

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: LCB Senior Living

DECISION DATE: June 21, 2018

DATE OF FILING DECISION: June 27, 2018

DECISION NUMBER: 1339

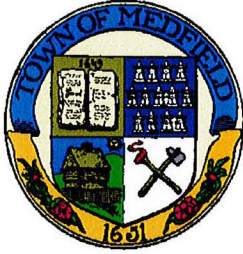
At a public meeting held on June 21, 2018 the Town of Medfield Zoning Board of Appeals, acting in the above referenced matter, voted to deny the requested special permit pursuant to M.G.L. Chapter 40A, Section 9; and the following sections of the Medfield Zoning Bylaw: 300 Attachment 1.2-2.8; 300-14.10; 300-14.12; 300-5.2; 300-5.4; 300 Attachment 2; 300 Attachment 3; Article 8; and Article 16 for the proposed construction and associated grading of a 78-unit/85 bed, 2.5 story, assisted living residence and appurtenant structures.

The property consists of Assessors parcels 43-183 (Main St) and 43-184 (Main St), owned by LCB Medfield, LLC; 51-071 (Rear Main St) owned by Stephen J. and Lynne E. Browne; 43-066 (361 Main St) formerly owned by Gloria S. Yankee and now owned by LCB Medfield, LLC and 43-067 (353 Main St) owned by JML Group, LLC (hereinafter the "Property"). The total area of these parcels consists of approximately 14.7 acres in an RS Zoning District with Secondary Aquifer Overlay.

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 or on the ZBA's webpage (<http://ma-medfield.civicplus.com/222/Zoning-Board-of-Appeals> > Decisions)

Sarah Raposa
Town Planner
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BOARD OF APPEALS

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No. 1339

RECEIVED
TOWN OF MEDFIELD, MASS.
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TOWN CLERK
June 26, 2018

Decision of the Board of Appeals on the petition of: LCB Senior Living

<u>Property Owned by</u>	<u>Location of Property</u>	<u>Medfield Assessors' Record</u>	<u>Norfolk County Registry District of Deeds</u>	<u>Zoning District</u>
LCB Medfield, LLC	Main St	43-183	32794-130	Residential Suburban (RS) with Secondary Aquifer Overlay District
LCB Medfield, LLC	Main St	43-184	32794-130	
Stephen J. and Lynne E. Browne	Rear Main St	51-071	693-020	
LCB Medfield, LLC	361 Main St	43-066	34544-300	
JML Group, LLC	353 Main St	43-067	31390-112	

By Application dated October 26, 2015, which was filed with the Board of Appeals on October 30, 2015, LCB Senior Living of Norwood, MA (the "Applicant") seeks a special permit pursuant to M.G.L. Chapter 40A, Section 9; and the following sections of the Medfield Zoning Bylaw (the "Zoning Bylaw"): 300 Attachment 1.2-2.8; 300-14.10; 300-14.12; 300-5.2; 300-5.4; 300 Attachment 2; 300 Attachment 3; Article 8; and Article 16 for the proposed construction and associated grading of a 78-unit/85 bed, 2.5 story, assisted living residence and appurtenant structures. The property consists of Assessors parcels 43-183 (Main St) and 43-184 (Main St), owned by LCB Medfield, LLC; 51-071 (Rear Main St) owned by Stephen J. and Lynne E. Browne; 43-066 (361 Main St) formerly owned by Gloria S. Yankee and now owned by LCB Medfield, LLC and 43-067 (353 Main St) owned by JML Group, LLC (collectively, the "Property"). The total

area of these parcels consists of approximately 14.7 acres in an RS Zoning District with Secondary Aquifer Overlay.

Notice of the Application was published in the *Medfield Press* on January 8, 2016 and January 15, 2016. Notice of the Application and hearing was provided to the Applicant, to abutters, to appropriate Town Boards and officials and to the Planning Boards of neighboring towns. A public hearing was opened in accordance with said notice on Wednesday, January 27, 2016. The Applicant filed a written extension dated November 4, 2015 with the Board and the Town Clerk to waive the requirement to open the public hearing within 65 days of the certified filing date of the Application.

The hearing was re-advertised in the *Boston Globe* on April 29, 2016 and in the *Medfield Press* on May 6, 2016 and May 13, 2016 to update the Application to include 43-067 (353 Main street) owned by JML Group, LLC. Notice of the updated Application and continued hearing was provided to the Applicant, to abutters, to appropriate Town Boards and officials and to the Planning Boards of neighboring towns.

The hearing was re-advertised again in the *Medfield Press* on May 4, 2018 and May 11, 2018 for the purpose of alerting the public to the upcoming resumption of the public hearing after a series of many continuances requested by the Applicant. Notice of the continued hearing was provided to the Applicant, to abutters, to appropriate Town Boards and officials and to the Planning Boards of neighboring towns.

The hearing was placed on the following ZBA Agendas (minutes are available at Town Hall and on the Town website):

- | | | |
|------------------------|-------------|-------------|
| 1. 1/27/16 | 7. 10/25/16 | 13. 2/28/18 |
| 2. 3/4/16 (site visit) | 8. 12/13/16 | 14. 5/23/18 |
| 3. 3/8/16 | 9. 2/28/17 | 15. 6/21/18 |
| 4. 4/14/16 | 10. 5/22/17 | 16. 6/26/18 |
| 5. 5/17/16 | 11. 9/27/17 | |
| 6. 9/14/16 | 12. 11/8/17 | |

In accordance with M.G.L. Chapter 40A, Section 23D, Douglas C. Boyer missed a single session of the public hearing on April 14, 2016. Mr. Boyer certified in writing on June 8, 2016 that he viewed the video recording of the missed public hearing session. The affidavit was filed with the Town Clerk on June 10, 2018.

At the time of Application, Douglas C. Boyer was a member of the Board. On October 3, 2017 the Board of Selectmen reappointed Mr. Boyer as an Associate Member.

All documents associated with this case are inventoried in Attachment A and are on file with the Board of Appeals.

FINDINGS OF FACT

Based on the evidence presented at the hearing, and the Assessor's records which are a part of the file, the Board makes the following Findings of Fact:

1. The Property consists of Assessors parcels 43-183 (Main St) and 43-184 (Main St), owned by LCB Medfield, LLC; 51-071 (Rear Main St) owned by Stephen J. and Lynne E. Browne; 43-066 (361 Main St) formerly owned by Gloria S. Yankee and now owned by LCB Medfield, LLC and 43-067 (353 Main St) owned by JML Group, LLC. The total area of these parcels consists of approximately 14.7 acres in an RS Zoning District with Secondary Aquifer Overlay.
2. When the Application was filed with the Town, it was filed under Zoning Bylaw Section 300 Attachment 1.2 Subsection 2.8 which allowed applications for assisted living facilities in the RS zoning district via special permit from the Board of Appeals. Annual Town Meeting subsequently voted to prohibit such facilities in the RS zoning district.
3. On April 14, 2016, the Applicant filed a preliminary 3-lot residential subdivision plan with the Medfield Planning Board under MGL Chapter 41 Section 81S which was followed by a definitive subdivision plan filed on November 3, 2016. By doing this the Applicant "froze" zoning under Section 6 of MGL Chapter 40A paragraph 5, and preserved its ability to seek a special permit from this Board regardless of the zoning change.
4. The Applicant proposes a 78-unit assisted living residence with associated driveway, parking, stormwater management facilities, utilities, landscaping, and grading. The proposed facility would have 51 parking spaces.
5. If constructed the building will consist of two and one-half stories, be 35' in height (excluding ancillary rooftop structures), but will have an actual height of 45' when rooftop structures are taken into account. The proposed building would have a footprint of 24,600 square feet. The length of the proposed building when viewed from Main Street would be approximately 250 feet.

6. In addition to the special permit application, the Applicant applied for a special permit under Section 300-16.8 (Secondary Aquifer Protection Overlay District) and a special permit under Section 300-8.2.G for uses not enumerated in the parking schedule in Section 300-8.1.
7. The Property is located in a neighborhood of single family dwellings and is adjacent to forested land that is subject to a conservation restriction held by The Trustees of Reservations.
8. The Property is serviced by Town water and Town sewer.
9. Main Street is a well-traveled improved Town-owned public way in Medfield.

OPINION

Zoning Bylaw Attachment 1:2.8 (Assisted Living Facilities), §300-8.2.G (parking for uses not enumerated in Section 8.1) and §300-16.8 (Commercial Uses in the Secondary Aquifer Protection Overlay District) all require a Special Permit to be issued and follow the same performance standards per § 300-14.10.E. of the Zoning Bylaw.

Under § 300-14.10.E of the Zoning Bylaw, “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”. Accordingly, we are required to make all of the findings in order to grant a special permit. While the Applicant has provided sufficient evidence to warrant a number of positive findings, the Board has concluded that it cannot make one of the key findings. Section 14.10.E(3) requires that we determine that the proposed use is architecturally and aesthetically consistent with other structures in the neighborhood. The Property, although located on Main Street, a busy thoroughfare, is actually adjacent to a residential neighborhood that includes a significant number of historic properties, including the Clark Tavern, the Eliakim Morse House and the Peak House, the last of which is on the National Register of Historic Places. While the Applicant has made significant efforts to buffer the proposed project from the adjacent neighborhood, the sheer size of the proposed project makes that an impossible task. The impact on the historic properties is particularly noteworthy and was summarized well by the Medfield Historical Commission in its letter of May 17, 2018:

The Project would adversely impact the historic setting of three of Medfield's most historic buildings, The Peak House (one of the oldest structures in the country, built in 1680 and listed on the National Register of Historic Places), The Clark Tavern (one of Medfield's oldest structures, built in 1740 with a significant connection to Medfield's history) and the Eliakim Morse House (built in 1750). The construction of this project would destroy historical stone walls, and most significantly, the historical setting of these historical buildings. The rural, wooded backdrop against which these buildings are set is very important, as it evokes the setting these buildings enjoyed when they were first built, when Medfield was a rural, farming community. The setting is important to the community's ability to understand and appreciate how those buildings appeared in a historical context, and enhances, rather than detracts, from the historic nature of the structures.

While buffer plantings will shield these historic structures and other neighboring dwellings from some of the visual impact, they will be imperfect at best. The Applicant worked with the Massachusetts Historical Commission on a mitigation plan and in that process agreed to increase the height and number of plantings, but even so the Applicant's landscape architect stated that only some of the new plantings will be 18'-24' high, with the balance being of lower height. The plantings will certainly not be high enough at the outset to shield the full impact of the proposed project, which is 35 feet in height for zoning purposes but is actually 45 feet in height when rooftop structures and equipment is considered. Furthermore, the elevation at the property line behind the Peak House is higher than around the Peak House itself, thus increasing the apparent height of the proposed project vis a vis this historic property. Although the plantings will no doubt grow over time to increase their buffering capacity, it is our experience that trees can and do lose lower limbs (for instance white pines, which are included in the buffering plantings) or die altogether and, absent an extremely vigilant program of replacement, are eroded over time. Furthermore, although most of the proposed plantings will be evergreens, any deciduous trees will not provide significant buffering for six months of the year. We do not have confidence that a condition requiring maintenance and replacement of trees will be adequate to ensure that the vegetative buffer will be sufficient in the long term to protect the visual integrity of this historic neighborhood.

While we appreciate the efforts of the Massachusetts Historical Commission to negotiate an improved landscaping plan with the Applicant, we do not believe that the plan is adequate to protect the historic structures fully from both visual impacts and the impacts of vehicle traffic on the driveway leading to the proposed project. The Applicant's Historic Resources Visual Effects Study prepared by Epsilon Associates concluded as follows:

Based upon the balloon test, the proposed new construction will affect the viewshed of the Main Street Area and Clark Tavern more significantly than the Peak House due to the construction of the driveway and creation of a new view corridor to the proposed building. Due to the proximity of the new building to the Clark Tavern the viewshed of the Clark Tavern will also be affected, while the viewshed of the Peak House will be minimally affected due to distance and existing vegetation. It should be noted that the balloon test does clearly show that the proposed building is significantly shorter than much of the surrounding tree growth, which will serve to obscure the building.

The View Shed Study recommended that new vegetation of no less than 20 feet in height be planted to “minimize” the visibility of the proposed construction. Even if the planting recommendations were followed to the letter, the report refers to minimization of the visual impacts rather than elimination of such impacts. Further, the new view corridor created by the proposed project’s driveway would be incapable of being buffered due to the need to keep the driveway open for traffic. While this driveway view corridor will not significantly affect the Peak House, it will adversely affect other historic properties and the Main Street historic neighborhood in general.

We are also aware that the Property abuts land that is in a natural state and on which The Trustees of Reservations holds a conservation restriction. The Board received a letter from The Trustees of Reservations dated March 16, 2016 pointing out the negative impact that the proposed project would have on the adjacent land and the conservation values embodied in the conservation restriction. Although the letter was subsequently withdrawn by The Trustees of Reservations, we do not believe that the negative impact posed by a project of the scale proposed by the Applicant on the adjacent conservation land has been alleviated.

In addition to the foregoing, we note that the proposed building itself, with a footprint of more than a half-acre and a length of approximately 250 feet will be significantly larger than any other building in this residential neighborhood. Our conclusion is that even assuming vigorous adherence to the revised planting plan and a robust maintenance plan, the proposed project will not architecturally and aesthetically consistent with other structures in the neighborhood. Accordingly, we are not able to make the positive finding on architectural and aesthetic consistency required to grant a special permit.

Section 14.10.E(1) requires that we determine that the proposed use will not result in a public hazard due to substantially increased vehicular traffic or parking in the neighborhood. While the proposed project would provide 51 parking spaces, we are concerned that that level of parking may not be adequate. The closet use category in the Zoning Bylaw is “Hospitals, extended care facilities, homes”, which are required to have two parking spaces per bed. While not an exact

match for the proposed facility, the parking required under the Zoning Bylaw for such use would be 156 spaces. For uses that are not an exact match with any of the enumerated uses in the table of parking demand in the Zoning Bylaw, the Board is required to make the following finding under Section 8.2.G: “For any use not enumerated in this Section, off-street parking spaces shall be one space for each employee plus one space for each 50 square feet of floor area. The Board of Appeals may make exceptions to this Section by means of a special permit which will be granted only after an affirmative finding that the proposed parking will be adequate, and such a special permit must be applied for in conformance with Article 14” (emphasis added).

The Applicant presented information from the Institute of Traffic Engineers suggesting that 32 parking spaces would be adequate. This figure does not seem credible given the complete lack of public transit options in Town, leading to significant dependence on motor vehicles for transport. The Applicant provided comparable information regarding its facility in Dedham, which indicated an average peak demand of 0.58 parking spaces per unit, which would translate into a parking demand of 45 spaces. We note, however, that Dedham has multiple public transit options not available in Medfield. Furthermore, these are “average” peak demand figures, suggesting that demand at certain times might be higher or lower than these numbers. While a lower demand would obviously not be an issue, a higher demand would be problematic given the complete lack of public or on-street parking in the vicinity of the proposed facility. The Property is located on an extremely busy thoroughfare in Town near an unsignalized intersection. One abutter who had visited the Dedham facility in person testified that the parking lot there was full and that visitors were required to find on-street or other parking. When asked how this potential problem would be addressed, the Applicant suggested that remote parking and a shuttle bus would be the solution. We believe that individuals not finding parking in the proposed project’s lot would more than likely find illegal parking in the vicinity before driving to a remote lot. While parking demand is difficult to predict with certainty, we are concerned that the small size of the proposed parking lot, particularly in light of the higher required parking level suggested by the most comparable category in the Zoning Bylaw, would not be adequate to meet the parking demand at all times and could result in dangerous impromptu parking solutions by visitors to the proposed facility. Accordingly, we cannot make the required finding that the proposed facility will not result in a public hazard due to substantially increased vehicular traffic or parking in the neighborhood nor can we make the required finding in Section 8.2.G that the proposed parking will be adequate.

Section 14.10.E(2) requires that we determine that the proposed use will have no adverse effect upon property values in the neighborhood. This finding is a difficult one to address due to the unique nature of every neighborhood and every parcel of land. The Board retained RKG Associates to attempt to discern whether comparable facilities had had an adverse effect on property values in their neighborhoods. The study was of limited usefulness because of the difficulty of isolating the effects of a particular facility on property values from broader changes in the market, other possible construction in the neighborhood and the like. While it is difficult to predict with certainty, we believe that this proposed facility's size, its level of site traffic and its commercial aspect will likely have an adverse effect on property values in the neighborhood. Although this conclusion is not based on a specific scientific analysis, it is informed by the collective experience of the members of the Board, including, collectively, more than five decades of experience on this Board and even longer experience in the professional fields of commercial banking and real estate. Based on the foregoing, we do not believe that we can make the required finding that the proposed use will have no adverse effect on property values in the neighborhood.

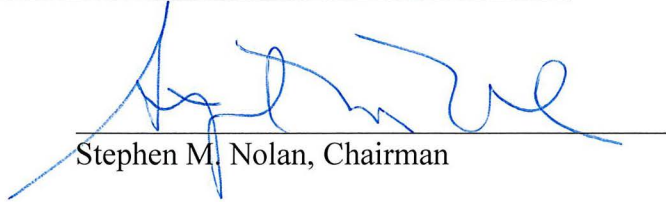
Since we are unable to make the above findings, which would be required in order for us to grant a special permit, we need not consider the other required findings set forth in the Zoning Bylaw. In light of the foregoing, we conclude that a special permit is not warranted by the Application and by the evidence produced at the public hearing. Accordingly we will not grant the Application.

DECISION

Based on the foregoing, the Board denies the Application of LCB Senior Living of Norwood, MA for a Special Permit for an assisted living facility at Assessors parcels 43-183 (Main St) and 43-184 (Main St), owned by LCB Medfield, LLC; 51-071 (Rear Main St) owned by Stephen J. and Lynne E. Browne; 43-066 (361 Main St) formerly owned by Gloria S. Yankee and now owned by LCB Medfield, LLC and 43-067 (353 Main St) owned by JML Group, LLC in Medfield, Massachusetts.

THIS DECISION WAS UNANIMOUS.

MEDFIELD ZONING BOARD OF APPEALS



Stephen M. Nolan, Chairman



Charles H. Peck, Member



Douglas C. Boyer, Associate Member

JOHN J. MCNICHOLAS, MEMBER, WILLIAM MCNIFF, 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.

ATTACHMENT A

List of Documents for LCB

1. Historical Commission

- a. Letter from Epsilon Associates Inc on behalf of LCB to Mr. Ed Bell, Deputy State Historic Preservation Office, Massachusetts Historical Commission dated August 11, 2017, received September 8, 2017
- b. Email and attachments, (photos of the site and letter from Ms. Brona Simon, Executive Director, Massachusetts Historical Commission dated February 23, 2017,) from Mr. David Temple, President of the Medfield Historical Society, and Co-Chair of the Medfield Historical Commission to Mr. Don Coen dated September 8, 2017
- c. Letter from the Medfield Historical Commission and related attachments to Mr. Stephen Nolan, ZBA Chairman dated and received August 2, 2016
- d. Letter from the Medfield Historical Commission dated April 14, 2016
- e. Invoice from the Mashpee Wampanoag Tribe, Tribal Historic Preservation Department to LCB received May 10, 2017
- f. Letter from Epsilon Associates Inc on behalf of LCB to Mr. Ed Bell, Deputy State Historic Preservation Office, Massachusetts Historical Commission dated April 5, 2017, received May 10, 2017
- g. Letter from the Medfield Historical Commission to Ms. Brona Simon, Executive Director, Massachusetts Historical Commission dated February 24, 2017 and received May 1, 2017 in response to the letter received from Ms. Brona Simon dated October 14, 2016
- h. Email and attachment, (letter from Ms. Brona Simon, Executive Director, Massachusetts Historical Commission dated October 14, 2016,) from Mr. David Temple, President of the Medfield Historical Society, and Co-Chair of the Medfield Historical Commission
- i. Email and attachments (Project Notification Form from LCB, Locus Map Figure 1 of LCB Site, various site plans, and two elevations of the building.
- j. Email from Ms. Chris McCue to the Medfield Board of Selectman dated August 16, 2016, and attachment, (letter from Ms. Denise Child, Branch Chief, Wetlands Program, Massachusetts DEP dated August 2, 2016.)

2. RKG Report for the ZBA (9/16)

- a. Letter and Review from RKG Associates, Inc. to Mr. Stephen M. Nolan, Chairman of the Zoning Board of Appeals received September 19, 2016
- b. Letter and Review from RKG Associates, Inc. to Mr. Stephen M. Nolan, Chairman of the Zoning Board of Appeals received April 14, 2016

3. Town Attorney Mr. Mark Cerel opinions to the Board of Selectman (7/14/15)

- a. Memorandum and attachment dated July 14, 2015
- b. Article from Massachusetts Lawyers Weekly – Buccaneer Development, Inc. v. Zoning Board of Review of Appeals of Lenox (Lawyers Weekly No. 11-105-15)

4. Public Comments

- a. Packet for the Board Members for the May 17, 2016 ZBA Meeting
- b. Email from Mr. and Mrs. Peter and Meredith Cumming dated April 14, 2016
- c. Letter to the Editor of the Medfield Hometown Weekly, dated May 12, 2016, written by Mr. W. David Stephenson on behalf of Save Medfield's History and Environment
- d. Fact Sheet Petition signed by 1,000 residents
- e. Email from Mr. David Stephenson regarding dropping real estate prices on homes near LCB, dated September 19, 2016
- f. Letter from Mr. David Stephenson regarding dropping real estate prices on homes near LCB, dated and received September 15, 2016
- g. Packet for the May 16, 2016 ZBA Meeting
- h. Email from Mr. Tom Holman received April 14, 2016
- i. Three packets for the Board Members for the April 14, 2016 ZBA Meeting
- j. Three packets for the Board Members for the March 8, 2016 ZBA Meeting
- k. Three packets for the Board Members for the January 27, 2016 ZBA Meeting
- l. Two packets for the Board Members for the December 7, 2015 Planning Board Meeting

5. BETA Group, Inc. Reviews

- a. Review sent to the Zoning Board of Appeals received May 22, 2018
- b. Review sent to the Planning Board and the Zoning Board of Appeals received September 12, 2016
- c. Review sent to the Planning Board and the Zoning Board of Appeals received April 20, 2016
- d. Review sent to the Planning Board and the Zoning Board of Appeals dated April 8, 2016
- e. Email exchanges between Ms. Jaklyn Centracchio, BETA Group, Inc. and Ms. Sarah Raposa, Town Planner Dated February 22, 2016 and March 2, 2016
- f. Review sent to the Planning Board and the Zoning Board of Appeals received November 25, 2015
- g. Review sent to the Planning Board and the Zoning Board of Appeals received November 4, 2015

6. Change.org Petition to the ZBA April 2016

- a. Petition signed by many townspeople, some of who commented as well.

7. Conservation Commission

- a. Letter from Ms. Meghan E. Selby, Environmental Analyst, Bureau of Water Resources, Division of Wetlands and Waterways, Massachusetts Department of Environmental Protection to Mr. Lee Bloom, LCB Senior Living received June 23, 2016

- b. Order of Conditions and Denial for LCB Senior Living, 361 and 363A Main Street from the Massachusetts Department of Environmental Protection to the Medfield Conservation Commission received May 26, 2016

8. Assessors/Abutters List

- a. Abutters Notice and list of abutters mailed out April 28, 2016
- b. Field Cards for abutters
- c. Abutters Notice and list of abutters mailed out November 9, 2015
- d. Field Cards for abutters

9. Planning Consultants Proposals re: LCB for ZBA for March 8, 2016 Meeting

- a. Agreement for Consulting Services reviewed by Town Counsel Mr. Mark Cerel March 17, 2016
- b. Proposals for Peer Review Services

10. Board of Health

- a. Email exchanges between Mr. Michael F. Clark, P.E., Polaris Consultants LLC to Ms. Nancy Bennotti, Ms. Sarah Raposa, Ms. Leslee Willitts and the attached Stormwater Peer Review received October 22, 2015

11. Departmental Reviews

- a. Email from Mr. Daniel Bibel, Historical Commission, to Ms. Sarah Raposa regarding the attached letter from the Medfield Historical Commission to the ZBA received April 14, 2016
- b. Letter from Mr. Robert M. Veaner, Real Estate Services, 114 Orchard Street, Millis, MA 02054 to Mr. Lee Bloom, Director of Development LCB Senior Living
- c. Board of Assessors Departmental Review
- d. Email from Chief Robert E. Meaney, Jr., Medfield Police Department re: comments for the Planning Board regarding LCB received December 2, 2015
- e. Email from Ms. Leslee A. Willitts, Conservation Agent, Medfield Conservation Commission for the Planning Board regarding LCB received December 1, 2015
- f. Letter from the Mr. Kenneth P. Feeney, Superintendent of Public Works to the Planning Board re: LCB Departmental Review received December 1, 2015
- g. Memorandum from the Mr. Kenneth P. Feeney, Superintendent of Public Works to the Planning Board re: LCB Board of Water and Sewer Departmental Review received December 1, 2015
- h. Departmental Review from the Conservation Commission for the Planning Board received November 3, 2015
- i. Departmental Review Request to the Police and Fire Departments dated November 2, 2015
- j. Departmental Review Request to the Building, Public Works, and Board of Health Departments, and the Water & Sewer and Conservation Commissions dated November 2, 2015

- k. Departmental Review Request to the Assessing Department dated November 5, 2015

12. Plan Set

- a. Permit Plan Set dated August 17, 2015 and October 23, 2015
- b. Permit Plan Set revised with comments dated March 8, 2016 and March 23, 2016

13. 2014 Zoning Bylaws & 2015 Zoning Bylaws

- a. Medfield Zoning Bylaws adopted April 5, 1938 and revised to April 28, 2014
- b. Medfield Zoning Bylaws adopted April 5, 1938 and revised to April 27, 2015
- c. Medfield Zoning Bylaws adopted April 5, 1938 and revised to April 25, 2016

14. Rackemann, Sawyer & Brewster, Counsellors at Law Correspondence dated March 30, 2015

- a. Letter and attachments from Rackemann, Sawyer & Brewster, Counsellors at Law to the ZBA received March 30, 2015

15. Correspondence from Attorney Daniel Bailey representing Coen/Marvel, Perkins/Floyd, Hawley, Guarnagia, King, Perkins/Siino

- a. Letter and attachments from Mr. Daniel J. Bailey, III, Pierce Atwood LLP to the ZBA received January 29, 2016

16. Information submitted for and/or at the Public Hearing on May 23, 2018

- a. Articles submitted by Chris Potts, "Management Standards for Hazardous Waste Pharmaceuticals"
- b. Email from DPW Director, Maurice Goulet re LCB dated May 22, 2018
- c. Memo from Atty. Cannon re DPW Comments dated May 23, 2018
- d. Ancelin Wolfe, Opposition Letter dated May 23, 2018
- e. Richard and Evelyn Clarke, Opposition Letter dated May 21, 2018
- f. Email from Atty. Cannon highlighting changes from previous plan
- g. Don Coen and Deborah Marvel, Opposition Letter dated May 18, 2018
- h. Beta Review dated May 22, 2018
- i. Don Coen, Opposition Letter dated May 20, 2018
- j. Don Coen and Deborah Marvel, Opposition Letter dated May 21, 2018
- k. Medfield Historical Commission, Opposition Letter dated May 17, 2018
- l. Medfield Historical Commission, Letter to Mass Historical Commission dated May 17, 2018
- m. David Stephenson, Opposition Letter dated May 7, 2018