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TOWN OF MEDFIELD

Economic Development Committee

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

MEETING OF:
February 1, 2018

MINUTES

Members Present: Patrick Casey, Ann Thompson, Paul Hinkley,

Members Absent: Bob Callaghan, Alex Jowdy, Ralph Costello, Joseph Scier (associate)

Staff Present: Sarah Raposa

Others Present: William High, Cynthia Lin

Chairman Pat Casey opened the meeting at 7:00 pm and introduced William High and Cynthia Lin from Nelson Nygaard. William presented

- Timeline: Next month, present to public and then Board of Selectmen
- Parking Inventory (1700 spaces including 200 on street parking, plus two Town lots are also included).
- Parking utilization is analyzed in a “heat map” under-utilized to functionally over capacity.
- Pat asked about time factoring into people parking decisions. Cynthia referenced Donald Shoup “ideal 80%” time lapse.
- How parking is measured: total availability vs. overall parking
- At peak 58% of spaces are not being used (Wednesday example). The data only tells part of the story because the Town Hall area has the most demand.
- Land use and zoning analysis:
 - Compares Medfield’s parking requirements to Institute of Transportation Engineers (ITE)
 - Medfield requires more parking than what is suggested in ITE
 - Discussion of Downtown Parking Special Permit
 - ITE does not account for parking demand vs. time of day
 - Shared parking – staggered demand peaks Urban Land Institute demand curve more accurately reflects how people park
- Typical analysis usually involves

2150 ITE projects ~450 more spaces than we are actually use in Medfield throughout the weekday.
We have a gap of ~700 spaces of what we have versus what we need.

Implies that the parking is free and readily available for anybody to use.

Key Findings: Parking is not shared

Issues and opportunities discussion:

- rebalance demand
- shared parking as an official parking of the downtown
- Make Country Village & Montrose lots accessible for use

Pat analysis of whole study area > broaden spatial red zone and solution can be more local

Cynthia radius 5 minute walk

What can be done lighting, signage, bump-outs

Add on-street parking on side-streets, Main, North. People are parking in these areas but formalize it. East side of North Street in front of Starbucks. Some people already park there.

Eliminate some curb cuts to create more on-street parking

Improve signage.

Schedule public meetings away from town hall to reduce congestion.

Redesign Main/North intersection at the time of 109 reconstruction in ~10 years

Cost, politics of decisions

Update zoning to allow shared parking

Discussion about public presentation. Schedule public safety building for 3/6/18 at 7 pm

- Pat intro
- NN
- Feedback

William and Cynthia departed at 8:25 pm

Ann mentioned upcoming articles for town meeting re: Lot 3 and Hinkley

Minutes: September minutes

Motion: Ann

Second: Paul

Vote: 4-0

Adjournment: Motion: Ann / Second: Paul / Vote: 3-0 / Committee members adjourned at 8:30 pm