensive Permit, applicable state and federal law and regulations, and those applicable bylaws and regulations of the Town of Medfield that are not waived by this Comprehensive Permit.

#### **IV. CONDITIONS**

##### **A. General**

- A.1. The holder of this Comprehensive Permit is Country Estates of Medfield, LLC. Based on the information submitted by the Applicant as part of the Application, and as supplemented by documentation and site plans filed with the Board, the Applicant contends it is qualified to make the Application to the Board pursuant to 760 CMR §§ 56.04, and 56.05 for the reasons described below.
- A.2. The Applicant is a "limited dividend organization" as that term is used in G.L. c.40B, § 21 and 760 CMR § 56.02, and it and its successors and assigns shall comply with the limited dividend and other applicable requirements of Chapter 40B and the regulations adopted thereunder by executing and recording a Regulatory Agreement in accordance with the rules governing the NEF Program, and agreeing to restrict its profit to not exceed 20% of the Project's total development costs.
- A.3. The Project as defined herein, is fundable by a subsidizing agency under a low and moderate income housing subsidy program as evidenced by the project eligibility letter issued by MassHousing, dated September 23, 2016, pursuant to the Federal Home Loan Bank of Boston's New England Fund ("NEF") Program where MassHousing acts as the Project Administrator.
- A.4. The Project is located on the Property and includes parking, utilities, stormwater systems and facilities, landscaping, sidewalks, walkways, recreational improvements and other improvements, all as depicted on a set of Preliminary Civil Engineering Site Plans and well as Preliminary Landscaping Plans listed in Exhibit A.
- A.5. The Project includes the construction of forty-nine (49) units of ownership housing, including:
  - (a) twenty four (24) single family residential units in separate buildings, each of each of which consisting of three- and four-bedroom units;

- (b) Twenty-two (22) duplex units where the units are contained within one of eleven (11) duplex buildings, and the units shall consist of three- and four-bedroom units; and,
- (c) Three (3) triplex units contained within a single building, where each of the units contains three bedrooms.
- (d) Of the forty-nine ownership units, total of thirteen (13) units would be "affordable" as that term is defined under the Act, the 40B Rules and the NEF Program, including five (5) of the single family units, six (6) of the duplex units, and two (2) of the triplex units.

Collectively, the residential units identified above shall be referred to as the "Units."

- A.6. The Units and Buildings containing the Units are depicted in a set of architectural plans listed as Preliminary Architectural Plans in Exhibit A. No Unit shall have more bedrooms than the number designated in the Preliminary Architectural Plans, and the Project shall include no more than a total of 182 bedrooms, and bedrooms shall not be constructed within the basements of Units unless the Applicant designates a basement area as a bedroom, in which case, such bedroom shall be deducted from the total bedroom count above. Notwithstanding the foregoing, this condition does not prohibit the finishing of basements as livable space.
- A.7. The Project includes all features shown on the Preliminary Civil Engineering Plans, Preliminary Landscaping Plans and Preliminary Architectural Plans listed in Exhibit A, or as otherwise required by this Comprehensive Permit.
- A.8. The market rate Units and the Affordable Units shall be indistinguishable from the exterior.
- A.9. Except as may be provided for in the following conditions, the Project shall be constructed substantially in conformance with the plans and drawings listed in Exhibit A, which for purposes of this Comprehensive Permit shall hereafter be considered the approved plans for the Project ("Approved Plans") unless otherwise described herein. Minor changes to the Approved Plans (e.g., changes that do not materially affect the location of, or increase the height or massing of the structures, or increase the number of units contained in the residential buildings) shall be submitted to the Building Commissioner who shall have the authority to approve such changes as immaterial changes. If the Building Commissioner determines that the proposed changes do not conform to the requirements of this Comprehensive Permit, s/he shall so notify the Applicant and the Applicant shall either bring the plans into conformance with this decision or seek modification in accordance with 760 CMR 56.07(11).

- A.10. There shall be a minimum of 146 parking spaces, plus a total of 12 additional overflow parking spaces to be distributed evenly across the site, for a total of 158 Project parking spaces as depicted on the Approved Plans. The Zoning Bylaw requires two spaces per unit, and the Project proposes an average of 3.22 spaces per unit.
- A.11. All residential units approved under this Comprehensive Permit shall be for ownership only to be formed as a part of a condominium, and shall not be converted to rental or co-operative or other form of individual unit ownership unless otherwise provided herein or as otherwise allowed by the Board.
- A.12. The Applicant shall comply with all local regulations of the Town of Medfield and its boards and commissions unless specifically waived herein or as otherwise addressed in these conditions.
- A.13. The Applicant shall copy the Building Commissioner on all correspondence by and between the Applicant and any federal, state, or Town official, board, or commission concerning the conditions set forth in this decision, including but not limited to all testing results, official filings, environmental approvals, and other permits issued for the Project.
- A.14. Except as otherwise specifically provided herein, where this Decision provides for the submission of plans or other documents for approval by the Building Commissioner or other Town Departments, the Applicant shall pay all permit application fees as set forth in Exhibit B as well as reimburse technical peer review costs normally charged by the Town at such fees and rates in effect as of the date of the Application, which fees shall be the only fees chargeable to the Applicant, and provide performance bonds or guarantees as normally required by the Town except as otherwise waived herein. The Building Commissioner or applicable department head will use reasonable efforts to review and issue a building permit within thirty (30) days following submission of a complete application and payment of application fees.
- A.15. The Applicant shall obtain a funding commitment from an approved lender as required under the NEF Program for "Final Approval" as that term is defined under 760 CMR 56.04(7), and a Regulatory Agreement executed by MassHousing and the Applicant or the Applicant's successors and assigns shall be recorded at the Norfolk Registry of Deeds no later than the issuance of any certificate of occupancy for the Project.
- A.16. The provisions of this Comprehensive Permit Decision and Conditions shall be binding upon the Applicant and the successors and assigns of the Applicant, and the obligations shall run with the land in perpetuity unless otherwise amended by the Board; and reference to this Decision shall be incorporated in the condominium master deed described in Section K. to be recorded in connection with the Project. In the event that the Applicant sells, transfers, or assigns its interest in the Project, this Comprehensive Permit shall be binding upon the

purchaser, transferee, or assignee and any successor purchasers, transferees or assignees. The limited dividend restrictions shall apply to the owner of the Project regardless of sale, transfer or assignment of the Project. Prior to substantial completion of construction, this Decision may be transferred pursuant to the provisions of 760 CMR 56.05(12)(b), upon approval of the Subsidizing Agency and after submission of notice to the Board. After substantial completion, this Decision shall be deemed to run with the land pursuant to 760 CMR 56.05(12)(b).

- A.17. The sidewalks, driveways, roads, utilities, drainage systems, sanitary sewer system, water system and all other infrastructure located on the Property and shown on the Approved Plans as serving the Project shall remain private in perpetuity, and the Town of Medfield shall not have, now or in the future, any legal responsibility for the operation or maintenance of such infrastructure, including but not limited to water, sewer, snow removal, trash removal, recycling, and landscape maintenance, which obligations shall be incorporated into the Condominium Documents described in Section K.
- A.18. The Applicant shall provide for testing, inspection, and maintenance of fire protection systems as required by 780 CMR, NFPA 72, 13 & 25 for the triplex building, given that single family and two-family buildings are exempt from such requirements.
- A.19. All affordability conditions required by this Comprehensive Permit for the affordable units shall be "in perpetuity", and shall remain in full force and effect for so long as the Project (without the benefit of waivers allowed by this Comprehensive Permit) does not fully comply with the Medfield Zoning By-law.
- A.20. The Applicant shall permit the Board and/or its representatives to observe and inspect the Property and construction progress until such time as the Project has been completed as evidenced by the issuance of a certificate of occupancy issued for the last Project Unit to be conveyed by the Applicant.

**B. Affordability Requirements**

- B.1. In perpetuity, at least 13 of the 49 Units in the Project, which is greater than the 25% minimum affordability requirement under Chapter 40B, shall be "Affordable Units," meaning they shall be available for sale to and restricted for occupancy by households whose income does not exceed 80 percent of the area median income, as determined by the NEF Program and the United States Department of Housing and Urban Development ("HUD") requirements, all as approved by MassHousing. Affordable Units shall be dispersed throughout the residential structures as depicted on the Affordable Housing Unit Plan of the Approved Plans, subject to Final Approval by MassHousing, and there shall be a mix of bedroom types as set forth above. The Applicant shall be responsible for

maintaining records sufficient to comply with MassHousing and NEF Program guidelines for occupancy of such Affordable Units by income-eligible households.

- B.2. The 13 Affordable Units noted above and constructed at the Project shall meet the criteria for inclusion in DHCD's "Subsidized Housing Inventory" (SHI) in accordance with 760 CMR 56.03(2).
- B.3. The Applicant shall obtain approval by the Subsidizing Agency of an affirmative fair housing marketing plan and selection plan in compliance with all federal and state laws and regulations prior to the sale of any of the Units. In concert with the Medfield Housing Partnership and the Town Planner, the Applicant shall provide the Subsidizing Agency with evidence of the need in Medfield for Local Preference as defined in DHCD's Comprehensive Permit Guidelines, and shall incorporate Local Preference in the affirmative fair housing marketing and selection plans for the Project if the Subsidizing Agency approves the same.
- B.4. Selection of Buyers for Affordable Units: The Applicant shall obtain the Monitoring Agent's approval of a Buyer Selection Plan for the sale of the Affordable Units prior to putting the Affordable Units on the market. Buyers shall be selected through a fair lottery process (the "Lottery"). Subject to Section B.3 above, and to the maximum extent permitted by law, first preference for the purchase of 70% of the Affordable Units shall be given to households that meet one or more of the following "Medfield Connection" preference criteria:
- (a) **Medfield residents:** A household in which one or more members is living in Medfield at the time of application. Documentation of residency should be provided, such as rent receipts, utility bills, street listing or voter registration listing.
  - (b) **Medfield Employees:** At least one member of the household is an employee of the Town of Medfield, such as a teacher, janitor, firefighter, police officer, librarian, or a town hall employee.
  - (c) **Private Employees in Medfield:** At least one member of the household is currently privately employed within the Town of Medfield.

The selection of purchasers for the Affordable Units, including the administration of the Lottery, shall be administered by a consultant retained by the Applicant, subject to the Monitoring Agent's approval. The Lottery shall be implemented pursuant to a Lottery Plan developed by the lottery consultant and approved by the Monitoring Agent. The Monitoring Agent shall oversee the lottery.

The Monitoring Agent shall develop rules and guidelines to carry out the provisions of this section, as necessary. Income eligibility shall be governed by the rules and regulations of MassHousing under the NEF Program, or in default,

the rules and standards employed by the Massachusetts Department of Housing and Community Development (DHCD) or the Department of Housing and Urban Development in the selection of income-eligible tenants for publicly subsidized housing.

The provisions of this section are intended to complement and not to override or supersede any applicable fair marketing regulations of the Department of Housing and Community Development, the Massachusetts Commission Against Discrimination, MassHousing, or any authority with jurisdiction and like purpose, to provide low and/or moderate income housing.

- B.5. Subject to a change in the subsidy program used to finance the Project, MassHousing (or its appointed agent) shall be the Project Administrator in connection with the NEF Program, with responsibility for regulating, monitoring, and enforcement in accordance with its Regulatory Agreement and MassHousing and NEF Program requirements.
- B.6. Affordable Units shall be constructed contemporaneously with the market-rate Units in the Project as follows. No more than an average of three certificates of occupancy shall be issued by the Building Commissioner for Units designated for sale at fair market prices (the "Market Rate Units") until at least one certificate of occupancy is issued for an Affordable Unit. The Affordable Units shall be reasonably interspersed within the Project as determined by MassHousing.

**C. Waivers**

- C.1. The Applicant has requested, and the Board has granted, waivers from the Medfield Zoning By-Law and other local by-laws and regulations as specified below and in Exhibit C hereto. To the extent that additional waivers are subsequently determined to be required to construct the improvements shown on the Approved Plans, such waivers must be requested by the Applicant in accordance with 760 CMR 56.05(11).

**D. Submission Requirements**

The following conditions identify minimum submission requirements the Applicant must meet from pre-construction through project completion, recognizing that the Project will be constructed in phases as contemplated under Section D.1(b) below. Sections E through L of this Decision list additional requirements that the Applicant must meet as well.

- D.1. Prior to any construction, whether or not pursuant to a building permit, the Applicant shall:
- a. Request and participate in a preconstruction conference with Town departments prior to the commencement of construction. For the purposes of this decision, "commencement of construction" shall occur when the







Commonwealth of Massachusetts  
Town of Medfield  
**BUILDING PERMIT**

Permit No: **BP-18-93**  
Date Issued: **Mar 27, 2018**  
Estimated Cost: **\$312000.00**  
Permit Fee: **\$2770.00**

PERMISSION IS HEREBY GRANTED TO:

**PATRICK J. LARKIN**

APPLICANT

TO PERFORM WORK AT:

**1 STONERIDGE WAY**

**978-658-0333**

**64-009-03**

PROPERTY ADDRESS

TELEPHONE

MAPLOT

**COUNTRY ESTATES OF MEDFIELD**

**CS-077915**

OWNER

LICENSE NO.

HIC REG #

TO PERFORM THE FOLLOWING WORK: **SINGLE FAMILY WITH 2 CAR GARAGE, FOUR BEDROOMS, 2 AND 1/2 BATHROOMS, DINING ROOM, FAMILY ROOM, KITCHEN, FIRST FLOOR LAUNDRY AND MUDROOM, UNFINISHED ATTIC AND BASEMENT, 8'4" X 6' COVERED FRONT PORCH AND 9' X 3' REAR LANDING**

Building Official

This permit shall be deemed invalid unless work authorized commences within six months after its issuance and proceeds in good faith continuously to completion.

Electrical	Plumbing	Gas	Building
Underground:	Underground:	Underground:	Foundation:
Service:	Rough:	Manhole:	Footings:
Rough:	Final:	Rough:	Rough Frame:
Final:		Final:	Sheet Metal:
Public Works	Heating	Flue	Fireplace/Chimney:
Meter:	Bottom:	Oil:	Insulation:
House #:	Component:	Smoke:	
Water:	Final:	Alarm:	
Sewer:		Sprinklers:	

**NOT AN OFFICIAL FIELD CARD**

POST THIS CARD SO IT IS VISIBLE FROM THE STREET.

THIS PERMIT MAY BE REVOKED UPON VIOLATION OF ANY OF THE TOWN'S RULES AND/OR REGULATIONS.

459 Main Street, Medfield, MA 02052 Phone: (508) 906-3005





Commonwealth of Massachusetts  
Town of Medfield  
**BUILDING PERMIT**

Permit No: **BP-17-526**  
Date Issued: **Nov 16, 2017**  
Estimated Cost: **\$250000.00**  
Permit Fee: **\$1830.00**

PERMISSION IS HEREBY GRANTED TO:

**PATRICK J. LARKIN**

APPLICANT

TO PERFORM WORK AT:

**4 STONERIDGE WAY**

**978-658-0333**

**64-009-48**

PROPERTY ADDRESS

TELEPHONE

MAPLOT

**COUNTRY ESTATES OF MEDFIELD**

**CS-077915**

OWNER

LICENSE NO.

HIC REQ #

TO PERFORM THE FOLLOWING WORK: **CONSTRUCT NEW DUPLEX, 3 BEDROOM, 2 1/2 BATH, LIVING, DINING ROOMS, KITCHEN, LAUNDRY ROOM, ONE CAR GARAGE 5' X 11' FRONT ENTRY PORCH, REAR 7' X 3' REAR LANDING, FULL BASEMENT**

Building Official

This permit shall be deemed invalid unless work authorized commences within six months after its issuance and proceeds in good faith continuously to completion.

Electrical	Plumbing	Gas	Building
Underground:	Underground:	Underground:	Excavation:
Service:	Rough:	Main:	Foundation:
Rough:	Final:	Rough:	Footings:
Final:		Final:	Rough Frame:
Public Works	Heating	Fire	Sheet Metal:
Meter:	Bottom:	Oil:	Fireplace/Chimney:
House #:	Component:	Smoke:	Insulation:
Water:	Final:	Alarm:	Final:
Sewer:		Sprinklers:	

POST THIS CARD SO IT IS VISIBLE FROM THE STREET.

THIS PERMIT MAY BE REVOKED UPON VIOLATION OF ANY OF THE TOWN'S RULES AND/OR REGULATIONS.

459 Main Street, Medfield, MA 02052 Phone: (508) 906-3005





Commonwealth of Massachusetts  
Town of Medfield  
**BUILDING PERMIT**

Permit No: BP-18-94  
Date Issued: Mar 27, 2018  
Estimated Cost: \$225000.00  
Permit Fee: \$1830.00

PERMISSION IS HEREBY GRANTED TO:

**PATRICK J. LARKIN**

APPLICANT

TO PERFORM WORK AT:

**8 STONERIDGE WAY**

**978-658-0333**

**64-009-46**

PROPERTY ADDRESS

TELEPHONE

MAPLOT

**COUNTRY ESTATES OF MEDFIELD**

**CS-077915**

OWNER

LICENSE NO.

HIC REG #

TO PERFORM THE FOLLOWING WORK: **RIGHTS SIDE DUPLEX, 3 BEDROOM, 1 AND 1/2 BATHROOMS, LIVING ROOM, DINING ROOM, KITCHEN, LAUNDRY ROOM, UNFINISHED ATTIC AND BASEMENT, 1 CAR GARAGE, 5' X 7' FRONT ENTRY, 7' X 3' REAR LANDING**

Building Official

This permit shall be deemed invalid unless work authorized commences within six months after its issuance and proceeds in good faith continuously to completion.

Electrical	Plumbing	Gas	Building
Underground:	Underground:	Underground:	Foundation:
Service:	Rough:	Manhole:	Footings:
Rough:	Final:	Rough:	Rough Frame:
Final:		Final:	Sheet Metal:
Public Works	Heating	Fire	Fireplace/Chimney:
Meter:	Bottom:	Oil:	Insulation:
House #:	Component:	Smoke:	Final:
Water:	Final:	Alarm:	
Sewer:		Sprinklers:	

POST THIS CARD SO IT IS VISIBLE FROM THE STREET.

THIS PERMIT MAY BE REVOKED UPON VIOLATION OF ANY OF THE TOWN'S RULES AND/OR REGULATIONS.

459 Main Street, Medfield, MA 02052 Phone: (508) 906-3005





Commonwealth of Massachusetts  
Town of Medfield  
**BUILDING PERMIT**

Permit No: **BP-18-102**  
Date Issued: **Mar 29, 2018**  
Estimated Cost: **\$332000.00**  
Permit Fee: **\$3285.00**

PERMISSION IS HEREBY GRANTED TO:

**PATRICK J. LARKIN**

APPLICANT

TO PERFORM WORK AT:

**4 SUNSET WAY**

**0**

**64-009-33**

PROPERTY ADDRESS

TELEPHONE

MAPLOT

**COUNTRY ESTATES OF MEDFIELD**

**CS-877915**

OWNER

LICENSE NO.

HIC REG #

TO PERFORM THE FOLLOWING WORK: **TRI-PLEX MIDDLE UNIT 3 BEDROOM, 1 AND 1/2 BATHROOMS, LIVING ROOM, DINING ROOM, KITCHEN, LAUNDRY ROOM, UNFINISHED ATTIC AND BASEMENT, 1 CAR GARAGE, 5' X 10' FRONT ENTRY, 7' X 4' REAR LANDING**

Building Official

This permit shall be deemed invalid unless work authorized commences within six months after its issuance and proceeds in good faith continuously to completion.

Electrical	Plumbing	Gas	Building
Underground:	Underground:		Excavation:
Service:	Rough:	Measure:	Foundation:
Rough:	Final:	Rough:	Footings:
Final:		Final:	Rough Frame:
Public Works	Heating:	Fire:	Sheet Metal:
Meter:	Bottom:	Oil:	Fireplace/Chimney:
House #:	Component:	Smoke:	Insulation:
Water:	Final:	Alarm:	Final:
Sewer:		Sprinklers:	

POST THIS CARD SO IT IS VISIBLE FROM THE STREET.

THIS PERMIT MAY BE REVOKED UPON VIOLATION OF ANY OF THE TOWN'S RULES AND/OR REGULATIONS.

459 Main Street, Medfield, MA 02052 Phone: (508) 906-3085







Commonwealth of Massachusetts  
Town of Medfield  
**BUILDING PERMIT**

Permit No: BP-18-103  
Date Issued: Mar 29, 2018  
Estimated Cost: \$332000.00  
Permit Fee: \$3285.00

PERMISSION IS HEREBY GRANTED TO:

**PATRICK J. LARKIN**

APPLICANT

TO PERFORM WORK AT:

**6 SUNSET WAY**

PROPERTY ADDRESS

**0**

TELEPHONE

**64-889-32**

MAPLOT

**COUNTRY ESTATES OF MEDFIELD**

**CS-877915**

OWNER

LICENSE NO.

HIC REG #

TO PERFORM THE FOLLOWING WORK: **TRIPLEX RIGHT SIDE, 3 BEDROOM, 1 AND 1/2 BATHROOMS, LIVING ROOM, DINING ROOM, KITCHEN, LAUNDRY ROOM, UNFINISHED ATTIC AND BASEMENT, 1 CAR GARAGE, 5' X 10' FRONT ENTRY, 7' X 4' REAR LANDING**

Building Official

This permit shall be deemed invalid unless work authorized commences within six months after its issuance and proceeds in good faith continuously to completion.

Electrical	Plumbing	Gas	Building
Underground:	Underground:	Underground:	Foundation:
Service:	Rough:	Minor:	Footings:
Rough:	Final:	Rough:	Rough Frame:
Final:		Final:	Sheet Metal:
Public Works	Heating	Fire	Fireplace/Chimney:
Meter:	Bottom:	Oil:	Insulation:
House #:	Component:	Smoke:	Final:
Water:	Final:	Alarm:	
Sewer:		Sprinklers:	

**NOT AN OFFICIAL FIELD CARD**

POST THIS CARD SO IT IS VISIBLE FROM THE STREET.

THIS PERMIT MAY BE REVOKED UPON VIOLATION OF ANY OF THE TOWN'S RULES AND/OR REGULATIONS.

459 Main Street, Medfield, MA 02052 Phone: (508) 906-3005





Commonwealth of Massachusetts  
Town of Medfield  
**BUILDING PERMIT**

Permit No: **BP-18-95**  
Date Issued: **Mar 27, 2018**  
Estimated Cost: **\$312000.00**  
Permit Fee: **\$2470.00**

PERMISSION IS HEREBY GRANTED TO:

**PATRICK J. LARKIN**

TO PERFORM WORK AT:

APPLICANT

**11 SUNSET WAY**

**978-658-0333**

**64-009-38**

PROPERTY ADDRESS

TELEPHONE

MAPLOT

**COUNTRY ESTATES OF MEDFIELD**

**CS-077915**

OWNER

LICENSE NO.

HIC REG #

TO PERFORM THE FOLLOWING WORK: **SINGLE FAMILY WITH 2 CAR GARAGE, THREE BEDROOMS, 1 AND 1/2 BATHROOMS, DINING ROOM, FAMILY ROOM, KITCHEN, LAUNDRY, UNFINISHED ATTIC AND BASEMENT, 8'4" X 6' COVERED FRONT PORCH AND 9' X 3' REAR LANDING**

Building Official

This permit shall be deemed invalid unless work authorized commences within six months after its issuance and proceeds in good faith continuously to completion.

Electrical	Plumbing	Gas	Building
Underground:	Underground:	Underground:	Foundation:
Service:	Rough:	Meter:	Footings:
Rough:	Final:	Rough:	Rough Frame:
Final:		Final:	Sheet Metal:
Public Works	Heating	Flue:	Fireplace/Chimney:
Meter:	Bottom:	Oil:	Insulation:
House #:	Component:	Smoke:	Roof:
Water:	Final:	Alarm:	
Sewer:		Sprinklers:	

**NOT AN OFFICIAL FIELD CARD**

POST THIS CARD SO IT IS VISIBLE FROM THE STREET.

THIS PERMIT MAY BE REVOKED UPON VIOLATION OF ANY OF THE TOWN'S RULES AND/OR REGULATIONS.

459 Main Street, Medfield, MA 02052 Phone: (508) 906-3005





Commonwealth of Massachusetts  
Town of Medfield  
**BUILDING PERMIT**

Permit No: **BP-18-98**  
Date Issued: **Mar 28, 2018**  
Estimated Cost: **\$322000.00**  
Permit Fee: **\$2225.00**

PERMISSION IS HEREBY GRANTED TO: **PATRICK J. LARKIN**

TO PERFORM WORK AT:

APPLICANT	<b>20 SUNSET WAY</b>	<b>978-638-0333</b>	<b>64-009-25</b>
PROPERTY ADDRESS	<b>COUNTRY ESTATES OF MEDFIELD</b>	<b>CS-077915</b>	
OWNER		<b>64-009-25</b>	

TO PERFORM THE FOLLOWING WORK: **RIGHT SIDE DUPLEX, 3 BEDROOM, 1 AND 1/2 BATHROOMS, LIVING ROOM, DINING ROOM, KITCHEN, LAUNDRY ROOM, UNFINISHED ATTIC AND BASEMENT, 1 CAR GARAGE, 5' X 10' FRONT ENTRY, 7' X 4' REAR LANDING**

Building Official

This permit shall be deemed invalid unless work authorized commences within six months after its issuance and proceeds in good faith continuously to completion.

Electrical	Plumbing	Gas	Building
Underground:	Underground:	Underground:	Foundation:
Service:	Rough:	Meter:	Footings:
Rough:	Final:	Rough:	Rough Frame:
Final:		Final:	Sheet Metal:
Public Works	Heating	Fire	Fireplace/Chimney:
Meter:	Bottom:	Oil:	Insulation:
House #:	Component:	Smoke:	Final:
Water:	Final:	Alarm:	
Sewer:		Sprinklers:	

**NOT AN OFFICIAL FIELD CARD**

POST THIS CARD SO IT IS VISIBLE FROM THE STREET.

THIS PERMIT MAY BE REVOKED UPON VIOLATION OF ANY OF THE TOWN'S RULES AND/OR REGULATIONS.

459 Main Street, Medfield, MA 02052 Phone: (508) 906-3005





Commonwealth of Massachusetts  
Town of Medfield  
**BUILDING PERMIT**

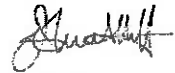
Permit No: **BP-18-99**  
Date Issued: **Mar 29, 2018**  
Estimated Cost: **\$322000.00**  
Permit Fee: **\$2225.00**

PERMISSION IS HEREBY GRANTED TO: **PATRICK J. LARKIN**

TO PERFORM WORK AT:

APPLICANT	<b>24 SUNSET WAY</b>	<b>978-658-0333</b>	<b>64-009-23</b>
PROPERTY ADDRESS	<b>COUNTRY ESTATES OF MEDFIELD</b>	<b>CS-077915</b>	
OWNER			

TO PERFORM THE FOLLOWING WORK: **NEW DUPLEX, 3 BEDROOM, 1 AND 1/2 BATHROOMS, LIVING ROOM, DINING ROOM, KITCHEN, LAUNDRY ROOM, UNFINISHED ATTIC AND BASEMENT, 1 CAR GARAGE, 5' X 10' FRONT ENTRY, 7' X 4' REAR LANDING**

  
Building Official

This permit shall be deemed invalid unless work authorized commences within six months after its issuance and proceeds in good faith continuously to completion.

Electrical	Plumbing	Gas	Building
Underground:	Underground:	Underground:	Foundation:
Service:	Rough:	Meter:	Footings:
Rough:	Final:	Rough:	Rough Frame:
Final:		Final:	Sheet Metal:
Public Works	Heating	Fire	Fireplace/Chimney:
Meter:	Bottom:	Oil:	Insulation:
House #:	Component:	Smoke:	
Water:	Final:	Alarm:	
Sewer:		Sprinklers:	

POST THIS CARD SO IT IS VISIBLE FROM THE STREET.

THIS PERMIT MAY BE REVOKED UPON VIOLATION OF ANY OF THE TOWN'S RULES AND/OR REGULATIONS.

459 Main Street, Medfield, MA 02052 Phone: (508) 906-3005







Commonwealth of Massachusetts  
Town of Medfield  
**BUILDING PERMIT**

Permit No: BP-18-100  
Date Issued: Mar 29, 2018  
Estimated Cost: \$322000.00  
Permit Fee: \$2225.00

PERMISSION IS HEREBY GRANTED TO:

**PATRICK J. LARKIN**

APPLICANT

TO PERFORM WORK AT:

**28 SUNSET WAY**

**978-658-0333**

**64-009-21**

PROPERTY ADDRESS

TELEPHONE

MAP/LOT

**COUNTRY ESTATES OF MEDFIELD**

**CS-077915**

OWNER

LICENSE NO.

HIC REG #

TO PERFORM THE FOLLOWING WORK: **LEFT SIDE DUPLEX, 4 BEDROOM, 1 AND 1/2 BATHROOMS, LIVING ROOM, DINING ROOM, KITCHEN, LAUNDRY ROOM, UNFINISHED ATTIC AND BASEMENT, 1 CAR GARAGE, 5' X 10' FRONT ENTRY, 7' X 4' REAR LANDING**

Building Official

This permit shall be deemed invalid unless work authorized commences within six months after its issuance and proceeds in good faith continuously to completion.

Electrical	Plumbing	Gas	Building
Underground:	Underground:	Underground:	Foundation:
Service:	Rough:	Monitor:	Footings:
Rough:	Final:	Rough:	Rough Frame:
Final:		Final:	Sheet Metal:
Public Works	Heating	Fire	Fireplace/Chimney:
Meter:	Bottom:	Oil:	Insulation:
House #:	Component:	Smoke:	Final:
Water:	Final:	Alarm:	
Sewer:		Sprinklers:	

POST THIS CARD SO IT IS VISIBLE FROM THE STREET.

**THIS PERMIT MAY BE REVOKED UPON VIOLATION OF ANY OF THE TOWN'S RULES AND/OR REGULATIONS.**

459 Main Street, Medfield, MA 02052 Phone: (508) 996-3005





Commonwealth of Massachusetts  
Town of Medfield  
**BUILDING PERMIT**

Permit No: **BP-18-16**  
Date Issued: **Jan 19, 2018**  
Estimated Cost: **\$285000.00**  
Permit Fee: **\$7410.00**

PERMISSION IS HEREBY GRANTED TO: **PATRICK J. LARKIN**

TO PERFORM WORK AT:

APPLICANT

**31 SUNSET WAY**

**978-658-0333**

**64-009-43**

PROPERTY ADDRESS

TELEPHONE

MAP/LOT

**COUNTRY ESTATES OF MEDFIELD**

**CS-077915**

OWNER

LICENSE NO.

HIC REQ #

TO PERFORM THE FOLLOWING WORK: **SINGLE FAMILY 2 CAR GARAGE, THREE BEDROOMS, 2 & 1/2 BATHROOMS, DINING ROOM, FAMILY ROOM, KITCHEN, FIRST FLOOR LAUNDRY AND MUDROOM, UNFINISHED ATTIC AND BASEMENT, 8'4" X 6 COVERED FRONT PORCH AND 9' X 3' REAR LANDING**

Building Official

This permit shall be deemed invalid unless work authorized commences within six months after its issuance and proceeds in good faith continuously to completion.

Electrical	Plumbing	Gas	Building
Underground:	Underground:	Excavation:	Excavation:
Service:	Rough:	Foundation:	Foundation:
Rough:	Final:	Footings:	Footings:
Final:		Rough Frame:	Rough Frame:
Public Works	Roofing:	Sheet Metal:	Sheet Metal:
Meter:	Bottom:	Fireplace/Chimney:	Fireplace/Chimney:
House #:	Component:	Insulation:	Insulation:
Water:	Final:	Alarm:	Alarm:
Sewer:		Sprinklers:	Sprinklers:

POST THIS CARD SO IT IS VISIBLE FROM THE STREET.

THIS PERMIT MAY BE REVOKED UPON VIOLATION OF ANY OF THE TOWN'S RULES AND/OR REGULATIONS.

459 Main Street, Medfield, MA 02052 Phone: (508) 906-3005





Commonwealth of Massachusetts  
Town of Medfield  
**BUILDING PERMIT**

Permit No: **BP-18-101**  
Date Issued: **Mar 29, 2018**  
Estimated Cost: **\$322000.00**  
Permit Fee: **\$2227.00**

PERMISSION IS HEREBY GRANTED TO:

**PATRICK J. LARKIN**

APPLICANT

TO PERFORM WORK AT:

**34 SUNSET WAY**

**978-658-0333**

**64-089-18**

PROPERTY ADDRESS

TELEPHONE

MAP/LOT

**COUNTRY ESTATES OF MEDFIELD**

**CS-077915**

OWNER

LICENSE NO.

HIC REG #

TO PERFORM THE FOLLOWING WORK: **LEFT SIDE DUPLEX, 3 BEDROOM, 1 AND 1/2 BATHROOMS, LIVING ROOM, DINING ROOM, KITCHEN, LAUNDRY ROOM, UNFINISHED ATTIC AND BASEMENT, 1 CAR GARAGE, 5' X 10' FRONT ENTRY, 7' X 4' REAR LANDING**

**Building Official**

This permit shall be deemed invalid unless work authorized commences within six months after its issuance and proceeds in good faith continuously to completion.

Electrical	Plumbing	Gas	Building
Underground:	Underground:	Underground:	Excavation:
Service:	Rough:	Meter:	Foundation:
Rough:	Final:	Rough:	Footings:
Final:		Final:	Rough Frame:
Public Works	Heating	Pipe:	Sheet Metal:
Meter:	Bottom:	Oil:	Fireplace/Chimney:
House #:	Component:	Smoke:	Insulation:
Water:	Final:	Alarm:	Final:
Sewer:		Sprinklers:	

POST THIS CARD SO IT IS VISIBLE FROM THE STREET.

**THIS PERMIT MAY BE REVOKED UPON VIOLATION OF ANY OF THE TOWN'S RULES AND/OR REGULATIONS.**

459 Main Street, Medfield, MA 02052 Phone: (508) 986-3805





Commonwealth of Massachusetts  
Town of Medfield  
**BUILDING PERMIT**

Permit No: **BP-18-96**  
Date Issued: **Mar 28, 2018**  
Estimated Cost: **\$312000.00**  
Permit Fee: **\$2470.00**

PERMISSION IS HEREBY GRANTED TO:

**PATRICK J. LARKIN**

TO PERFORM WORK AT:

APPLICANT

**35 SUNSET WAY**

**978-658-0333**

**64-009-14**

PROPERTY ADDRESS

TELEPHONE

MAP/LOT

**COUNTRY ESTATES OF MEDFIELD**

**CS-077915**

OWNER

LICENSE NO.

HIC REG #

TO PERFORM THE FOLLOWING WORK: **SINGLE FAMILY WITH 2 CAR GARAGE, THREE BEDROOMS, 1 AND 1/2 BATHROOMS, DINING ROOM, FAMILY ROOM, KITCHEN, LAUNDRY, UNFINISHED ATTIC AND BASEMENT, 8'4" X 6' COVERED FRONT PORCH AND 9' X 3' REAR LANDING**

Building Official

This permit shall be deemed invalid unless work authorized commences within six months after its issuance and proceeds in good faith continuously to completion.

Electrical	Plumbing	Gas	Building
Underground:	Underground:		Elevation:
Service:	Rough:	Meter:	Foundation:
Rough:	Final:	Rough:	Footings:
Final:		Final:	Rough Frame:
Public Works	Heat:	Flow:	Sheet Metal:
Meter:	Bottom:	Oil:	Fireplace/Chimney:
House #:	Component:	Smoke:	Insulation:
Water:	Final:	Alarm:	Final:
Sewer:		Sprinklers:	

POST THIS CARD SO IT IS VISIBLE FROM THE STREET.

**THIS PERMIT MAY BE REVOKED UPON VIOLATION OF ANY OF THE TOWN'S RULES AND/OR REGULATIONS.**

459 Main Street, Medfield, MA 02052 Phone: (508) 906-3005







Commonwealth of Massachusetts  
Town of Medfield  
**BUILDING PERMIT**

Permit No: **BP-18-97**  
Date Issued: **Mar 28, 2018**  
Estimated Cost: **\$312000.00**  
Permit Fee: **\$2470.00**

PERMISSION IS HEREBY GRANTED TO:

**PATRICK J. LARKIN**

APPLICANT

TO PERFORM WORK AT:

**45 SUNSET WAY**

**978-658-0333**

**64-009-13**

PROPERTY ADDRESS

TELEPHONE

MAP/LOT

**COUNTRY ESTATES OF MEDFIELD**

**CS-077915**

OWNER

LICENSE NO.

HIC REG #

TO PERFORM THE FOLLOWING WORK: **SINGLE FAMILY WITH 2 CAR GARAGE, THREE BEDROOMS, 1 AND 1/2 BATHROOMS, DINING ROOM, FAMILY ROOM, KITCHEN, LAUNDRY, UNFINISHED ATTIC AND BASEMENT, 8'4" X 6' COVERED FRONT PORCH AND 9' X 3' REAR LANDING**

**Building Official**

This permit shall be deemed invalid unless work authorized commences within six months after its issuance and proceeds in good faith continuously to completion.

Electrical	Plumbing	Gas	Building
Underground:	Underground:	Underground:	Excavation:
Service:	Rough:	Main:	Foundation:
Rough:	Final:	Rough:	Footings:
Final:		Final:	Rough Frame:
Public Works	Heating	Fire	Sheet Metal:
Meter:	Bottom:	Oil:	Fireplace/Chimney:
House #:	Component:	Smoke:	Insulation:
Water:	Final:	Alarm:	Final:
Sewer:		Sprinklers:	

POST THIS CARD SO IT IS VISIBLE FROM THE STREET.

**THIS PERMIT MAY BE REVOKED UPON VIOLATION OF ANY OF THE TOWN'S RULES AND/OR REGULATIONS.**

459 Main Street, Medfield, MA 02052 Phone: (508) 906-3005

