From: Maria De La Fuente <mdelafuente@medfield.net>
Sent: Friday, November 14, 2025 11:03 AM
To: undisclosed-recipients:
Subject: NEW Comprehensive Permit Application: 30 POUND ST - 30 DAYS TO COMMENT

Dear Boards and Staff Members,

As is required by G.L. c.40B §21, and 760 CMR 56.05(3), I am hereby sending notice of a new Comprehensive Permit Application the Zoning Board received on November 14, 2025. Medfield Limited Partnership (the Applicant) has proposed to build forty-five (45) rental units on approximately 2.5 acres of land located at 30 Pound Street. All of these units will be affordable to those ~~making 80%~~ or less of the AMI. This is the development known as "Rosebay," and it's on Medfield Housing Authority land.

The Application materials can be found here.

The hearing will be scheduled for December 4, 2025, at 6 pm via Zoom.

The agenda will be posted on the website soon.

Since the ZBA acts in place of municipal boards whose local regulations would normally apply, obtaining comments from you is critical for the ZBA to reach an informed decision and craft appropriate conditions of approval The following boards, commissions, and departments are receiving a copy of the comprehensive permit application and are asked to attend the public hearing in addition to providing written comments (as outlined on Page 18 of the **Ch 40B Handbook**):

- Planning Board (We'll cover this on our 11/17 agenda)
- Conservation Commission
- Board of Health (Nancy/Steve, can you please forward to the Board?)
- Affordable Housing Trust (we should meet to discuss your feedback, I'll reach out separately)
- Board of Water or Sewer Commissioners (Moe/Sarah, can you please forward to the Board?)
- Department of Public Works
- Police Department
- Fire Department
- Building Commissioner (Dana, can you please forward this to the Historic Commission?)
- and, in addition to the Handbook's requirements, I'm also sending a copy to the Select Board and the School Dept (Jeff/Michael, please forward to the School Committee).

Please note the attached list of waivers and let me know if these are not acceptable to you and your Board/Department. If we do not hear from you, the ZBA has the authority to grant any and all waivers they consider reasonable.

The list of waivers can be found here.

Please review the attached application and plans and provide written comments to us before the hearing on December 4th. I strongly encourage you to attend the hearing or reach out to me if you have any comments/feedback for the Zoning Board.

Thank you, everyone!
Maria De La Fuente
Medfield Director of Land Use and Planning
459 Main Street
Medfield, MA 02052
(508) 906-3027

mdelafuente@medfield.net