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

No. 1393

October 8, 2020

Decision of the Board of Appeals on the petition of: Open Spaces Builders/David MacCready

Property Owned by: LCB Medfield, LLC

Location of Property: 353-355 Main Street

Norfolk County Registry of Deeds: Book: 35952 Page: 391

Medfield Assessors' Record: Map: 43 Lot: 067

Zoning District: Residential Suburban (RS) with Secondary Aquifer Overlay

TOWN OF MEDFIELD, MASS.
2020 OCT 16 A 11:0
OFFICE OF THE
TOWN CLERK

By Application dated June 1, 2020, which was filed with the Zoning Board of Appeals on the same date, Open Spaces Builders/David MacCready (hereafter the "Applicant") and LCB Medfield, LLC (owner) seek a Special Permit under MGL Ch 40A Section 9 and Medfield Zoning Bylaw Section 300-5.6 Historic Properties including the required findings under Section 300-14.10 Special Permit criteria, The proposed project consists of an adaptive reuse of the existing property as a five (5) Unit multi-family development, incorporating historically significant elements of the existing two-family dwelling and the construction of a new two-family dwelling and a new single family dwelling. The project will also include ancillary attached garages, driveways, utilities, landscaping and historic fencing. The original Application was revised to include the development of, and perpetual access to, five (5) additional parking spaces to be located on adjacent property owned by Frederick King (parcel ID 43-184) for use by visitors to the Peak House. The property is located at 353-355 Main Street; Assessors' Map 43 Lot 067; RS Zoning District with Secondary Aquifer Overlay.

Notice of the Application was originally published in *The Press* on June 19, 2020 and June 26, 2020. In accordance with said Notice, the initial public hearing was held jointly with the

Planning Board via Zoom virtual meeting platform (due to COVID-19) on Wednesday, July 8, 2020. A subsequent Notice for the King parcel was published in *The Press* on July 17, 2020 and July 24, 2020 in advance of the Monday, August 3, 2020 public hearing session. Additional sessions of the ZBA public hearing were held on Monday, September 21, 2020 (continuance) and Thursday, October 8, 2020. A Site Visit was conducted on Friday, September 18, 2020. The public hearing was closed on Thursday, October 8, 2020.

Notice of the Application and hearing was provided to the Applicant and to abutters, appropriate Town boards and officials, and the planning boards of neighboring towns. In accordance with Section 300-5.6 D. (3), copies of the Application and the supporting documents were transmitted to the Medfield Historical Commission for their review and comment. The Minutes of the July 8, 2020, August 3, 2020, September 21, 2020, and October 8, 2020 public hearing sessions are available at the Town Hall and on the Town of Medfield website and are incorporated by reference into this decision.

FINDINGS OF FACT

Based upon the testimony and materials presented at the hearing, the documents and written comments in the Board's file and the visual observations made at the Site Visit, the Board makes the following Findings of Fact:

1. The Property is located at 353-355 Main Street, Medfield, in the Residential Suburban (RS) Zoning District and the Secondary Aquifer Zone (Zone 2), as shown on Assessor's Map 43 , Lot 067, and contains approximately 39,056 square feet of land.
2. Main Street (Route 109) is a well-traveled public way in the Town of Medfield.
3. The property was most recently used as two-family dwelling and has been largely vacant since the last residential owner died in 2007. The structure is was in poor condition when the Application was filed and was further damaged by a large tree fall that has compromised the building's structural integrity and rendered it unsafe.
4. The property is serviced by Town water and sewer.
5. The Applicant has provided the required site plans, architectural plans and renderings.

6. The Applicant has provided the required historic documentation, including an Historic Survey prepared by The Public Archaeology Laboratory, Inc. in June 1997 on the Massachusetts Historical Commission form.
7. The Board received a letter dated June 29, 2020 from the Medfield Historical Commission supporting the project. The letter was read into the record by the Medfield Historical Commission Chair David Temple.
8. There is no neighborhood opposition to the proposed project and the record contains some affirmative statements of support. Michael Taylor, Chair of the Medfield Historic District Commission, spoke at length at each session of the public hearing. He raised concerns that the proposal would not preserve the structure and that it is not in the spirit of the Bylaw.
9. The property is not located within an Historic District in the Town of Medfield.
10. Due to significant deterioration, damage and decades of neglect, a literal preservation of the existing Clark Tavern structure would be cost prohibitive, impractical and dangerous. At no time has the Applicant expressed to this Board the intention or ability to do so.
11. Open Spaces proposes to dismantle the existing structure and construct a new two Unit dwelling building with great attention to recreating historic details (doors, windows, shutters, portico, trim and chimneys) while complementing the garage alterations with period appropriate architectural detail.
12. The existing clapboards, windows, doors, trim and shutters cannot be re-used. They will be replaced by new versions intended to replicate the historic exterior appearance of the Tavern in a manner similar to the Applicant's restoration of the Ord Block building at 445 Main Street in Medfield.
13. Much of the fieldstone foundation can be reused in the construction of retaining walls or other landscape features on the site.
14. The existing fireplaces cannot be salvaged but the brick chimneys above the roofline will be re-created to match the historic appearance. At the time of construction Open Spaces will determine if any existing brick can be re-used.
15. The Applicant has advised the Board that, between 2013 and 2015, a report documenting tree ring dating of numerous structural elements was commissioned by a

former owner. Many of these elements date from the mid 1600's into the early 1800's. Open Spaces has expressed a commitment to saving, where possible, these elements and using them throughout the development in the following manner:

- use larger, structurally intact beams as wall plates and ceiling beams that can be exposed
- re-create the arched ceiling of the "dance hall" in the ceiling of Unit 1 great room and expose the original arched beams
- use existing wide wood wall panel construction to create new wainscoting in the reconstructed tavern Units 1 and 2 as is presently in the "dance hall"
- if any significant timbers cannot be re-used, they will be donated to a salvage company specializing in resale of historical building element.

16. Throughout the Hearing process, the Applicant has expressed the intention and ability to preserve this historic property by rebuilding the Clark Tavern structure in compliance with 21st century Building Codes, replicating the exterior architectural design and features of the Tavern and incorporating as many of the structural elements from the original structure as possible.
17. Pursuant to Section 300-5.6 D. (4) the Board makes the following specific findings of fact:
    - a) The proposed use represents a reasonable adaptive reuse of the historic property.
    - b) The proposed use will preserve or substantially preserve the historic nature and character of the property and the historic structures thereon.
18. The Applicant has committed to constructing and maintaining five (5) additional parking spaces on adjacent land owned by Frederick King for public use by visitors to the Peak House and providing perpetual access to those spaces.

OPINION

This Application seeks an Historic Properties Special Permit under Section 300 - Section 5.6 of the Zoning Bylaw, including the required findings under Section 300 – 14.10. The proposed development also requires Site Plan Approval by the Medfield Planning Board.

For clarity and convenient reference, Section 300 -5.6 is set forth in its entirety below and is incorporated into this Decision.

§ 300-5.6 Historic properties.
Properties containing historic structures are an important resource to the Town of Medfield, providing a direct connection with the Town's past and contributing to the Town's character.

A. Purpose. The purpose of this Historic Properties Section is to preserve historic structures as defined herein by providing a regulatory process to enable a property owner to increase the productive use of the property.

B. Definitions.
HISTORIC PROPERTY - Any property which contains a still-existing principal or significant structure (constructed or erected upon it prior to 1900).
PRINCIPAL STRUCTURE - The main or primary structure, in terms of the present purpose or use of the property.
SIGNIFICANT STRUCTURE - A structure the use or purpose of which is substantial, in terms of the present purpose or use of the property, such as a carriage house, caretaker's house, barn, or similar building.

C. Specially permitted use or uses. The Board of Appeals, upon application, may issue a special permit to the owner of an historic property for any use or combination of uses listed in the Table of Use Regulations;[1] the decision whether or not to grant a special permit under this Section is entirely within the Board's discretion; the Board shall not be required to issue a special permit, even if it is able to make the required findings to support granting a permit.

D. Procedure.
(1) Generally, the requirements set out in § 300-14.10 for special permits by the Board of Appeals shall apply to this Section.
(2) In addition to the application requirements contained in § 300-14.10A, applicant shall submit the following:
(a) Historic documentation, including an historic survey prepared by a qualified professional.
(b) Plans prepared by a licensed architect or other design professional showing all proposed exterior improvements and changes; these shall include both a concept rendering and a site plan meeting the requirements of § 300-14.12.
(3) In addition to the notice requirements contained in § 300-14.10C, the Board of Appeals shall forthwith transmit copies of the application and supporting documents to the Medfield Historical Commission for their review and comment.
(4) In addition to the required findings contained in § 300-14.10E, the Board of Appeals shall make the following specific findings of fact:
(a) The proposed use(s) represents a reasonable adaptive reuse of the historic property.
(b) The proposed use(s) will preserve or substantially preserve the historic nature and character of the property and the historic structures thereon.

(5) In addition to the authorized conditions contained in § 300-14.10H, the Board of Appeals, if it decides to grant a special permit under this Section, shall impose such conditions, limitations, and safeguards as it deems necessary to preserve the historic nature and character of the property and the historic structures thereon, including a requirement that the property serve as the applicant's primary residence, and/or a requirement that applicant place a permanent historic preservation restriction, as defined in MGL c. 184, § 31, upon the property.

Historic Properties Special Permit

The stated purpose of the Historic Properties Bylaw is to preserve historic structures by enabling the property owner to increase the productive use of the property. The Clark Tavern property meets the definition of an historic property as it contains a principal structure constructed prior to 1900 and is the principal and significant structure on the land. The original Clark Tavern was built prior to the Revolutionary War and had an active history during that War.

Section 5.6 of the Bylaw provides that the Zoning Board of Appeals may issue a Special Permit for any use of the property. In this case, the use of a parcel in the RT Zoning District for a multi-unit development would not be allowed without the Special permit. Section 5.6 further provides that the decision whether or not to grant a Special Permit is entirely within the Board's discretion.

In order to grant the Special Permit sought by the Applicant, the Board has considered and made two (2) specific Findings of Fact:

Section 5.6. D.(4)(a) - The proposed use(s) represent a reasonable adaptive reuse of the historic property. The proposed development of the site, taken as a whole, represents an adaptive reuse of the property that is consistent with the Bylaw. Absent a Special Permit, the typical development of this site as a single or two-family residence would result in the Tavern structure being razed and replaced by an attractive, but hardly historical, home similar to those just to the West of the site. The Applicant's commitment to dismantling the Tavern and rebuilding as two residential units, retaining and reusing as many of the original structural elements as possible, replicating the exterior appearance of the original Tavern and preserving the historical appearance of the site is to be applauded. Allowing the construction of three (3) additional residential units justifies the financial investment in converting the Tavern structure and preserving the historic site. The property is located on one of the most travelled ways in the Town of Medfield and is long overdue for revival.

A prior proposal to "restore" the Tavern as a restaurant was met with overwhelming neighborhood opposition and ultimately defeated. A second proposal that might have "restored" the Tavern as a two-family dwelling was linked to the commercial development of the land behind the Tavern as an Assisted Living facility. In the face of town wide opposition, this venture also failed. It is unclear how much, if any, of the original Tavern structure could have been preserved had either of those projects gone forward. The intended result of the current proposal is clear. The Board finds that the proposed multi-family residential development is a reasonable adaptive reuse of this historic property.

Section 5.6. D.(4)(b) - The proposed use(s) will preserve or substantially preserve the historic nature and character of the property and the historic structures thereon.
As stated in the Massachusetts Historical Commission Inventory, the structure on this historic property was used as a tavern, inn, function hall, innkeeper's residence, toll house and post office. It has long been known in the Town of Medfield as "The Clark Tavern" and has a rich history going back to the Revolutionary War. The National Register of Historic Places Criteria Statement Form, submitted with this Application, notes that "the period of significance extends from 1743 to 1947." Before us now is the only proposal to utilize the site for residential development which specifically includes the reuse of construction elements from the original Tavern building and the preservation the exterior appearance of the Tavern itself. Although the Tavern is not being fully restored, the alternative to this proposal is demolition, either by bulldozer or by neglect. This redevelopment substantially preserves the historic look and character of the Tavern property, and substantially preserves the Tavern structure itself. The additional buildings will serve to blend nicely with the new Tavern to maintain the colonial look and feel of the site. The Applicant's restoration of the use as a multi-family residential development will preserve the history associated with this structure and will preserve the nature and character of the structure itself. It is an opportunity to prevent this structure from being destroyed.

Finally, Section 5.6 D. (5) provides that if it decides to grant a Special Permit, the Board "shall impose such conditions, limitations and safeguards ***as it deems necessary*** to preserve the historic nature and character of the property and the historic structures thereon, including the requirement that the property serve as the applicant's primary residence, and/or a requirement that (the) applicant place a permanent historic preservation restriction, as defined in MGL c. 184,

Section 31, upon the property" (emphasis added). As noted earlier, whether or not to do so is within the Board's sole discretion. The conditions, limitations or safeguards being imposed by the Board are set forth in the Decision below. The Board has concluded that the development for which the Special Permit is being granted may not meet the requirements for the statutory Historic Preservation Restriction. As the Bylaw does not require the Board to impose this condition, we decline to do so.

Taking into consideration all of the evidence, materials and testimony presented during the hearing process, the Board has decided that the project presented by the Applicant meets the purposes, intent and goals of the Historic Properties Bylaw.

Required Findings for Grant of Special Permit

Having determined that the requirements of Section 300-5.6 have been met in this case, the Board must next address the general requirements of Section 14.10.E of the Bylaw, which states that "the Board of Appeals may grant a special permit if it concludes that a special permit is warranted by the application and the evidence produced at the public hearing and if it makes the following specific findings of fact":

Section 300-14.10.E (1). Overall design is consistent and compatible with the neighborhood, including as to factors of building orientation, scale, and massing. The design, as shown on the draft site plan included with the application, shows the Tavern with a restored exterior transformed back into a residential duplex and two additional buildings behind the Tavern which will contain three more residential units (there are 5 total residential units proposed). The proposed new structures present as rustic colonial buildings, which blend nicely with the Tavern and the residential neighborhood. The Board finds that this condition is satisfied.

Section 300-14.10.E (2). Vehicular traffic flow, access and parking and pedestrian safety are properly addressed such that the proposed use will not result in a public hazard due to substantially increased vehicular traffic or parking in the neighborhood. Each unit will include a two-car garage and driveway parking. Access driveways to the site have been located to provide safe ingress and egress from Route 109. Adding five (5) residential units will increase traffic to a previously vacant site will

but the insubstantial increase will not create a public hazard. The parking provided complies with the Bylaw requirements. The Board finds that this condition satisfied.

Section 300-14.10.E (3). Drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development. The drainage and utilities at the Tavern site will be improved. The drainage and utilities to the other two buildings will be new and will properly accommodate the development. In addition, the project drainage must satisfy the Planning Board via the site plan approval process and comply with the Board of Health's stringent stormwater permit regulations. The Board finds that this condition is satisfied.

Section 300-14.10.E (4). The proposed use will not have any significant adverse effect upon properties in the neighborhood, including property values. The neighborhood has heard and strongly opposed two prior ZBA applications to develop this site for commercial uses. The neighborhood has lived for more than a decade with the uncertainty of what will become of the Tavern property. This residential development will blend in nicely with the other homes in the neighborhood, many of which are new construction or have been substantially renovated and improved in recent years. The five (5) new units on a single lot will not have any significant adverse impact on properties in the neighborhood as they will be similar to the other residential properties only somewhat more tightly massed. Creating certainty for the neighborhood that this property will remain residential in perpetuity will tend to improve surrounding property values. Therefore, the proposed use will not have any adverse effect on property values in the neighborhood. The Board finds that this condition satisfied.

Section 300-14.10.E (5). Project will not adversely affect or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate. Given that this site is already developed to some extent and the requisite approval from the Conservation Commission, no environmentally significant natural resource, habitat or feature will be impacted by this development. The Board finds that this condition is satisfied.

Section 300-14.10.E (6). Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates. No abutting properties will be so deprived or otherwise impacted. The proposed residential development, while including more units on the lot than other properties in the neighborhood, will be generally consistent with the minimal impact that any other residence may have on the neighborhood, such as reasonable lighting and noise impacts. The Board finds that this condition is satisfied.

Section 300-14.10.E (7). Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive. All of the units will be on town water and sewer, which will have only a negligible impact on the town's capacity for both municipal water and sewer use. The Board finds that this condition is satisfied.

Section 300-14.10.E (8). The Proposed use will not create any hazard to public safety or health in the neighborhood. Traffic will not significantly increase in the neighborhood as a result of this multi-family use. Vehicles coming and going from the site will be accessing residential units with the impact being very similar to that created by other homes in the neighborhood. No hazard to public health will be created by the development. The location of the driveways accessing the property addresses and substantially mitigates any hazard to public safety. The Board finds that this condition is satisfied.

Section 300-14.10.E (9). If public sewerage is not provided, plans for on-site sewage disposal systems are adequate and have been approved by the Board of Health. Since all of the units will be connected to the town sewer system, this finding is not applicable.

Having determined that the Applicant has met each of the requirements of Section 300-14.10.E (1)-(9), the Board concludes that a Special Permit is warranted by the application and the evidence produced at the public hearing.

DECISION

Based upon the Findings of Fact and the Opinion set forth above, and having made all of the required specific findings, the Zoning Board of Appeals grants the Application of Open Spaces Builders/David MacCready for a Special Permit under Section 300-5.6 of the Zoning Bylaw. The Special Permit authorizes an adaptive reuse of the existing property as a five (5) Unit multi-family development, incorporating historically significant elements and structural materials into the replication of the existing two-family dwelling; the construction of a new two-family dwelling and a new single-family dwelling together with ancillary attached garages, driveways, utilities, landscaping and historic fencing; and the development of, and perpetual access to, five (5) additional parking spaces to be located on adjacent property owned by Frederick King (parcel ID 43-184) for use by visitors to the Peak House. The Special Permit is subject to the conditions specified below:

1. All exterior lights at the Locus shall be dark sky compliant. Any lighting installed at the site, whether by the Applicant or any future owner(s), shall be fully shielded, downward facing and installed in a way that will not impact neighboring homes.
2. Parking of vehicles on the property shall be limited to the garages, driveways, and the area designated for Peak House visitors.
3. The Applicant shall negotiate with Frederick King a perpetual easement to allow public access across the site to the five (5) parking spaces developed by the Applicant on land owned by Mr. King, for use by visitors to the Peak House. The Easement shall be approved by Town Counsel prior to execution and recording.
4. The construction shall be completed substantially as set forth in the materials submitted with this Application, including the Site Plan as approved by the Planning Board, the architectural plans and renderings, and the historical survey and related documentation.
5. The Applicant shall obtain all necessary permits from all other Town Boards and commissions.
6. The applicant shall retain and maintain the stone wall along the rear property line.
7. The dismantling of the existing Tavern structure and the construction of the new two-Unit dwelling at approximately the same location on the site shall be done as represented by the Applicant through-out the Hearing process. Construction of Units 1 & 2 will be consistent with the details set forth in the Findings of Fact numbered 11,12,13,14 and 15.

8. The Applicant shall reuse or otherwise incorporate into the development as many of the historic interior and structural elements of the existing Tavern as possible.
9. Throughout the course of construction, the Applicant shall, in consultation with the Medfield Historical Commission, keep an accurate inventory of all elements of the existing Tavern structure that are retained, preserved or reused as well as an accurate record of where and how each is incorporated into the development.
10. The Board will not require the placement of a statutory Historical Preservation Restriction. However, the Applicant and all future owners shall, as a permanent condition of this Special Permit, be required to preserve and maintain the historic nature and character of the property, particularly the exterior appearance of the replicated Tavern structure. The recording of this Decision shall constitute a perpetual restriction which runs with the land and is binding upon the Applicant, its successors, transferees and assigns, to the full legal extent of the Decision itself.
11. The Applicant and all future owners will ensure proper management and maintenance of the porous pavement system to ensure that the driveway areas remain permeable.
12. All future Condominium documents, including but not limited to the Master Deed and Condominium Trust, shall be subject to review and approval by Town Counsel and shall specifically reference:
    - This Decision and the specific conditions set forth above.
    - The perpetual easement for access to the Peak House parking spaces.
    - An agreed maintenance schedule and plan for the porous pavement system.
    - Any other provisions that the Applicant or Town Counsel deem appropriate to permanently subject the future Unit owners to the rights, privileges, obligations and restrictions contained in this Special Permit.

THIS DECISION WAS UNANIMOUS.

MEDFIELD ZONING BOARD OF APPEALS

John J. McNicholas, Chair

William McNiff, Member

Michael Whitcher, Member

Jared Spinelli, Associate Member, sat as an Alternate Member for this Hearing and participated in the deliberations, but did not vote. Charles Peck, Associate Member, and Jared Gustafson, Associate Member, were not present at the hearing on this application and did not participate in the deliberations and vote of the Board or in the ultimate decision on this application.

APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 40A, SECTION 17 AND SHALL ALSO 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

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: Friday, December 18, 2020
- Your 20-day appeal period ends: Thursday, January 7, 2021
- On Friday, January 8, 2021 or thereafter you should contact the Town Clerk's Office 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.
    - Marion Bonoldi, Assistant Town Clerk (508) 906-3024 or mbonoldi@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 $106 according to recent filings.)

  Norfolk County Registry of Deeds
  649 High St, Dedham, MA
  (781) 461-6101 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

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: Open Spaces Builders/David MacCready
DECISION DATE: December 17, 2020
DATE OF FILING DECISION: December 18, 2020
DECISION NUMBER: 1393

At a public meeting held on December 17, 2020 the Town of Medfield Zoning Board of Appeals, acting in the above referenced matter, voted to approve with conditions the requested approvals under MGL Ch 40A Section 9 and Medfield Zoning Bylaw Section 300-5.6 (ZBA Historic Properties Special Permit), Section 300-14.10 (ZBA Special Permit criteria), and Section 300-14.12 (PB Site Plan Approval) the proposed work consisting of the adaptive reuse of the existing property as a multi-family development (existing two-family dwelling and the new construction of a two-family dwelling and new single family dwelling for a total of 5 units), plus ancillary attached garages, driveways, utilities, landscaping, etc.

The property is located at 353-355 Main Street; Assessors' Map 43 Lot 067; RS Zoning District with Secondary Aquifer Overlay. The Application was revised to include additional parking spaces on property owned by Frederick King, off Main Street, parcel ID 43-184 which was recently combined with 51-007 and 43-183 for the benefit of the Peak House.

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 online at www.town.medfield.net > ZBA Webpage > ZBA Decisions or by emailing sraposa@medfield.net.

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