



# TOWN OF MEDFIELD MEETING NOTICE

Posted: Town Clerk  
**02/17/23**

Posted in accordance with the provisions of M.G.L. c. 30A, §§18-25

This meeting will take place remotely. Members of the public who wish to view, listen to, or participate in the meeting may do so by joining via the web, or a conference call.

**Please click this link to join the webinar:**<https://medfield-net.zoom.us/j/88330845134?pwd=YWY5c1BKVGtsTlI4akxacTMrZzA2Zz09> / **Passcode:** 291696

**Or Telephone:** Dial +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 / **Webinar ID:** 883 3084 5134 / **Passcode:** 291696

## Planning Board

Board or Committee

PLACE OF MEETING	DAY, DATE, AND TIME
Remote Meeting Held on Zoom	Monday, March 6, 2023 at 7:30 pm

### AGENDA (Subject to change)

#### 7:30 pm – Open Meeting

- Approval Not Required (ANR) Plans – Matt Smith / Dover Mill LLC, 49 Elm Street to divide the house (Lot 1B) and barn/garage (Proposed Lot 1D) because each lot contains a building still standing that was standing at the time subdivision control law went into effect in the town (1953).
- Change of Use Determinations – n/a

#### 7:35 pm: Public Hearing #2 - Proposed zoning bylaw amendments (continued from 1/11/23 & 2/6/23)

List of specific changes on PB’s webpage:

- Reorganization per crosswalk
- Section references and cross-references were updated
- Blue italics in text indicate former bylaw citation as a marker for the reader during this amendment process but will be deleted from the new version
- Definitions Section: italics to be incorporated into definition for context as needed
- Duplicate definitions for “Applicants” and “Application” and “As of Right” and “By-Right” were relocated from different individual sections so they were merged/massaged to have just one definition
- Changed “Penn Central RR” to “MA Department of Transportation” in 8.5.2.A
- Changed title from “Floodplain Definition” to “Floodplain Boundary” in 10.1.2
- New substantive change: Added MSHD to Section 10.4.3 and Table 10.4.5 for various solar energy systems

**7:45 pm** –Public hearing (continued from February 6, 2022), by the Planning Board, via **Zoom**, regarding the following application:

**7:45 pm** – Trinity Acquisitions, LLC (applicant) seeks Site Plan Approval for the project known as “Former Medfield State Hospital Redevelopment.” The Applicant is a designated developer under a Land Disposition Agreement between it and the Town of Medfield, dated June 21, 2022.

The Applicant seeks plan approval pursuant to Section 300-20 of the Town of Medfield Zoning Bylaw, inclusionary zoning approval pursuant to Section 300-14.16, a special permit pursuant to Sections 300-14.15 and 300-14.16, site plan approval pursuant to Section 300-14.12, and stormwater management

*And, any additional business that came in after the deadline that must be discussed prior to the next meeting*

**OLD BUSINESS / NEW BUSINESS / VOUCHERS / MINUTES / INFORMATIONAL**

approval under Chapter 235 of the Town’s General Bylaws for the certified historic rehabilitation of 27 existing buildings on the former Medfield State Hospital Property located at Hospital Road, Medfield, Massachusetts (Parcel ID #71-001), resulting in the creation of 334 mixed-income rental apartment homes (25% affordable), with related open space, amenities and pedestrian and traffic circulation and parking all as more fully shown on the submitted Site Plan.

Plans are available on the Planning Boards webpage on the Town’s website [www.town.medfield.net](http://www.town.medfield.net) and on file in the Planning Board Office and 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. Please check the Town website or contact Sarah Raposa, Town Planner, 508-906-3027 or [slraposa@medfield.net](mailto:slraposa@medfield.net).

PAUL MCKECHNIE, CHAIR, MEDFIELD PLANNING BOARD

HOMETOWN WEEKLY: January 19, 2023 & January 26, 2023

**Administrative:**

<b>Minutes</b>	<b>Liaison Reports (as needed)</b>	<b>Informational (as needed)</b>
● 2/6/23	● Affordable Housing Trust	● Zoning Bylaw Reorganization (ATM 2023)
	● Townwide Master Plan	● Floodplain Zoning - 2024
	● Historical Commission	● Mixed Use Overlay District - 2024
	● Open Space & Recreation Plan Committee – Open House 2/28 4:30-6:30 pm	● Open Space Neighborhood Zoning - 2024
	● School Building Committee	● MBTA Communities / Action Plan approved by DHCD