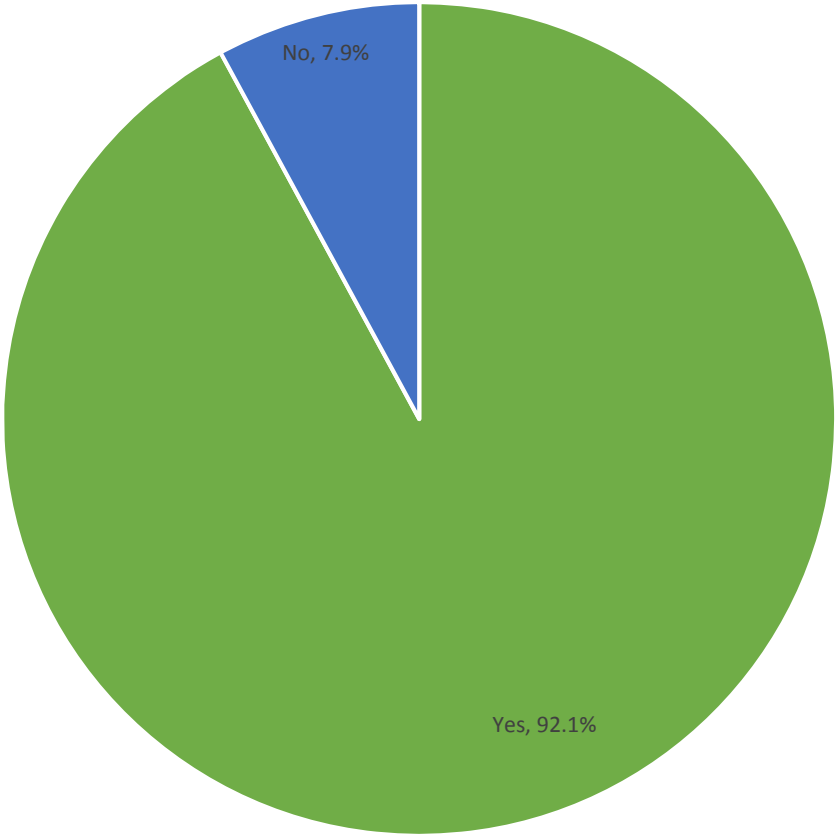


## MSH Reuse Survey 1

Have you ever been to the MSH Property?		
Answer Options	Response Percent	Response Count
Yes	92.1%	199
No	7.9%	17
<i>answered question</i>		<b>216</b>
<i>skipped question</i>		<b>0</b>

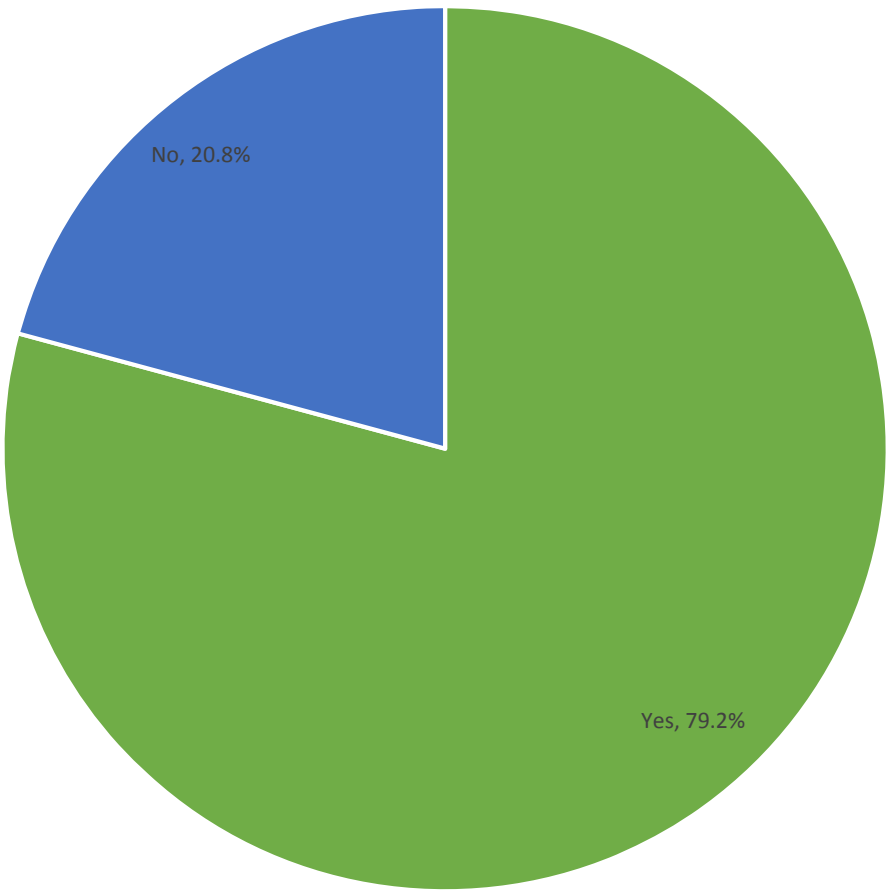
Q1: Have you ever been to the MSH Property?



## MSH Reuse Survey 1

Prior to this survey, were you aware that DCAMM was offering to sell a portion of the property to Medfield?		
Answer Options	Response Percent	Response Count
Yes	79.2%	171
No	20.8%	45
	<i>answered question</i>	216
	<i>skipped question</i>	0

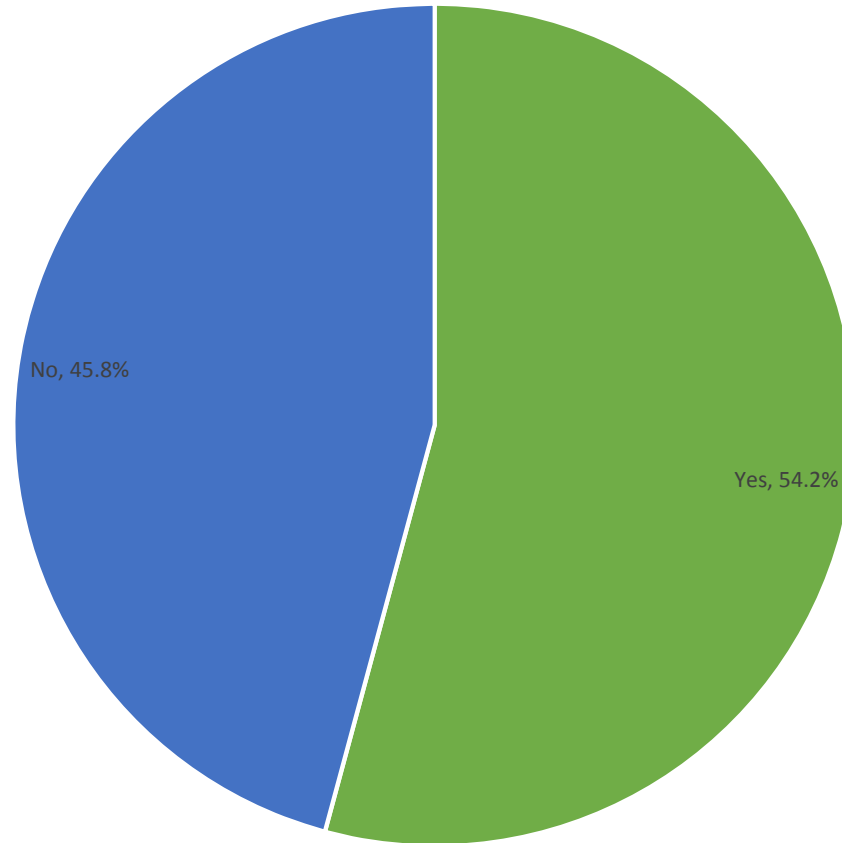
Q2: Prior to this survey, were you aware that DCAMM was offering to sell a portion of the property to Medfield?



## MSH Reuse Survey 1

Are you aware of the potential costs (such as demolition, maintenance and security) if Medfield buys the property?		
Answer Options	Response Percent	Response Count
Yes	54.2%	117
No	45.8%	99
	<i>answered question</i>	216
	<i>skipped question</i>	0

Q3: Are you aware of the potential costs (such as demolition, maintenance and security) if Medfield buys the property?

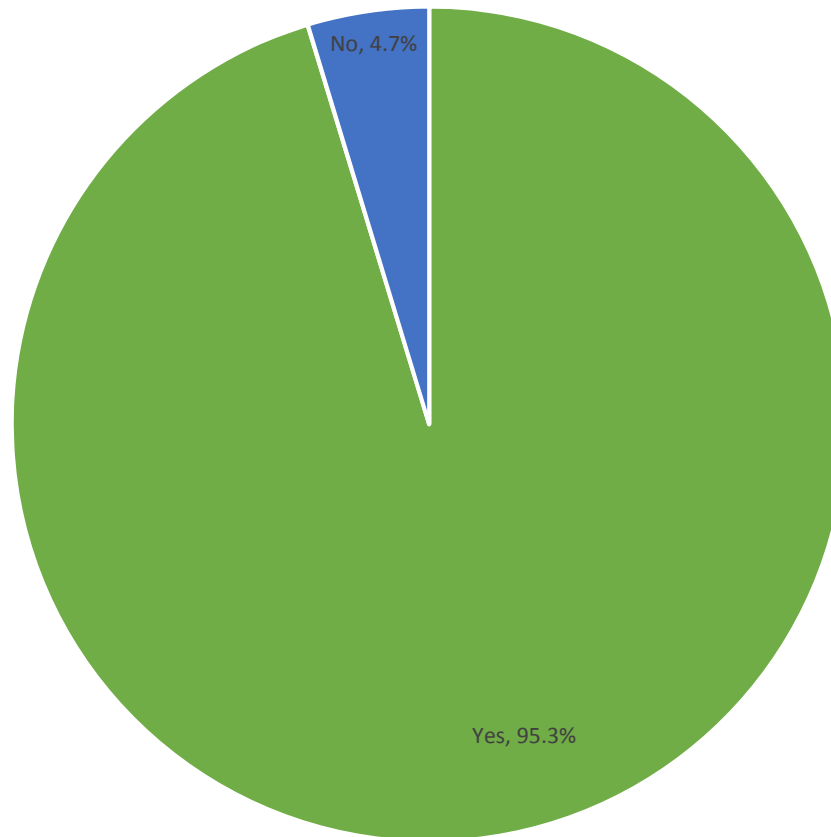


## MSH Reuse Survey 1

If Medfield opts not to purchase the property, the State may choose to dispose of the property as it sees fit without Town approval. Does this scenario concern you?

Answer Options	Response Percent	Response Count
Yes	95.3%	205
No	4.7%	10
	<i>answered question</i>	215
	<i>skipped question</i>	1

Q4: If Medfield opts not to purchase the property, the State may choose to dispose of the property as it sees fit without Town approval. Does this scenario concern you?





## MSH Reuse Survey 1

Please rank your top three choices (1 being the most preferred) for potential uses for the MSH property.

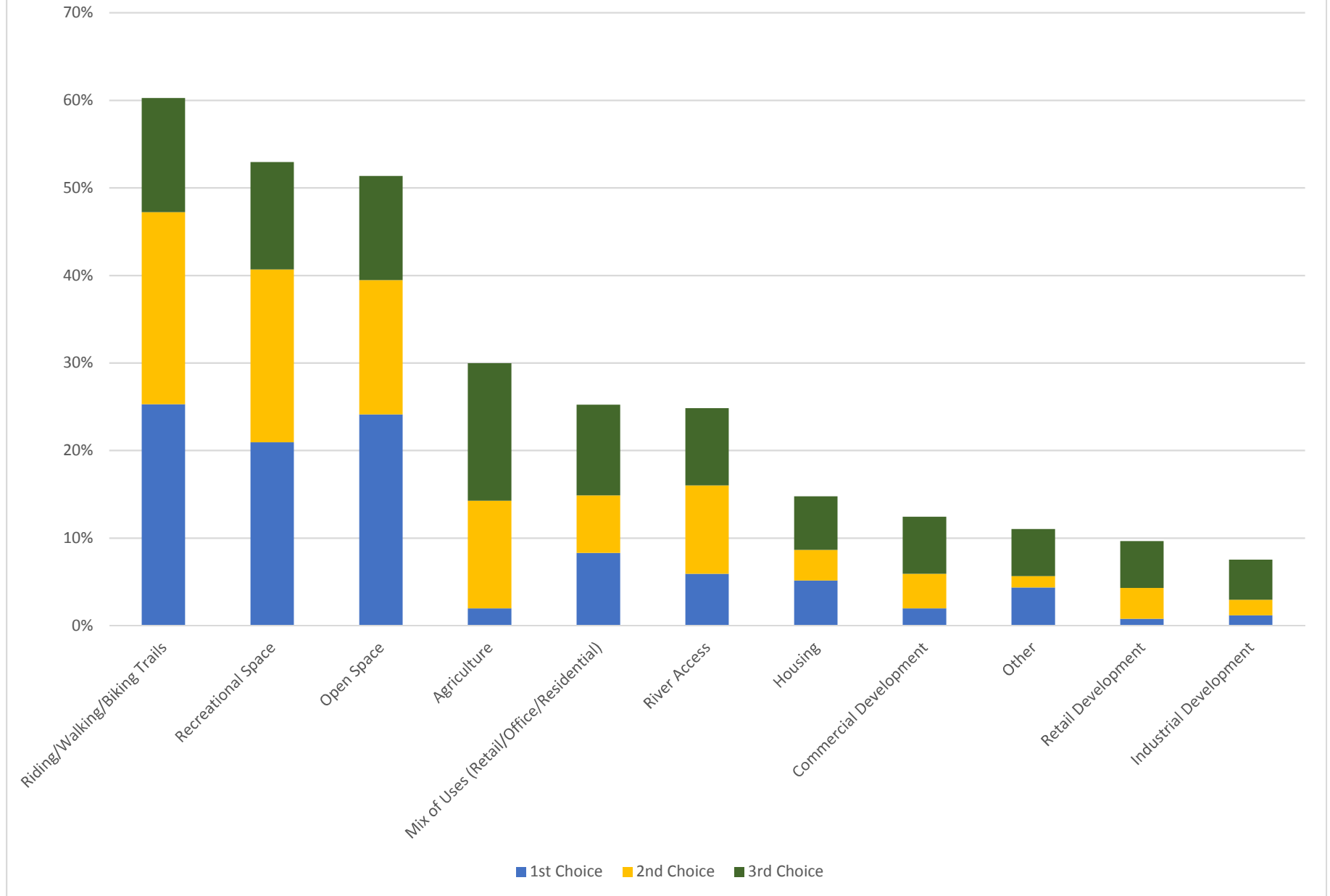
Rank									
Answer Options	1	2	3	Response Count	% Voting 1	% Voting 2	% Voting 3	% Voting Any	
Riding/Walking/Biking Trails	64	50	34	148	25%	22%	13%	60%	
Recreational Space	53	45	32	130	21%	20%	12%	53%	
Open Space	61	35	31	127	24%	15%	12%	51%	
Agriculture	5	28	41	74	2%	12%	16%	30%	
Mix of Uses (Retail/Office/Residential)	21	15	27	63	8%	7%	10%	25%	
River Access	15	23	23	61	6%	10%	9%	25%	
Housing	13	8	16	37	5%	4%	6%	15%	
Commercial Development	5	9	17	31	2%	4%	7%	12%	
Other	11	3	14	28	4%	1%	5%	11%	
Retail Development	2	8	14	24	1%	4%	5%	10%	
Industrial Development	3	4	12	19	1%	2%	5%	8%	
	253	228	261	<b>Question Totals</b>	100%	100%	100%		
Please Specify:				40					
				<i>answered question</i>				216	
				<i>skipped question</i>				0	

Please rank your top three choices (1 being the most preferred) for potential uses for the MSH property. (Open Ended Responses)

Number	Response Date	Please Specify:
1	Dec 8, 2013 8:19 PM	If residential, I strongly prefer single family houses vs. large multi family development that would bring significant costs to school, town utilities, etc.
2	Dec 5, 2013 4:44 PM	clean watershed for aquifers
3	Nov 28, 2013 12:43 AM	Golf course and pool
4	Nov 21, 2013 2:15 PM	College I have always envisioned a small campus use - art school, writers colony.... To preserve the buildings and campus feel, along with
5	Nov 20, 2013 2:19 PM	open space/walking areas
6	Nov 20, 2013 1:42 PM	would be nice to have recreational space with restaurants, snack bars for families to have access to.
7	Nov 20, 2013 1:17 AM	town needs a swimmingpool
8	Nov 20, 2013 12:37 AM	artist lofts
9	Nov 19, 2013 11:38 PM	Golf course, indoor swimming pool,
10	Nov 16, 2013 1:13 AM	community college campus
11	Nov 13, 2013 5:46 PM	Upscale Retirement Community e.g. Erickson Retirement Communities
12	Nov 13, 2013 3:07 PM	private school/college
13	Nov 12, 2013 10:03 PM	college campus Community owned building that could be rented out for various functions---weddings, private parties, perhaps even as an extension of
14	Nov 11, 2013 4:36 PM	the school system where more elaborate classes could be held for science /engineering type projects.
15	Nov 11, 2013 2:01 AM	55 plus residential
16	Nov 11, 2013 12:07 AM	Mixed age housing with existing buildings, leave open space open
17	Nov 10, 2013 10:45 PM	over 55 several buildings, lawers, MD offices, near river a kayak/canoe shop The closing of MSH and other mental hospitals has resulted in in many seriously mental ill persons now being homeless. Prisons, as the "holding tanks" for many of our mentally ill, have largely become our "mental institutions" in the US. Perhaps we should simply reopen Medfield State Hospital, using 21st century approaches to mental health such as ABA and CBT to provide more appropriate
18	Nov 10, 2013 8:46 PM	care and treatment for our increasing population of mentally ill.
19	Nov 10, 2013 5:26 PM	Development of a solar field for generating energy
20	Nov 9, 2013 5:30 PM	Higher Education, Life Science Research or Religious Institution
21	Nov 9, 2013 7:28 AM	Historic preservation with reuse
22	Nov 9, 2013 12:04 AM	I would like the state to Sell land to developer and not have town be held responsible for clean up of this site.
23	Nov 8, 2013 10:42 PM	retirement community
24	Nov 8, 2013 9:54 PM	suspicious prison/military base forme to videotape/spyon
25	Nov 8, 2013 3:54 PM	College campus
26	Nov 8, 2013 2:13 PM	residential
27	Nov 8, 2013 1:24 PM	We need some tax revenue from that space - NOT housing unless it is well defined potentially SENIOR affordable w mixed use.
28	Nov 8, 2013 12:05 PM	College
29	Nov 6, 2013 11:27 PM	Development of a over 55 community with assisted pricing for lower in come families.
30	Nov 5, 2013 4:10 AM	Golf course
31	Nov 2, 2013 12:03 AM	Multiple compatible uses of the above.
32	Oct 29, 2013 7:21 PM	public reception space/concert venue in chapel
33	Oct 29, 2013 12:14 AM	Housing should be high-end so as to be accretive to the tax revenues,
34	Oct 28, 2013 6:59 PM	Like mixed use but with educational and/or arts (e.g., college, performing arts, etc.)
35	Oct 28, 2013 3:29 PM	college

- 36**     **Oct 28, 2013 3:14 PM**   Mixed use of luxury homes PLUS restaurants and high-end retail
- 37**     **Oct 27, 2013 10:16 PM**   9-hole public golf course (Lexington, MA model)
- 38**     **Oct 25, 2013 2:23 PM**   Golf course, combines open space, recreational and commercial, tax revenue!
- 39**     **Oct 25, 2013 12:11 PM**   Educational - community college
- 40**     **Oct 25, 2013 10:11 AM**   Golf course with very low level of townhouse housing, clubhouse, bar/restaurant

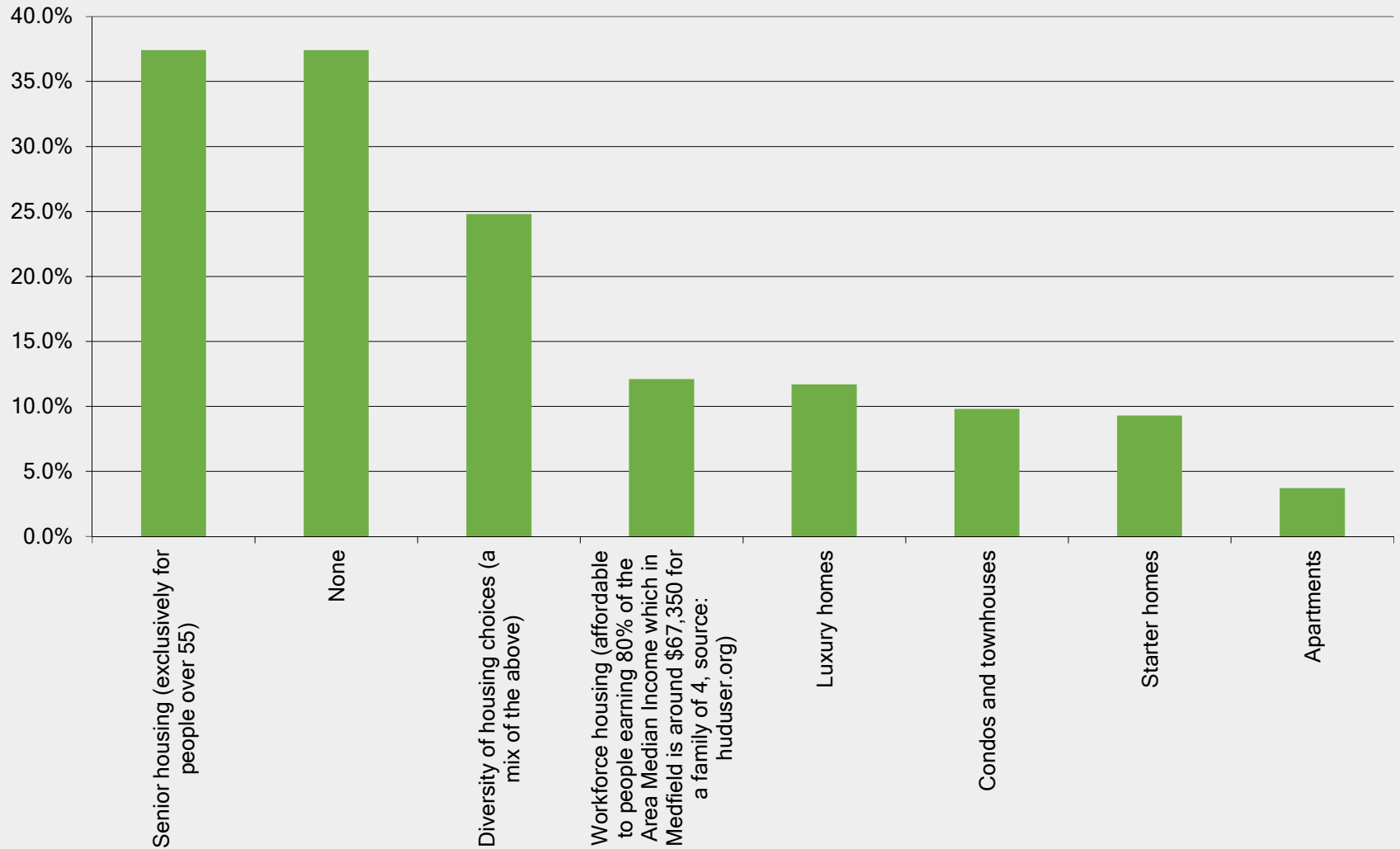
### Q5: Top Choices for Core Campus + Sledding Hill



## MSH Reuse Survey 1

What type of housing, if any, would you be willing to see built on the MSH site?		
Answer Options	Response Percent	Response Count
Senior housing (exclusively for people over 55)	37.4%	80
None	37.4%	80
Diversity of housing choices (a mix of the above)	24.8%	53
Workforce housing (affordable to people earning 80% of	12.1%	26
Luxury homes	11.7%	25
Condos and townhouses	9.8%	21
Starter homes	9.3%	20
Apartments	3.7%	8
	<b><i>answered question</i></b>	<b>214</b>
	<b><i>skipped question</i></b>	<b>2</b>

**Q6: What type of housing, if any, would you be willing to see built on the MSH site?**



## MSH Reuse Survey 1

Which of the following purposes would you be willing to support the town through higher taxes (if necessary), if Medfield decided to buy the MSH property?

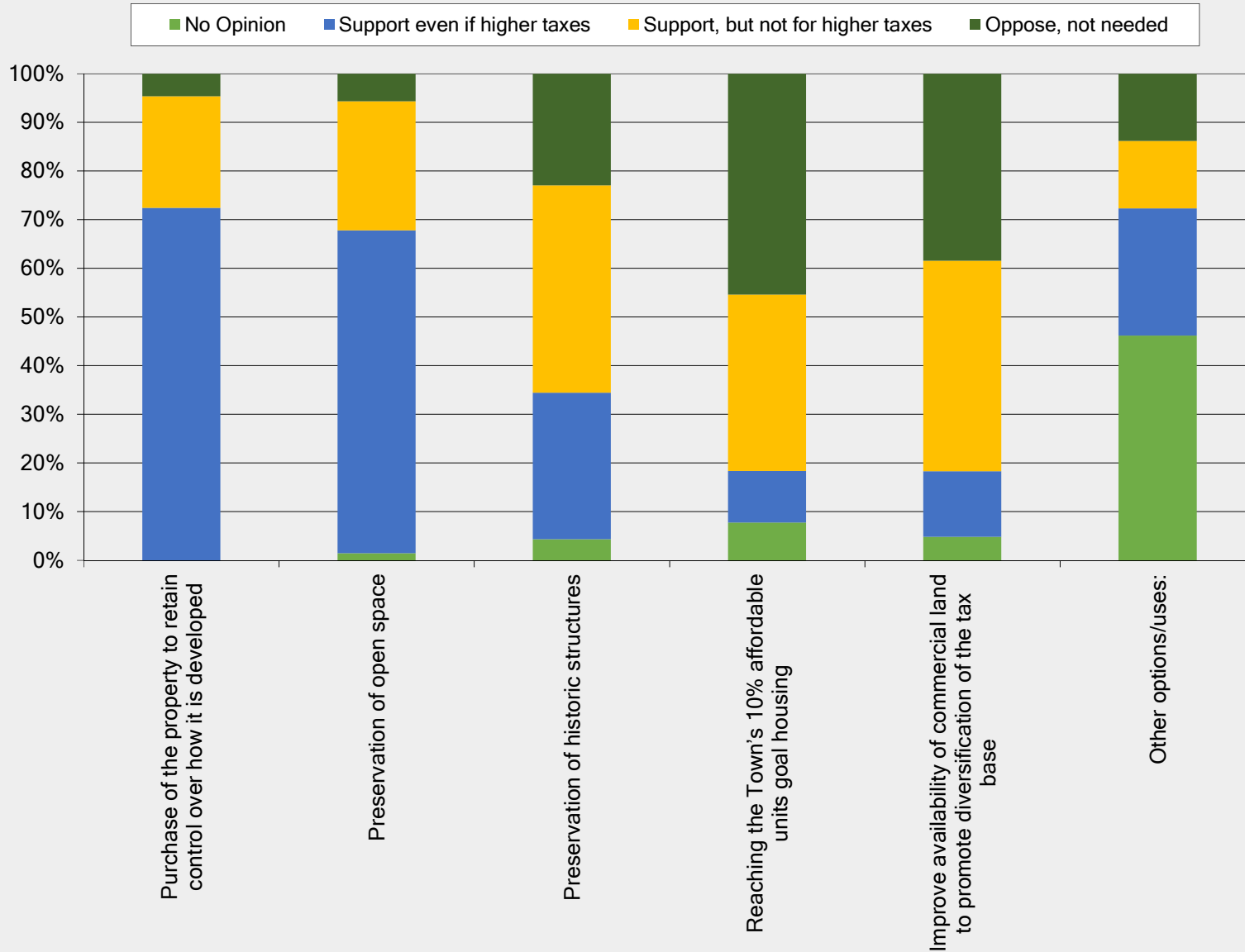
Answer Options	Oppose, not needed	Support, but not for higher taxes	Support even if higher taxes	No Opinion	Response Count	% Oppose	% Support	% Support + Taxes	% No Opinion
Purchase of the property to retain control over how it is	10	49	155	0	214	5%	23%	72%	0%
Preservation of open space	12	56	140	3	211	6%	27%	66%	1%
Preservation of historic structures	48	89	63	9	209	23%	43%	30%	4%
Reaching the Town's 10% affordable units goal housing	94	75	22	16	207	45%	36%	11%	8%
Improve availability of commercial land to promote	80	90	28	10	208	38%	43%	13%	5%
Other options/uses:	9	9	17	30	65	14%	14%	26%	46%
Other (please specify)					34				
					<i>answered question</i>				
					<b>214</b>				
					<i>skipped question</i>				
					<b>2</b>				

**Q7: Which of the following purposes would you be willing to support the town through higher taxes (if necessary), if Medfield decided to buy the MSH property?  
(Responses under "Other")**

<b>Number</b>	<b>Response Date</b>	<b>Other (please specify)</b>
1	Dec 10, 2013 6:49 PM	likely only one building salvageable
2	Dec 9, 2013 11:14 PM	Given our water supply shortages, no new housing should be considered.
3	Dec 5, 2013 6:16 PM	Recreation Center
4	Dec 5, 2013 4:44 PM	control, control, forever!!!!
5	Nov 28, 2013 12:43 AM	Golf course and swimming facility
6	Nov 22, 2013 2:05 PM	what kind of commercial development? I appreciate that SMALL are might need to be developed to off set cost. As long as it doesn't ruin the rest. Would prefer commercial rather than residential.
7	Nov 20, 2013 2:19 PM	residential.
8	Nov 20, 2013 12:37 AM	depends on what the state does with other parts theyll retain control over
9	Nov 19, 2013 11:38 PM	Golf Course, River access recreation, walking trails,cultural center in Chapel including theater
10	Nov 13, 2013 6:12 PM	Public/Private Golf course
11	Nov 13, 2013 12:56 AM	Some affordables but not to the extent of all in this area.
12	Nov 12, 2013 10:58 PM	the town is not a landlord, we ave enough open space in this town
13	Nov 11, 2013 2:01 AM	Prefer cost neutral or mix of options to attain that goal
14	Nov 10, 2013 10:45 PM	none
15	Nov 10, 2013 8:46 PM	see 5 above
16	Nov 10, 2013 5:26 PM	Solar field installation
17	Nov 9, 2013 5:30 PM	Higher Education, Life Science Research or Religious Institutor
18	Nov 9, 2013 12:04 AM	reachout to a college looking to expand campus
19	Nov 8, 2013 9:54 PM	community garden of some sort
20	Nov 8, 2013 1:24 PM	Well defined affordable only - our seniors need alternatives in towr
21	Nov 7, 2013 8:06 PM	dept. of rec
22	Nov 5, 2013 4:48 PM	not a medfield resident
23	Nov 5, 2013 3:50 PM	I believe it should be preserved as open space and park land, or a community supported agriculture site would also be great
24	Nov 5, 2013 4:10 AM	Golf course
25	Oct 29, 2013 7:21 PM	I would support an attractive diversity of housing choices. The last thing I want is a huge apartment mega-complex on the site. let's not go crazy - preserve just several historic structures, hopefully w/partners like a church who would like to work w/the town to preserve the chapel
26	Oct 29, 2013 11:44 AM	chapel
27	Oct 29, 2013 12:14 AM	Private school (boarding)
28	Oct 28, 2013 6:59 PM	Would be happy with socially conscious commercial operation (but not big box store!)
29	Oct 28, 2013 3:14 PM	Mixed use of luxury homes PLUS restaurants and high-end retail
30	Oct 28, 2013 2:33 PM	if housing--NOT APARTMENT BUILDINGS
31	Oct 26, 2013 3:02 PM	Medfield should not buy this property.
32	Oct 25, 2013 6:59 PM	source of locally grown food
33	Oct 25, 2013 12:10 PM	Retail space Would be good to have a revenue source like a golf course, even if some townhouse type housing was needed to help finance it. Could strike a deal for reduced fees for residents and potentially a share of any income to the town.
34	Oct 25, 2013 10:11 AM	for reduced fees for residents and potentially a share of any income to the town.



**Q7: Which Purposes Supported**

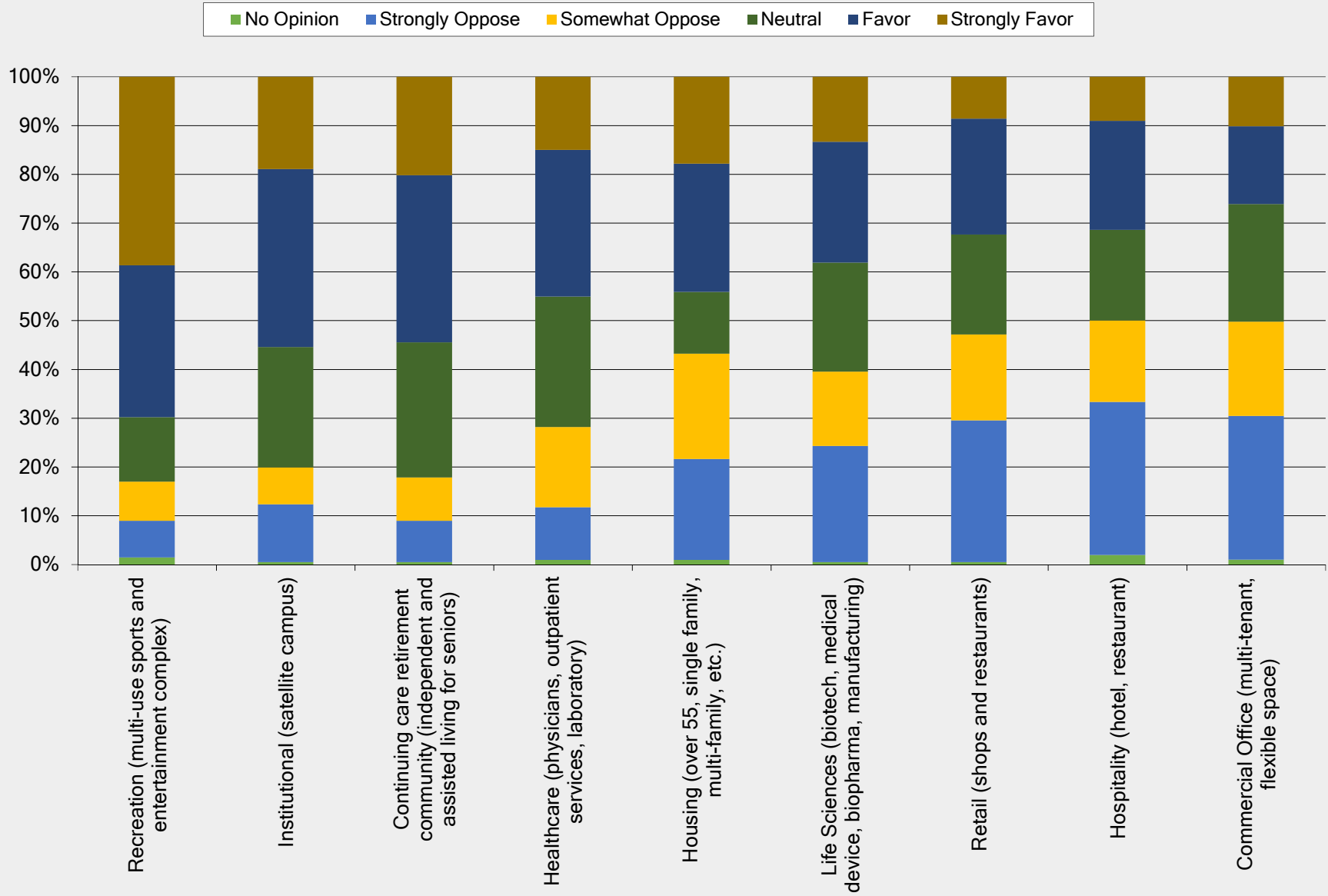


### MSH Reuse Survey 1

In 2012, DCAMM hired a consultant to perform a market analysis of the property to determine and rank potential uses of the property. Please indicate your level of support or opposition to the following activities highlighted in the 2012 Medfield State Hospital Market Analysis Report.

Answer Options	Strongly Favor	Favor	Neutral	Somewhat Oppose	Strongly Oppose	No Opinion	Response Count	% S Favor	% Favor	% Neutral	% S Oppose	% St Oppose	% No Opinion
Recreation (multi-use sports and entertainment complex)	82	66	28	17	16	3	212	39%	31%	13%	8%	8%	1%
Institutional (satellite campus)	40	77	52	16	25	1	211	19%	36%	25%	8%	12%	0%
Continuing care retirement community (independent and assisted living for seniors)	43	73	59	19	18	1	213	20%	34%	28%	9%	8%	0%
Healthcare (physicians, outpatient services, laboratory)	32	64	57	35	23	2	213	15%	30%	27%	16%	11%	1%
Housing (over 55, single family, multi-family, etc.)	38	56	27	46	44	2	213	18%	26%	13%	22%	21%	1%
Life Sciences (biotech, medical device, biopharma, manufacturing)	28	52	47	32	50	1	210	13%	25%	22%	15%	24%	0%
Retail (shops and restaurants)	18	50	43	37	61	1	210	9%	24%	20%	18%	29%	0%
Hospitality (hotel, restaurant)	19	47	39	35	66	4	210	9%	22%	19%	17%	31%	2%
Commercial Office (multi-tenant, flexible space)	21	33	50	40	61	2	207	10%	16%	24%	19%	29%	1%
							<i>answered question</i>	<b>215</b>					
							<i>skipped question</i>	<b>1</b>					

**Q8: DCAMM Consultant Survey's Recommended Uses**  
(Sorted by total favoring or strongly favoring)



## MSH Reuse Survey 1

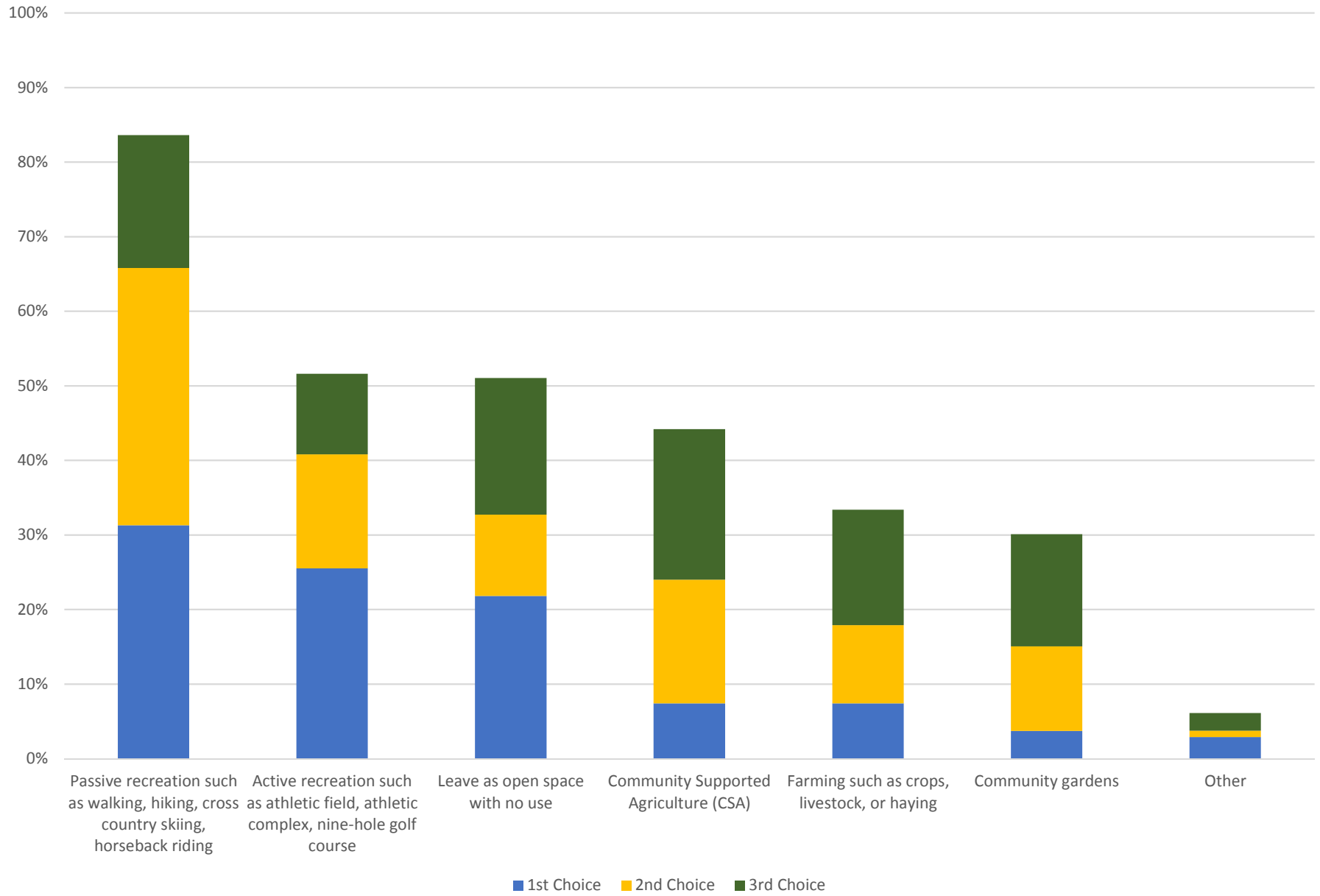
DCAMM, as noted above, is offering to sell the Core Campus and Sledding Hill to the Town. It is also considering making the surrounding 110 acres available for suitable uses, some of which are listed below. Please indicate your top three (3) preferences for how this large area could be used indicating 1 as most preferred and 3 as least preferred:

Answer Options	1	2	3	Response Count	% Voting 1	% Voting 2	% Voting 3	% Voting Any
Passive recreation such as walking, hiking, cross country	76	79	38	193	31%	34%	18%	84%
Active recreation such as athletic field, athletic complex,	62	35	23	120	26%	15%	11%	52%
Leave as open space with no use	53	25	39	117	22%	11%	18%	51%
Community Supported Agriculture (CSA)	18	38	43	99	7%	17%	20%	44%
Farming such as crops, livestock, or haying	18	24	33	75	7%	10%	15%	33%
Community gardens	9	26	32	67	4%	11%	15%	30%
Other	7	2	5	14	3%	1%	2%	6%
	243	229	213	<b>Question Totals</b>				
Please Specify:				18				
				<i>answered question</i>	<b>215</b>			
				<i>skipped question</i>	<b>1</b>			

DCAMM, as noted above, is offering to sell the Core Campus and Sledding Hill to the Town. It is also considering making the surrounding 110 acres available for suitable uses, some of which are listed below. Please indicate your top three (3) preferences for how this large area could be used indicating 1 as most preferred and 3 as least preferred:

Number	Response Date	Please Specify:
1	Dec 5, 2013 4:44 PM	preserve watershed
2	Nov 28, 2013 12:43 AM	Pool
3	Nov 20, 2013 9:15 PM	some athletic fields, satilite campus should only be on campus
4	Nov 20, 2013 2:14 PM	mixed use commercial/residential for core campus
5	Nov 20, 2013 12:37 AM	swimming pool/recreational facility
6	Nov 19, 2013 11:38 PM	Housing designed to serve the lifestyle needs and price points of the baby boomer, generation x and generation y market
7	Nov 16, 2013 1:13 AM	Town houses for seniors
8	Nov 11, 2013 12:07 AM	Develop existing buildings only, leave open space for other uses
9	Nov 10, 2013 10:45 PM	must keep open no pavement!!
10	Nov 10, 2013 5:26 PM	Solar field
11	Nov 9, 2013 5:30 PM	Higher Education. Life Science Research or Religious Institution
12	Nov 8, 2013 9:54 PM	town historical project-inside some of the buildings
13	Nov 8, 2013 1:24 PM	All of these sound feasible with the large amount of land
14	Nov 1, 2013 1:59 PM	River access
15	Oct 28, 2013 8:13 PM	Disc Golf course for passive recreation
16	Oct 28, 2013 7:02 PM	Swimming pool
17	Oct 28, 2013 3:14 PM	Build good restaurants, high-end retail, and luxury homes
18	Oct 27, 2013 11:59 PM	Skating rink and indoor/outdoor pool

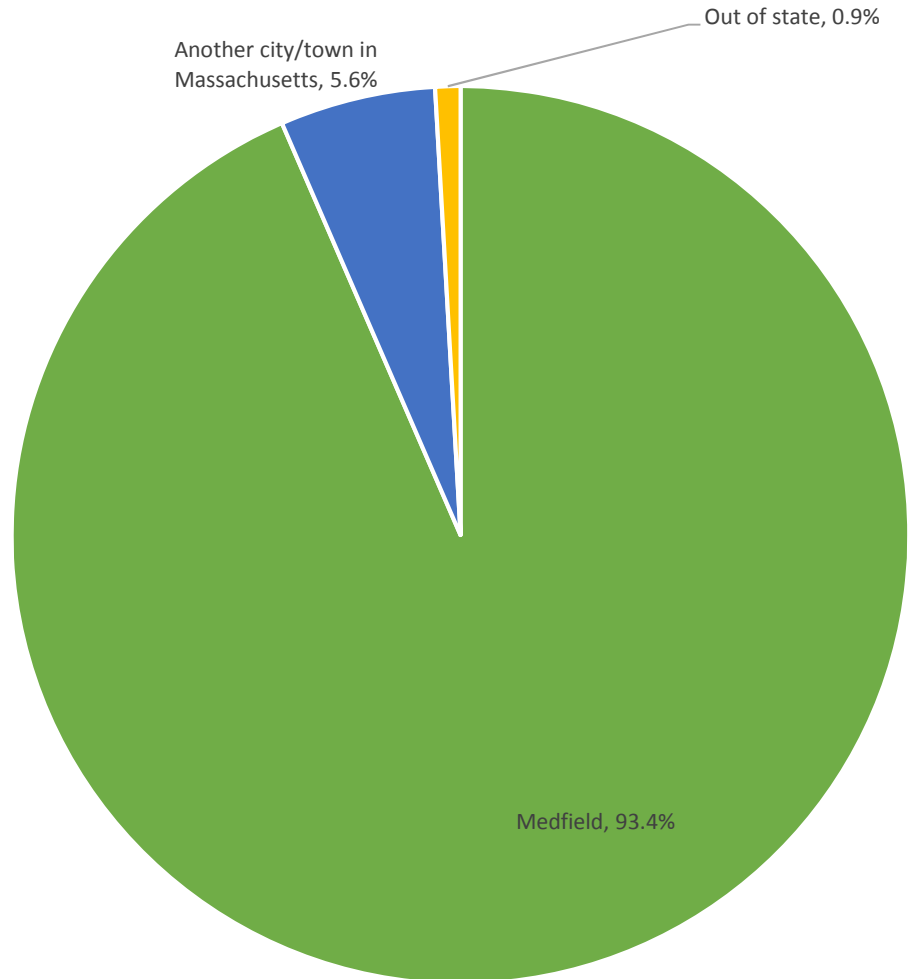
### Q9: Uses for Surrounding Parcels under DCR/DAR control



## MSH Reuse Survey 1

Where do you live?		
Answer Options	Response Percent	Response Count
Medfield	93.4%	199
Another city/town in Massachusetts	5.6%	12
Out of state	0.9%	2
If Medfield, what street do you live on?		86
	<i>answered question</i>	<b>213</b>
	<i>skipped question</i>	<b>3</b>

### Where do you live?



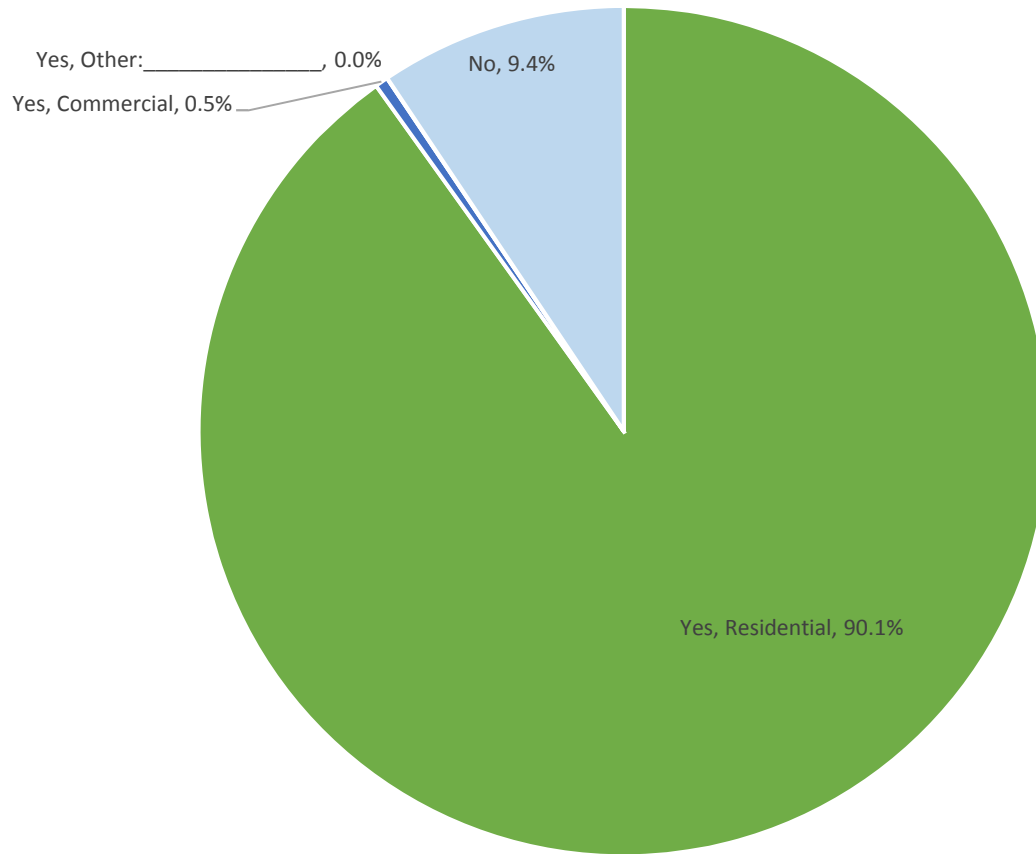


## MSH Reuse Survey 1

Do you own property in Medfield?		
Answer Options	Response Percent	Response Count
Yes, Residential	90.1%	191
Yes, Commercial	0.5%	1
Yes, Other: _____	0.0%	0
No	9.4%	20
Other (please specify)		4
<i>answered question</i>		<b>212</b>
<i>skipped question</i>		<b>4</b>

Number	Response Date	Other (please specify)	Categories
1	Nov 19, 2013 11:38 PM	Olde Village Square condominium project in downtown medfield	
2	Nov 8, 2013 1:47 PM	residential and commercial	
3	Oct 28, 2013 7:43 PM	We own residential and commercial property	
4	Oct 25, 2013 9:03 PM	We rent under SMOC voucher	

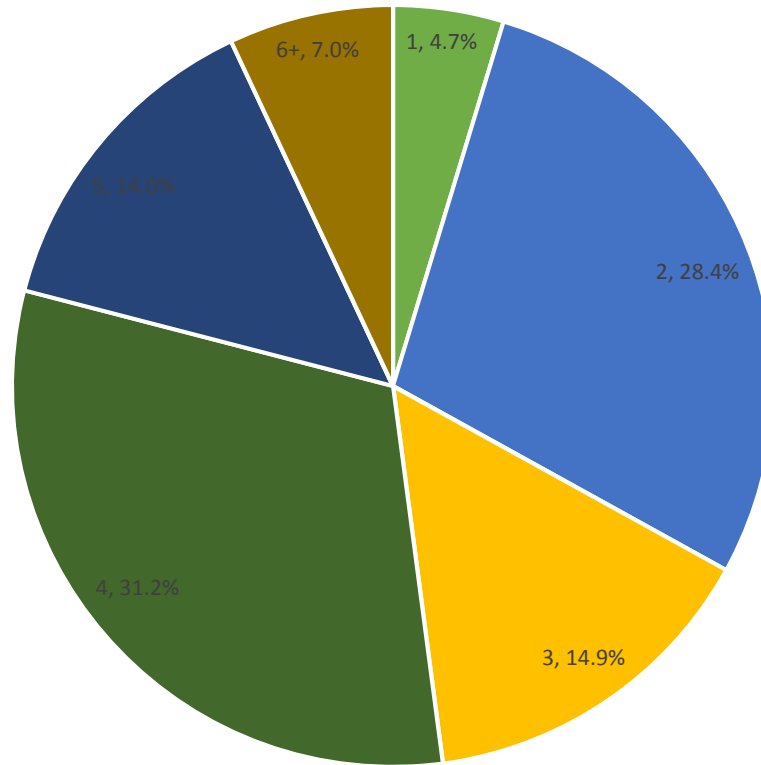
### Do you own property in Medfield?



## MSH Reuse Survey 1

How many people are in your household?		
Answer Options	Response Percent	Response Count
1	4.7%	10
2	28.4%	61
3	14.9%	32
4	31.2%	67
5	14.0%	30
6+	7.0%	15
<i>answered question</i>		<b>215</b>
<i>skipped question</i>		<b>1</b>

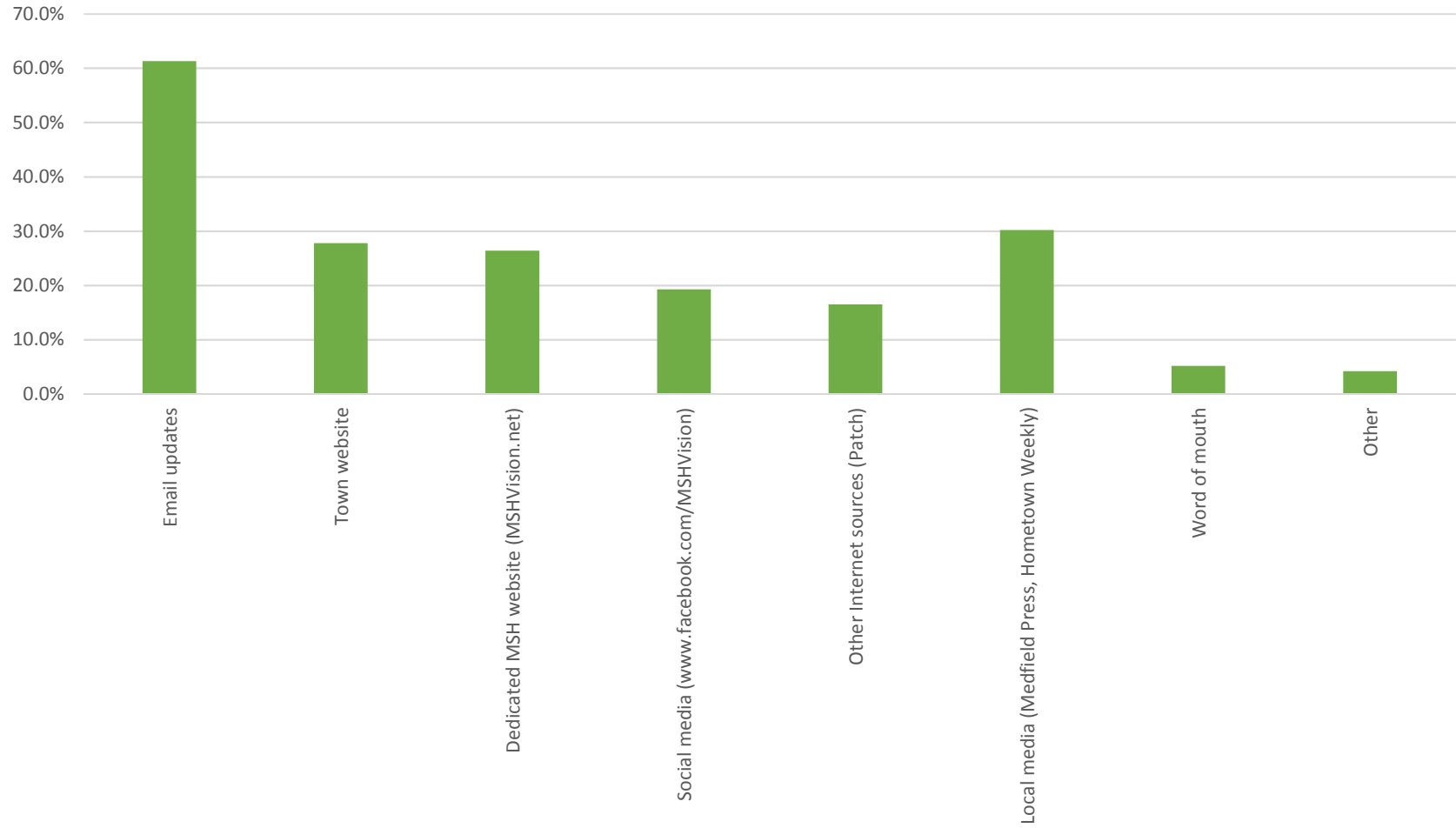
How many people are in your household?



## MSH Reuse Survey 1

How do you prefer to receive newly developing information regarding the MSH property?		
Answer Options	Response Percent	Response Count
Email updates	61.3%	130
Town website	27.8%	59
Dedicated MSH website (MSHVision.net)	26.4%	56
Social media (www.facebook.com/MSHVision)	19.3%	41
Other Internet sources (Patch)	16.5%	35
Local media (Medfield Press, Hometown Weekly)	30.2%	64
Word of mouth	5.2%	11
Other	4.2%	9
Please Specify:		12
	<b><i>answered question</i></b>	<b>212</b>
	<b><i>skipped question</i></b>	<b>4</b>

### How do you prefer to receive newly developing information regarding the MSH property?



MSH Reuse Survey 1

Response Date	Response Text
1	<b>Dec 8, 2013 8:19 PM</b> Retail options could be interesting, but my main concern is traffic in and out of that area.... Primary access would need to be from Route 27, as the North/west/Harding intersection can already get congested and is quite dangerous.... As well as residential and not intended for significant traffic. Would love to see some recreational facilities.... Like a Fore Kicks type indoor athletic facility, and a town pool!
2	<b>Dec 7, 2013 1:18 PM</b> The single most important thing we should NOT do is to maximize the number of low income housing units to avoid 40B developments elsewhere as proposed a few years ago. This will create a pocket of poverty and the result in burdening the town with the resulting issues normally associated with poverty. And, there are no government services in Medfield, e.g. transportation, jobs, etc.
3	<b>Dec 6, 2013 11:34 AM</b> Taxes in Medfield are now very high. This property should be viewed as a gift that we do not need, not as an opportunity to tax and spend more. This survey itself is evidence enough that we have no real need for the property - we don't know what to do with it. Please be prudent, be brilliant, in finding a use that will not be a financial burden to the townspeople.
4	<b>Dec 6, 2013 2:22 AM</b> The town desperately needs an indoor and outdoor pool. Please consider this.
5	<b>Dec 5, 2013 6:16 PM</b> Town control of the property gives us the flexibility of creating a mixed use site. I could envision a recreation center, athletic fields and a small housing development being sited at MSH
6	<b>Dec 5, 2013 4:44 PM</b> Future potential asset to town with recreation space would be un-precedential--we will have no peer nation wide. We are not space hoarders--GO For It !!!! Control--Control the Future!!!
7	<b>Nov 25, 2013 4:16 PM</b> Thank You for working to preserve this important and magic place!
8	<b>Nov 21, 2013 12:33 AM</b> I may not live in Medfield now but I grew up there. MSH was a place to sled as kids and walk the dogs but feel safe about traffic. Even after I have moved out of town, I still go back to visit and walk around.
9	<b>Nov 20, 2013 9:15 PM</b> The town has always been known for its open fields and forest. It would be a crime to load the property up with low income housing or vast neighborhoods. The property and the structures are a preservationists dream. the town should at the least have some control of the future of the property. this area will have a huge impact on the feel of the town in the future.
10	<b>Nov 20, 2013 9:15 PM</b> It's imperative to leave a horseshoe of open space around the campus to use as passive rec., walking, skiing, horseback riding, and keep it's connection to the land owned by Dover. we must purchase this property.
11	<b>Nov 20, 2013 1:42 PM</b> Thanks for all your work with this website and meetings etc. thru the years.
12	<b>Nov 20, 2013 12:40 PM</b> Thank you for the opportunity to comment.
13	<b>Nov 20, 2013 11:31 AM</b> With blocks of land this large, it is imperative to take the long 50,100 year view. We do not need another retail/commercial space in Medfield.
14	<b>Nov 20, 2013 1:17 AM</b> #6 could have been better explained. There is not a clear good choice of housing. For example, mixed housing may be ok, but not over 55
15	<b>Nov 19, 2013 11:38 PM</b> The Town of Medfield should acquire the property in order to control the development. The state hospital land is an opportunity for the town to direct the amount of growth and kind of growth which will define who we are as a community.
16	<b>Nov 19, 2013 8:14 PM</b> Our property butts the hospital property and water tower. We are strongly opposing any sort of housing as this will put a strain on our school system. the current numbers maybe down but adding more would stress for future kids currently living in Medfield. We need a new police station, recreational building, etc so making this available for the town to use whether a golf course or park would be nice.
17	<b>Nov 16, 2013 4:55 PM</b> Buying buildings is a fool hearty adventure, Town gets stuck w/cleanup of mess left by state. BAD DEAL!!!!!!!!!!!!
18	<b>Nov 16, 2013 3:57 AM</b> If the 2024 Summer Olympics come to Boston, could any part of the property be rehabbed for housing, venues, etc (let the IOC pick up some of the cost)
19	<b>Nov 16, 2013 1:13 AM</b> t would be interesting to stratify Q findings and preferences by age, family status, number years lived in Medfield and current home address.
20	<b>Nov 14, 2013 12:30 AM</b> The former Grafton State Hospital site now houses Tufts Veterinary School and Hospital. The site is similar to MSH. A satellite campus, with a specialty, seems like an ideal usage for MSH. Buying MSH "as is" would be an enormous liability for the taxpayers of Medfield. Since the state neglected to mothball many of the buildings, it should be their responsibility to demolish those buildings which are beyond repair.
21	<b>Nov 13, 2013 4:50 AM</b> I think the town Administrators and Selectmen need to be very careful about assuming that Town ownership will give them total control over development later. As much as you are town cheerleaders, there are shortcomings. This town is far from an easy commute to anything. It can easily take 15-20 minutes to get to Rtes 128,95,1 and 495. It has no public transportation and no major employer. Why the developers of the 40B on West Street think they will succeed here is beyond me. Any low income couple will need two cars to get to work, and the work is far away. The letter to the editor from a Selectman re: the property off Philip Street that the town just bought, stated something to the effect that the Developer who would get the land would be getting a "bargain" is presuming he knows more about the value of the land and the cost to develop it than the marketplace does....a dangerous supposition to make....especially if you extrapolate that type of thinking and process to the MSH project. The letter also stated something to the effect that the estimate of 1.5 school children in a 4 bedroom home was quite unlikely, that those bedrooms would be filled up. On Baker Rd where I live, there are 12 houses. There are 22 dependents which divided by 12 is 1.8 school age children....assuming they are all in the public schools. One is in graduate school and six are in private schools. So of the 22 dependents only 15 are utilizing the public schools which works out to 1.25 children per home(12 of the homes are close to or more than 4,000sf). So its not preposterous that building large 4 BR homes will average 1.5 schoolchildren. I challenge the town planner to engage in research in the "Pederzini" neighborhood to do a similar analysis of one of the newer neighborhoods to see what the actual impact is. On Baker Rd, two of the homes currently occupied were purchased by empty- nesters. Another was purchased by a couple with one child in MHS, and another by a couple who planned to have only one child. I know it seems improbable and maybe even hard to fathom, but this is the reality on my Street. I know that many, many of the people in the Pederzini neighborhood are sending their children to private schools. My main point is that instead of jumping to conclusions about what the occupancy level is of those who are buying big homes, do the analysis.

		<p>You may be pleasantly surprised that we are willing to pay the high taxes and send our children to private schools, a big win for the town the way many people think. The other comments about "burdening" the schools with more children I believe is also a misconception. It seems to me from reports on enrollments that there are far fewer children in the lower grades than there were just a few years ago. Anecdotaly, I've heard that the pop warner football team with Medfield/Millis/Norfolk may have to disband due to a lack of interested youth....which is probably a lack of youth altogether. The same was rumored of Westwood being able to field their own pop warner teams. A recent report in the Wall Street Journal noted that many colleges are closing and merging for lack of student applications. Part of that is a decline in New England of high school graduates as well as the high cost of education today. The town should be looking at ways to increase student enrollment so that our facilities are fully utilized. We wouldn't want to see our education cost/pupil rise would we? A point made at the MHS tour on Sunday was that we need more senior housing because some empty-nesters are buying in Millis and Norfolk. My bet is that in many instances they are freeing up capital by selling in higher priced Medfield and buying in a lower-priced town. Again, the town leaders need to be open to the fact that not everyone will stay. I think Senior housing can work as part of a multi-use approach. Those in Dover-Sherborn who want to downsize could sell there and buy in Medfield. Some in Medfield could swap for a smaller place in town and stay.....both are good outcomes.....just don't presume people are moving to Millis and Norfolk because there aren't a lot of options here. We still live in uncertain economic times and it may be a very long time before any developer wants to put tens of millions of dollars into cleaning up 30-50 buildings with multiple problems and then be hamstrung by the town on development. If Foxboro's site put two developers into bankruptcy, and they are closer to major thoroughfares, commuter rails and industrial centers, why do the Medfield town leaders feel they can do better? Look at the Westwood property by the 128 parking garage. You have great highway access, next to commuter rail for a quick, easy trip into Boston, and nothing has been constructed when the project was proposed I think in 2007. They too have what they think is a great town with great schools. Do you really think Medfield could compete with that location? There has to be much less risk in developing mixed use property there than in Medfield. As much as I don't like anything crammed down my throat like a 40B, I don't like elected politicians making blanket statements without first gathering the facts and looking at the data. People look up to their Selectmen, as they should, but you carry a burden to do your homework, not make assumptions, and to really think the potential outcomes through. Perhaps you can seek out those in town who work for big developers, big banks that would make loans to developers, and ask them under what circumstances and scenarios any development might work. Big money likes to manage their risk. And the only risk the town has taken off the table is the cleanup along the Charles. Anyone, the town or a developer, has to now clean up all the Core buildings before they can even begin construction, and that's a huge variable and expense, on top of what the cost of acquisition is. Not to mention this property has all the same economic risks beyond the environmental cleanup that any other property has. It will be no small feat to get this property out of town control in under 10 years in my opinion. What are the costs to carrying the property for that long? I think the citizens deserve a more fair and balanced analysis out of our elected officials than we got on the land we just purchased in order to preserve acreage and avoid having needed students and tax dollars come to our town. Thanks so much for taking the time to hear me out.</p>
22	Nov 13, 2013 2:15 AM	It's great to see efforts to get community input at this early stage of planning.
23	Nov 12, 2013 10:58 PM	The Town is not in the business of cleaning up Medfield State Hospital grounds and buildings, there is so much hazardous materials up there that the state just wants to dump it and run. Town is opening a can of worms just thinking about purchasing the land. Let the state give us the wells and water tower, or take it by eminent domain.
24	Nov 11, 2013 2:01 AM	Prefer that outcome is cost neutral which could perhaps be attained by over 55 housing to gain income for the town in tandem with other multiple uses such as preserving a portion for historical purposes and use for recreation (walking, running, etc.) STRONGLY OPPOSE houses and apartments that would drain the current infraction and strain the services (i.e., schools, police, fire, etc...) and make our town more congested (i.e. downtown). Bringing in businesses would help the economy (tax base) plus bring business to local merchants. My understanding is that schools don't provide the revenue (like Montrose and Goddard) so no more schools - need to think more business like and generate income to offset historical preservation, hiking/biking trails or Audobon society type area. Put in place multiple uses instead of just one to appeal to the masses, spread the risk and have a balanced approach. Of course, when the price tag is revealed, the town will be in shock. Which means we need to demonstrate a balanced scorecard - what would happen if we don't do certain options: what are the costs. If we choose residential and not 55+, is every Medfield resident ready for another override? The cost for more and expanded town services? Can our current infraction support this. The communication strategy needs to address best case, worst case, middle of the road. Thank you!
25	Nov 11, 2013 12:07 AM	I love this town. We are blessed with town leaders and citizens that have passion, vision and the ability to see the best possible future and make the right decisions regarding this bucolic property. We will be the first to move in! This property offers an opportunity for citizens to downsize while staying within the town. This is win win, as older folks pay taxes and have less burden on the schools. I also believe a mixed use is best by mixing seniors and younger residents and/or mixed use they brings a vibrancy to this opportunity.
26	Nov 10, 2013 5:26 PM	A legitimate, working solar field would only require a minimum of 22 acres -- I would like to see the town install such a field for geenatin renewable energy, with an option to expand the solar field on the property in the future.
27	Nov 9, 2013 5:30 PM	The site should be a main attraction and source of employment to the area. Higher Education and/or Life Science Research Park makes the most sense, with an eye toward connecting MBTA rail service from the site to the Needham MBTA line (at Needham Junction). Buildings should only be preserved if they are functional (it is too expensive to keep all "historically significant" buildings at this point). While I hope the developer will avoid building a giant parking lot- WE HAVE ENOUGH OPEN SPACE IN MEDFIELD!!!!!!!!!!!! Do not waste taxpayer money on more "open space" at the main hospital site. Thank you.
28	Nov 8, 2013 10:42 PM	Thank you for all the work you do for Medfield!
29	Nov 8, 2013 1:24 PM	GREAT to see this planning! THANK YOU! It is a vitally important piece of property in our town.
30	Nov 8, 2013 1:09 PM	Support town purchasing site, but only if future use and scope of redevelopment is understood in advance
31	Nov 8, 2013 1:18 AM	We lived in Needham for 10 years, moving there when it was considered a small town with relative open space. That changed. So, we moved to Medfield, hoping for that small town feel with open space. It's been 10 years since we moved here, and we feel the town is becoming another Needham - a place we now really dislike. Keep Medfield like, well, Medfield.
32	Nov 6, 2013 11:27 PM	grew up there, lived on the farm as my Dad was Head Farmer and Mom Director of Voluteer Services. 21 great years prior to starting my own career managing other state hospital farms, 1962- 2001. 42 years of service.
33	Nov 5, 2013 3:50 PM	The area in and around the hospital site may be the most beautiful spot in the town; it shouldn't be over-run with industrial/commercial/ large-volume residential buildings It should be preserved as much as possible and maintained for public use, as either hiking/ walking trails, or community gardens or supported agriculture. The use of the area should be confined to something that aligns with and enhances the character of the town of Medfield and that contributes positively to the health and well-being of its residents. Preserving the parcel as open space or agriculture land for the benefit of residents is the best way to serve those ends.
34	Nov 4, 2013 10:34 PM	Housing would be a huge mistake and would make traffic on this side of town a nightmare.
35	Nov 4, 2013 10:22 PM	I curenly live out-of-state, but I grew up on Pine Street in Medfield and my parents still live there.
36	Nov 2, 2013 12:03 AM	Absolutely against a massive apartment complex such as Avalon Bay or Archstone. This would be a disaster for the Town. Would like to see a mixed-use of some low density residential to meet Town needs, some retail, and a lot of open space and passive recreation. Would like to see some of the existing buildings rennovated and used for these purposes. I wish to remain informed via email. Please add me to your list: mattparillo@gmail.com
37	Nov 1, 2013 1:59 PM	Thanks for doing this survey.
38	Oct 31, 2013 8:00 PM	There is a need for senior housing for long-term residents of Medfield.
39	Oct 31, 2013 8:23 AM	Keep the fields open but develop and preserve the buildings for schools, recreation - such as Parks and Rec, skating, indoor pool, and some retail/restaurants, allow a place for canoes to tie in and shop too
40	Oct 31, 2013 4:19 AM	Avoid low income housing and properly clean land for all uses.



41	Oct 30, 2013 4:44 PM	I feel that housing is inevitable. Would like the town to control the type of housing. Need to get to 10% affordable. Commercial /Industrial use is a foolish pipe dream. Just look at the Sluggers building. I want a walking / bike path from Ice House Road to the river. I want a small canoe / kayak / bike / cross country ski rental business there, with public river access.
42	Oct 29, 2013 7:21 PM	If housing becomes a viable option, please do not authorize any ugly construction. Any new buildings should be designed to create a sense of community and encourage the appreciation of the beautiful landscape.
43	Oct 29, 2013 3:55 PM	If possible, the preservation of some of the lovely brick building exteriors would be great in any future use, even if at an additional cost to the tax payer. I am in favor of preserving some of the town's heritage, even at an additional cost. I think the 40B affordable housing should be off the table completely given the West St. project.
44	Oct 29, 2013 11:44 AM	Although we would support initial tax payer support for the property it would be highly beneficial to direct its use and development to tax generating uses for the main campus and some of the fields.
45	Oct 28, 2013 8:13 PM	Thank you for engaging the community in the process.
46	Oct 28, 2013 6:59 PM	Not in favor of any kind development that could serve as a gateway to retail establishments and change the character of the area. Health care, office parks, etc. would all entice more fast-food and retail shopping to the Rte. 27/MSH area. A assisted living facility, college or performing arts center would be less likely to do so. I do feel it would be great to have a larger commercial tax base, but we need to balance that with the threat of unhealthy development. No matter what, retaining river access and recreational space (e.g., bike/walking path) in the MSH site is very important.
47	Oct 28, 2013 3:34 PM	I work in Medfield and even though we live in another town, we are only 10 minutes from MSH. We would love to be able to use the property. The architecture of the buildings and the land itself are so unique and beautiful. It would be shameful to see it used in a commercial capacity. EVERYONE in Medfield eats at restaurants, goes shopping, and lives in a home. Stop the objection to development of these resources, an objection that forces people to drive too far -- and use too much gas -- to access basic wants and needs. Build good restaurants, high-end retail, and luxury homes IN MEDFIELD -- this will bring quality amenities to town and enable people to more readily live, shop, and dine LOCALLY instead of driving too much.
48	Oct 28, 2013 3:14 PM	Totally against DENSE housing. Totally against apartment-style buildings (they turn ugly fast). If for seniors, two attached units at most--or small homes.
49	Oct 28, 2013 2:33 PM	If the town purchases this land it will be a lost opportunity to increase its tax base and strengthen the community.
50	Oct 26, 2013 3:02 PM	We are looking to downsize in next 3 years, always hoped there would be an option for us at MSH site by now.
51	Oct 25, 2013 10:45 PM	It is a beautiful property with so much potential. My husband and I moved to Wilkins Glen when expecting our son due to my husbands job loss. We have fallen so much in love with Medfield. I would love to see some first home buying opportunities for low income families there, and we would love to be one of those families. I would be so blessed to get a chance to fulfill two of our dreams, to own a home and to raise our children here (ages two and six months). I would love to be able to do it even though we have hit some financial hard times.
52	Oct 25, 2013 9:03 PM	While I appreciate considering all options, I feel the town is not capable of purchasing and developing a parcel of this size and complexity.
53	Oct 25, 2013 4:22 PM	It took me a while to figure out that #9 referred to the lands going to DCR, and not the land going to the Town of Medfield.
54	Oct 25, 2013 2:25 PM	I would really love to see this place turned into biking/ hiking trails. The town needs a safe place for kids to ride bikes
55	Oct 25, 2013 12:43 PM	I do not feel that solving for the threat of 40B housing development around town should be the focus of the development of the property. It is a beautiful property that would be great as recreation space (golf, fields, etc.) along with some minimal housing if needed.
56	Oct 25, 2013 10:11 AM	