

APPENDIX

**Medfield State Hospital
Strategic Reuse Master Plan
Town of Medfield, MA**

2018

Medfield State Hospital Master Plan Committee

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MSHMPC and its consultants wish to acknowledge and thank the many citizens of Medfield who participated in the master planning process, offering their best ideas, comments, suggestion, and critiques. The input from the Medfield community has been essential to the development of the Strategic Reuse Master Plan.

APPENDIX

Medfield State Hospital Strategic Reuse Master Plan Town of Medfield, MA

2018

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List of Abbreviations

Table No.	Table	Table No.	Table
ACS	American Community Survey by the US Census Bureau	MCP	Massachusetts Contingency Plan (as to brownfields cleanup)
ADTs	Average Daily Traffic counts	MCWT	Massachusetts Clean Water Trust
AEV	Automated Electric Vehicle	Medfield HC	Medfield Historic Commission
APR	Agriculture Preservation Restriction	MEPA	Massachusetts Environmental Policy Act
AUL	Activity Use Limitation	MHC	Massachusetts Historical Commission
BoS	Board of Selectmen	MHDC	Medfield Farm & Hospital Historic District Commission
CAM	Common Area Maintenance	MOA	Memorandum of Agreement
CCR	Cash on Cash Return	MSH	Medfield State Hospital
CCRC	Continuing Care Retirement Community	MSHMPC	Medfield State Hospital Master Planning Committee
CSA	Community Supported Agriculture	NHESP	Massachusetts Natural Heritage & Endangered Species Program
CVOC	Chlorinated Volatile Organic Compound(s)	NPV	Net Present Value
DAR	Massachusetts Division of Agricultural Resources	NR	National Register of Historic Places
DCAMM	Massachusetts Division of Capital Asset Management & Maintenance	PWD	Public Works Department
DCR	Massachusetts Department of Conservation & Recreation	RAO	Response Action Outcome (a stage on brownfields cleanup protocols)
DEP	Massachusetts Department of Environmental Protection	RFP	Request for Proposal
DHCD	Massachusetts Department of Housing & Community Development	RTN	Release Tracking Number
DIF	District Improvement Financing	SCS	Soil Conservation Service (US)
EOHED	Massachusetts Executive Office of Housing & Economic Development	SF	Square Feet (SF can also refer to Single-Family homes.)
FEMA	Federal Emergency Management Agency	SHAC	State Hospital Advisory Committee
GPD	Gallons Per Day	TIF	Tax Increment Financing
I'n'I	Infiltration and Inflow	USDA	United States Department of Agriculture
IRR	Internal Rate of Return	USGS	United States Geological Survey
ITE	Institute of Transportation Engineers	VPH	Vehicles Per Hour
LEED ND	Leadership in Energy and Environmental Design in Neighborhood Development	W & S	Water and Sewer
LF	Linear Feet	WW	Wastewater
LIHTC	Low Income Housing Tax Credit	WWTF	Wastewater Treatment Facility

1. Hinkley Property & Lot 3

1. Hinkley Property & Lot 3

Hinkley Property & Lot 3

Two large parcels, Lot 3 and Hinkley were added to the Medfield State Hospital Master Planning Committee's charge since the parcels are vacant, town-owned, and were relatively close to Medfield State Hospital (MSH). Although nearby, Lot 3 and Hinkley are distinct and were never a part of the historic state hospital grounds which once spanned over 400 acres. The two parcels and their relationship to MSH are depicted in Figure 1-1.

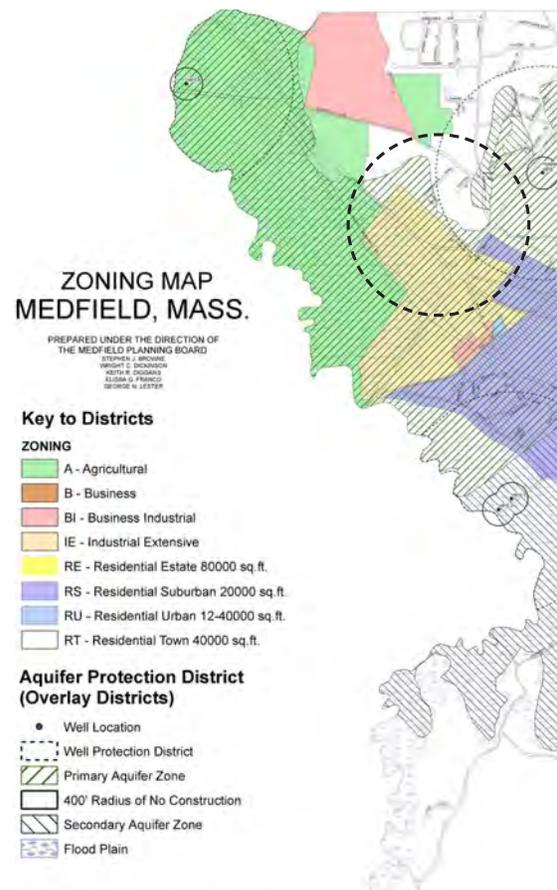
In the following pages, the existing conditions and the future alternative development scenarios considered for Hinkley and Lot 3 are discussed.

Existing Conditions

Hinkley

Hinkley is a 10-acre parcel owned by the Town of Medfield with a 21 feet-wide strip of land providing some frontage onto Harding Street. There is also a twenty-foot-wide access easement for the Hinkley property immediately north and adjacent to the "dog-leg" of this property that extends to Harding Road, creating a forty-foot wide accessway. The Hinkley property is immediately northwest of the Medfield Senior Center property and southeast of a residential subdivision along Copperwood Road and Bishop Lane. There is no existing access from the Hinkley property to Bishop Lane or Ice House Road. There could be potential access to the Hinkley parcel along Ice House Road, if this street is extended.

Figure 1-1. Medfield Zoning Map Detail.



The Hinkley property was purchased by the Town in 2001 from the estate of Edna Hinkley family for \$1.1 million. The site has no buildings and is fully vegetated with wetlands and some outcroppings of ledge.

The Hinkley parcel is primarily in the Residential Town (RT) zoning district, which has a minimum lot size of 40,000 square feet under the existing zoning. A very slight portion of the far western edge of the Hinkley parcel may be in the Industrial Extensive zone. Small portions of the Hinkley parcel closer to Ice House Road are located within the Primary Aquifer Overlay Zone. A small portion on the Hinkley parcel near Harding Street is in the Secondary Aquifer Overlay Zone. See Figure 1-2. The by-right uses allowed by Medfield's zoning by-law are enumerated in Table 1-2.

Although no portion of Hinkley is identified as part of a flood plain, there are extensive wetlands on Hinkley principally in the center portion of the property. The wetlands effectively segment the Hinkley property into an area east of the wetlands which has limited access on to Harding Street, and an area west of the wetlands which could be accessed if Ice House Road is extended from it existing cul-de-sac terminus.

Pare Corporation mapped the wetlands for Hinkley, Lot 3 and the Senior Center property in 2017. There are 6 acres of wetlands and buffer areas on Hinkley, which leaves only 4 acres as buildable, including both the eastern and western portions of Hinkley.

Figure 1-2. Flood Plain map firmette.

National Flood Hazard Layer FIRMette

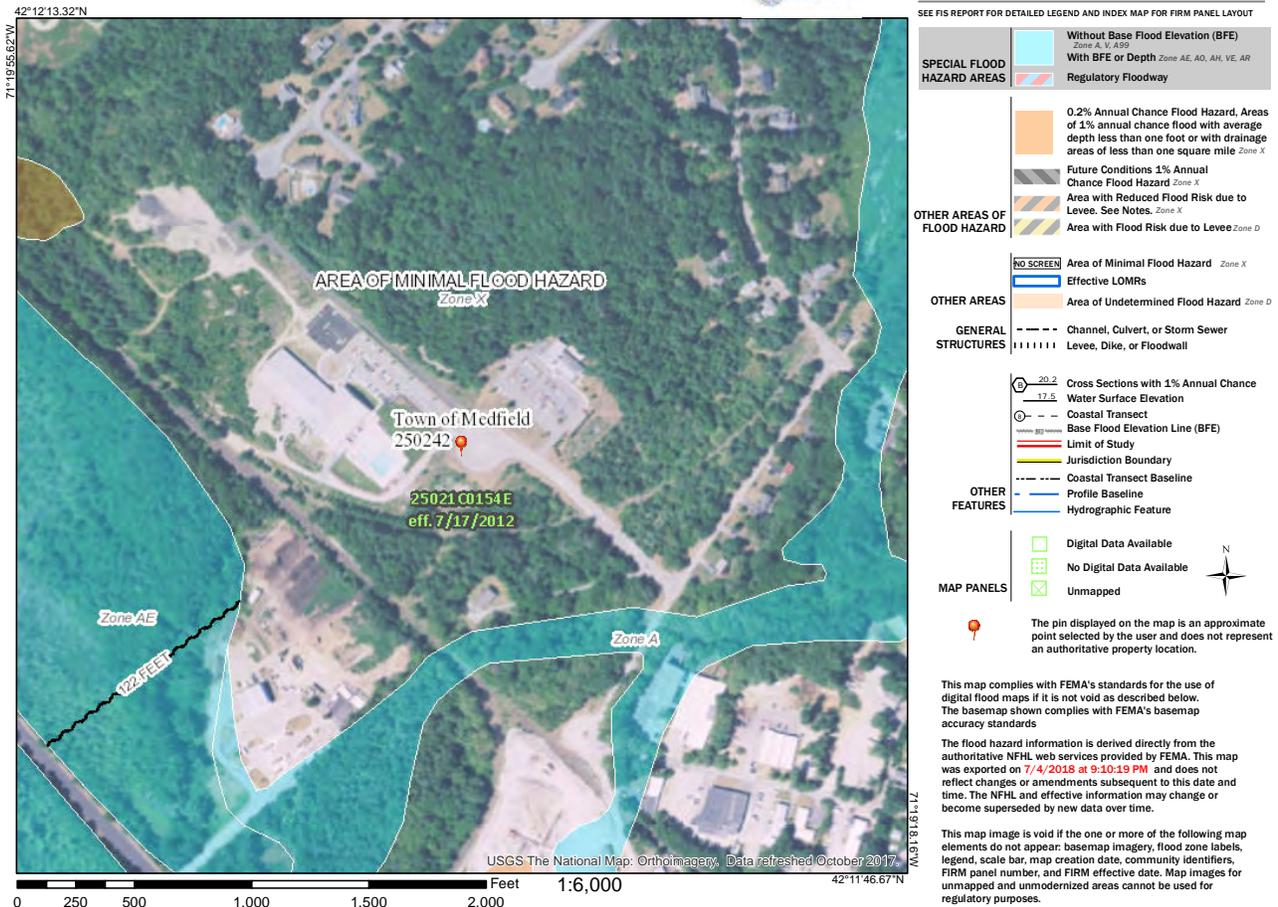


Table 1-1. Wetlands Areas at Hinkley and Lot 3 Properties.

	Hinkley Property (acres)	Lot 3 (acres)
Lot Size	9.74	10.61
Wetlands (BVW, IVW, river, stream)	3.34	2.1
50-foot Medfield Buffer	1.32	1.8
100-foot Medfield Buffer*	1.14	1.45
200-foot Riverfront Area*	0.0	0.43
Total Resource Areas	5.8	5.78
Total Buildable Area	3.94	4.83

Source: Pare Corporation.

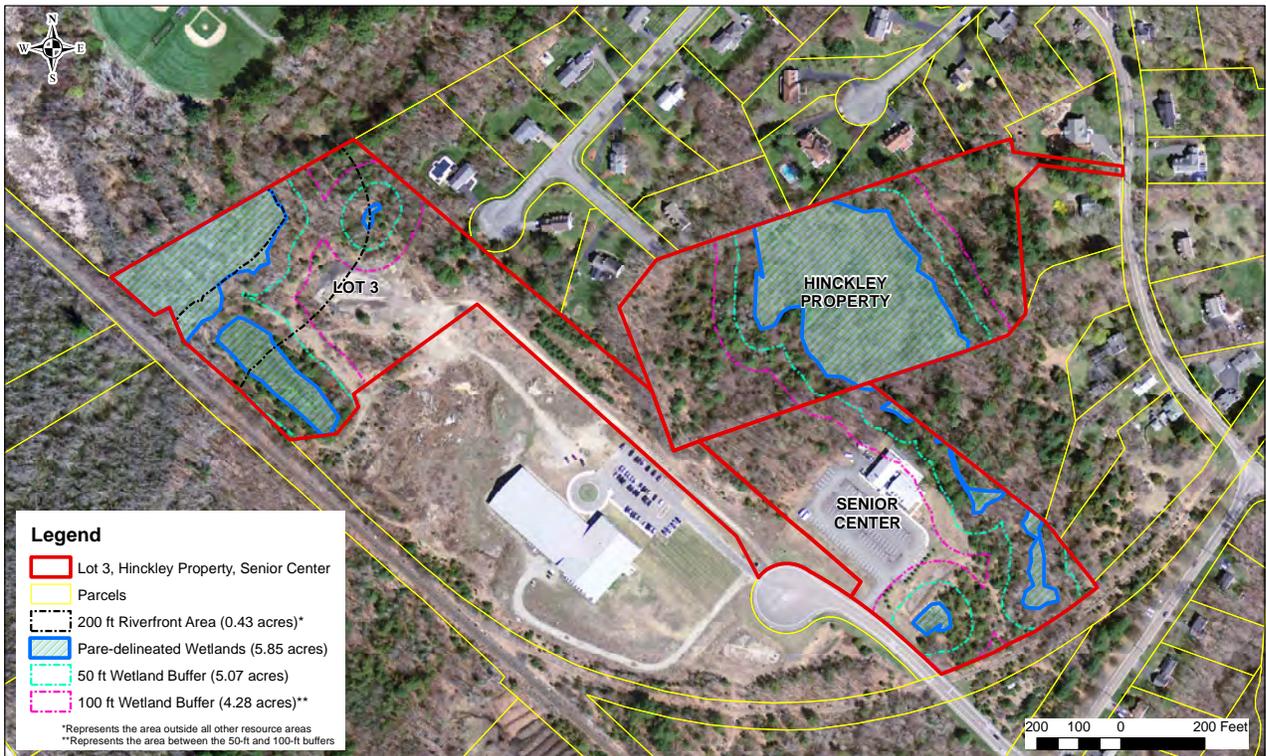
*Area between 50-ft and 100-ft buffer

**Area outside of all other resource areas

There are no known brownfields issues or history of reported releases on the Hinkley property. Electric, gas, and water utility services are available on adjacent properties on Harding Street, Bishop Lane, and the Medfield Senior Center. There is no wastewater service on site. However, there is available additional capacity for wastewater treatment at Medfield’s treatment facility.

Present-day access to the Hinkley parcel is limited. The only existing street frontage is twenty-one feet on Harding Road.

Figure 1-3. Wetlands Mapping of Hinkley and Lot 3.



Urban Wilds

Urban wilds are the fragments of land within a municipality, such as Medfield, that contain remnants of the area's natural ecosystem. These land fragments often found between subdivisions and built-up areas provide glimpses into the natural world.

Urban wilds harbor native plants and animals and perform a wealth of ecological services, such as storing floodwater, producing oxygen, and filtering storm water run-off. They offer refuge from the hectic built environment and can serve as outdoor classrooms for children and adults learning about nature. Urban wilds expand the range and location of landscape experiences beyond that of the built environment and manicured fields or parks.

Typical goals of municipal urban wilds programs include:

- Protect Town-owned urban wilds and other natural areas from development, encroachment, and uses that degrade their natural character.
- Manage and maintain town-owned urban wilds and other natural areas to promote their ecological integrity.
- Promote the use of town-owned urban wilds and other natural areas for passive recreation, environmental education, and other uses in keeping with their natural character.
- Develop administrative, fiscal, and programmatic resources to ensure on-going, long-term maintenance and management of town-owned urban wilds and other natural areas.

Source: McCabe Enterprises adapted by City of Boston Urban Wilds Initiatives

Lot 3

Lot 3 is an 11-acre parcel with frontage on the Ice House Road cul-de-sac. The town originally purchased the lands including Lot 3 to promote commercial and industrial development. Lot 3 includes a long strip of land running from the Ice House Road cul-de-sac parallel to the Kingsbury Club's parking area for a distance of approximately 525+ feet. At the northwest terminus of the "strip" is a roughly rectangular parcel which could be developed. Lot 3 is depicted in Figure 1-4.

At present, there are no buildings or structures on Lot 3. The lot is somewhat vegetated. Access is via an unimproved dirt roadway. Lot 3 is being used for storage by the Medfield Department of Public Works for storage for asphalt grindings. Along the southwestern edge of Lot 3 is the Framingham secondary rail line, a freight service line operates. To the north is the fifty-eight-acre McCarthy Park owned by the Town of Medfield, which is heavily used for soccer, lacrosse, and baseball. To the east of Lot 3 is the established residential neighborhood of single-family homes along Copperwood, which has no direct access to Lot 3. On the south side of Lot 3 is the Kingsbury Club, a for-profit recreational and fitness facility with private club restaurant. The Kingsbury Club is built on Lot 2 of the Ice House Road properties.

Lot 3 is currently zoned Industrial Extensive. It is also situated in the Primary Aquifer Zone. The zoning for Lot 3 is illustrated in Figure 1-1. The permitted uses in the Industrial Extensive zone are stated in Table 1-2.

There are no known brownfields issues on Lot 3 or records of reportable releases in the MA Department of Environmental Protection's database. However, given Lot 3's adjacency to the railroad and depending upon future uses, it may be prudent to undertake some initial site assessment of this parcel.

Lot 3 is not presently served by municipal water and wastewater services, although the Town provides utility services to the adjacent Kingsbury Club on Lot 2, and nearby homes on Copperwood Drive. Electrical and gas services are also provided on adjacent properties.

Development of Lot 3 will likely require upgrading the dirt access road on the approximately 525-foot long dirt path extending northward from the Ice House Road cul-de-sac to the developable area.

The Bay Circuit Trail, a regional walking and hiking trail extends through Medfield including MSH south of Hospital Road, McCarthy Park, Lot 3, and extending along Ice House Road to Mill Street. Upgrading access to Lot 3 and future development will need to consider accommodations for the Bay Circuit Trail.

When the Town land leased Lot 2 to the Kingsbury Club for a period of fifty years to encourage commercial uses and economic development in Medfield, it gave the Kingsbury Club the right-of-first-refusal in any prospective sale or lease of Lot 3. The Kingsbury Club's lease expires in 2057, and it also has five ten-

year options to renew the ground lease with similar conditions as the existing land lease. The Town further agreed in the ground lease to secure the Kingsbury Club's written authorization before allowing Lot 3 to be used for any of the following purposes: "for-profit health and recreation facility; tennis; fitness; Pilates; aerobics; swimming pools; restaurant and bar; function rooms; entertainment; golf pods; gymnasium; basketball; physical therapy; physical rehabilitation; plastic surgery; pro shop; spa (massage, therapy, hairstyling, nails, pedicure, body treatments, etc.); chiropractic and sports medicine."

Table 1-2. By-Right Allowed Zoning Uses for Lot 3 and Hinkley.

Industrial Extensive Zone	Residential Town Zone	Uses Allowed in Aquifer Zone & Secondary Aquifer Zone*
<ol style="list-style-type: none"> 1. Storage only of a camper, trailer, house trailer or boat. 2. Library, museum or nonprofit art gallery. 3. Agriculture. 4. Growing of crops; conservation of water plants & wildlife. 5. Non-commercial forestry and growing of all vegetation 6. Sales by vending machines. 7. Parking of Commercial Vehicles greater than GVW of 10,000 pounds. 	<ol style="list-style-type: none"> 1. Single-Family Dwelling Unit. 2. Accessory buildings to Single Family homes, e.g., tool shed, private swimming pool, boat-house, private garage (for up to 3 non-commercial vehicles); private greenhouse. 3. Storage only of a camper, trailer, house trailer or boat. 4. Town cemetery/ crematory. 5. Licensed day care facilities for up to 6 children. 6. Agriculture. 7. Raising livestock and poultry. 8. Growing of crops; conservation of water plants & wildlife. 9. Non-commercial forestry and growing of all vegetation. 	<ul style="list-style-type: none"> • Any residential connection connected to Town sewer system (no construction within 400 ft of a well), • Non-intensive farming, gardening, nursery, grazing, forestry uses provided that hazardous materials are not used except in quantities associated with household use. • Necessary public utilities or facilities if designed so as to prevent contamination of groundwater. • Commercial uses limited to retail, shopping and business or professional offices on lots less than 40,000 SF. • Industrial and commercial uses generally require a special permit from the Board of Appeals.

Source: Medfield Zoning Bylaw.

*Relevant examples of permitted uses are highlighted in this table. There are numerous uses and practices which are prohibited. The reader is referred to the Medfield Zoning By-law for further specifics and encouraged to consult with the Medfield Town Planner.

Allowed uses must be permitted as an allowed use within the specific zone (i.e., IE or RT) and be an allowed use in the Aquifer Zone & Secondary Zone, depending upon the specific location within the overlay district.



Figure 1-4. Preferred Plan for Hinkley with Senior Housing Cottages.

Development Alternatives

The Medfield State Hospital Master Planning Committee (MSHMPC) reviewed several potential redevelopment scenarios for both Hinkley and Lot 3. Development options were presented and discussed at the MSH Community Workshop held in May 2017. Based on the feedback obtained at the workshop, MSHMPC identified preferred uses for Hinkley and Lot 3. These preferred uses while adopted by MSHMPC had not been fine-tuned. The Medfield Board of Selectmen in January-February 2018 decided to take the lead as to the redevelopment of these two parcels.

The preferred plan for Hinkley and Lot 3 (Figure 1-4) as preliminarily endorsed by MSHMPC, as well as the other alternatives considered, are included in this Appendix. The intent of including this information is to share the work and knowledge gained by MSHMPC on these two sites with Medfield residents and policymakers for their future use and consideration.

Hinkley

For master planning purposes, MSHMPC has divided the Hinkley parcel in two potential parcels, one with Harding Street access and the second with future Ice House Road frontage. Different scenarios for each side of Hinkley was developed.

Hinkley – Harding Street Side

There is 123,000 SF east of the wetlands on the Hinkley parcels. Two alternatives were developed for the future use of Hinkley Harding Street Side. One option is to leave this section as an “urban wild” area for either the short or long-term. The site is adjacent to wetlands, features outcroppings of ledge, and has a narrow access point. The Town could convey this portion of Hinkley and some of the wetlands to the Conservation Commission for stewardship and interpretation.

The second alternative identified for Hinkley – Harding Street Side is to use the 3 acre area as a custom home site. The Town could sell the property to an individual or a developer for future use as a single-family home site. Figure 1-5 illustrates how this alternative could conform to Medfield’s zoning requirements.

Hinkley on Ice House Road

The preferred plan for the western portion of the Hinkley property is the development and construction of senior housing. Fourteen to fifteen units of senior housing in single-family, one-level, 1,600 SF cottage-style housing with a walking path connecting with the Medfield Senior Center is envisioned. A small portion of the town-owned Senior Center property would be needed to accommodate the desired number of housing units at the southern section of the Hinkley parcel.

Figure 1-5. Future Use for Hinkley – Harding Street Side as a Single-Family Home Site.



Source: Pare Corporation.

Figure 1-6. Preferred Plan for Hinkley with Senior Housing Cottages.

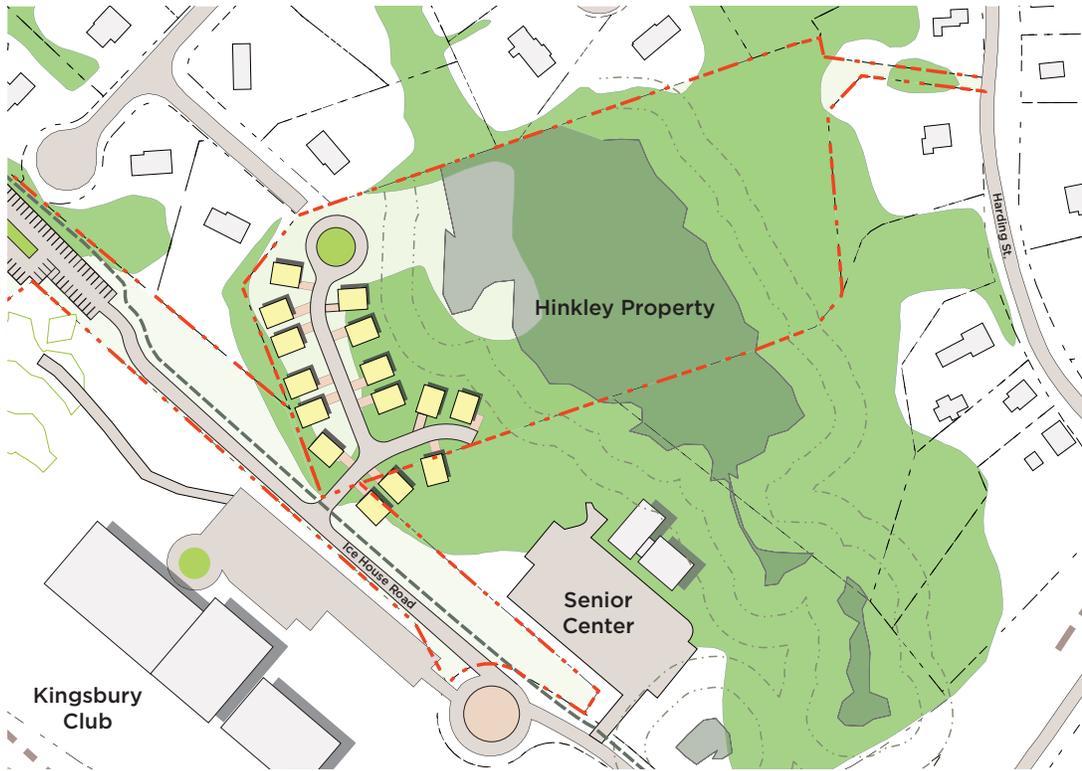
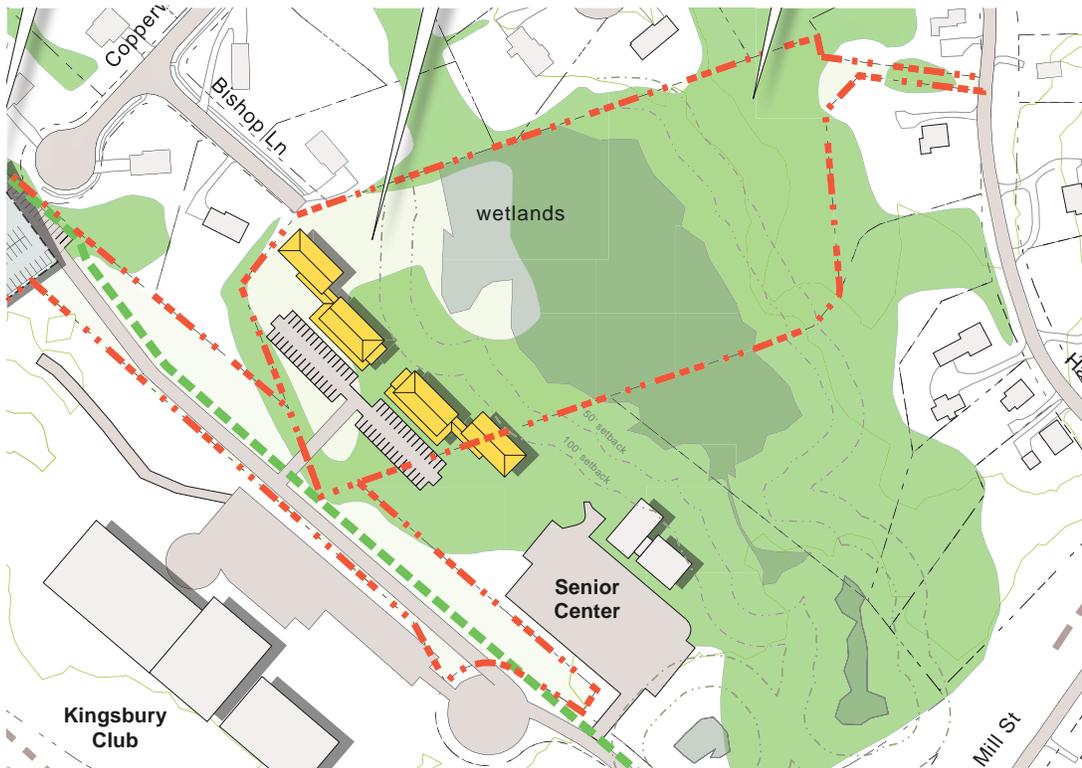


Figure 1-7. Alternative Development Scenario for Hinkley with 42 Units of Senior Rental Housing.



The cottages would create a home-ownership opportunity and could include one to two affordable home ownership opportunities for lower-income seniors. The affordable units could also be leased, if preferred. The layout plan for Hinkley is depicted in Figure 1-6.

A second development scenario for Hinkley near Ice House Road was developed featuring forty-two units of senior rental housing. This scenario calls for four buildings, each comprised of two-and-a-half stories with gable roofs and elevators with eleven-to-twelve units of housing each. The buildings would be connected and have some common area and a management office, and mailroom. This scenario is depicted in Figure 1-7. Similar to the cottage scenario, some town-owned land currently used by the Senior Center would need to be allocated to part of the Hinkley development site, so as to accommodate 42 units of housing.

Forty-two units of housing, including affordable housing units was targeted to enable the Town to meet its safe harbor goals contained in Medfield's Housing Production Plan.

Lot 3

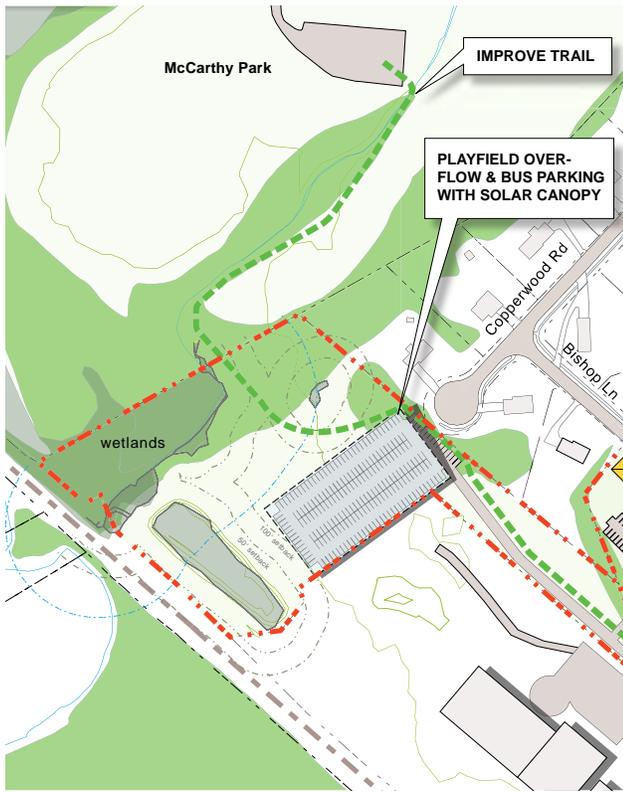
Two scenarios for prospective redevelopment were developed for Lot 3 and discussed at the May 2017 community workshop. The preferred scenario following input from Medfield residents is to develop Lot 3 as forty-two units of senior affordable housing in elevator-accessible buildings around a central grassy court, which is depicted in Figure 1-8. These senior affordable rental housing units would be within walking distance of nearby Medfield Senior Center. A new sidewalk and path connecting Lot 3 with the Senior Center will be needed as well as an upgraded access road. Development of Lot 3 for senior affordable rental housing could enable Medfield to meet the desired safe harbor requirements under the state's 40B affordable housing mandate.

The second scenario considered uses a portion of Lot 3 for parking for McCarthy Park, particularly school buses, and to erect solar arrays to generate renewable energy and revenue for the Town. This option is depicted in Figure 1-9. This could be an interim or permanent use for Lot 3.

**Figure 1-8. Preferred Scenario for Lot 3:
42 units of Senior Affordable Housing.**



Figure 1-9. Parking and Solar Energy Scenario for Lot 3.



The market studies prepared for Medfield and MSH indicated that the Town has limited demand for commercial space. MSHMPC determined that it would be preferable and strategic to locate commercial uses as part of the redevelopment of Medfield State Hospital north of Hospital Road. The MSH Strategic Reuse Plan calls for 191,000 SF of commercial space. MSHMPC identified a residential use for Lot 3 as part of the preferred plan to advance town affordable housing goals.

The possibility of building a public parks and recreation facility was also examined. The restrictions established in the Town's ground lease with the Kingsbury Club are problematic for the future use of Lot 3 for recreational uses. Moreover, the Parks and Recreation Commission found this site problematic, clearly preferring the twelve-acre area on former MSH lands south of Hospital Road.

Figure 1-10. Cross-section of Planned Extension of Ice House Road Enabling Development at Hinkley and Lot 3.



Source: Pare Corporation.

Access Issues to Hinkley and Lot 3

The McCabe Enterprises team examined alternative strategies for access to Hinkley and Lot 3. The recommended access for vehicles and pedestrians is an extension of Ice House Road, which is depicted in Figure 1-4. Development of the western portion of the Hinkley property and Lot 3 will require extension and upgrade of Ice House Road along the present dirt pathway. The Bay Circuit Trail extends through Medfield along this dirt path and needs to be considered when upgrading Ice House Road.

A vegetated landscape buffer between the roadway extension and the rear of the residential properties facing Copperwood Road and Bishop Lane is envisioned, along with street trees and a sidewalk. Street trees and landscape are especially needed to make this area more inviting for residential users. The street trees would also help buffer the barren parking lot immediately west of the dirt road.

Bicycle lanes were also included in the cross-section depicted in Figure 1-10 to provide mobility options to youth and adults who may wish to access McCarthy Park from Lot 3 and planned

extension of Ice House Road. There is an existing desire-line, indicating the path where walkers and bicyclists are using across the grass to connect with McCarthy Park.

MSHMPC asked the consultant team to investigate the possibilities of access from Bishop Lane or Copperwood Road. Copperwood Road ends in a cul-de-sac just east of Lot 3. Bishop Lane is a stubbed-out road which terminates north of the Hinkley property. Figure 1-11 and Figure 1-12 depict these options. MSHMPC recommends the extension of Ice House Road. The Committee received a petition signed by residents of nearly all the households on Copperwood Road and Bishop Lane clearly supporting the development of senior affordable housing options, but strongly objecting to any changes in Copperwood Road. This neighborhood has a history of strong objections to proposals connecting Ice House Road with either Copperwood Road or Bishop Lane. Residents of these streets prefer Copperwood Road and Bishop Lane to remain solely as a local service street to the residential uses on these two streets.

With the proposed development of affordable housing at Lot 3, a MassWorks grant may be an opportunity to cover some of the infrastructure costs, including extension of Ice House Road, to facilitate development on Hinkley and Lot 3.

Figure 1-11. Alternative Access Option: Accessing Lot 3 via Copperwood Road.



Source: Pare Corporation.

Figure 1-12. Alternative Access Option: Accessing Lot 3 via Copperwood Road.



Infrastructure Costs

The total estimated cost of extending Ice House Road with water and sewer extensions for Lot 3 and Hinkley, with the recommended street plantings and sidewalks is \$1,885,640, as noted in Table 1-3.

The cost of wastewater heat exchange is not included in the Ice House Road option. The preferred use of Hinkley for fourteen to fifteen senior cottages will likely not generate sufficient flow for effective heat exchange. However, the Town may wish to further investigate the use of geo-thermal energy to heat and cool the new senior housing units at Hinkley and the Senior Center, thereby reducing energy operating costs for the Town at the Senior Center and providing additional affordability feature for senior housing.

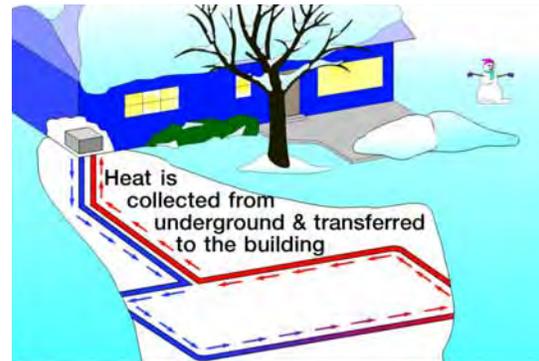
Table 1-3.
Infrastructure Costs for Ice House Road.

	Estimate
Road Extension	\$798,000
Sewer	\$500,000
Water	\$300,000
Permitting, Engineering, Survey, Construction Supervision (18%)	\$287,640
TOTAL	\$ 1,885,640

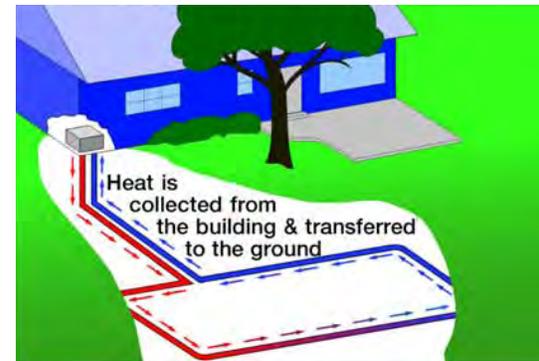
Geo-Thermal Energy

Geothermal energy is a renewable energy source. Geothermal energy systems rely on the heat from the ground, which in the northeast is typically conveyed through geothermal heat pumps (GHP) to heat and cool buildings. The initial capital cost for geothermal systems for an individual single family home is significant. Geothermal energy is more cost efficient for larger buildings, such as the Medfield Senior Center, multi-residential unit buildings, or with a district or group of buildings approach.

GHP heating and cooling systems circulate water or other liquids to pull heat from the ground through pipes in a continuous loop through a heat pump and conventional duct system. For cooling, the process is reversed; the system extracts heat from the building and moves it back into the ground loop. The loop system can be effectively used at depths ranging from below 25 feet to 300+ feet. GHPs are typically 45% more energy efficient than standard heating and cooling system options.



Geothermal Heat in the Winter collects heat from the Earth and uses it to heat building interiors.



Geothermal in the summer is used for cooling.

Source: geothermal.marin.org

2. Parks & Recreation Facility South of Hospital Road

2. Parks & Recreation Facility South of Hospital Road

Parks & Recreation Facility

The Medfield Parks and Recreation Commission has been diligently working to develop program needs and to identify a site to build a new public parks and recreation facility. Today, Parks and Recreation is headquartered at the Pfaff Center, a single-story 8,568 SF brick building constructed in 1927 on 1.3 acres of land donated by Hannah Adams Pfaff at the northwest corner of North and Dale Streets.

Ms. Pfaff at the time of her gift to the Town in 1914 established two restrictions, namely:

1. The land shall be used for Town of Medfield municipal purposes only; and
2. It should be known as the Hannah Adams Pfaff gift.

Today, the Pfaff Center is in fair condition needing numerous upgrades and repairs. Three-quarters (75.3%) of respondents to a 2014 survey conducted by the Parks & Recreation Commission described the Pfaff Center as being of extremely low quality or low quality. Only, 4,100 SF of the Pfaff building can be used for programming and activities according to Hunden Strategic Partners, a consultant to the Parks & Recreation Commission.

The Pfaff Center has numerous issues including the presence of asbestos insulation of the heating system. The 2002 study of municipal facilities, including the Pfaff Center, by Strekalovsky

& Hoit Architects found that nearly every element of the Pfaff Center violated access code standards ranging from doorway entrances, bathroom fixtures, fire alarms, the need for handrails and signage to mention a few examples.

The Pfaff Center is not sprinklered. Any renovation of the building would require installation of a sprinkler system for safety. Strekalovsky & Hoit found the Pfaff Center to be structurally sound. However, it does not meet current seismic code requirements of the Massachusetts Building Code. Any renovation would also require significant upgrades of the HVAC, plumbing and electrical systems. These systems while functional do not meet present-day user expectations and are often code-deficient. These building conditions at the Pfaff Center have propelled the Parks & Recreation Commission to vigorously promote the need for a 21st century parks and recreation facility for Medfield youth and residents.

Adjacent to the Pfaff Center is Dale Street School. Just north of Dale Street School are fields owned by the School Department and used jointly by Dale Street and Memorial Schools. During non-school hours, the Parks & Recreation Commission programs the school field along Adams Street for sports and youth activities. The popular summer programs operated by Parks & Recreation capitalize on the adjacency of the Pfaff Center and the school play areas and fields.

The Parks & Recreation Commission has found the adjacency of outdoor fields with indoor space, albeit limited with the Pfaff Center, to be a successful formula for child and youth programming. Proximity of outdoor and indoor spaces help provide for safety (with no streets to cross), the convenience of bathrooms and programming supplies, and a location for activities in inclement weather.

The Commission's preferred site for a public parks and recreation facility is the MSH property south of Hospital Road and adjacent to the fifty-eight acres McCarthy Park. McCarthy Park is maintained and programmed by Parks & Recreation. It is home to nine busy fields that are used for softball, baseball, soccer and lacrosse, including regional tournaments. The Medfield School Department also uses the fields at McCarthy Park.

In 2016-2017, the Parks & Recreation Commission retained Hunden Strategic Partners (HSP), a development consulting firm that specializes in sports facilities and destination events planning to prepare a financial and programmatic feasibility study for a new recreation facility in Medfield. HSP's findings and recommendations include:

- A community recreation center should be developed in Medfield;
- The Pfaff Center is inadequate;
- Strong community interest and support exists for a recreation facility;

- An opportunity exists for tournaments and special events to generate revenues;
- The market is calling for a recreation center with a gymnasium and an indoor synthetic turf field to accommodate local and regional soccer, lacrosse and other sports teams; and
- Costs will be a challenge.

HSP's fall 2017 report details a community recreation facility program featuring a core building of 33,256 SF. The core recreational facility illustrated in Figure 2-1 includes:

- Gymnasium;
- 3 Multi-purpose Rooms each comprising 2,000 SF each;
- 2 Activity Rooms, each comprising of 1,500 SF that could be combined;
- Game Room;
- Conference Room;
- Small Play Area;
- Small Service Kitchen;
- Offices/Administration Area;
- Lobby/Lounge/Waiting/ Corridor Area; and
- Storage, Mechanical, Bathroom.



Figure 2-1. Core Building Plan for New Public Parks & Recreation Facility.

Source: Hunden Strategic Partners.

In addition, an indoor turf field for both soccer and lacrosse is part of the plans. This addition would add an additional 37,700 SF. The indoor turf field could be constructed at the time of the core building or phased-in at a later time.

Recognizing the need and building upon the recently completed feasibility study for a parks and recreation facility by HSP, Town Meeting in 2018 authorized a site assessment study. The purpose of the site assessment study is to evaluate alternative locations for a future parks and recreation facility, including the present Pfaff Center location by Dale School, MSH south of Hospital Road, and other sites. The Town is also planning to start a master planning effort which may also weigh in on the prospective location for a future parks and recreation facility.

Inclusion of recreational facilities in development plans for residential and mixed-use communities, such as the one envisioned in the MSH Strategic Reuse Master Plan, adds a highly desirable feature given a current market focus on healthy communities and healthy living. Siting the Parks and Recreation facility south of Hospital Road would augment the healthy living attributes of MSH. The Urban Land Institute, a leading real estate development research association, notes that developments, such as MSH, that preserve land for open space, trails, greenways and recreation have homes and commercial spaces that sell more quickly and often have a higher rate of pre-sold units than conventional suburban developments.

Three examples of new residential and mixed-use developments in southeastern Massachusetts all feature parks and recreational facilities, including open space and trails. Pinelands in Plymouth which is a planned mixed-use community hosts two designer eighteen-hole golf courses, a clubhouse, and a village racket and fitness club. At Union Point (the former South Weymouth Naval Air Station), the Hub Sports Complex is a key component of the redevelopment. The Hub Sports Complex at Union Point includes two indoor/outdoor – all-season lighted soccer fields and two indoor turf fields. Redbrook, a new mixed-use residential development amidst cranberry bogs in Plymouth, developed by Makepeace features walking trails, kayaking opportunities, a playground and a YMCA facility.

The South Field

The South Field is the site of the former farm buildings and abuts McCarthy Park, public park owned by the Town and operated by the Parks & Recreation Department with heavily-utilized soccer fields, softball, and lacrosse fields.

The South Field is one of several sites to be evaluated in the coming fiscal year by the Town and the Parks and Recreation Commission as a potential site for a new parks and recreation facility, which could feature an indoor turf field. South of Hospital Road is currently the preferred site by the Parks and Recreation Commission.



Figure 2-2. Proposed Parks & Recreation Facility Concept Plan with Indoor Turf Field.

Source: Hunden Strategic Partners.

MSHMPC has reserved this space for a municipal recreation uses, including a possible parks and recreation facility. There is a preference for agricultural uses at the South Field as well. These could include construction of greenhouses and a service barn building along with more limited parking.

Redevelopment of the eastern section of the South Field for recreational uses will require construction of a parking area that should be integrated with the sloping grade in order to minimize the visibility of a large asphalt parking area from the road. The parking area would be a shared-use parking area providing overflow parking for McCarthy Park Fields and for the state hospital reuse on the north side of Hospital Road.

Design within the Campus Context

The MSH Master Plan calls for new construction which is compatible with the history of the MSH area and the agrarian nature of the property and its surroundings. Guiding principles for new construction can be found in the Design Guidelines.

Generally Dimensional Regulations within the Design Guidelines have been crafted to allow for a public recreation facility in the South Field area. Specific to the South Field, the guidelines note that:

- The former Odyssey House was not visible from Hospital Road. New construction in the South Field area should be located on the site of the former Odyssey House so as to prevent impact on the Hospital Road viewshed.
- New construction should reflect the historic agrarian structure so as to be in keeping with the surrounding South Field and Sledding Hill context.

Additionally, the Guidelines address recommendations for parking, buffers and open space elements that will be helpful in the design of any facility in the South Field area.

Following are some examples of recent recreation facilities that have been designed to fit within similar agrarian landscapes.

See Section XII of the MSH Strategic Reuse Master Plan, or Appendix 11 for additional information on Design Guidelines.

Figure 2-3. Plan showing potential recreation facility South of Hospital Road.





Figure 2-4. (left) Woodward Copper commercial recreation facility, near Frisco, CO.

Figure 2-5. (below) Redbrook YMCA Facility, Plymouth, MA.



Figure 2-6. (above) Robert Livermore Community Center recreation building, Livermore, CA.



Figure 2-7 and 2-8. (right) Athletic Wellness Center, Moravian Academy, Bethlehem, PA.

Parks & Recreation Benefits

Build Family Unity

Family bonds are improved by the sharing of leisure time. Families that recreate together tend to be closer, more cohesive and improve their chances of staying together. This is true with both parent-child relationships and married couples. Families are the cornerstone in promoting well-being and healthy development in children.

Take Care of Latch Key Children - Educate Children and Adults - Provide Child Care

Recent studies show disturbing trends about children who regularly come home to an empty house: higher than average drop-out rate, drug abuse, truancy and depression. Many communities' parks and recreation agencies provide after school and summer child care. In Fort Myers, Florida, 80% of the adolescents who enrolled and participated in the STARS (Success Through Academics and Recreational Support) program improved their grades.

Control Weight, Look Better, Build Strong Bodies

Sports participants had significantly lower body mass index values, lower blood pressures, and lower resting pulse rates. The physically fit person is less prone to injury and is less likely to experience depression.

Diminish Chance of Disease - Decrease Insurance Premiums - Live Longer!

Childhood participation in organized fitness and sports programs helps attain higher bone density establishing a strong health base to combat osteoporosis in later life. The Centers for Disease Control's research found that creating, improving and promoting places to be physically active can improve individual and community health and result in a 25 percent increase of residents who exercise at least three times per week.

Build Self-Esteem

When young people feel good about themselves they operate more effectively and productively in our communities, families and schools.

Develop Leadership

Recreational adventure programs teach the importance of trust, appropriate risk taking, supportive social interaction and personal challenge while creating valuable life long memories. Leaders are trained, developed and nurtured through sports and leisure organizations such as teen clubs, camps and programs.

Reduce Stress - Relax!

In national polls, 89% of Americans report that they often experience high levels of stress and 59% claimed that they feel great stress at least once a week. Positive and enjoyable recreation experiences can decrease stress and psychological tensions. Leisure activities provide people with the opportunity to expel energy and emotion not being released in other aspects of their lives. According to the Gallup Poll for American Health, Americans who exercised regularly were 2.5 times more likely to report that they were happier than Americans who didn't exercise at all.

Promote Sensitivity to Cultural Diversity

Social interaction through recreation breaks down unfamiliarity, fear and isolation, factors associated with racism; and promotes positive contact between different ethnic groups and the broader community. The strength of a community is increased through recreation activities that allow people to share cultural and ethnic differences.

Eliminate Loneliness - Conquer Boredom!

Community recreation programs provide a social outlet and a way to connect people.

Increase Community Pride

Community pride is generated through leisure and park facilities. When communities compare themselves to one another, they almost always evaluate their levels of open space, recreation facilities, and leisure program development.

Meet Friends - Create Memories!

A child develops social skills, problem solving and creativity through early play experiences. The best opportunities are those that are planned and supervised. Physical activity is intellectually stimulating, enhances the learning process and the development of cognitive skills.

Enhance Relationship Skills - Teach Vital Life Skills

After school sports, as well as arts and craft classes enlighten children about the concept of team play: Together Everyone Achieves More. Positive conflict resolution is a skill used throughout life. Appropriate risk taking, and a healthy sense of competition and sportsmanship can substitute for violent confrontation and bullying.

Adapted from Manchester, CT Benefits of Recreation,

<http://recreation1.townofmanchester.org/index.cfm/benefits-of-recreation/>

Appendices 3 - 16.

3. Existing Building Areas

There are several source documents that have provided data as to the size of the existing buildings. The reports from these sources vary. In the following pages, the data from the Historic Resources Map prepared by VHB and used by MSHMPC, the Lozano Baskin Report, the existing building plans, the 2016 MSHMPC financial model, and the financial modeling by McCabe Enterprises prepared for the MSH Strategic Reuse Master Plan are presented.

Medfield State Hospital - Existing Building Area Comparison Charts

Building #	Name	Gross SF per Hist. Res. Map	Lozano Baskin Report	SF/ Floor from PLANS	SF/ FLOOR Areas from GIS	# of Floors	SF attic (est. occupiable)	Total SF per bldg
1	Hillside House	3,306	3,306	1,435				2,870
2	West Hall	29,648	29,648	7,616		3	5,227	28,075
3	C-2 Bldg	17,738	17,738	6,172		2	3,882	16,226
4	D-2 Bldg	9,315	9,315	3,469		2	2,037	8,975
5	E-2 Bldg	16,980	16,980	5,550		2	3,570	14,670
6	F-2 Ward	29,403	29,403	11,238		2	7,257	29,733
7	S Bldg Training Academy	47,499	47,499		17,224	2	12,975	47,423
8	L-2 Ward	17,495	17,495	5,550		2		11,100
9	D-3 Ward	9,315	9,315	3,469		2	2,037	8,975
10	Mechanic/Machine Shop	18,000	18,000					
10-B	new							
10-C	new							
10- D	Paint Shop	N/A						
11	C-3 Ward	17,738	17,738	6,172		2	3,882	16,226
12	B-3 Ward	15,272	15,272		5,420	2	3,585	14,425
13	R Bldg	34,464	34,464		11,495	2	7,900	30,890
14	B-4 Ward	15,272	15,272		5,420	2	3,585	14,425
15	C-4 Ward	17,738	17,738	6,172		2	3,882	16,226
16	D-4 Ward	9,315	9,315	3,469		2	2,037	8,975
17	L-1 Bldg	17,495	17,495	5,550		2		11,100
18	F-1 Bldg	29,403	29,403	11,238		2	7,257	29,733
19	E-1 Bldg	16,988	16,986	5,550		2	3,570	14,670
20	D-1 Bldg	9,315	9,315	3,469		2	2,037	8,975
21	C-1 Bldg	17,738	17,738	6,172		2	3,882	16,226
22	B-1 Bldg Southgate	15,272	15,272		5,855	2		11,710
22-A	Administration A Bldg	15,412	15,412		3,833	2	2,633	10,299
23	B-2 Bldg (office)	15,272	15,272		5,506	2		11,012
24	Lee Chapel/Aud)	15,593	15,593	6,950		2		10,425
25	Infirmery	8,311	8,611	2,781		2		5,562
26	Clubhouse / Canteen	11,834	11,834*		6,429	1		6,429
27-A	Service Bldg	49,283	43,260		23,663	1	18,864	42,527
27-A wing	G-1		15,412					
27-A wing	G-2		15,412					
27-A connector	Connector		18,459					
27-B	Bakery/Food Service	91,163	91,163		42,628	1		42,628
28	TB Cottage	2,306	2,306		2,649	1		2,649
28-N	New							
29	East Hall (office)	24,730	24,730	7,616		2	5,227	20,459
30	Supt's House	4,541	4,541		2,548	2		5,096
31	Employee Cottage 1	3,654	3,654		1,397	2		2,794
32	Employee Cottage 3	3,654	3,654		1,403	2		2,806

Building #	Name	Gross SF per Hist. Res. Map	Lozano Baskin Report	SF/ Floor from PLANS	SF/ FLOOR Areas from GIS	# of Floors	SF attic (est. occupiable)	Total SF per bldg
33	Employee Cottage 5	3,654	3,654		1,445	2		2,890
34	Employee Cottage 6	3,654	3,654		1,380	2		2,760
35	Stonegate House Cottage S-5	3,308	3,308		1,376	2		2,752
36	Asst Supt's House	4,541	4,541		2,248	2		4,496
Arboretum	Add'l New Duplexes & SF							

Data from Historic Resources Map prepared by VHB.

In 2 or 3 instances, slight variation (<100 sf) btwn VHB and LB data. In all cases larger # used.

No bldg size data in Epsilon report

Data based on as built plans from John Thompson (or GIS when no plan provided)

* The Lozano Baskin Report states the Canteen Building is 18,834 SF in the Executive Summary and in the Table of Buildings, the Canteen is listed as having 11,834 SF.

Medfield State Hospital:
Existing Building Area
Comparison Charts
(cont.)

Building #	Name	MSHMPC 2016 Financial Model	Strategic Reuse Master Plan SF
1	Hillside House	3,308	2,870
2	West Hall	29,648	28,075
3	C-2 Bldg	17,738	16,226
4	D-2 Bldg	9,315	8,975
5	E-2 Bldg	16,980	14,670
6	F-2 Ward	29,403	29,733
7	S Bldg Training Academy	47,499	47,423
8	L-2 Ward	17,495	17,495
9	D-3 Ward	9,315	8,975
10	Mechanic/Machine Shop	18,000	18,000
10-B	new		27,000
10-C	new		27,000
10- D	Paint Shop		No Data
11	C-3 Ward	17,738	16,226
12	B-3 Ward	15,272	14,425
13	R Bldg	34,464	30,890
14	B-4 Ward	15,272	14,425
15	C-4 Ward	17,738	16,226
16	D-4 Ward	9,315	8,975
17	L-1 Bldg	17,495	17,495
18	F-1 Bldg	29,403	29,733
19	E-1 Bldg	16,988	14,670
20	D-1 Bldg	9,315	8,975
21	C-1 Bldg	17,738	16,226
22	B-1 Bldg Southgate	15,272	15,272
22-A	Administration A Bldg	15,412	15,412
23	B-2 Bldg (office)	15,272	15,272
24	Lee Chapel/Aud)	15,593	15,593
25	Infirmery	8,311	8,311
26	Clubhouse / Canteen	11,834	11,834
27-A	Service Bldg	49,283	80,224
27-A wing	G-1		
27-A wing	G-2		
27-A connector	Connector		
27-B	Bakery/Food Service	91,163	91,163
28	TB Cottage	2,306	2,649
28-N	New		40,500
29	East Hall (office)	24,730	20,459
30	Supt's House	4,541	4,369
31	Employee Cottage 1	3,654	4,000
32	Employee Cottage 3	3,654	2,000

Building #	Name	MSHMP 2016 Financial Model	Strategic Reuse Master Plan SF
33	Employee Cottage 5	3,654	2,000
34	Employee Cottage 6	3,654	4,000
35	Stonegate House Cottage S-5	3,308	4,000
36	Asst Supt's House	4,541	4,000
Arboretum	Add'l New Duplexes & SF		22,000 to 26,000

Data from Historic Resources Map prepared
 In 2 or 3 instances, slight variation (<100 sf)
 No bldg size data in Epsilon report
 Data based on as built plans from John Th
 * The Lozano Baskin Report states the Car
 the Table of Buildings, the Canteen is listed

4. MSH Master Plan: Evolution of Public Input

To understand the public input process, identify goals and themes, and track public decisions made regarding the Medfield State Hospital Master Plan, McCabe Enterprises compiled information on the project beginning with the initial study by Larry Koff and Associates in 2003.

The synopsis of the public input process is summarized on Table 4.1. Medfield State Hospital – Evolution of Community Inputs on Future Reuse, Part I and Table 4.2. Medfield State Hospital – Evolution of Community Inputs on Future Reuse, Part II.

Table 4.1.

Medfield State Hospital – Evolution of Community Inputs on Future Reuse, Part I

<p>2003-04 Larry Koff & Assoc. Study</p> <p>(included an advisory committee)</p>	<p>MSH 2012 Public Survey Results (as noted in Dodson 2014 report and in 1/11/2014 ppt)</p>	<p>Visioning with Internal Town Staff & Officials Workshop Dec 12, 2013</p>	<p>Public Visioning Workshop January 2014</p>	<p>SHAC March 2014 Town Meeting Presentation</p>	<p>Mission Statement by Select Board for MSH Redevelop- ment Comm. June 2014</p>
<p>LOCAL & REGIONAL REUSE GOALS</p> <ol style="list-style-type: none"> 1. Protect the Charles River Aquifer on which the region depends from pollution & depletion. 2. Preserve the open space surrounding the Core Campus as a continuing recreation resource providing a range of uses available to all members of the public. 3. Reuse as many historic bldgs within the Core Campus as possible with emphasis on maintaining the “village green” 4. Provide a break-even or positive tax return to Medfield with minimal impact on town 	<ul style="list-style-type: none"> • Riding/Walking /Bicycling trails (67% rated among top 3 choices) • Open Space (59% rated among top 3 choices) • General Recreation (58 % rated among top 3 choices) <p>1/11/14 PowerPoint (Alec Stevens)</p> <ul style="list-style-type: none"> • Recreational Use: Top 3 choices for future use of site were recreational <ul style="list-style-type: none"> o Trails o Open Space o Rec Space • Housing: Top answers: for senior housing, & no housing at all. (Apts only 4% favored) • Preservation of open space & historic 	<p>Gen’l Issues & Opportunities:</p> <ul style="list-style-type: none"> • Renovation Cost—Big ? • Opportunity for Town to meet needs while expanding tax base: <ul style="list-style-type: none"> o Sr Housing o Empty Nester Hous o Gen X & Y Housing -- < 1000 sf apts o Some mixed use, retail/ commercial • Establish Town needs first • Security – how long will Town be providing? • Need activities for all ages, families, could provide unparalleled rec facility • Older people moving out of Medfield—lack of housing choices • Sr housing & assisted living needed • Money maker with housing 	<ul style="list-style-type: none"> • Recreation (9 of 11 grps favor) • Residential (9 of 11 grps favor) <ul style="list-style-type: none"> o Senior housing (7) o Affordable housing (5) o Retirement community housing (4) o 40B housing (4) • Civic & Public Uses (8 of 11 grps favor) <ul style="list-style-type: none"> o Park & Rec • Conservation & Open Space: 6 of 11 grps favor <ul style="list-style-type: none"> o 4 grps favored o open space • Commercial (6 of 11 grps favor) • Institutional uses (6 of 11 grps favor) • Mixed uses (4) • Preservation (4 of 11 grps favor) • Sustainable Energy (4 of 11 grps favor) 	<p>How We Might Re-Use the Property?</p> <p>MIXED-USE HOUSING</p> <ul style="list-style-type: none"> • 55+ housing • Single Family • Affordable <p>TOWN USE OF PARCEL A</p> <ul style="list-style-type: none"> • Chapel—Performing Arts/ Cultural Center • Amphitheater <p>RETAIL/ LIGHT COMMERCIAL:</p> <ul style="list-style-type: none"> • Convenience Stores • Office Space • Restaurants <p>OPEN SPACE:</p> <ul style="list-style-type: none"> • Passive Recreation • Trail Network • River Access <p>RECREATION/ AGRICULTURE:</p> <ul style="list-style-type: none"> • Park & Rec Bldg • Agriculture/ Community Gardens <p>VOTE IN FAVOR OF PURCHASE Opportunities:</p>	<ul style="list-style-type: none"> • Redevelopment should build upon vision process that was completed by SHAC, including public involvement • Work cooperatively with existing MSH committee as well as Town boards/staff • Preservation of scenic & natural characteristics of the site • Any construction should be designed to enhance the property • Public enjoyment of natural open spaces surrounding redevelopment parcel • New uses for property should not negatively affect natural resources surrounding property • Redevelopment should consider

Medfield State Hospital – Evolution of Community Inputs on Future Re-Use
McCabe Enterprises

Mission, Goal & Objectives of MSH Master Plan December 17, 2014	2015 Town Report	MSHMPC 2015 Survey # 1 June 28-July 12, 2015 1,073 respondents	MSHMPC 2015 Survey # 2 July 30-Aug 9, 2015 1,084 respondents	MSHMPC 2015 Survey # 3 Aug 11 – Sept 9, 2015 683 respondents
<p>BoS Mission Stmt: Overall goal of MSHMPC is to present BoS a comprehensive & coordinated vision for the sustainable development & reuse of the former state hospital.</p> <p>Goal is to create a Master Plan for former MSH whose initial phase covers reuse of core campus but also suggests compatible uses for the adjacent town- and state-owned properties. Alternative reuse designs will be based on the balancing the competing uses & following set of objectives</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Preserve natural & rural character of site • Conserve where feasible architectural & cultural history of site • Consider housing needs for multiple economic & demographic segments of Town • Create & integrate open space with 	<p>Goal is to create a Master Plan for former MSH whose initial phase covers reuse of core campus but also suggests compatible uses for the adjacent town- and state-owned properties. Alternative reuse designs will be based on the balancing the competing uses & following set of objectives</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Preserve natural & rural character of site • Conserve where feasible architectural & cultural history of site • Consider housing needs for multiple economic & demographic segments of Town • Create & integrate open space with 	<p>Dreams for MSH</p> <ul style="list-style-type: none"> • Rec/ Sports (49%) <ul style="list-style-type: none"> ◦ Rec Center (30%) ◦ Pool (30%) ◦ Sports Fields (30%) ◦ Golf Course (19%) ◦ Indoor Sports Facility (18%) ◦ Trails (17%) • Open Space/ Park (35%) • Housing FOR (32%) <ul style="list-style-type: none"> ◦ Sr Living (49%) ◦ Aff Hous (14%) • Restaurant/ Retail/ Inn (18%) • Arts & Culture (16%) • Preservation (14%) <p>Nightmares</p> <ul style="list-style-type: none"> • Housing (75%) <ul style="list-style-type: none"> ◦ 27% No Aff/ Lo Income Housing ◦ 22% No Hi Density Housing ◦ 2% no Sr Housing 	<p>Open Space & Rec Findings re: New Public Rec Building</p> <ol style="list-style-type: none"> 1. Offer activities for all generations (4.13; 79.6% SA/agree) 2. Social space for teens (3.89; 72.1% SA/Agree) 3. Include a Pool (3.49; 56.4% SA/Agree) 4. Self-sustaining with revenue that covers capital investment paid by Town (3.28; 48% SA/Agree) 5. Should be self-funded for operations thru fees & memberships (3.21; 45.5% SA/Agree) <ul style="list-style-type: none"> • Par 3 Golf Course (2.45; 53.8% SD/ Disagree) • Open space/ park resources should be exclusive to Medfield (2.66; 51.85% SD/ Disagree) <p>Housing Findings:</p>	<p>Hospitality Findings</p> <ol style="list-style-type: none"> 1. Include small-scale, locally-owned retail (3.39; 56.8% SA/Agree) 2. Include banquet hall/function space for rent for special events (3.17; 40.89% SA/ Agree) 3. Avoid any inns or hotels (3.12; 38.8% SA/Agree) 4. Include medium-priced adult fare restaurant (2.99; 42.2% SA/Agree) 5. Include family-style sit down restaurant (2.92; 37.8% SA/Agree) <ul style="list-style-type: none"> • Include a hotel (think Marriot) (1.63; 83.6% SD/ Disagree) • Include a dept store style retail (1.79; 78% SD/ Disagree) • Include fast food, e.g., pizza, sub, burrito shops (1.82;

Table 4.1. (cont.)

Medfield State Hospital – Evolution of Community Inputs on Future Reuse, Part I

2003-04 Larry Koff & Assoc. Study (included an advisory committee)	MSH 2012 Public Survey Results (as noted in Dodson 2014 report and in 1/11/2014 ppt)	Visioning with Internal Town Staff & Officials Workshop Dec 12, 2013	Public Visioning Workshop January 2014	SHAC March 2014 Town Meeting Presentation	Mission Statement by Select Board for MSH Redevelop- ment Comm. June 2014
<p>services, particularly the school system;</p> <p>5. Redevelop the site in a timely fashion to avoid further deterioration of historic bldgs & avoid prolonged public safety issues at the vacant site.</p> <p>6. Develop add'l affordable housing</p> <p>Evaluation Criteria for Reuse Options</p> <p>I. MARKET</p> <p>a. Use desired by the Town</p> <p>b. Market demand</p> <p>II. SUPPLY</p> <p>a. Location suitability</p> <p>b. Bldg suitability</p> <p>III. FUNDING</p> <p>a. Availability of private funding</p> <p>b. Availability of public funding</p> <p>CORE CAMPUS</p>	<p>structures favored (but fewer supporting higher taxes for this)</p> <ul style="list-style-type: none"> • Potential Uses Identified in Market Analysis: Highest support for : <ul style="list-style-type: none"> o recreational facilities, o continuing care facility o satellite institutional campus • Potential Use of State Retained Parcels: Top Choices were: <ul style="list-style-type: none"> o Passive Rec o Active Rec o Open Space with no specific use o CSAs, farming & community gardens also supported 	<p>for younger people</p> <ul style="list-style-type: none"> • Recreation with arts – make a destination • Need space to work with youth • Need to increase revenue to pay for schools • Public gathering space • Concern re: security of abandoned buildings • Potential new residents will increase medical calls • Site is a mini arboretum that needs to be preserved • Significant wildlife resource • Plan as a whole, including open space • Need funds for maintenance • Infrastructure will be developed to support project 		<ul style="list-style-type: none"> • Town controls development path • Parcels A-1 & A-2 remain as open space • Able to make progress on multiple town goals • Can create revenue generating assets & community facilities <p>Concerns:</p> <ul style="list-style-type: none"> • Delays in reaching consensus on Master Plan • Higher than expected remediation costs • Higher than expected carrying costs • Potential liabilities 	<p>a complimentary mix of land uses, provide long range economic benefits to Town, & are sensitive to the character of the site.</p> <ul style="list-style-type: none"> • Diversity of housing should be investigated to address the affordable housing needs as well as the need for over 55 housing in Town. • Redevelopment strategies should take into consideration the impact on the surrounding neighborhoods.

Mission, Goal & Objectives of MSH Master Plan December 17, 2014	2015 Town Report	MSHMPC 2015 Survey # 1 June 28-July 12, 2015 1,073 respondents	MSHMPC 2015 Survey # 2 July 30-Aug 9, 2015 1,084 respondents	MSHMPC 2015 Survey # 3 Aug 11 – Sept 9, 2015 683 respondents
<p>architectural & cultural history of site</p> <ul style="list-style-type: none"> Consider housing needs for multiple econ & demographic segments of Town Create & integrate open space with easy access through- out the site Create econ value to overall site & serve needs of community Establish a sense of place & destination Provide recreational, learning & cultural opportunities to support Town's diversity of talents & interests Consider retail & com'l space within context of campus reuse plan & supportive of ongoing econ dev in 	<p>easy access through- out the site</p> <ul style="list-style-type: none"> Create economic value to overall site & serve needs of community Provide recreational, learning & cultural opportunities to support Town's diversity of talents & interests Consider retail & com'l space within context of campus reuse plan & supportive of ongoing econ dev in downtown Medfield Achieve acceptable long- term economic, environmental, & financial impacts on Medfield residents & town services 	<ul style="list-style-type: none"> Retail/ Restaurants (13%) <p><u>Land Allocations</u> <u>Ideal land use mix:</u></p> <ul style="list-style-type: none"> 28% Open Space 26% Recreation 14% Agriculture 12% hospitality 12% visual & performing arts 12% housing <p><u>Evaluating Alternatives: Importance of Key Elements</u> <u>Top 5 Important</u></p> <ol style="list-style-type: none"> 60% Impact on Schools 47% Nature & Balance of Land use/ programming 45% Impact on home values 44% Town retains control of land 38% Impact on public services <p><u>Not Important At All</u></p> <ol style="list-style-type: none"> 29% Drawing more visitors to 	<ol style="list-style-type: none"> No larger than 3 stories (4.32; 83% SA/ Agree) Minimal impact on school population (4.04; 72% SA/Agree) Housing footprint should be tight to maximize open space (3.78; 65.5% SA/ Agree) Town needs more housing options for families to down- size & stay in town (3.58; 63.3% SA/ Agree) Town needs supply of aff hous for teachers, public workers; artists, young adults, seniors below 80% of AMI (3.25; 52.5% SA/Agree) <p>Visual Preference on Housing Types for Town Owned Parcels</p>  <p>Top Pick Overall,</p>	<p>77% SD/ Disagree)</p> <ul style="list-style-type: none"> Include chain retail as long as they are small (2.33; 55.5% SD/ Disagree) Include boutique hotel (2.37; 54.3% SD/ Disagree) <p>Arts & Culture Findings:</p> <ol style="list-style-type: none"> Town benefit from expanded cultural activities (3.94; 74% SA/Agree) Include venue for performing arts (3.69; 65.3% SA/ Agree) Local arts adds value to community home properties (3.67; 60.8% SA/Agree) My family would participate in cultural activities (3.65; 62.6% SA/ Agree) Include outdoor amphitheater (3.57; 60.6% SA/Agree) Include arts educ. classrooms &

Table 4.1. (cont.)

Medfield State Hospital – Evolution of Community Inputs on Future Reuse, Part I

2003-04 Larry Koff & Assoc. Study (included an advisory committee)	MSH 2012 Public Survey Results (as noted in Dodson 2014 report and in 1/11/2014 ppt)	Visioning with Internal Town Staff & Officials Workshop Dec 12, 2013	Public Visioning Workshop January 2014	SHAC March 2014 Town Meeting Presentation	Mission Statement by Select Board for MSH Redevelop- ment Comm. June 2014
<p><u>PREFERRED USES</u></p> <ul style="list-style-type: none"> • Mixed-income & age-restricted rental housing • Rec Center • Golf Course <p><u>ACCEPTABLE USES:</u></p> <ul style="list-style-type: none"> • Residential Village Community • Conference/Retreat/ Hotel Complex • Long term Assisted Care • Technical Office/ Incubator Center • Recreation/ Cultural Community <p><u>UNACCEPTABLE USES:</u></p> <ul style="list-style-type: none"> • Market Rate Single Family Homes • Casino or Theme Park <p>Horseshoe Area</p> <p><u>ACCEPTABLE USES:</u></p> <ul style="list-style-type: none"> • Golf Course <p><u>UNACCEPTABLE USES:</u></p> <ul style="list-style-type: none"> • Public School Use 		<ul style="list-style-type: none"> • If roads public, need to be brought up to town stds • Stormwater has to comply with EPA stds • Pending Water withdrawal requirements limit town's water use to 65 gpd/person; state cap of 1.52 M gallons (all uses) 			

Mission, Goal & Objectives of MSH Master Plan December 17, 2014	2015 Town Report	MSHMPC 2015 Survey # 1 June 28-July 12, 2015 1,073 respondents	MSHMPC 2015 Survey # 2 July 30-Aug 9, 2015 1,084 respondents	MSHMPC 2015 Survey # 3 Aug 11 – Sept 9, 2015 683 respondents
<p>downtown Medfield</p> <ul style="list-style-type: none"> Achieve acceptable long- term economic, environmental, & financial impacts on Medfield residents & town services 		<p>Medfield/ tourism</p> <ol style="list-style-type: none"> 26% Preservation of existing bldgs. 15% Connectivity to Downtown 15% Job Creation 11% Profit to the Town 	<p>42.8%. Top choices for 18-29 (46%); & 50-59 (54%) yr old cohorts.</p> <p> 2nd over-all; top pick for 30-49 cohort (39%)</p> <p> 3rd over-all; top pick for under 18 cohort (63%)</p> <p> 4th over-all; Top pick by seniors (70-89) cohort (51%)</p> <p>What makes Medfield special?</p> <ol style="list-style-type: none"> Open Space/ Conservation Small Town / community feel Family Friendly Quality Schools Culture/History 	<p>studios (3.55; 56.5% SA/Agree)</p> <ol style="list-style-type: none"> Include visual art galleries/ exhibit space (3.50; 53.8% SA/Agree) <p>Agricultural/Food Findings:</p> <ol style="list-style-type: none"> Include space for Farmers Market (4.02; 76% SA/ Agree) Include space for a CSA (3.85; 68.5% SA/Agree) Include a retail farm stand/store (3.82; 67.5% SA/ Agree) Include educ opportunities on agriculture for children & young adults (3.71; 62.2%SA/Agree) Site grow food consumed locally by partnering with local restaurants (3.71; 61.8% SA/Agree) Grow food to be consumed in school cafeterias (3.61; 56% SA/Agree)

Table 4.1. (cont.)

Medfield State Hospital – Evolution of Community Inputs on Future Reuse, Part I

2003-04 Larry Koff & Assoc. Study (included an advisory committee)	MSH 2012 Public Survey Results (as noted in Dodson 2014 report and in 1/11/2014 ppt)	Visioning with Internal Town Staff & Officials Workshop Dec 12, 2013	Public Visioning Workshop January 2014	SHAC March 2014 Town Meeting Presentation	Mission Statement by Select Board for MSH Redevelop- ment Comm. June 2014

ABBREVIATIONS

Addl or Add'l	Additional
Aff	Affordable
Apt or Apts	Apartment/ Apartments
Bldg or Bldgs	Building /Buildings
BoS	Board of Selectmen
Coml or Com'l	Commercial
Dept	Department
Educ	Education
Genl or Gen'l	General
gpd	Gallons Per Day
Grps	Groups
Hous	Housing
MSH	Medfield State Hospital
MSHMPC	Medfield State Hospital Master Plan Committee
Stds	Standards
Stmt	Statement
Yr	Year

Mission, Goal & Objectives of MSH Master Plan December 17, 2014	2015 Town Report	MSHMPC 2015 Survey # 1 June 28-July 12, 2015 1,073 respondents	MSHMPC 2015 Survey # 2 July 30-Aug 9, 2015 1,084 respondents	MSHMPC 2015 Survey # 3 Aug 11 – Sept 9, 2015 683 respondents
				<p>6. Pursue Agricultural uses for abutting state land (3.61; 53.9% SA/ Agree)</p> <p>Institutional /Campus Style Dev. Finding: Not liked/ nor desired</p>

Table 4.2. (cont.)

Medfield State Hospital – Evolution of Community Inputs on Future Reuse, Part II

Medfield Open Space & Recreation Plan July 2016	Medfield Housing Production Plan October 2016 <i>Drawn from 1997 Master Plan Goals & Policies Stmt</i>	Concept Principles, v.3 July 2016 thru Jan 2017 <i>Drafted, Circulated, Not Adopted</i>	Arts Market Report Survey October 2016 472 respondents
<p>OPEN SPACE GOALS</p> <ol style="list-style-type: none"> Acquire additional lands for conservation & passive recreation. Protect scenic views, historic sites, agricultural uses and wildlife habitat. <ul style="list-style-type: none"> Maintain existing open spaces & scenic views within MSH in concert with final development plan coordinated by MSHMPC. Support preservation & rehab of historically important bldgs at MSH By completing purchase of designated parcels of MSH, ensure that State will restrict existing ag parcels to ag uses. Protect water resources and access to them. Expand links between open space and recreation sites. Improve the Town's open space areas. <p>RECREATION GOALS</p> <ol style="list-style-type: none"> Develop recreation facilities to address the diverse needs of the community. <ol style="list-style-type: none"> Build new community center ADA compliance 	<p>HOUSING GOALS</p> <ul style="list-style-type: none"> Protect Medfield's environmental quality, town character and fiscal condition as growth continues. <ul style="list-style-type: none"> Decisions affecting land use should be guided by an understanding of the environmental, social, and fiscal implications of development. Medfield will accommodate residential development that is consistent with the Town's character and its ability to provide high quality services. <ul style="list-style-type: none"> Residential development should be concentrated in areas that can accommodate development without jeopardizing the environment & town character Ensure that densities reflect infra- structure & natural resource constraints New housing will include variety of lot sizes, unit sizes & housing costs that contribute to Medfield's diverse community. 	<ol style="list-style-type: none"> Maintain & enhance the character & values of Medfield <ul style="list-style-type: none"> Scenic, natural features Passive & active recreation Honor our historically significant past Architecturally significant Rich agricultural history & prime ag land Innovative, sustainable, & environmentally responsible manner Align economic & financial impacts with Medfield's values and priorities <ul style="list-style-type: none"> Rigorous economic & financial analyses Expected increases in public expenditures Expected increases in revenue Other costs & plans in Town Expenses & revenues over time Leverage federal & state funding & tax incentives Learn about potential coml & nonprofit interests Address housing needs appropriately 	<p>How much do you believe a cultural arts facility would contribute to Town's quality of life?</p> <ul style="list-style-type: none"> 58% A great deal 30% Somewhat <p>How important is it to you & your family for Medfield to have a theater/ performance/ film facility for community use?</p> <ul style="list-style-type: none"> 39% Very important 37% Somewhat important <p>In considering options for future development of MSH, how important is it to you & your family that any of the following to be constructed?</p> <p><u>80% Very & Somewhat (V&S) Important:</u></p> <ul style="list-style-type: none"> Indoor live performance space for community <p><u>70% - 79% V&S Important</u></p> <ul style="list-style-type: none"> Outdoor art fairs/ crafts fairs/ festival space Music instruction space for youth & adults Outdoor amphitheater Theater/drama instruction space for youth... Indoor film viewing space for community use Rentable space for events Visual instruction space Culinary arts instruction space Digital art lab <p><u>60%-69% V&S Important</u></p> <ul style="list-style-type: none"> Creative maker space for youth & adults

<p>MSHMPC RFP document</p> <p>October 2016</p>	<p>Senior Housing Survey Key Findings</p> <p>Fall 2016</p> <p><i>Presented to MSHMPC March 2017</i></p>	<p>MSHMPC Open House Survey</p> <p>February 2017</p> <p>574 responses</p>
<p>OBJECTIVES:</p> <p>Maintain and enhance the character and values of the Town of Medfield and its residents, including:</p> <ul style="list-style-type: none"> ▪ site’s scenic and natural features; ▪ spaces for passive active recreation; and ▪ site’s cultural, historic, agricultural, & architectural significance. <p>Address Town housing needs, which may include:</p> <ul style="list-style-type: none"> ▪ smaller footprint housing that is affordable for 55+ Medfield residents who are downsizing and would like to stay in Medfield, or ▪ any housing that brings more diversity into Medfield’s housing stock. <p>Achieve reasonable economic and financial impacts on Medfield residents and Town services, which may include a rigorous economic and financial analysis of the proposed redevelopment concept and will only proceed for</p>	<ul style="list-style-type: none"> • Senior population is increasing dramatically • Seniors want to stay in Medfield (70%) • 68% have lived in Medfield for over 30 years • Senior Home Assessments from \$465K to \$560K • Seniors 65+ have limited income • Favor single level homes – Single Fam/Condo • >70% seek next home price of \$300K to \$450K 	<p>Overwhelmingly Popular</p> <ol style="list-style-type: none"> 1. Senior Housing 2. Open Space 3. Cultural Space/ Performing Arts Center (and specifically using Lee Chapel for this) 4. Parks & Recreation building 5. Other housing, including affordable, mixed, smaller housing in relatively equal numbers 6. Public market/ small retail/ shopping <p>Also mentioned more than a few times:</p> <ol style="list-style-type: none"> 1. Trails 2. Private Sports Complex 3. Amphitheater 4. Hotel 5. Promenade 6. Group Home 7. Studio/ Makers’ Spaces 8. Retreat Center

Table 4.2. (cont.)

Medfield State Hospital – Evolution of Community Inputs on Future Reuse, Part II

<p>Medfield Open Space & Recreation Plan July 2016</p>	<p>Medfield Housing Production Plan October 2016</p> <p><i>Drawn from 1997 Master Plan Goals & Policies Stmt</i></p>	<p>Concept Principles, v.3 July 2016 thru Jan 2017</p> <p><i>Drafted, Circulated, Not Adopted</i></p>	<p>Arts Market Report Survey October 2016</p> <p>472 respondents</p>
<p>c. Expand trails system linking existing areas d. Improve quality & safety of Park & Rec properties</p> <p>2. Provide recreation opportunities that enhance quality of life for all ages, cultures, and abilities.</p> <p>3. Improve communication & coordination btwn Parks & Rec Dept, Medfield Public Schools, youth sports orgs and other towns to maximize sharing of resources.</p>	<p>o Plan for & support developmt of a wide range of housing options in order to accommodate households with diverse housing needs, as well as changing family structures.</p> <p>o Town should take a direct role in provision of affordable housing in order to protect the character of the community while meeting identified needs & targets.</p> <p>HOUSING VISION <i>Medfield will accommodate residential development that is consistent with the Town's character and its ability to provide high quality resources while ensuring that units that are affordable to range of incomes are also developed.</i></p>	<ul style="list-style-type: none"> • Smaller market rate condos, town- homes, &/or apts • Moderately priced, market rate homes with amenities that appeal to the 55+ demographic; • Persons with disabilities • At minimum, provide enough affordable housing to maintain town's current percentage • Mix affordable & market units in same bldgs. & neighborhoods • New kinds of housing will bring diversity 	<ul style="list-style-type: none"> • Gallery & exhibit space • Music practice space for groups • Outdoor public art installations • Studio space rentable for avocational adult... <p>Regarding arts, cultural & creative learning opportunities that could be offered in Medfield for children in your house- hold or family, please rank the level of interest you would have in the following:</p> <p><u>Very Important</u></p> <ul style="list-style-type: none"> • HS maker space (49%) • HS age graphic design, CAD (48%) • HS theater (47%) • HS-age digital, film, photography (46%) • HS age metals, glass, wood working (44%) • Elem. Age music (42%) • Middle school age media arts (42%) • HS visual arts portfolio (41%) <p>Cultural Arts facility should be included at MSH as a public asset for residents: 80% Agree (SA/SWA)</p> <p>Town should evaluate ways to combine a civic, cultural arts center & civic rec facility under 1 roof to save resources: 78% Agree (SA/SWA)</p> <p>Don't think Medfield needs a cultural arts facility: 13% Agree (SA/SWA)</p> <p>Town should seek developer such as a retirement or assisted living community to offer cultural arts</p>

MSHMPC RFP document October 2016	Senior Housing Survey Key Findings Fall 2016 <i>Presented to MSHMPC March 2017</i>	MSHMPC Open House Survey February 2017 574 responses
<p>approval by the Town if it is deemed to be in the town's economic best interests.</p>		

Table 4.2. (cont.)

Medfield State Hospital – Evolution of Community Inputs on Future Reuse, Part II

<p>Medfield Open Space & Recreation Plan July 2016</p>	<p>Medfield Housing Production Plan October 2016</p> <p><i>Drawn from 1997 Master Plan Goals & Policies Stmt</i></p>	<p>Concept Principles, v.3 July 2016 thru Jan 2017</p> <p><i>Drafted, Circulated, Not Adopted</i></p>	<p>Arts Market Report Survey October 2016</p> <p>472 respondents</p>
			<p>classes/ programs open to community: 24% Agree (SA/SWA)</p> <p>Town should explore a P3 for development of cultural arts facility with residents contributing to construction costs and Town funding a portion. 44% Agree (SA/SWA)</p> <p>If outside group/ nonprofit wants to build/operate a cultural arts facility, it should step up. Town should not fund capital or operating costs: 45% Agree (SA/SWA)</p> <p>Town should consider supporting creation of a cultural arts center with land &/or bldgs it already owns: 71% Agree (SA/SWA)</p> <p>Any arts, cultural, education or public programming at MSH should be done by groups other than the Town of Medfield: 26% Agree (SA/SWA)</p> <p>If cultural arts center is built, Town should consider operating & providing arts & cultural programs, such as classes & events: 52% Agree (SA/SWA)</p> <p>If developing a cultural arts center – what would you be willing to pay in additional taxes per year for a period of time for capital construction?</p> <p>\$0 -- 21% \$50 to \$125 – 54% \$250 to \$375 – 25%</p>

ABBREVIATIONS:

Apts = apartments; Coml = commercial; Dept = Department; Developmt = development; Elem = Elementary; Stmt = Statement
 HS = High School; SA = Strongly Agree; SD = Strongly Disagree; SWA = Somewhat Agree; V&S = Very and Somewhat

MSHMPC RFP document October 2016	Senior Housing Survey Key Findings Fall 2016 <i>Presented to MSHMPC March 2017</i>	MSHMPC Open House Survey February 2017 574 responses

5. MSHMPC Catalyst Meetings

From 2015 - 2017 the Medfield State Hospital Master Plan Committee met with potential businesses and organizations to gather information on potential uses for the site. The following table provides a list of meetings and potential uses identified as part of the conversations.

Table 5.1.

Summary of MSHMPC Catalyst Meetings 2015 – 2018

	Organization	People and Titles	Date	Potential Uses of MSH
1	Right Coast Locations	Karen Stark, Scout	5/26/2015	Set for documentary movie
2	Volante Farms	Teri Volante Boardman, Owner	8/10/2015	Farming in A-1 and A-2, farm stand
3	Emerson College, Department of Visual & Media Arts	Robert Sabal, Assoc. Prof. & Interim Dean of School of the Arts	8/12/2015	Interest in shared sound stage
4	CBRE	Biria St. John , Vice Chairman Michael Ripp, EVP Nathaniel Heald, Senior VP	8/12/2015	Commercial and institutional real estate development
5	Mass Department of Agriculture	Barbara Hopson, Coordinator for agriculture lands at state hospitals	8/26/2015	Use of A-1 and A-2 for agricultural
6	MA Film Office	Lisa Strout, Ex. Director Tim Graffi, Head of Locations	9/14/2015	Location for local movies using MSH. Need for large indoor space for sets.
7	Community Rowing	Bruce Smith, Executive Director	9/15/2015	Rowing especially for middle school students and children with disabilities
8	Volante Farms	Al Volante, Owner	10/4/2015	Farming on A-1 and A-2
9	Fitchburg Art Museum	Nick Capasso, Director	10/5/2015	Arts and affordable living space
10	Tower Hill Botanical Garden	Kathy Abbott, CEO	10/5/2015	Agricultural development and tourism, site promotion
11	Massachusetts Office of Business Development	Peter Milano, Sr. Regional Director	10/6/2015	Business services to attract development including retail
12	Sebastian Mariscal Studio	Sebastian Mariscal, Steven Azar, Ron Mallis, and Liz Keithline	10/17/2015	Food services, public market, mixed uses, preservation
13	Charles River Canoe and Kayak	Mark Jacobson, Gen. Mgr., Charles River Canoe & Kayak, Weston Ski Track, Community Ice Skating	10/20/2015	Outdoor recreation, ski track, boating and ice rink
14	Mass Housing and Economic Development	Bob Ash, Commissioner Shawn Dooley, State Representative	10/29/2015	Housing, affordable housing, State funding sources and programs
15	Tangerini Farm	Laura and Charlie Tangerini Barbara Hopson, DAR	12/13/2015	Expansion of CSA on fields A-1 and A-2, farm-to-table
16	Acorn Management	David Scherer, EVP	1/6/2016	Historical rehab of old building for apartments
17	Stratford Capital Group	Richard Haydon, EVP and Principal Bob Currier, Municipal Advisory Services	1/6/2016	Historical rehab of old buildings

	Organization	People and Titles	Date	Potential Uses of MSH
18	Astra Luna/ O'Brien Vodka	Vin O'Brien Jonathan Freyer	1/19/2016	Relocation for distillery and having crop grown in surrounding fields
19	North Hill	Kevin Burke, CEO and President Anne Orme, VP Business Development	1/20/2016	Independent living, CCRC
20	Zoppo Corp.	Bill and Son Zoppo	1/22/2016	Senior and affordable housing using existing buildings, relate to agricultural development
21	Riverside Community Care	Scott Bock, CEO & President Chris Burke, VP Facilities Suzanne Siino	4/27/2016	Inclusion center for adults with developmental disabilities
22	North Hill and Inclusion Center	Suzanne Siino, Inclusion Center Kevin Burke, CEO, North Hill Anne Orme, VP. Business Development	6/17/2016	Employment opportunities for adults with development disabilities
23	Private Boys School	Bob Sylvain Mark O'Donnell	6/15/2016	Boys school for grades 3 - 8
24	Education Alliance	Charles Combs James Samuels	7/1/2016	Education, culture and recreation
25	Pineland Farm, New Gloucester, NH	Eric Hayward, EVP, Libra Foundation	8/14/2016	Commercial and retail development, farming, funding options, parallel experience to MSH
26	A.W. Perry	Buzz Constable, EVP, A.W. Perry	10/1/2016	Development strategy, experiences from Lincoln, MA and other locations
27	Rehabilitation Associates Inc.	Nick, Gil and Thisse	3/5/2017	Assisted living and nursing care center on Hinkley Farm and Ice House Road Lot #3
28	Oxbow Partners, LLC	Peter Smith, Partner	4/8/2017	Restoration of historic buildings, historic tax credits, ideas for reuse of buildings
29	UGTI, Inc.	Henry Shterenverg	7/6/2017	Public/private recreation and sports concept involving Parks and Rec
30	New Entry Sustainable Farming (Tufts University)	Jennifer Hashley	9/22/2017	Agricultural sustainability using A-1, A-2, sections of Sledding Hill and some buildings for class rooms and housing

6. Community Workshop Feedback & Small Group Comments

On May 24, 2017 the MSHMPC held a public workshop at the Thomas Blake Middle School to share the two concept approaches to site development. In addition to public comment and conversation at the meeting, input from the community was collected in a matrix format during small group work sessions, and was collected at the end of the meeting using PollEverywhere.com software.

MSH Community Meeting 052417

Current run (last updated May 31, 2017 8:53am)

10

Polls

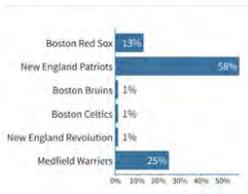
115

Participants

94

Average responses

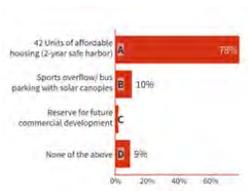
Who will win a national sports championship this year?



Response options	Count	Percentage
Boston Red Sox	10	13%
New England Patriots	44	58%
Boston Bruins	1	1%
Boston Celtics	1	1%
New England Revolution	1	1%
Medfield Warriors	19	25%

76
Responses

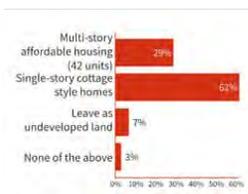
Which use of Lot 3 would best support Medfield town goals?



Response options	Count	Percentage
42 Units of affordable housing (2- year safe harbor)	75	78%
Sports overflow/ bus parking with solar canopies	10	10%
Reserve for future commercial development	2	2%
None of the above	9	9%

96
Responses

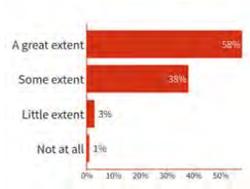
Which use of the Hinkley lot area adjacent to the Senior Center would best support Medfield town goals?



Response options	Count	Percentage
Multi- story affordable housing (42 units)	30	29%
Single- story cottage style homes	64	62%
Leave as undeveloped land	7	7%
None of the above	3	3%

104
Responses

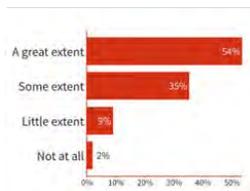
To what extent does Scenario 1 (Blue/ Town Square) support Medfield town goals?



Response options	Count	Percentage
A great extent	58	58%
Some extent	38	38%
Little extent	3	3%
Not at all	1	1%

100
Responses

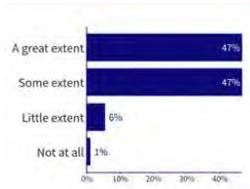
To what extent does Scenario 1 (Blue/ Town Square) establish a sense of a place that is publicly accessible, where all are welcome?



Response options	Count	Percentage
A great extent	53	54%
Some extent	35	35%
Little extent	9	9%
Not at all	2	2%

99
Responses

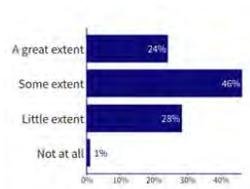
To what extent does Scenario 1 (Blue/ Town Square) establish a sense of community and activity?



Response options	Count	Percentage
A great extent	42	47%
Some extent	42	47%
Little extent	5	6%
Not at all	1	1%

90
Responses

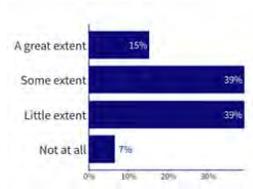
To what extent does Scenario 2 (Orange/ Rural Village) support Medfield town goals?



Response options	Count	Percentage
A great extent	23	24%
Some extent	44	46%
Little extent	27	28%
Not at all	1	1%

95
Responses

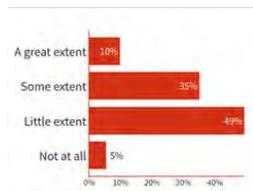
To what extent does Scenario 2 (Orange/ Rural Village) establish a sense of a place that is publicly accessible, where all are welcome?



Response options	Count	Percentage
A great extent	14	15%
Some extent	36	39%
Little extent	36	39%
Not at all	6	7%

92
Responses

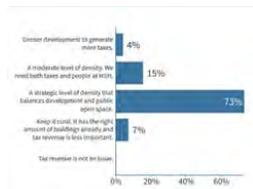
To what extent does Scenario 2 (Orange/ Rural Village) establish a sense of community and activity?



Response options	Count	Percentage
A great extent	9	10%
Some extent	32	35%
Little extent	45	49%
Not at all	5	5%

91
Responses

Some municipalities choose to enable more densely developed areas to generate more taxes and more active locations. Tell us how this approach may work for MSH.



Response options	Count	Percentage
Denser development to generate more taxes.	4	4%
A moderate level of density. We need both taxes and people at MSH.	15	15%
A strategic level of density that balances development and public open space.	71	73%
Keep it rural. It has the right amount of buildings already and tax revenue is less important.	7	7%
Tax revenue is not an issue.	0	0%

97
Responses

Summary of Comments May 24, 2017 MSH Community Workshop

Agriculture	
Small Group Comments	<ul style="list-style-type: none"> • No to Agriculture (So of Hospital Rd) • Agriculture/ Arboretum – upkeep maintenance? • Yes: Arboretum + Agriculture • Maintain agricultural space in conjunction with farm to table restaurant (in combination here) • Agricultural features vs. Open space. ? use East & West as agricultural use; 50-50 open space (Sc 1) vs agricultural use (Sc 2) • Like ag concept; good for town beauty • Like Agriculture in Scenario 2 for north. • PHASED – South of Hospital Road. Revenue from Agriculture first. Have town master plan deal with it. Why address it immediately. Do agriculture first & plan for Town. • Loses open space to Agriculture lease (Sc 2) • Open space/ agriculture at the north vs. future development • Ag not necessary
Individual Comments	<ul style="list-style-type: none"> • Please keep South Side in Agricultural Use • Prefer Rec Center v. Agricultural • Strongly prefer the south side of Hospital Rd be kept open with agricultural use. Do not want Park & Rec Building – extra traffic -- Place on North Campus, Dale. Do not give up the land. • Please add in the agricultural piece to scenario • I prefer greenhouse and am very opposed to recreation facility • I support Parks n Rec building but hope they will reconsider scale & location. The land is ideal for agriculture + that has revenue potential two (CSA, farmers mkt, supplying for restaurants, food pantry, & comm. gardens). • Area should be farmed and sell local produce to restauratns and Farmers’ Market. • Agricultural – south side; Commercial, local produce, agriculture

Summary of Matrix Comments - May 24,2017 Community Workshop (cont.)

Arts	
Small Group Comments	<ul style="list-style-type: none"> • Town needs a larger meeting/event space. Not necessarily fancy wedding space. Love the idea of integrating that with the arts space. • Art Facility Yes • Outdoor concerts; festivals • Artist Live/Work is good. • Concerns raised by several members of group about presence of arts competing w/ Zullo and other members of downtown community interests. • Would this compete with downtown interests? Would it be used all year round? Who would it serve, what duplication of services??? Could complement Medfield's offerings rather than compete; could be a destination from other towns for classes, festivals, performance art, etc. • We are supportive of an arts space • Revenue neutral art centers? • Question on parking, supporting arts, etc. • Develop more "community" arts, restaurants, wine bar, shops, inn • Artist live space among seniors • Better access to arts & culture or com'l (Sc 1) • We value Arts Center + Living area
Individual Comments	<ul style="list-style-type: none"> • Please Please Please <u>Park & Recreation</u>. It generates \$\$\$ not art center → Competes with what new Park & Rec can do... • "Arts" is key. Even a small # of live-work spaces has a disproportionately large effect on culture. • * Arts center will make it a vibrant site whether #1 or #2 • The arts center and the Pfaff Center/Parks & Rec could be combined in that they could share some parts of Arts bldg. • Drop Art Center; • New Park and Rec provides what arts center would – but Arts Center possibly 6 months \$\$\$ Park & Rec 12 months \$\$\$ • Lowell Mason Tribute in arts space? • • We have great music in Medfield. Showcase local talent in an outdoor concert space. • We need a new music concert space. Bring back Fall Fest. Encourage teens with music.

Arts	
	<ul style="list-style-type: none"> • Want ampitheater + arts • <u>Arts space</u>

Commercial	
Small Group Comments	<ul style="list-style-type: none"> • Create café instead of day care center • On west side of quad, the group wrote “Commercial” and “Less Housing”; “Lot 3 has overflow housing to meet our needs.” • Any scenario needs commercial space – retail like restaurant • Views of the Charles must be <u>shared</u> w/ restaurants & other. • Limited Commercial (Sc 1) • Too much commercial (Sc 2) • Add retail shops; wine/ cheese/ flowers • Yes: more commercial; Local control of vendors? • Would be nice to have an inn somewhere? Would it be used? • We think mixed commercial development is important and needs to be close to the housing or interspersed within the housing/buildings. • Like café concept in Scenario 2 • Like the concept of an inn, gathering spot. • Skeptical commercial what type • Value. Add a little more commercial devel. (Sc 1) • Add convenience store (center of quad) • Develop more “community” arts, restaurants, wine bar, shops, inn • We love INN idea for guest, visiting family!!! Kids – but is it financial feasible/ realistic. • We need restaurants, cafes, etc. The group prefers Scenario 1 with adjustments – more commercial and tax revenue. Add a Forekicks-type facility that pays us taxes • Commercial space is too large for interest • More cafes & restaurants. Winery ☺ • Need market study to evaluate commercial uses • Scenario 2 is way better (commercial space) • Commercial help create village – more self-sustaining • Commercial is a plus • We value: Inn/Idea/Receptional commercial

Summary of Matrix Comments - May 24,2017 Community Workshop (cont.)

Commercial	
Individual Comments	<ul style="list-style-type: none"> • More commercial in center of property to serve residents & bring others into the campus; • There is still a need for hospitals of all constellations. I would like to see the campus et al to be used in that way. • Business Park; No new R.E, taxes <u>Enough is Enough!!</u> • Need more restaurants. Always busy • Keep open space + ↑ revenue with restaurants • From our table: Consensus was that size of commercial space was too big. They won't go up there. • Idea of adding some mixed use bldgs. (retail shops, bakery, wine shop, etc.) & have this on 1st floor + condos/ apt on 2nd floor....so no all bldgs. Just housing on perimeter of campus! (yellow/gold) area • Café w/ wine & noshes. • Both scenarios need commercial areas for residents – café, -- shop (small groc, etc.), wine bar ☺ • I like the idea of a European style village with housing, shops, coffee. Show little eating spots. Keep senior living on outside – not so central, • Restaurants & cafes for Revenue • Medfield has a lot of day cares already. Need more new, updated restaurants. Revenue increases w Avenue, Nosh & Grog, Cafes. • Prefer to have decreased living space overall, increase units in area close to Senior Center (Hinkley & other); add more town activity & studio/workshop type space in main quad area.

Day Care	
Small Group Comments	<ul style="list-style-type: none"> • Create café instead of day care center. • Day care location preferred (referencing Scenario 1) • Like day care; slightly better location (Scenario 1)
Individual Comments	<ul style="list-style-type: none"> • No need for day care. Have lots • Why do we need day care centers if housing units more in balance. Nix day care centers. • Maybe build a new one up on Hospital Hill, and use the current senior center as a day care.?? • Medfield has a lot of day cares already. Need more new, updated restaurants. Revenue increases w Avenue, Nosh & Grog, Cafes.

Dog Park	
Small Group Comments	<ul style="list-style-type: none"> • Want to have open space for dog walking for non-occupants of property • Walking dog friendly open space. • Make sure there is dog friendly walking space
Individual Comments	<ul style="list-style-type: none"> • Dog Park. Keep it, • There is an obvious need for a free space to walk dogs. Make the dog aspect a requirement. KEEP THE DOG PARK. • <u>Preserve dog trails.</u>

Financials	
Small Group Comments	<ul style="list-style-type: none"> • Need a crystal ball. Open space has an impact on town services. • Do revenue generation. • The group prefers Scenario 1 with adjustments – more commercial and tax revenue. Add a Forekicks-type facility that pays us taxes • Scenario 1 perhaps easier to finance. Scenario 2 is better economic in the long run.
Individual Comments	<ul style="list-style-type: none"> • How much is this going to cost? Will we find out before Town Meeting? • Will this project allow people to downsize (affordable) and stay in Medfield? • Difficult to answer tis since no information is available to say how taxpayers will be affected. (re: Objective on achievable acceptable long-term economic, environmental and financial impacts on Medfield residents and taxpayers) • Great presentation! More financial information.

Summary of Matrix Comments - May 24,2017 Community Workshop (cont.)

Group Home	
Small Group Comments	<ul style="list-style-type: none"> • We support group home(s) to meet 40B goals. • Group home is wonderful way to honor history and include these individuals – Not isolate them in a corner of development • Why group home here (sc #1)? We like sc # 2 location. • Good that group home is incorporated with the rest (Sc 2) • Keep cottages (or Townhouses 50+ age) in both scenarios, plus group home. •
Individual Comments	

HINKLEY	
Small Group Comments	<ul style="list-style-type: none"> • We like the Senior Housing @ Hinkley and Lot 3 • Parks & Rec good. Is there a way to have agriculture too; Possibly move Parks & Rec to Lot 3 or Hinkley • Senior housing closer to Council on Aging good • Lot 3/Hinkley DO IT! Ready to go. Either plan works. Do it well • Like bulk of senior housing near senior center on Ice House Road/Hinkley
Individual Comments	

Historic Preservation	
Small Group Comments	<ul style="list-style-type: none"> • Recognize history • Maintain as much of historic resources as possible • Preservation of as many bldgs. as possible. • Less demolition makes Sc # 2 slightly more favorable on this objective (conserve when feasible site’s architectural & cultural history). • Love to preserve as many of the buildings as possible.
Individual Comments	<ul style="list-style-type: none"> • Keeping as many existing buildings is <u>Great</u>...walkways, etc. • Don’t like to demo buildings

Housing	
Small Group Comments	<ul style="list-style-type: none"> • Like Apt/Condo Mix in Scenario 1 • Have housing view the river or inn & restaurant. • Provide housing for seniors to transition from cottages to assisted living to nursing (to cemetery) • On west side of quad, the group wrote “Commercial” and “Less Housing”; “Lot 3 has overflow housing to meet our needs.” • A mix, please, of <u>both</u> multi-level senior housing (42 units) <u>plus</u> Cottages (15 units or more) roughly 1500 sf, two bedroom, etc. Limit # of bedrooms; Underground parking? • Prefer senior housing plan on west side (scenario 1) • We really applaud 40 B housing for diversity and senior housing. • We like the Senior Housing @ Hinkley and Lot 3 • Scenario 2 better serves Medfield (affordable; seniors; general housing needs) • Artist Live/Work is good. • We support group home(s) to meet 40B goals. • We support the senior housing placement in Scenario 2. • We support the housing mix in Scenario 2 because less pressure and more opportunity for more seniors to stay in town. • We support preserving the cottages NOT an arboretum. • We liked the housing in Scenario 2. Why can't diversify be in # 1, e.g., live/work be in #1 • Housing Production Plan – Follow it! More housing diversity – consider impact on schools. • Good, but is it permanent affordable or not? • Who will be “owning” the apts (1st 5 years)? • ? cottages are ? sq ft --- We feel “cottages” •
Individual Comments	<ul style="list-style-type: none"> • Least amount of housing – mostly open space! • The 40B units should be sprinkled in, not clumped in an undesirable location. • How are we going to accommodate more children in our schools? Can we limit housing to senior or retirement living + fewer houses • ? apts ? 40 B Driving forces 40B – utility upgrades ? breakeven Who builds with same philosophy? – what if can't attract uses consistent w/ this plan? Where are “units” of sr housing? Apts? Or downsizing? No sewer water needs. Partner w/ developer • If families that have >2 kids don't have housing will they come?

Summary of Matrix Comments - May 24,2017 Community Workshop (cont.)

Housing	
Individual Comments	<ul style="list-style-type: none"> • Will this project allow people to downsize (affordable) and stay in Medfield? • Mix affordable housing into other housing areas! Why segregate? • I would like town to own 40B housing to eliminate need to acquire safe harbor annually • Higher 30% 40B • Prefer to have decreased living space town activity overall, increase units in area close to Senior Center (Hinkley & other); add more & studio/workshop type space in main quad area.

INTERIOR OF QUAD	
Small Group Comments	<ul style="list-style-type: none"> • Leave quad open • West sides – seniors – depends on type of clientele planned. Use in this senior housing, Memory car vs. over 55. May be neat to leave seniors in the center of the quad if population can use facilities. • Parking lot should not be so big. Not centralized. • Common, as community gathering • Good for seniors to be close in the middle of things. Sc 1 isolates seniors? • Better spacing. Preserve Keep (Scenario 1) • We liked the housing in Scenario 2. Why can't diversify be in # 1, e.g., live/work be in #1 • Add convenience store (center of quad) • **😊 • Height limit to buildings • Scenario 1 – Open Quad preserves natural resources + ru. But do you want concerts in your front yard? • Scenario 1 = green space in middle is key •
Individual Comments	<ul style="list-style-type: none"> •

Infrastructure	
Small Group Comments	<ul style="list-style-type: none"> • Bike & walking path to hospital – integration • Question on parking, supporting arts, etc. • ? Parking is not shown. Is it part of the space blocked off? • Need clarity on parking •
Individual Comments	<ul style="list-style-type: none"> • From our table: Please address the surrounding infrastructure (sidewalks, wider roadways) • Please keep the road that leads directly to the put in. • Option 1. No parking and surrounded by apts. • Let's incorporate a bike path back in the fields • PLEASE Minimize pavement (Maximize open space). Open Land is a one-time thing! • Stop signs; <u>sidewalks</u> • Info-structure

Lot 3	
Small Group Comments	<ul style="list-style-type: none"> • On west side of quad, the group wrote "Commercial" and "Less Housing"; "Lot 3 has overflow housing to meet our needs." • We like the Senior Housing @ Hinkley and Lot 3 • Parks & Rec good. Is there a way to have agriculture too; Possibly move Parks & Rec to Lot 3 or Hinkley • Lot 3/Hinkley DO IT! Ready to go Either plan works. Do it well. • Like bulk of senior housing near senior center on Ice House Road/Hinkley
Individual Comments	<ul style="list-style-type: none"> •

Summary of Matrix Comments - May 24,2017 Community Workshop (cont.)

Mixed Use	
Small Group Comments	<ul style="list-style-type: none"> • Possible mixed use in some buildings. Add retail shops; wine/cheese/ flowers • Condos/apt on top; retail on first floor • We think mixed commercial development is important and needs to be close to the housing or interspersed within the housing/buildings.
Individual Comments	<ul style="list-style-type: none"> • Incorporate more mixed-use in Scenario 1. • Scenario 2 → Like mixed use;

Open Space	
Small Group Comments	<ul style="list-style-type: none"> • Create a pavilion for group gatherings (Scenario 1) • Prefer open space for interior • Preserve Open Space (Sc 1) • Remove new building; More Green Space (Sc 1) • Fresh air; open space • Diversity • Preserve sledding hill • Need a crystal ball. Open space has an impact on town service. • Yes. Keep land reserved. Need More. • Yes. Open space and Arboretum (Sc 2) • Agricultural features vs. Open space. ? use East & West as agricultural use; 50-50 open space (Sc 1) vs agricultural use (Sc 2) • More open space. Like It ** Save Trees. Walking dog friendly open space. • Loses open space to Agriculture lease • How does Medfield community access “the Square”? or is it only for MSH residents • Keep open green space near the DCR site • Amphitheater near DCR site • Prefer greater open space in Scenario 1 •

Open Space

Individual Comments

- We felt the open space scenario was too much. We wouldn't really be used by anyone else...
- Least amount of housing – mostly open space!
- Keep open space + ↑ revenue with restaurants
- The large common would be *huge* for the town -- & establish a real New England feel.
- Love green areas & Keeping trees w/ character, quality + age... Arboretum sounds great.
- SAVE THE TREES in any and all scenarios!
- It would be great to develop the Charles River to be able to rent kayaks and canoes!
- Liked 2 – Feel open space in the middle will be used more by the residents than the public in scenario 1
- Central Park area would be like Olmstead's Central Park in NYNY. Bring in thoughtfully designed spaces
- Option 1. Consider Open Space too large. Will only be used by Residents, not Town
- Let's incorporate a bike path back in the fields
- We have great music in Medfield. Showcase local talent in an outdoor concert space.
- # 1 open space preserves character fo town & reflects Medfield values. Preserve dog trails.
- PLEASE Minimize pavement (Maximize open space). Open Land is a one-time thing!
- Save the Vistas
- Maintain some open space, not huge Asst'd living facility
- Outdoor amphitheater
- Open Space is better in Scenario 2

Summary of Matrix Comments - May 24,2017 Community Workshop (cont.)

Ownership; Control	
Small Group Comments	<ul style="list-style-type: none"> • Who will be “owning” the apts (1st 5 years) • Sell it little by little vs. one big sale <ul style="list-style-type: none"> ○ If we sell – split w/ state 50/50 • SAY – keep land in Town Ownership. We would like to keep control so we get the Development we (Town) wants! • Need clarity on Ownership by Town: <u>Keep Control</u> •
Individual Comments	<ul style="list-style-type: none"> • I would like town to own 40B housing to eliminate need to acquire safe harbor annually • Private and assisted living seems to have more access to space than Medfield public. Who’s land is it? •

Parks and Recreation Center	
Small Group Comments	<ul style="list-style-type: none"> • Prefer parks & rec center opportunities with parking (indoor track); Preserve Sledding Hill • Yes Parks & Rec • Boat rental site; salt water pool w P&R building • Yes, to Parks & Rec • Parks & Rec good. Is there a way to have agriculture too; Possibly move Parks & Rec to Lot 3 or Hinkley • We would like to see the Parks & Rec facility south of Hospital Road in Scenario 1. • Parks & Rec needs a building for kids • Need more facilities for young children • Add a Forekicks-type facility that pays us taxes • Include Parks & Rec (both scenarios) • Add Parks & Rec to Scenario 2 • Parks & Rec in Scenario 1 better; not ag • We need new parks and rec building. Love that it is included in Scenario 1.
Individual Comments	<ul style="list-style-type: none"> • Prefer Rec Center v. Agricultural • Park & Rec in either scenario

Parks and Recreation Center

Individual Comments

- Is there any way to carve out a space for a community pool? It would be a great gathering spot for families and seniors.
- Indoor track!
- Yes to: Rec Facility (w/ teen area) b/c nothing for teens in town
- Build Rec Facility w/ revenue, like ForeKicks
- Do not like having Park'Rec building on South Campus
- This Town needs a pool!
- The Parks & Rec should have an ice rink. Give youth something to do, like free skate
- Consider building Park & Rec @ Dale. Building new "Dale" school next to Wheelock. Park & Rec should be in the center of town and accessible to all.
- Strongly prefer the south side of Hospital Rd be kept open with agricultural use. Do not want Park & Rec Building – extra traffic -- Place on North Campus, Dale. Do not give up the land.
- Recreation facility and turf field too costly & extravagant
- Please Please Please Park & Recreation. It generates \$\$\$ not art center → Competes with what new Park & Rec can do...
- Parks & Rec is key to the equation. An arboretum in the plan would be excellent for the many scout groups in town.
- 60,000 SF Rec Center?? You're crazy → We have 12,000 people.
- The arts center and the Pfaff Center/Parks & Rec could be combined in that they could share some parts of Arts bldg.
- No Park'Rec Bldg!
- Need new Rec Center! Medfield is a town for families and we can't have the Pfaff Center fall apart!!
- It would be great to develop the Charles River to be able to rent kayaks and canoes!
- A recreation center is a MUST for a town w/ this many children!!! Why does a building have to be designated to just one category? Couldn't you line the bottom of apartments/ condos w/ commercial storefronts (so that 1 building can be mixed use (coffee shop downstairs, condo upstairs) etc..... enlarge the vision of mixed use
- New Park and Rec provides what arts center would – but Arts Center possibly 6 months \$\$\$ Park & Rec 12 months \$\$\$
- I prefer greenhouse and am very opposed to recreation facility
- Build sports center for Revenue! Fore Kicks, for example

Summary of Matrix Comments - May 24,2017 Community Workshop (cont.)

Parks and Recreation Center	
Individual Comments	<ul style="list-style-type: none"> • I support Parks n Rec building but hope they will reconsider scale & location. The land is ideal for agriculture + that has revenue potential two (CSA, farmers mkt, supplying for restaurants, food pantry, & comm. gardens). • Rec Center should have ice skating so teens can do free skate. Healthy activity. • Rec Center should be an option in <u>both</u> scenarios • Rec Ctr! Yes! • Rec Ctr with Revenue! Like ForeKicks or NEFC/GPS Sports Facility • Concern size of Parks & Rec • Parks'n'Rec – smaller scale

Phasing	
Small Group Comments	<ul style="list-style-type: none"> • PHASED – South of Hospital Road. Revenue from Agriculture first. Have town master plan deal with it. Why address it immediately. Do agriculture first & plan for Town. • Majority favored # 1 with limits, phases outlined in sectors. • Sell it little by little vs. one big sale <ul style="list-style-type: none"> ○ If we sell – slit w/ state 50/50 ○ SAY – keep land in Town Ownership. We would like to keep control so we get the Development we (Town) wants!
Individual Comments	<ul style="list-style-type: none"> • I really need to know about Hinkley & Lot 3 – town owned \$ generated first – then top hill

Public Access	
Small Group Comments	<ul style="list-style-type: none"> • How does Medfield community access “the Square”? or is it only for MSH residents •
Individual Comments	<ul style="list-style-type: none"> • Private and assisted living seems to have more access to space than Medfield public. Who’s land is it? • Keep the feel of <u>public access</u> to the most beautiful spaces as opposed to surrounding them with private buildings.

Public Access

Individual Comments	<ul style="list-style-type: none"> • Seems like that's all that is here housing. Not town activity sites other than open space around the site. •
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QUAD BUILDINGS

Small Group Comments	<ul style="list-style-type: none"> • Better use of open space; Better Spacing; Preserve historical (Scenario 1) • Concerned about demolition – not loving it
Individual Comments	<ul style="list-style-type: none"> •

QUAD PERIMETER: Western & Northern

Small Group Comments	<ul style="list-style-type: none"> • On west side of quad, the group wrote “Commercial” and “Less Housing”; “Lot 3 has overflow housing to meet our needs.” • Prefer Senior Housing plan on west side • Group feels that keeping some portion open for future development is wisest. • Agricultural features vs. Open space. ? use East & West as agricultural use; 50-50 open space (Sc 1) vs agricultural use (Sc 2) • West sides – seniors – depends on type of clientele planned. Use in this senior housing, Memory car vs. over 55. May be neat to leave seniors in the center of the quad if population can use facilities. • Like senior center facing river • Have housing view the river or inn & restaurant. • Back building is in best shape (but demolished...?)
Individual Comments	<ul style="list-style-type: none"> •

Scenario 1	
Small Group Comments	<ul style="list-style-type: none"> • Like Apt/Condo Mix in Scenario 1 • Group consensus → Like feel of scenario 1 the most, but trade some housing for dynamic commercial/ retail space. • . Like future development site • Future Dev – block views a concern • Yes – Sc 1 reflects values • Better placement of services in Sc 1. • Yes Parks + Rec space creates value to overall site and serves community • Yes. Keep land reserved. Need More. • Like the option of future development in north. • Offers some balance; Housing with green; More accessible; Pressure off quad for housing re: SE Quad/ Front Lawn/Approach • We liked the housing in Scenario 2. Why can't diversify be in # 1, e.g., live/work be in #1 • Senior living – what does it look – objective; Is it affordable • Majority favored # 1 with limits, phases outlined in sectors • Like senior center facing river. Like bulk of senior housing near senior center on Ice House Road/Hinkley • ** • Scenario 1 – Open Quad preserves natural resources + ru. But do you want concerts in your front yard? • Assisted living better location in Scenario 1. General housing needs met in Scenario 1. • We need restaurants, cafes, etc. The group prefers Scenario 1 with adjustments – more commercial and tax revenue. Add a Forekicks-type facility that pays us taxes. • Open space/ agriculture at the north vs. future development • Integrates seniors better. T more housing! • Prefer Scenario 1, appreciate the open quad near the arts center – it's a welcoming space; Prefer the greater open space in Scenario 1. We need a new Parks & Rec bldg. Love that it's included in Scenario 1. • Scenario 1 = green space in middle is key • Generally Like Scenario 1 <ul style="list-style-type: none"> ○ Open Quad ○ Cottages in front ○ Leaving open land in back area ○ But want to swap in some scenario 2 elements <ul style="list-style-type: none"> ▪ Take Inn from #2 ▪ Expand the Arts area of 1 to be more like # 2 ▪ Keep senior housing on perimeter space

Scenario 1

Small Group Comments	<ul style="list-style-type: none"> ▪ Lots of gardens for use by all residents <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;"></th> <th style="text-align: left;">OPTION #1</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;">LIKE</td> <td style="padding: 5px;"> <ul style="list-style-type: none"> • Open Space in square & in general (layout) • Bldg Preserved • 40B Option <ul style="list-style-type: none"> * Cottages • Location senior living • Reserved land for later use </td> </tr> <tr> <td style="vertical-align: top;">DISLIKE</td> <td style="padding: 5px;"> <ul style="list-style-type: none"> • No Agriculture </td> </tr> <tr> <td style="vertical-align: top;">MIX</td> <td style="padding: 5px;"> <ul style="list-style-type: none"> • Scale of Parks'n'Rec <ul style="list-style-type: none"> ○ Need for Parks & Rec but scale + Location • If land primed for agriculture, that's ideal </td> </tr> </tbody> </table>		OPTION #1	LIKE	<ul style="list-style-type: none"> • Open Space in square & in general (layout) • Bldg Preserved • 40B Option <ul style="list-style-type: none"> * Cottages • Location senior living • Reserved land for later use 	DISLIKE	<ul style="list-style-type: none"> • No Agriculture 	MIX	<ul style="list-style-type: none"> • Scale of Parks'n'Rec <ul style="list-style-type: none"> ○ Need for Parks & Rec but scale + Location • If land primed for agriculture, that's ideal
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MIX	<ul style="list-style-type: none"> • Scale of Parks'n'Rec <ul style="list-style-type: none"> ○ Need for Parks & Rec but scale + Location • If land primed for agriculture, that's ideal 								
Individual Comments	<ul style="list-style-type: none"> • Incorporate more mixed-use in Scenario 1. • Combo 1 & 2 • Favor Scenario 1. Pros: Cottages take advantage of valuable space. Senior living not in center of community. Space for future development on north side provides flexibility. Potential to move senior living north to next lot indicate for parking. Prime views there. Great open space in The Square. Recreation facility and turf field too costly & extravagant. • Not in favor of Scenario 1. Commercial space not viable/waste. Senior Living in the epicenter devalues use of the central square. Arboretum wastes valuable space for residential offsetting costs. Agriculture should be on south side, wastes valuable space in this scenario. Group home situated better in Scenario #1. Too much arts space is allocated, heavy expense/ low use. • Please consider: <u>Scenario 1</u> with the following caveats: 1) Consider group home be moved south of Hospital Road. 2) Consider renovation and new additions to existing building instead of all new bldg. Incorporate lobbies, elevators, fire stairwells. 3) 								

Scenario 1	
Individual Comments	<p>Adopt barn/agricultural plan for south of Hospital Road. 4) Shrink arts space allocation a bit. 5) Recreation opportunities will be important to future residents. Highlight trail network. Consider space for tennis courts. Consider a dog park. 6) Have you done a parking study? Can any garage space (outside of quad) be consider for residences? 7) Quad space for outdoor activities per Scenario 1 is valuable. 8) Café might work in any case; other commercial not so sure.</p> <ul style="list-style-type: none"> • → Scenario One is best for Quad & north of Hospital Hill. → Scenario Two for South Hospital Rd. • .Option 1. Consider Open Space too large. Will only be used by Residents, not Town. No parking and surrounded by apts. • Seniors living near existing Senior Center is a benefit of scenario 1. • Merge option 1 & 2 • Senior Separate layout # 1

Scenario 2	
Small Group Comments	<ul style="list-style-type: none"> • Scenario 2 better serves Medfield (affordable; seniors; general housing needs) • Scenario 2 preferred • Prefer Scenario 2 • More senior housing is a positive. Less appeal is important b/c of strain on school • We support the senior housing placement in Scenario 2. • We support the housing mix in Scenario 2 because less pressure and more opportunity for more seniors to stay in town. • Like café concept in Scenario 2 • Like the concept of an inn, gathering spot. • We liked the mixed housing in Scenario 2. Why can't diversify be in # 1, e.g., live/work be in #1 • Like Agriculture in Scenario 2 for north. Skeptical commercial what type? • Loses open space to Agriculture lease • Like tax offset (Sc 2) • Scenario 2 spreads seniors out better • Like day care. Better amount of amenities in Scenario 2. • More affordable spread of senior housing. • Gives us more access to open space.

Scenario 2

Small Group Comments

- Favor option 2, but add parks & rec + the density. Make space for historic commission.
- Less demolition makes Sc # 2 slightly more favorable on this objective (conserve when feasible site's architectural & cultural history).
- Better vicinity for seniors.

	OPTION # 2
LIKE	<ul style="list-style-type: none"> • Agriculture • 40B Option • Art Space / living • Bldg Preserved • Arboretum
DISLIKE	<ul style="list-style-type: none"> • Location of senior living (not in middle) • Feels / looks more dense (layout)
MIX	<p><u>Other ideas:</u></p> <ul style="list-style-type: none"> • Combine arboretum with cottages • Can Parks & Rec be elsewhere so agr can go in prime space? • If agr goes south side no need for it up at the Quad

Individual Comments

- Scenario 2 → Like mixed use;
- Combo 1 & 2
- I love scenario #2; Need Senior living; Arts; Rec Center/multi-purpose sports; group living; green space; Why day care? Don't we have enough already?!
- Scenario 2 – prefer. Put cottages instead of arboretum – portion of cottages for seniors. *Salt water pool – an asset for all ages. Park & Rec Bldg on south side at snow hill. Laurel Scotli, 10 Green St. Unit 14
- → Scenario One is best for Quad & north of Hospital Hill. → Scenario Two for South Hospital Rd.
- Liked 2 – Feel open space in the middle will be used more by the residents than the public in scenario 1
- Scenario 2 seals off the back of the property for the town?
- Merge option 1 & 2
- Open Space is better in Scenario 2

Summary of Matrix Comments - May 24,2017 Community Workshop (cont.)

Senior Housing	
Small Group Comments	<ul style="list-style-type: none"> • prefer senior housing plan on west side (scenario 1) • Provide housing for seniors to transition from cottages to assisted living to nursing (to cemetery) • Use in this senior housing, Memory car vs. over 55. May be neat to leave seniors in the center of the quad if population can use facilities. • We support the senior housing placement in Scenario 2. • We support the housing mix in Scenario 2 because less pressure and more opportunity for more seniors to stay in town. • Senior living – what does it look – objective; Is it affordable • Like senior center facing river. Like bulk of senior housing near senior center on Ice House Road/Hinkley • Scenario 2 spreads seniors out better • Artist live space among seniors •
Individual Comments	<ul style="list-style-type: none"> • Love integrating the SR housing into the center; • I worry that the existing Senior Center will be a ghost town. Maybe build a new one up on Hospital Hill, and use the current senior center as a day care.?? • Cottage housing near Sr. Ctr. should be for seniors. • I like sr. living in the center of the property • Would like the senior living <u>not</u> in the center but off to the side • .Keep senior living on outside – not so central, • Seniors living near existing Senior Center is a benefit of scenario 1. •

Southeast Quadrant – Arboretum; Cottages....	
Small Group Comments	<ul style="list-style-type: none"> • Prefer cottages; Allows for senior housing independently • No arboretum; More cottages • Some cottages instead of arboretum if cost is associated w/ upkeep of grass • Yes: Arboretum + Agriculture • Yes. Open space and Arboretum (Sc 2) • Keep cottage housing & trees

Southeast Quadrant – Arboretum; Cottages....

	<ul style="list-style-type: none"> • Arboretum vs. Cottages, 50—50 on each scenario; Can we keep the cottages and still expand/keep the trees • We support preserving the cottages NOT an arboretum. • Like Arboretum • Cottage development – also preserve small “arboretum” wildflower meadow • Like the cottages • Why not keep cottages (in Sc 2)? • Keep cottages (or Townhouses 50+ age) in both scenarios, plus group home.
Individual Comments	<ul style="list-style-type: none"> • An arboretum in the plan would be excellent for the many scout groups in town. • Arboretum sounds great. • <u>SAVE THE TREES</u> in any and all scenarios! • The cottage/Arboretum area could be denser townhouses (connected) with 2 bedrooms for singles, seniors & small families – this would increase revenue but keep more open space. • Would like to add “Cottages” – maybe with more density to Scenario 2. • Overlap Arboretum & cottages • Both arboretum and cottages. • Arboretum + cottages

SOUTH OF HOSPITAL ROAD

Small Group Comments	<ul style="list-style-type: none"> • Sledding Hill keep • Keep some open space for community gardens • No large buildings. No large parking
Individual Comments	<ul style="list-style-type: none"> • Scenario 1 is better than Option 2 w/ Rec facility

Summary of Matrix Comments - May 24,2017 Community Workshop (cont.)

Taxes	
Small Group Comments	<ul style="list-style-type: none"> •
Individual Comments	<ul style="list-style-type: none"> • No new taxes • I've been paying taxes for 40 years. Enough is enough. Thanks to the "Town" and the "younger generation" -- I can no longer survive • Why can't the town give seniors a tax break – instead of spending all the time – You all will be there someday. • Business Park; No new R.E, taxes <u>Enough is Enough!!</u> • No Taxes • No new or added R.E. taxes!!!! • Please work <u>VERY HARD</u> to keep taxes low!

Misc.	
Small Group Comments	<ul style="list-style-type: none"> • Historical Society would like a space on the Hospital. • Maintenance standards; caring; recog history • Net zero energy for all construction • Medfield's values ... let's really consider this and do great things w/ this property • Sounds like change from beginning though. Sounds like more existing buildings can be re-used. • Not totally independent of each (areas). Feel that focusing only on north of Hospital Road hinders decisions. South side has an effect on the rest.
Individual Comments	<ul style="list-style-type: none"> • I'd like to see a long term plan to build all new schools, campus situation. Is new school every 10 years. Thanks. Randy Dissinger • More Bostoegs # 1 • There is still a need for hospitals of all constellations. I would like to see the campus et al to be used in that way. • Need more community spaces. The gazebo by the library isn't enough! • Seems like the "destination" is in someone's neighborhood.

Overall	
Small Group Comments	<ul style="list-style-type: none"> •
Individual Comments	<ul style="list-style-type: none"> • Bad Job. FIRE • Marvelous presentation to Community! • Very thorough presentation 😊 • Thank you for doing such great job allowing the town to be part of the process • Great presentation! More financial information.

Matrix Comments: Full Content - May 24,2017 Community Workshop

Small Group Name Blue Star Yellow Star

GOAL	MSH SouthEast Quadrant, Front Lawn & Approach		MSH Quad Buildings		MSH Interior of Quad		MSH Quad Perimeter Western & North.		South of Hospital Road		How could this goal be furthered or better advanced in the MSH Plans? We prefer Scenario 1
	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	
Preserve natural resources & rural character											
Conserve when feasible site's architectural & cultural history											
Establishes a sense of place & destination	Want to have open space for dog walking for non-occupants of property				Create a pavilion for group gatherings						
Advances Medfield's values											
Complements character of Medfield											
Considers housing needs for multiple economic & demographic segments	Prefer cottages;										
(a) Affordable;	Allows for senior housing independently		Like Apt/Condo Mix				Prefer senior housing plan on west side				
(b) Seniors											
(c) General Housing Needs											
Create & integrate open space with easy access throughout the site.											
Create economic value to overall site & serves needs of community.			Create café instead of day care center		Prefer open space for interior						
Appropriately addresses recreational, learning & cultural opportunities to support Town's diversity of talents & interests									Prefer perks & rec center opportunities with parking (indoor track); Preserve sledding hill		
Consider commercial space within context of campus reuse plan & supportive of ongoing											

Small Group Name Blue Star Yellow Star

GOAL	MSH SouthEast Quadrant, Front Lawn & Approach	MSH Quad Buildings	MSH Interior of Quad	MSH Quad Perimeter Western & North.	South of Hospital Road	How could this goal be furthered or better advanced in the MSH Plans?
	Scenario 1 Scenario 2	Scenario 1 Scenario 2	Scenario 1 Scenario 2	Scenario 1 Scenario 2	Scenario 1 Scenario 2	We prefer Scenario 1
economic development in Downtown Medfield Achieve acceptable long-term economic, environmental & financial impacts on Medfield residents and town services.	Provide housing for seniors to transition from cottages to assisted living to nursing (to cemetery)					

Matrix Comments: Full Content - May 24,2017 Community Workshop (cont.)

Small Group Name Double Red

GOAL	MSH SouthEast Quadrant, Front Lawn & Approach		MSH Quad Buildings		MSH Interior of Quad		MSH Quad Perimeter Western & North.		South of Hospital Road		How could this goal be furthered or better advanced in the MSH Plans? GENERAL NOTES
	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	
Preserve natural resources & rural character									Parking area Keep from sustain XXX		1. Group feels that keeping some portion open for future development is wisest. 2. Town needs a larger meeting/event space. Not necessarily fancy wedding space. Leave the idea of integrate that with the arts space. 3. Bike & walking path to hospital – integration 4. Group consensus → Like feel of scenario 1 the most, but trade some housing for dynamic commercial/ retail space. 5. Views of the Charles must be shared w/ restaurants & other. 6. Historical Society would like a space on the Hospital. Need help with interpretation of these notes? Pls email me: Jessica Reilly jessreca@hotmail.com
Conserve when feasible site's architectural & cultural history											
Establishes a sense of place & destination											
Advances Medfield's values											
Complements character of Medfield											
Considers housing needs for multiple economic & demographic segments											
(a) Affordable;											
(b) Seniors											
(c) General Housing Needs											
Create & integrate open space with easy access throughout the site.											
Create economic value to overall site & serves needs of community.											
Appropriately addresses recreational, learning & cultural opportunities to support Town's diversity of talents & interests											
Consider commercial space within context of campus reuse plan & supportive of ongoing economic development in Downtown Medfield									Keep some open space for community gardens	Ø commercial agriculture	
Achieve acceptable long-term economic, environmental & financial impacts on Medfield residents and town services.											

More Double Red Notes from 8.5 x 11 map of Scenario 1:

- On west side of quad, the group wrote "Commercial" and "Less Housing"; "Lot 3 has overflow housing to meet our needs."
- A mix, please, of both multi-level senior housing (42 units) plus Cottages (15 units or more) roughly 1500 sf, two bedroom, etc. Limit # of bedrooms; Underground parking?

Small Group Name GREEN SQUARE

GOAL	MSH SouthEast Quadrant, Front Lawn & Approach		MSH Quad Buildings		MSH Interior of Quad		MSH Quad Perimeter Western & North.		South of Hospital Road		How could this goal be furthered or better advanced in the MSH Plans?
	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1:	Scenario 2:	Scenario 1:	Scenario 2:	Scenario 1	Scenario 2	
Preserve natural resources & rural character	Preserve open space		Remove new bldg; More green space		Leave quad open	Too Many Blogs	Leaves future development + open space		Preserves sledding hill. Yes Parks'n' Rec	No to Agriculture	We really applaud 40 B housing for diversity and senior housing.
Conserve when feasible site's architectural & cultural history	Yes		Yes								
Establishes a sense of place & destination	Yes		Yes								
Advances Medfield's values	Yes		Yes								
Complements character of Medfield	Yes	No	Yes	No	Yes	No	Yes	No	Yes	?	
Considers housing needs for multiple economic & demographic segments	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	We like the Senior Housing @ Hinkley and Lot 3
(a) Affordable;											
(b) Seniors;											
(c) General Housing Needs											
Create & integrate open space with easy access throughout the site.	No arbor/return; More cottages	X	Yes		Yes		Yes		Yes		
Create economic value to overall site & serves needs of community.	Outdoor concerts; festivals.		Like future development site				Yes		Yes		
Appropriately addresses recreational, learning & cultural opportunities to support Town's diversity of talents & interests	Art Facility YES		Diversity		Fresh Air; Open space		Yes		Yes		Creative ways to bring food/shopping to all residents/visitors <ul style="list-style-type: none"> • Food trucks • Pop up shops – carts • Holiday shops
Consider commercial space within context of campus reuse plan & supportive or ongoing economic development in Downtown Medfield	Limited Commercial	Too much Commercial	n/a						Yes		
Achieve acceptable long-term economic, environmental & financial impacts on Medfield residents and town services.	More versatility		n/a						Yes		Pop up; Shops for seniors

Matrix Comments: Full Content - May 24,2017 Community Workshop (cont.)

Small Group Name _____ **Red Dot**

GOAL	MSH SouthEast Quadrant, Front Lawn & Approach		MSH Quad Buildings		MSH Interior of Quad		MSH Quad Perimeter Western & North.		South of Hospital Road		How could this goal be furthered or better advanced in the MSH Plans?
	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	
Preserve natural resources & rural character	Future Dev – block views; a concern	Scenario 2 Agriculture Arboretum – upkeep maintenance?									
Conserve when feasible site's architectural & cultural history	✓	✓									
Establishes a sense of place & destination	N/A	N/A									
Advances Medfield's values	Maintainanc e standards; Caring; Recog history	Housing Community									
Complements character of Medfield											
Considers housing needs for multiple economic & demographic segments (a) Affordable; (b) Seniors (c) General Housing Needs		✓ Better serves Medfield									
Create & integrate open space with easy access throughout the site.	✓										
Create economic value to overall site & serves needs of community.		Boat rental site; salt water pool w P&R bldg									
Appropriately addresses recreational, learning & cultural opportunities to support Town's diversity of talents & interests	Possible mixed use in some buildings Add retail shops; wine/cheese/ flower										
Consider commercial space within context of campus reuse plan & supportive of ongoing economic development in Downtown Medfield	Condos/ apt on top; retail on floor level	Some cottages instead of arboretum if cost is associated w/ upkeep of grass									

Medfield State Hospital Community Workshop, May 24, 2017

Small Group Feedback from Matrix Exercise

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Small Group Name Red Dot

GOAL Achieve acceptable long-term economic, environmental & financial impacts on Medfield residents and town services.	MSH SouthEast Quadrant, Front Lawn & Approach	MSH Quad Buildings	MSH Interior of Quad	MSH Quad Perimeter Western & North.	South of Hospital Road	How could this goal be furthered or better advanced in the MSH Plans?
	Scenario 1 Need a crystal ball Open space has an impact on town services.	Scenario 1 Scenario 2	Scenario 1 Scenario 2	Scenario 1 Scenario 2	Scenario 1 Scenario 2	Scenario 1 Scenario 2

Glacial
Drumlin

Matrix Comments: Full Content - May 24,2017 Community Workshop (cont.)

Small Group Name Red Dot Green Dot

GOAL	We used this column for basically everything		MSH Quad Buildings		MSH Interior of Quad		MSH Quad Perimeter Western & North.		South of Hospital Road		How could this goal be furthered or better advanced in the MSH Plans? X = Yes
	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	
Preserve natural resources & rural character		X - Arboretum + Agriculture									
Conserve when feasible site's architectural & cultural history											
Establishes a sense of place & destination	Outdoor Amphitheatre										
Advances Medfield's values	X Reflects Values										
Complements character of Medfield	X										
Considers housing needs for multiple economic & demographic segments (a) Affordable; (b) Seniors (c) General Housing Needs	Better placement services in this option	More senior housing is a positive. Less appeal is important b/c of strain on school								Senior housing closer to Council on Aging good	
Create & integrate open space with easy access throughout the site.		X Open Space Arboretum									
Create economic value to overall site & serves needs of community.	X Parks + Rec space									Parks & Rec good. Is there a way to have agriculture too? Possible move parks & Rec to Lot 3 or Hinkley	
Appropriately addresses recreational, learning & cultural opportunities to support Town's diversity of talents & interests	X Parks & Rec	Artist live/work good									
Consider commercial space within context of campus reuse plan & supportive of ongoing economic development in Downtown Medfield		X More commercial; Local control of vendors?									
Achieve acceptable long-term economic, environmental & financial impacts on Medfield residents and town services.	X Keep land reserved Need More	Net Zero Energy for all construction									

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Small Group Feedback from Matrix Exercise

Medfield State Hospital Community Workshop, May 24, 2017

Small Group Name Red Star

GOAL	MSH SouthEast Quadrant, Front Lawn & Approach		MSH Quad Buildings		MSH Interior of Quad		MSH Quad Perimeter Western & North.		South of Hospital Road		How could this goal be furthered or better advanced in the MSH Plans? Scale: 1 = Highest 2 = Lowest NA = Not Applicable
	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	
Preserve natural resources & rural character	2	1	1	2	1	2					
Conserve when feasible site's architectural & cultural history	1	2	1	2	1	2					
Establishes a sense of place & destination	2	1	1	2	1	2					
Advances Medfield's values	1	1	1	1	1	1					
Complements character of Medfield	1	2	2	1	2	1					
Considers housing needs for multiple economic & demographic segments (a) Affordable; (b) Seniors (c) General Housing Needs	1	2	2	1	2	1					David Brouseau Rob Abernathy Tom Carrigiano Steve Dragatakas Paul Tanguay Osler Peterson
Create & integrate open space with easy access throughout the site.	2	1	1	2	1	2					
Create economic value to overall site & serves needs of community.	1	2	2	1	1	2					
Appropriately addresses recreational, learning & cultural opportunities to support Town's diversity of talents & interests	NA	NA	NA	NA	2	1					
Consider commercial space within context of campus reuse plan & supportive of ongoing economic development in Downtown Medfield	NA	NA	NA	NA	1	2					
Achieve acceptable long-term economic, environmental & financial impacts on Medfield residents and town services.	1	1	1	1	1	1					

Yellow Double Square

Small Group Name

Generally would like to combine different features of both scenarios

North

Agricultural features vs. Open Space

? use East & West as agricultural use

50-50 open space(sc#1) vs agricultural use (#2)

- If we have agricultural uses – would be nice to pair w a farm to table restaurant

Square

(a) West sdies – seniors – depends on type of clientel planned

Use in this senior housing, memory care vs. over 55

May be neat to leave seniors in the center of the quad if the population can utilize the facilities

SE

Arboretum vs Cottages

50 – 50 on each scenario

Can we keep the cottages and still expand/ keep the trees?

Arts Center

Would this compete with downtown interests

Would it be used all year round

Who would it serve, what duplication of services???

Could complement Medfield's current offerings rather than compete; could be a destination from other towns for classes, festivals, performance art, etc.

Inn

Would be nice to have an inn somewhere

Would it be used?

Medfield State Hospital Community Workshop, May 24, 2017

Small Group Feedback from Matrix Exercise

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Small Group Name _____ **Yellow Double Square**

GOAL	MSH SouthEast Quadrant, Front Lawn & Approach		MSH Quad Buildings		MSH Interior of Quad		MSH Quad Perimeter Western & North.		South of Hospital Road		How could this goal be furthered or better advanced in the MSH Plans?
	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	
Preserve natural resources & rural character											
Conserve when feasible site's architectural & cultural history											
Establishes a sense of place & destination											
Advances Medfield's values											
Complements character of Medfield											
Considers housing needs for multiple economic & demographic segments (a) Affordable; (b) Seniors (c) General Housing Needs											
Create & integrate open space with easy access throughout the site.											
Create economic value to overall site & serves needs of community.											
Appropriately addresses recreational, learning & cultural opportunities to support Town's diversity of talents & interests											
Consider commercial space within context of campus reuse plan & supportive of ongoing economic development in Downtown Medfield											
Achieve acceptable long-term economic, environmental & financial impacts on Medfield residents and town services.											

In combination here

Scenario 1
Scenario 2
Maintain agricultural space in conjunction w/ farm to table restaurant

Concerns raised by several members of group about presence of arts competing w/ Zullo & other members of downtown community interests

Keep cottage housing & trees.

Matrix Comments: Full Content - May 24,2017 Community Workshop (cont.)

Small Group Name _____ **Yellow Dot**

GOAL	MSH SouthEast Quadrant, Front Lawn & Approach		MSH Quad Buildings		MSH Interior of Quad		MSH Quad Perimeter Western & North.		South of Hospital Road		How could this goal be furthered or better advanced in the MSH Plans?
	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	
Preserve natural resources & rural character	Yes	Yes									
Conserve when feasible site's architectural & cultural history											
Establishes a sense of place & destination											
Advances Medfield's values											
Complements character of Medfield											
Considers housing needs for multiple economic & demographic segments (a). Affordable; (b). Seniors (c). General Housing Needs											
Create & integrate open space with easy access throughout the site.											
Create economic value to overall site & serves needs of community											
Appropriately addresses recreational, learning & cultural opportunities to support Town's diversity of talents & interests											
Consider commercial space within context of campus reuse plan & supportive of ongoing economic development in Downtown Medfield											
Achieve acceptable long-term economic, environmental & financial impacts on Medfield residents and town services.											

Medfield State Hospital Community Workshop, May 24, 2017

Small Group Feedback from Matrix Exercise

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Small Group Name _____ **Yellow Squares**

GOAL	MSH SouthEast Quadrant, Front Lawn & Approach		MSH Quad Buildings		MSH Interior of Quad		MSH Quad Perimeter Western & North.		South of Hospital Road		How could this goal be furthered or better advanced in the MSH Plans?
	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	
Preserve natural resources & rural character											
Conserve when feasible site's architectural & cultural history											
Establishes a sense of place & destination											
Advances Medfield's values											
Complements character of Medfield											
Considers housing needs for multiple economic & demographic segments (a) Affordable; (b) Seniors (c) General Housing Needs											
Create & integrate open space with easy access throughout the site.											
Create economic value to overall site & serves needs of community.											
Appropriately addresses recreational, learning & cultural opportunities to support Town's diversity of talents & interests											
Consider commercial space within context of campus reuse plan & supportive of ongoing economic development in Downtown Medfield											
Achieve acceptable long-term economic, environmental & financial impacts on Medfield residents and town services.											

Matrix Comments: Full Content - May 24,2017 Community Workshop (cont.)

Small Group Name No Name 1

GOAL	MSH SouthEast Quadrant, Front Lawn & Approach		MSH Quad Buildings		MSH Interior of Quad		MSH Quad Perimeter Western & North.		South of Hospital Road		How could this goal be furthered or better advanced in the MSH Plans?
	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	
Preserve natural resources & rural character		Like Arboretum			Parking Lot should not be so big. Not Centralized						
Conserve when feasible site's architectural & cultural history											
Establishes a sense of place & destination											
Advances Medfield's values					Common as Community gathering						
Complements character of Medfield											
Considers housing needs for multiple economic & demographic segments (a) Affordable; (b) Seniors (c) General Housing Needs					Isolates seniors?	Good for Srs to be close in the middle of things			Parks & Rec needs a building for kids	Like keeping ag concept; good for town beauty	
Create & integrate open space with easy access throughout the site.											
Create economic value to overall site & serves needs of community.						Like café concept					
Appropriately addresses recreational, learning & cultural opportunities to support Town's diversity of talents & interests				Revenue Neutral Art Centers?							
Consider commercial space within context of campus reuse plan & supportive of ongoing economic development in Downtown Medfield			Day care location preferred				Like the option of Future Development in North		Like the concept of an Inn, gathering spot		
Achieve acceptable long-term economic, environmental & financial impacts on Medfield residents and town services.											

Medfield State Hospital Community Workshop, May 24, 2017

Small Group Feedback from Matrix Exercise

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Small Group Name: No Name # 02

	OPTION #1	OPTION #2
LIKE	<ul style="list-style-type: none"> • Open Space in square & in general (layout) • Bldg Preserved • 40B Option • Location senior living • Reserved land for later use <p>* Cottages</p>	<ul style="list-style-type: none"> • Agriculture • 40B Option • Art Space / living • Bldg Preserved • Arboretum
DISLIKE	<ul style="list-style-type: none"> • No Agriculture 	<ul style="list-style-type: none"> • Location of senior living (not in middle) • Feels / looks more dense (layout)
MIX	<ul style="list-style-type: none"> • Scale of Parks'n'Rec <ul style="list-style-type: none"> ◦ Need for Parks n Rec but scale + Location • If land primed for agriculture, that's ideal 	<p><u>Other ideas:</u></p> <ul style="list-style-type: none"> • Combine arboretum with cottages • Can Parks n Rec be elsewhere so agr can go in prime space? • If agr goes south side no need for it up at the Quad

Matrix Comments: Full Content - May 24,2017 Community Workshop (cont.)

Small Group Name No Name # 03

GOAL	MSH SouthEast Quadrant, Front Lawn & Approach		MSH Quad Buildings		MSH Interior of Quad		MSH Quad Perimeter Western & North.		South of Hospital Road		How could this goal be furthered or better advanced in the MSH Plans?
	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	
Preserve natural resources & rural character											
Conserve when feasible site's architectural & cultural history											
Establishes a sense of place & destination											
Advances Medfield's values	Offers some balance: Housing with green		Better use of open space. Better spacing Preserve historical	Concerned about demolition – Not loving it	Better spacing Preserve; Keep	We liked mixed housing in Scenario 2. Why can't diversify be in # 1, e.g., live/work 1	Senior living – What does it look – objective	Like agriculture in scenario 2 for north			Question on parking, supporting arts, etc. Lot 3/ Hinkley DO IT! Ready to Go Either plan works. Do it well!
Complements character of Medfield	More accessible						Is it affordable? senior				
Considers housing needs for multiple economic & demographic segments	Pressure off Quad for housing										
(a) Affordable;											
(b) Seniors											
(c) General Housing Needs											
Create & integrate open space with easy access throughout the site.											
Create economic value to overall site & serves needs of community.											
Appropriately addresses recreational, learning & cultural opportunities to support Town's diversity of talents & interests											
Consider commercial space within context of campus reuse plan & supportive of ongoing economic development in Downtown Medfield											
Achieve acceptable long-term economic, environmental & financial impacts on Medfield residents and town services.											

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Small Group Feedback from Matrix Exercise

Medfield State Hospital Community Workshop, May 24, 2017

Small Group Name No Name # 04

GOAL	MSH SouthEast Quadrant, Front Lawn & Approach		MSH Quad Buildings		MSH Interior of Quad		MSH Quad Perimeter Western & North.		South of Hospital Road		How could this goal be furthered or better advanced in the MSH Plans?
	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	
Preserve natural resources & rural character	X		X			X		X			No large buildings. No large parking.
Conserve when feasible site's architectural & cultural history	X		X		X			X			
Establishes a sense of place & destination	X		X		X			X			
Advances Medfield's values	X		X		X			X			
Complements character of Medfield	X		X		X			X			
Considers housing needs for multiple economic & demographic segments	X		X			X		X			
(a) Affordable;	X										
(b) Seniors	X										
(c) General Housing Needs	X										
Create & integrate open space with easy access throughout the site.	X		X			X					
Create economic value to overall site & serves needs of community.	X		X		X			X			
Appropriately addresses recreational, learning & cultural opportunities to support Town's diversity of talents & interests	X		X			X		X			
Consider commercial space within context of campus reuse plan & supportive of ongoing economic development in Downtown Medfield	X		X			X					
Achieve acceptable long-term economic, environmental & financial impacts on Medfield residents and town services.	X		X			X					

Matrix Comments: Full Content - May 24,2017 Community Workshop (cont.)

Small Group Name No Name # 05

GOAL	MSH SouthEast Quadrant, Front Lawn & Approach		MSH Quad Buildings		MSH Interior of Quad <i>Add convenience store</i>		MSH Quad Perimeter Western & North.		Lot 3 & Hinkley South of Hospital Road		How could this goal be furthered or better advanced in the MSH Plans?
	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	
Preserve natural resources & rural character	★★ More open space Like it ** Save Trees; Walking dog friendly open space	Lose open space to Agriculture lease			★★ ★★						
Conserve when feasible site's architectural & cultural history											
Establishes a sense of place & destination											
Advances Medfield's values	★★										
Complements character of Medfield	★★										
Considers housing needs for multiple economic & demographic segments	Like senior center facing river.										
(a) Affordable;	Like bulk of senior housing near senior center on Ice House Rd/ Hinkley										
(b) Seniors	★★										
(c) General Housing Needs	★★										
Create & integrate open space with easy access throughout the site.	★★ Make sure there is dog friendly walking space										
Create economic value to overall site & serves needs of community.	Value Add a little more commercial devel.										
Appropriately addresses recreational, learning & cultural opportunities to support Town's diversity of talents & interests	→									Need more facilities for young children	

Small Group Name No Name # 05

GOAL	MSH SouthEast Quadrant, Front Lawn & Approach		MSH Quad Buildings		MSH Interior of Quad <i>Add convenience store</i>		MSH Quad Perimeter Western & North.		Lot 3 & Hinkley South of Hospital Road		How could this goal be furthered or better advanced in the MSH Plans?
	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	
Consider commercial space within context of campus reuse plan & supportive of ongoing economic development in Downtown Medfield Achieve acceptable long-term economic, environmental & financial impacts on Medfield residents and town services.	** Scenario 1 ↑	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2 Height limit to buildings	Scenario 1	Scenario 2	Scenario 1	Scenario 2	

Matrix Comments: Full Content - May 24,2017 Community Workshop (cont.)

Small Group Name No Name # 06

GOAL	MSH SouthEast Quadrant, Front Lawn & Approach		MSH Quad Buildings		MSH Interior of Quad		MSH Quad Perimeter Western & North.		South of Hospital Road		How could this goal be furthered or better advanced in the MSH Plans?
	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	
Preserve natural resources & rural character	✓	✓	✓	✓	✓✓✓						COMBINE! 1. Scenario 1 – Open Quad preserves natural resources + ru But, ? Do you want concerts in your front yard? Develop more "community" – arts, restaurants, wine bar, shops, inn How does Medfield community access "The Square"? or is it only for MSH residents Cottage development – also preserve small "arboretum" wildflower meadow Group home is wonderful way to honor history and include these individuals – Not isolate them in a corner of development We love INN idea for guests, visiting family!! Kids – but is it financially feasible/ realistic! Housing Production Plan – Follow It! More housing diversity – consider impact on schools.
Conserve when feasible site's architectural & cultural history	✓	✓				X					
Establishes a sense of place & destination											
Advances Medfield's values	✓										
Complements character of Medfield											
Considers housing needs for multiple economic & demographic segments											
(a) Affordable;											
(b) Seniors											
(c) General Housing Needs											
Create & integrate open space with easy access throughout the site.											
Create economic value to overall site & serves needs of community.											
Appropriately addresses recreational, learning & cultural opportunities to support Town's diversity of talents & interests											
Consider commercial space within context of campus reuse plan, & supportive of ongoing economic development in Downtown Medfield											
Achieve acceptable long-term economic, environmental & financial impacts on Medfield residents and town services.											

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Small Group Feedback from Matrix Exercise

Medfield State Hospital Community Workshop, May 24, 2017

Small Group Name No Name # 07

GOAL	MSH SouthEast Quadrant, Front Lawn & Approach		MSH Quad Buildings		MSH Interior of Quad		MSH Quad Perimeter Western & North.		South of Hospital Road		How could this goal be furthered or better advanced in the MSH Plans?
	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	
Preserve natural resources & rural character	Like the cottages			Like tax offset							
Conserve when feasible site's architectural & cultural history											
Establishes a sense of place & destination											
Advances Medfield's values											
Complements character of Medfield											
Considers housing needs for multiple economic & demographic segments (a) Affordable; (b) Seniors (c) General Housing Needs			Assisted living better location General needs met	Spreading out seniors better							
Create & integrate open space with easy access throughout the site.											
Create economic value to overall site & serves needs of community.											
Appropriately addresses recreational, learning & cultural opportunities to support Town's diversity of talents & interests			See notes below. We need restaurants, cafes, etc						P & R	P & R	
Consider commercial space within context of campus reuse plan & supportive of ongoing economic development in Downtown Medfield			Like day care; slightly better location More cafes & restaurants Winery ☺	Like day care. Better amt of amenities;							
Achieve acceptable long-term economic, environmental & financial impacts on Medfield residents and town services.											

The group prefers Scenario 1 w/ adjustments – more commercial and tax revenue. Add a Forekicks-type facility that pays us taxes.

Matrix Comments: Full Content - May 24,2017 Community Workshop (cont.)

Small Group Name No Name #08

GOAL	MSH Southeast Quadrant, Front Lawn & Approach		MSH Quad Buildings		MSH Interior of Quad		MSH Quad Perimeter Western & North.		South of Hospital Road		How could this goal be furthered or better advanced in the MSH Plans?
	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	
Preserve natural resources & rural character											
Conserve when feasible site's architectural & cultural history		Maintain as much of historic structures as possible									<ul style="list-style-type: none"> > Favor option 2, but add parks & rec + the density Make space for hist. commission Have park & rec on both scenarios, not just scenario # 2 Need market study to evaluate commercial uses > Have housing view the river or inn & restaurant. Keep open green space near the DRC site Amphitheater near DRC site > Preservation of as many bldgs. As possible Artist live among seniors > Open space/agriculture at the north vs. future development.
Establishes a sense of place & destination											
Advances Medfield's values											
Complements character of Medfield											
Considers housing needs for multiple economic & demographic segments											
(a) Affordable,											
(b) Seniors											
(c) General Housing Needs											
Create & integrate open space with easy access throughout the site.		More affordable spread of senior housing									
		Gives us more access to open space									
Create economic value to overall site & serves needs of community.											
Appropriately addresses recreational, learning & cultural opportunities to support Town's diversity of talents & interests											
Consider commercial space within context of campus reuse plan & supportive of ongoing economic development in Downtown Medfield											
Achieve acceptable long-term economic, environmental & financial impacts on Medfield residents and town services.											

Small Group Name No Name # 09

GOAL	MSH SouthEast Quadrant, Front Lawn & Approach		MSH Quad Buildings		MSH Interior of Quad		MSH Quad Perimeter Western & North.		South of Hospital Road		How could this goal be furthered or better advanced in the MSH Plans?
	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	
Preserve natural resources & rural character											
Conserve when feasible site's architectural & cultural history											
Establishes a sense of place & destination											
Advances Medfield's values											
Complements character of Medfield											
Considers housing needs for multiple economic & demographic segments (a) Affordable; (b) Seniors (c) General Housing Needs	Why Group Home here? We like NE #2	Why not Keep Cottages?									
Create & integrate open space with easy access throughout the site.											
Create economic value to overall site & serves needs of community.											
Appropriately addresses recreational, learning & cultural opportunities to support Town's diversity of talents & interests	Both offer very good appl. → #2 has work/life xxxl										
Consider commercial space within context of campus reuse plan & supportive of ongoing economic development in Downtown Medfield											
Achieve acceptable long-term economic, environmental & financial impacts on Medfield residents and town services.	Perhaps easier to finance	Better economics in the long run									

Matrix Comments: Full Content - May 24,2017 Community Workshop (cont.)

Small Group Name One Individual's Response Green Star
 Not Group Consensus

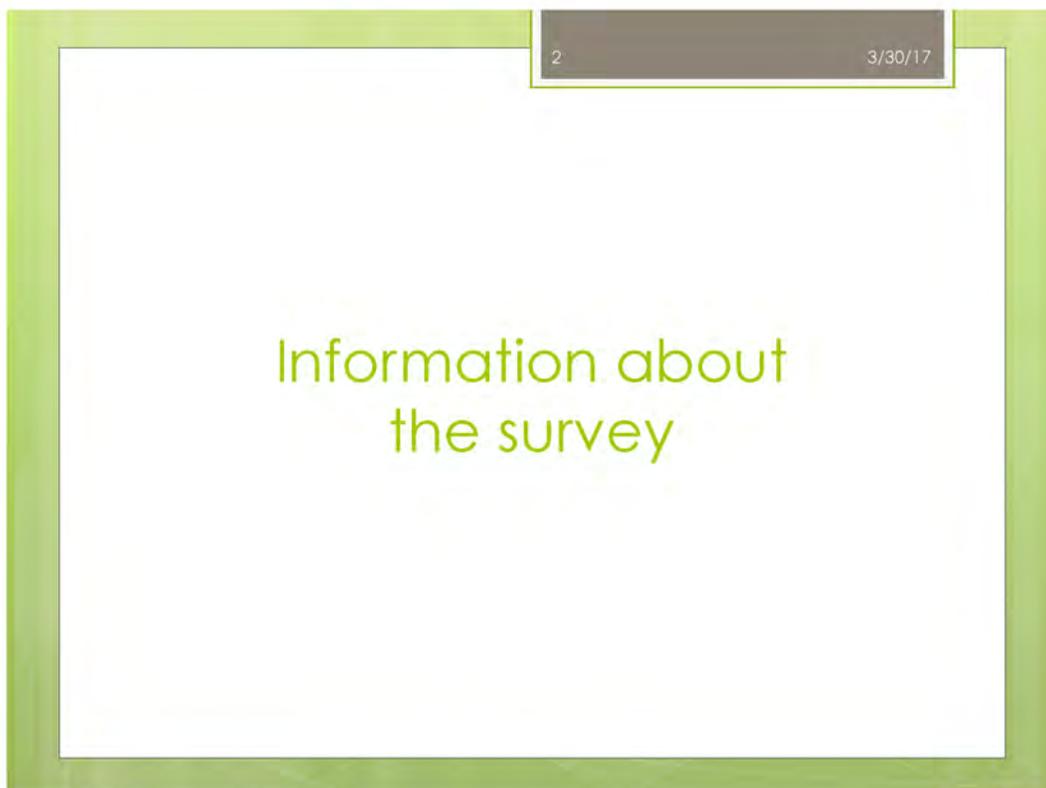
GOAL	MSH SouthEast Quadrant, Front Lawn & Approach		MSH Quad Buildings		MSH Interior of Quad		MSH Quad Perimeter Western & North.		South of Hospital Road		How could this goal be furthered or better advanced in the MSH Plans?
	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2	
Preserve natural resources & rural character	✓ Yes	✓ Better								✓ Yes	✓ Yes
Conserve when feasible site's architectural & cultural history											
Establishes a sense of place & destination			Seems like the "destination" is in someone's neighborhood								
Advances Medfield's values											
Complements character of Medfield											
Considers housing needs for multiple economic & demographic segments (a) Affordable; (b) Seniors (c) General Housing Needs			Seems like that's all that is here is housing. Not town activity sites other than open space around the site.								Prefer to have decreased living space overall, increase units in area close to Senior Center (Hinkley & other); add more town activity & studio/workshop type space in main quad area.
Create & integrate open space with easy access throughout the site.											
Create economic value to overall site & serves needs of community.											
Appropriately addresses recreational, learning & cultural opportunities to support Town's diversity of talents & interests			I don't see this is addressed here.							Better than Option 2 w/ Rec facility	Nothing here
Seems like these could be a lot more community activity opportunities. There is some south of Hosp. Rd. But not much else.											
Consider commercial space within context of campus reuse plan & supportive of ongoing economic development in Downtown Medfield											
Achieve acceptable long-term economic, environmental & financial impacts on Medfield residents and town services.	Difficult to answer this since no information is available to say how taxpayers will be affected.										

7. Social Media Analytics

The Communications Committee, a sub-committee of the Medfield State Hospital Master Plan Committee has actively engaged the community through the master plan website <http://mshvision.net/>, social media, surveys, print outlets and Medfield TV during the course of the master planning process. The Medfield cable TV show was titled “Our Town, Our land, Our Future,” and episodes are currently available on YouTube. Some Facebook posts received over 1,000 views. Engagement included:

Facebook:	https://www.facebook.com/MSHVision/	704 followers
Instagram:	@MSH_VIision	115 followers
Twitter:	@MSH_VIision, #MSHVision	343 followers
Medfield TV:		10 broadcasts

The following pages include some sample data showing social media reach and comments received from survey efforts in February 2017 and social media engagement.



Methodology

- This survey was developed by the Medfield State Hospital Planning Committee in preparation for the February 2017 Public Open House
- Total responses: 574
- Received February 7 – February 24, 2017
- Most responses were received through an online portal hosted by SurveyMonkey. 132 responses were received via paper surveys. The results summarized here are inclusive of both paper and electronic survey responses.

Survey Questions (1 of 3)

- 1) Which elements in any of the concepts do you LIKE the most and why?
- 2) Which elements in any of the concepts do you NOT LIKE and why?
- 3) Is there a redevelopment or reuse idea missing from ALL of the concepts that you would like to see considered?
- 4) Which of the concepts is closest to your ideal vision of the future of the Medfield State Hospital site and why?
- 5) What would you change about the concept you selected in #4 to make it your "ideal" plan?
- 6) The concepts propose different phasing or implementation strategies. What implementation strategy appeals the most to you and why?

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Survey Questions (2 of 3)

7) If your taxes were to increase to pay for public expenditures related to redevelopment at the hospital, what kinds of things would be worth it to you?

<p>No additional taxes. I want the hospital redevelopment to bring in net tax revenue.</p>	<p>Education. I would support taxes to support new school children who might move to the site.</p>	<p>Recreation. I would support taxes for new public facilities, fields, etc.</p>	<p>Historic Preservation. I would support taxes for rehabilitating buildings, keeping archives, etc.</p>
<p>Cultural Activities. I would support taxes for the arts, community education, nature education, free or low-cost public events and programs, etc.</p>	<p>Subsidized Housing. I would support taxes to help the town meet its 10% affordable housing target.</p>	<p>Public Services. I would support taxes to build and maintain utilities and provide public services to future residences or businesses at the site.</p>	<p>Other*</p>

8) For the combination of amenities/services you circled in #7, how much of an increase in your local taxes would feel reasonable to you?

n/a 1% 2% 3% 4% 5% 6-10% more than 10%

9) Is there anything else you want to tell the Master Planning Committee?

* The paper survey included Open Space as an option. The option was inadvertently left off of the electronic survey.

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Survey Questions (3 of 3)

OPTIONAL DEMOGRAPHIC QUESTIONS

Age : Under 18 18 – 25 26 – 40 41 – 55 55+

How many people currently live in your household? 1 2 3 4 >4

Current annual household income? <\$50K/yr \$50K - \$80K/yr \$81K – \$140K/yr
\$141K - \$200K/yr >\$200K/yr I don't know

How long have you lived in Medfield? I don't <3 yrs 3–5 yrs 6-10 yrs 10-20 yrs >20 yrs

Do you now, or have you ever had children in the Medfield public school system?
Yes No I am currently a Medfield student

Survey Results

Question 1 (1 of 4)

What people like most – big ideas

In the first question, we asked respondents to tell us what specific elements or ideas they liked in any of the concepts. The question was open-ended and no options were provided.

To understand the responses better, we have synthesized them into themes or "big ideas" and "specific elements." The themes are presented below in no particular order, as they are all commonly mentioned. The specific elements are then listed in rank order.

o Balance

- ❖ The concept of balance comes up in many comments in terms of **land use** (housing + commercial + recreation + public space/programming + open space, etc.), **housing type** (senior, affordable, market rate), and **range of people being served**.

o Control

- ❖ A notable number of comments refer to **the town "controlling" the development**. Some of them specifically say they do not want developers or the state to decide what is going to happen at MSH. These comments reveal, however, that the mechanisms by which the town maintains control are not well-understood.

o Pace of Development

- ❖ A handful of comments make reference to the pace of development. Of those, most cite a **slower-paced, phased approach** as preferable, while a smaller number support **"get the job done as quickly as possible."** See Question #6 for additional insight.

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Question 1 (2 of 4)

What people like most – big ideas

- o **Cost issues**
 - ❖ Many responses to this question do not mention cost at all, and cost preferences are best understood by looking at the responses to Questions #7 and #8. That said, of those who mention cost in their response to Question #1, a small handful cite **revenue** as a key priority. A few cite the idea of **“breaking even”** as appealing. By contrast, many responses to Question #2 note the **high cost of maintaining the Parkland concept** as unacceptable.
- o **Historic preservation**
 - ❖ **“Keep as many buildings as possible”** mentioned many, many times.
 - ❖ Many comments indicate the desire to **maintain the original architecture and landscaping** (or sense/integrity of them).
- o **Housing**
 - ❖ The desire for **senior housing** is emphasized strongly in both the number of comments about it, and the passion with which it is expressed.
 - ❖ Strong support for fulfilling the **Town’s 40B commitment**.
 - ❖ Many call for a **mix of housing** so people of different ages and abilities can live at the state hospital site.

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Question 1 (3 of 4)

What people like most – big ideas

- o **Concepts**
 - ❖ Many responses to Question #1 **state their preferred concept**. Most of these data are duplicated by Question #4, which specifically asks people to choose their preferred concept, and the distribution is similar: roughly equal “votes” among Open Space Community (38%) and Care & Community (32%). This was followed by Public Destination (18%) and Parkland (12%).
 - ❖ Many suggest **combining Open Space Community and Public Destination** and cite specifically the lower-density, mixed housing options of Open Space Community with the arts, public spaces, recreation, and commercial features of Public Destination.
 - ❖ There are a handful of comments that **suggest adding elements from Public Destination to Care & Community**, as well.
- o **Tension around the Hinkley Property and Lot #3**
 - ❖ In general, senior housing or a sports complex are acceptable uses at these locations, but several comments also **reveal public concern that these properties are isolated**, distinct from the rest of the planning process, and/or not being given proper consideration.

Question 1 (4 of 4)

What people like most – specific elements

The most commonly mentioned specific elements that people like are listed below in rank order. The two elements noted most frequently are senior housing and open space.

Overwhelmingly popular

1. Senior Housing
2. Open Space
3. Cultural Space/Performing Arts Center (and specifically using Lee Chapel for this)
4. Parks and Recreation building
5. Other housing, including affordable, mixed, smaller housing in relatively equal numbers
6. Public market/small retail/shopping

Also mentioned more than a few times

1. Trails
2. Private Sports Complex
3. Amphitheater
4. Hotel
5. Promenade
6. Group Home
7. Studio/Maker's Spaces
8. Retreat Center

Question 2 (1 of 3)

What people DON'T like – big ideas

In the second question, we asked respondents to tell us what specific elements or ideas they DID NOT LIKE in any of the concepts. The question was open-ended and no options were provided.

Again, to understand the responses better, we have synthesized them into themes or "big ideas" and "specific elements." The themes are presented below in no particular order, except as noted in the text. The specific elements are then listed in rank order.

All open space

- ❖ By far the element mentioned most often as undesirable is **complete open space**. The reasons given include: 1) **loss of history/historic buildings**; 2) **high cost** and need for town investment for maintenance over time; 3) a sense that the **town does not need** that much open space; 4) the **need to revisit the planning** in the future; 5) **missed opportunity** to meet Town needs

High Density Development

- ❖ On the other hand, the second most common complaint is about **high-density development**. The underlying concerns here are not always expressed, as if it is self-evident why high-density is undesirable.

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Question 2 (2 of 3)

What people DON'T like - big ideas

Risk

- ❖ Many comments express concern about the **feasibility of success** of various ideas. Many state that some of the commercial and cultural elements are great, but "not realistic," or "too risky." Some also said housing is risky.
- ❖ A few comments express some concern that small retail or other "destination" elements at the hospital could **draw business away from downtown.**
- ❖ The idea of **mothballing buildings** indefinitely is also mentioned in this context. A few responses complain that mothballing buildings simply "kicks the can down the road."

Frustration with pace of planning

- ❖ A handful of comments express impatience with the planning process and hope that decisions will be made soon.

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Question 2 (3 of 3)

What people DON'T like - specific elements

The most commonly mentioned specific elements that people DO NOT LIKE are listed below in rank order. The two elements noted most frequently are ALL open space and demolishing ALL buildings.

1. **All Open Space**
2. **Demolishing all buildings**
3. High cost of majority open space
4. Boutique Hotel
5. Educational Campus
6. Welcome Center
7. Group Home

Question 3 (1 of 5)

Missing Development Ideas

We asked respondents to tell us what specific elements or ideas were missing from ALL of the concepts. The list reveals the wide diversity of activities and uses Medfield residents can imagine taking place at the hospital site in the future. The suggestions are presented here in categories, but otherwise in no particular order.

Recreation ideas

- o Trail around perimeter of property
- o Golf course/driving range
- o Frisbee golf course
- o Mini-golf
- o Summertime sledding hill (?)
- o Bocci
- o Facility for renting kayaks ,etc. to increase use of Charles River
- o Splash pad
- o Movie theater
- o Big pavillion with grills (like butterflybrookpark.org)
- o Indoor pool (one specific idea: olympic-sized salt water pool)
- o Large community playground (skate park, basketball park, toddler playground)
- o More sports fields
- o Clear link to Sherborn
- o Ice rink
- o Town zoo (Capron Park in Attleboro)
- o "My son would like a log flume ride ;)"

Question 3 (2 of 5)

Missing Development Ideas

Agriculture/Education and Nature/Food

- o Greenhouse
- o Orchard
- o Explicit plan to keep the trees
- o Apiary
- o Brewery/Distillery/Vodka makers (?)
- o Community gardens
- o Community-supported agriculture
- o Teaching garden and pollinator/butterfly meadow
- o Farming co-ops
- o Farm-to-table restaurant
 - ❖ In hotel
 - ❖ With programming to connect disabled or other folks to live and work at MSH

Housing

- o Very large homes at back (top) of land
- o Co-housing

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Question 3 (3 of 5)

Missing Development Ideas

**Education/
Community Space**

- Move all the schools to this site to consolidate and free up space in town for commercial
- Private school
- Community college
- Culinary/hotel management school
- Library
- Space for the Medfield Historical Society

- Dedicated area for community meetings and storage (i.e. scouts)
- Healing arts
- Preschool

Private ventures

- Film studio
- Country club
- Event space for weddings
- Bed and Breakfast
- Office space

- Spooky house in October
- Day program/rehab complex for mentally ill adults (Crossroads Clubhouse in Hopedale)
- Alternative energy generation (solar, windmills)
- Fireworks show on Great Lawn

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Question 3 (4 of 5)

Missing Development Ideas

Policy/Development process

- ❖ Deed restrictions on land
- ❖ Development criteria/guidelines to control look of development
- ❖ Promote competition among developers
- ❖ Clarity on how the plan satisfies 40B
- ❖ Explanation of how the land will be sold off and how much control the Town has in managing the development

- ❖ More focus on preserving the original intent of the property in the housing (disabled, etc.)
- ❖ Attention to impacts on surrounding community, including roads, sidewalks
- ❖ More clarity on parking plans

Question 3 (5 of 5)

Missing Development Ideas

o Programming

- ❖ Surveillance/security
- ❖ Connection to town center: sidewalk, path, shuttle buses
- ❖ Connecting disability/special needs residents lives to the development (i.e. farm-to-table restaurant)
- ❖ Paths for golf carts as a more sustainable way for people to get around the site without cars

o Additional information

- ❖ Estimated purchase prices for senior housing
- ❖ More detail in general

Question 4 (1 of 3)

Which of the concepts is closest to your ideal vision of the future of the Medfield State Hospital site and why?

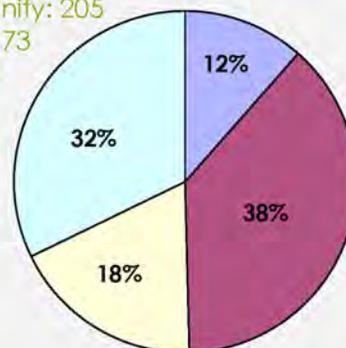
538 responses total

Open Space Community: 205

Care & Community: 173

Public Destination: 98

Parkland: 62



Parkland

Open Space Community

Public Destination

Care & Community

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Question 4 (2 of 3)

Why is [X concept] closest to your ideal?

Feedback on the concepts is listed in rank order, based on how frequently the idea is expressed in the responses.

Care & Community

1. Diversity and Density - something for everyone - seniors, disabled, youth; village feel: walkable, diverse community; saves some buildings or historic feel of campus; sports centers for youth
2. No taxes/net revenue generator
3. Takes care of seniors
4. Affordable homes
5. Meet 40B requirement
6. Implementation happens fast
7. Most realistic
8. Shows Medfield cares about people

Caveats:

- Too dense; needs more open space

Open Space Community

1. Balance - open space/development; market/affordable housing; serves residents and others in town
2. Open space and recreation
3. Phasing - leave open options for the future; is responsive to market
4. Costs break even
5. Historic preservation
6. Affordable senior housing
7. Other housing
8. Community feel/sense of place

Caveats:

- Uncertain future
- A lot of suggestions to combine with elements from Public Destination

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Question 4 (3 of 3)

Why is [X concept] closest to your ideal?

Parkland

1. Open space available to all - unique in its natural beauty and opportunity for recreation.
2. Enjoyment of the property is linked to good health.
3. Preserves for future generations ("Once it's gone, it's gone.")
4. Maintains town control of the property.

Caveat:

- Keep at least some buildings (Lee Chapel in particular)

Public Destination

1. "Breathes life" into Medfield - provides something different, a "selling point," a "differentiator" for the Town.
2. Everyone can enjoy it and provides opportunities for social interaction, recreation, learning, etc.
3. Reuses the buildings, other historical aspects.
4. Opportunity for revenue.

Caveats:

- Is it feasible?
- Traffic concerns
- Too much at once

Question 5 (1 of 2)

Changes to your ideal?

We asked respondents to tell us what they would change about the concept they selected as "closest to their ideal" in Question #4. These responses are presented in no particular order.

Care & Community

- More open space
- More preservation of historic buildings
- More high-end housing
- More/fewer options for families and young people
- NO indoor sports facility
- Leave some area undeveloped for future

Open Space Community

- Meet the 40B requirements
- More clarity on what will happen beyond Phase 1 and when
- Add in [my favorite element(s)] from Care & Community or Public Destination
 - ❖ Hotel
 - ❖ Museum
 - ❖ Assisted living center
 - ❖ Agriculture
 - ❖ Playground, etc.

Question 5 (2 of 2)

Changes to your ideal?

Parkland

- Keep Lee Chapel (and a few other buildings)
 - ❖ Or mothball the buildings for now
- Add recreation center
- Add [my favorite element(s)] from another concept:
 - ❖ Senior housing
 - ❖ Hotel
 - ❖ Sports complex
 - ❖ Pool
 - ❖ Farm

Public Destination

- Some housing, particularly 40B, senior housing, longer-term artist residences
- Something for pure profit to balance risk
- Variety of suggestions about how to make it work, i.e. hire an executive director to manage the implementation, apply for grants, etc.
- A number of ideas listed here under "missing," such as the healing arts and a preschool

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Question 6 (1 of 2)

Phasing or implementation

Question: The concepts propose different phasing or implementation strategies. What implementation strategy appeals the most to you and why?

A summary of the responses follows, but a caveat is worth noting here. The responses to this question demonstrate a lot of misunderstanding or lack of certainty about how to answer it. Far more people skipped this question than any other (174 of 574 total respondents skipped it). Some of those who did respond said they had no opinion or didn't have enough expertise to state an opinion.

In the next phase of public engagement in the planning process, greater clarity should be provided about how phasing and implementation are determined, and what is at stake with any particular strategy.

26 3/30/17

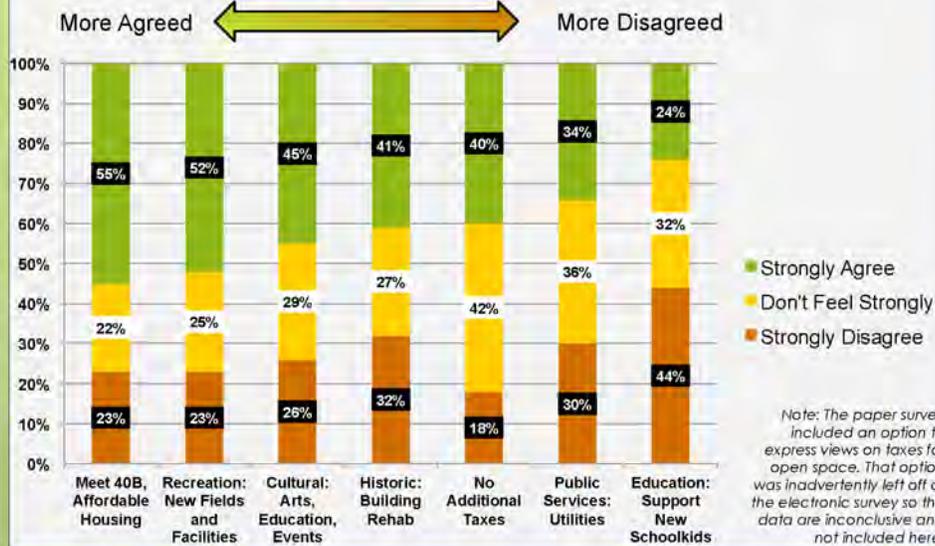
Question 6 (2 of 2)

Phasing or implementation

- Of the 400 responses to this question, approximately 330 actually addressed phasing or implementation. Of those 330:
 - Nearly 200 indicated support of some kind of phasing and/or made reference to the specific phasing strategies in Open Space Community or Public Destination
 - Roughly 75 said something like, "Just get it done ASAP."
 - Most of those remaining stated their first priority, but gave no other guidance. These included: sell Hinkley and Lot #3 first; build senior housing/senior services first; take care of 40B first; or start with the Parks and Rec building.
 - A handful of comments stated implementation principles rather than specific strategies, including:
 - Let the market dictate the rate of implementation
 - Whatever strategy will give the Town the greatest control over the implementation
 - Use the revenue from the sale of some land at first to fund the development of the rest of the site.

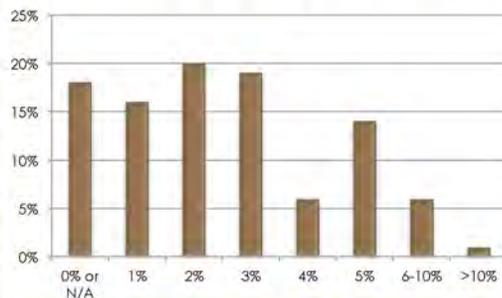
Question 7: Taxes

If your taxes were to increase to pay for public expenditures related to redevelopment at the hospital, what kinds of things would be worth it to you?



Question 8 Willingness to pay

For the combination of amenities/services you chose in #7, how much of an increase in your local taxes would feel reasonable to you?



"n/a": 94, or 18% of total responses*
 1% increase: 81 people, or 16%
 2% increase: 102, or 20%
 3% increase: 97, or 19%
 4% increase: 33, or 6%
 5% increase: 74, or 14%
 6-10% increase: 31, or 6%
 10% or more: 6, or 1%

82% of the responses indicated a willingness to see an increase in taxes of at least 1% for the services they supported in question 7. Nearly half (47%) said they would support an increase of at least 3%. About 18% said they would not support any increase.

*94 people, or 18% chose "n/a," which was provided for those who chose "no new taxes" in the previous question. There was some internal inconsistency, however, as many who chose "no new taxes" in question 7 chose a percent increase in question 8.

29 3/30/17

Question 9 (1 of 2)

Other feedback for the committee

- Thanks to the committee, good job, keep up the good work, etc.
 - ❖ A lot of work; good presentation of the material, nice website, thanks for the opportunity to weigh in, good range of options.
- Consider traffic, street remediation, sidewalks
- Consider the impacts on the adjacent neighborhood
- Land and buildings uninsured. Work fast to reduce liability
- Speed up/get it done "Pick up your pace. I'm getting older."
- Keep in mind the large commitments the Town has recently made (highway shed, safety building, new rec center, schools). Be realistic about our resources and what's possible
- Use the guidance from Jones Lang LaSalle's professional market analysis as a guide
- Better clarity on the financial pieces, including share with state
- Better clarity on the implementation
- Eliminate consultants

30 3/30/17

Question 9 (2 of 2)

Other feedback for the committee

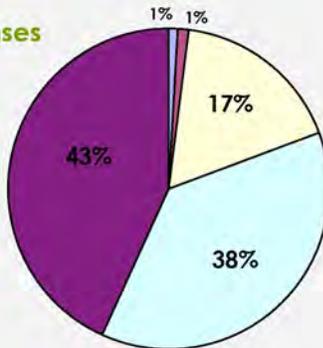
- Do something to honor Medfield State Hospital's original purpose
- If a museum on King Philip's war, integrate native perspective, not just colonists
- Transparency in the process
- Much easier to view the boards on my computer. Wish I had them before attending the meeting.
- Make contacts with obvious potential allies (conservation foundations, Mass Development, local legislators, leaders in abutting communities)
- When a decision is made, explain the pros and cons
- Look into the Irvine Company in Southern California (interesting developer)
- Learn from other towns who have been in this situation.
- Don't forget the teenagers! They need things to do in this town.

Demographics: Age (539 responses)

Your Age

539 total responses

Under 18: 5
18 - 25: 6
26 - 40: 93
41 - 55: 202
55+: 233



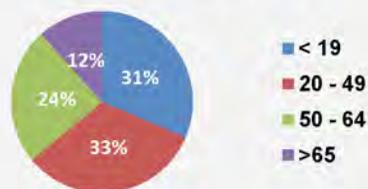
- Under 18
- 18 - 25
- 26 - 40
- 41 - 55
- 55+

Comparison of age distribution of survey respondents to Medfield's overall population

Survey Age Distribution

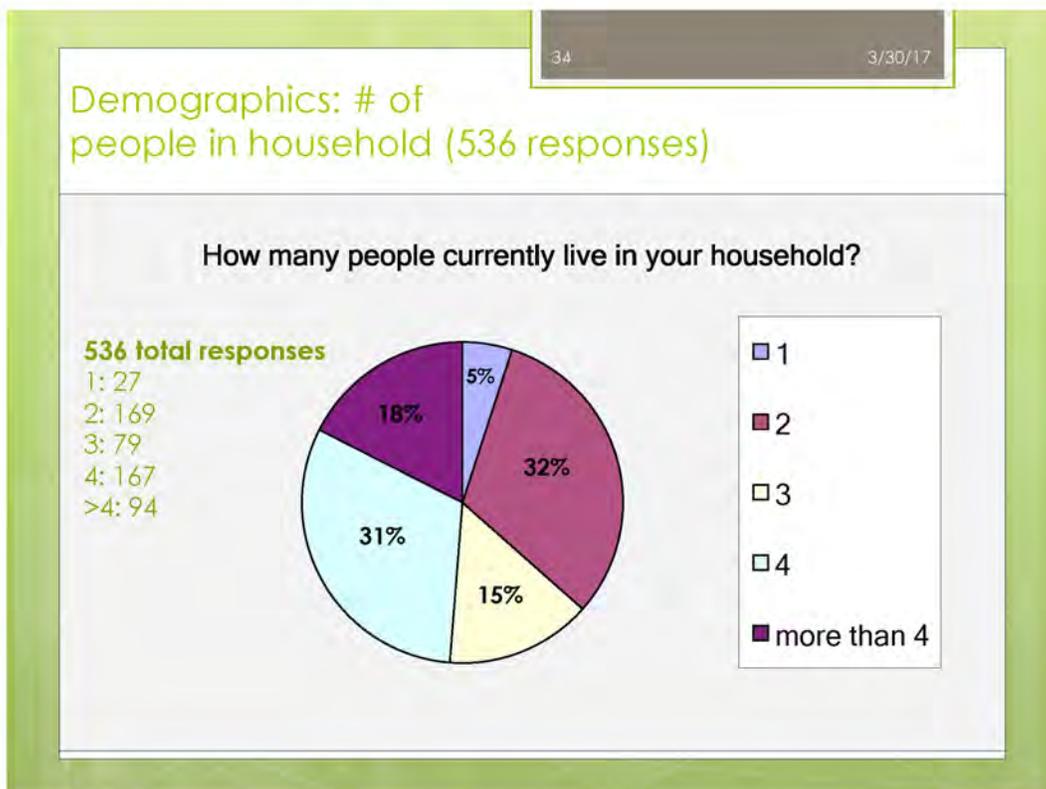
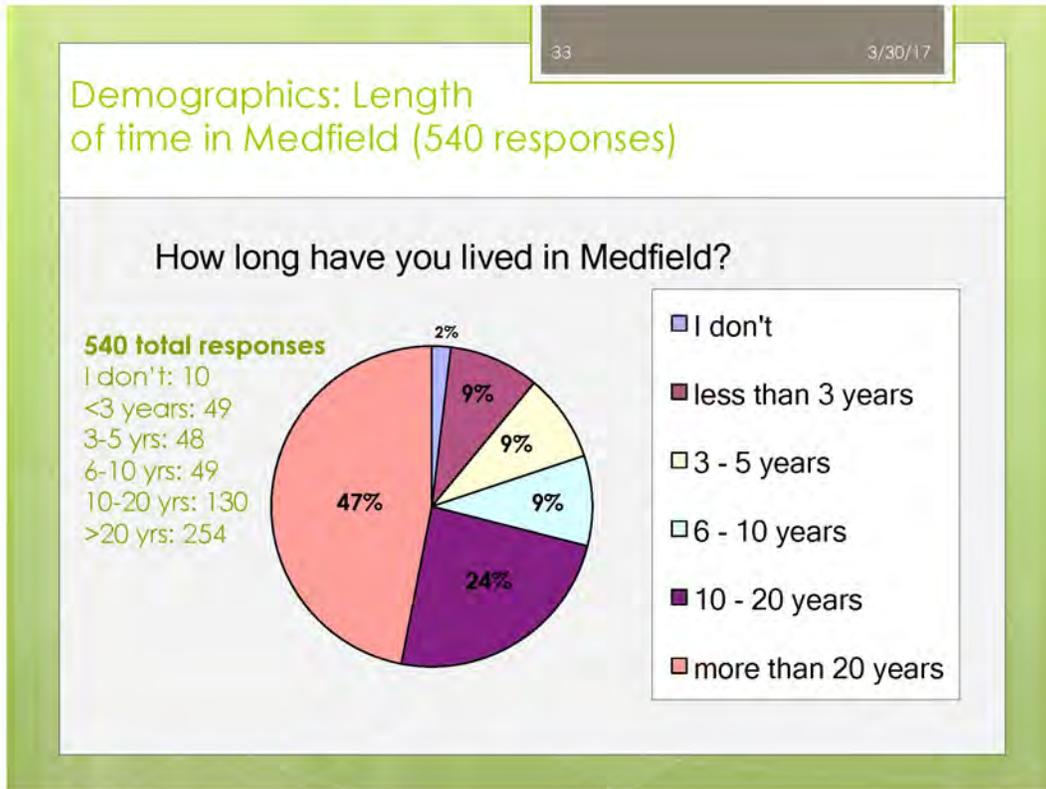


Medfield Population Age Distribution



A higher representation of an older population completed the survey than Medfield's overall population.

Sources: Medfield Population -- Housing Production Plan, October 17, 2016, Table 2, p.6
Survey -- February 2017 Public Open House Survey Results Summary, March 24, 2017



Demographics: Children in Medfield Public Schools (537 responses)

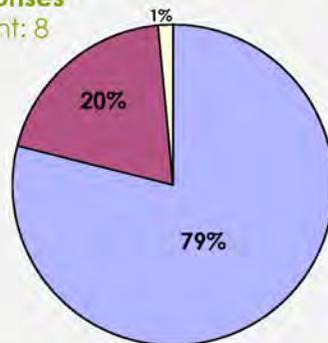
Do you now, or have you ever had children in
the Medfield public school system?

537 total responses

Current student: 8

Yes: 424

No: 105



Yes

No

I am currently a
Medfield public
school student

Demographics: Annual Household Income (493 responses)

What is your annual household income?

493 total responses

<\$50K/yr: 18

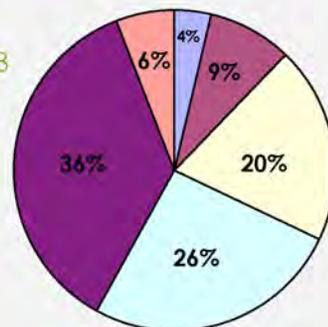
\$50-80K/yr: 42

\$81-140K/yr: 98

\$141-200K/yr: 128

>\$200K/yr: 178

I don't know: 29



less than \$50K a year

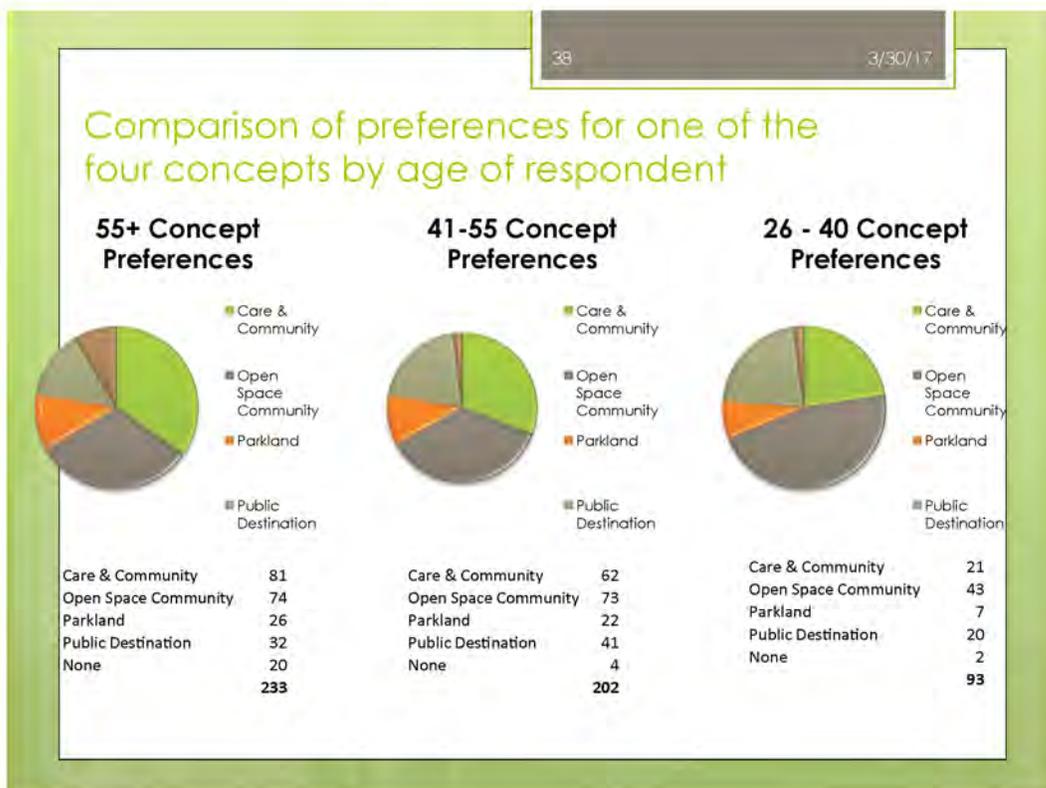
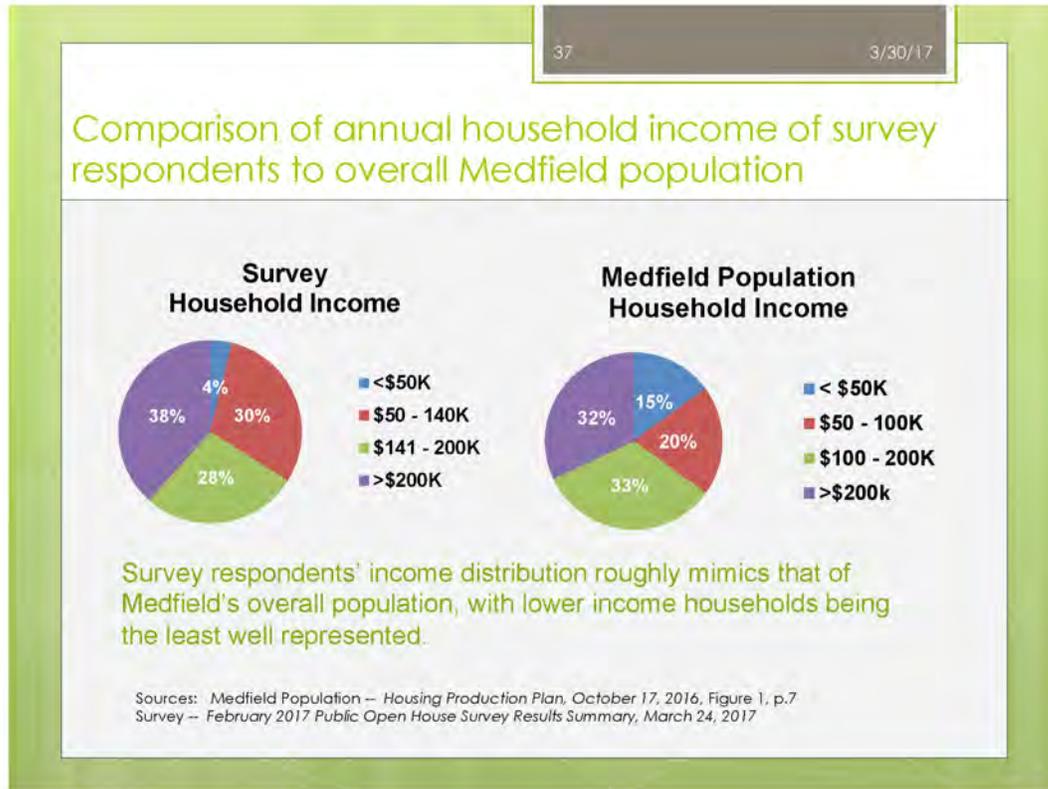
\$50K - \$80K/yr

\$81K - \$140K/yr

\$141K - \$200K/yr

More than \$200K/yr

I don't know



Social Media - Open House Data February 2017

MSHMP Open Meeting – 2.7.17
Facebook Ad and Video statistics
Lucille Fisher

Facebook Ad and Concept Video Statistics Overview – MSHMP February 7th Open House

In the following pages; I have outlined, with charts, the results of our Open House Facebook advertising which focused on our event page and Vimeo views of the concept videos. My hope is that these results offer insight for future events.

A few observations:

1. The audience demographics reached on Facebook seems to mirror the audience Brandie reported on regarding the initial (approx. 139) electronic surveys completed at the Open House on February 7th.
2. The ad content provided all the information the viewer needed without having to click through to the actual event page therefore clicking through to the event page was not needed.
3. The video statistics show more “Plays” than “Finishes.” More than likely, this can be accounted for by people reviewing several times. Some concepts are more complex and may have required several views.
4. It should be noted that the Care & Community video was promoting on Medfield Community Forums as the concept that best solved the 40B problem the town currently has. Given the recent experience with the “Medfield Meadows” 200 unit 40B debacle that had the community in arms, it is very possible and reasonable to interpret that community desire to solve the 40B problem influenced the high number of “views” on Care & Community.
5. The Facebook Forums “Friends in Medfield” (1212 members) and “Concerned Citizens in Medfield” (2702 members) are very influential. I posted the open house on both forums, got a lot of engagement, and our MSH Vision Facebook “likes” increased by approximately 80 (still going up) in the two week period before and after the open house.

MSHMP Open Meeting – 2.7.17
Facebook Ad and Video statistics
Lucille Fisher

Facebook Ad - Parameters: Lives in Medfield, Ages 18 and over Length of ad: Start - January 30, 7:13 p.m. End - February 6, 7:16 p.m.

The screenshot shows a Facebook interface with a user profile 'Lucille' and a search bar. Below the profile is a post from 'MSH Vision' shared their event. The event is titled 'MEDFIELD STATE HOSPITAL Open House Public Meeting' and is scheduled for 'Tuesday, February 7th, 2017: 4pm-8pm' at 'Medfield High School Cafeteria'. The post includes a description: 'What is happening with the Medfield State Hospital land, Lot 3, and the Hinkley Property?? The Medfield State Hospital Master Plan Committee (MSHMPC) invites you to our interactive open meeting next Tuesday, February 7th. Your feedback is needed. www.mshvision.net'. At the bottom of the post, there is a date indicator for 'FEB 7' and the text 'Open Public Meeting - Please Attend Tue 4 PM - Medfield High School Cafeteria 29 people interested - 19 people going'. There is also an 'Interested' button.

Social Media - Open House Data February 2017 (cont.)

MSHMP Open Meeting – 2.7.17
Facebook Ad and Video statistics
Lucille Fisher

Facebook Advertisement – Overall Statistics – Women and Men

Total reach: 1230 people

Age	Total Reached	Percentage of Total
18-24	168	14%
25-34	174	14%
35-44	322	26%
45-54	348	28%
55-64	173	14%
64 and over	47	3%

MSHMP Open Meeting – 2.7.17
Facebook Ad and Video statistics
Lucille Fisher

General Facebook Demographics

Below are Facebook demographics according to Hootsuite, a respected social media/online marketing information source. When we look at the numbers of people reached by the MSH Vision Facebook Ad, it is no surprise that we reached more women than men and that the 35 – 64 was a large segment (68%).

Gender

- 76 percent of all female-identified U.S internet users use Facebook
- 66 percent of all male-identified U.S internet users use Facebook

Age:

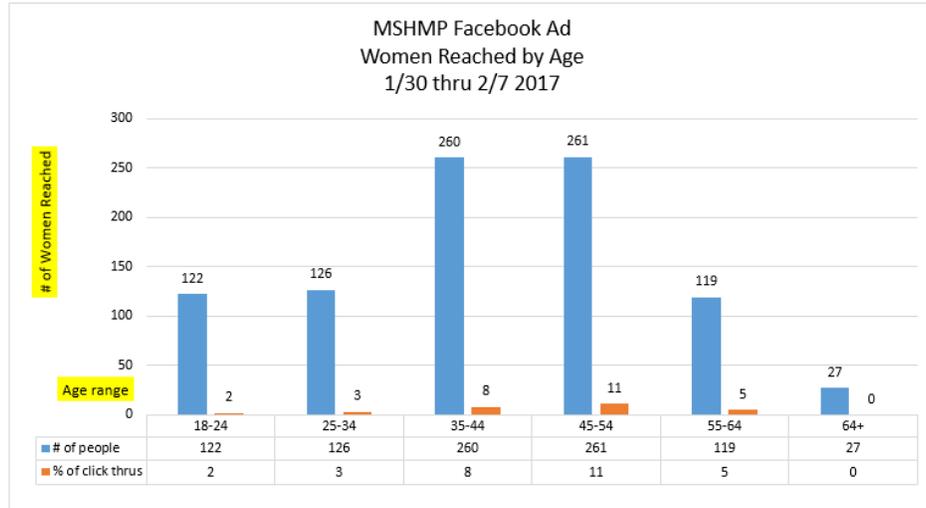
- 82 percent of 18 to 29-year-olds online use Facebook
- 79 percent of 30 to 49-year-olds online use Facebook
- 56 percent of online users ages 65 and up use Facebook

Income:

- 72 percent of online users with incomes over \$75,000 use Facebook
- 74 percent of Facebook users have some form of higher education

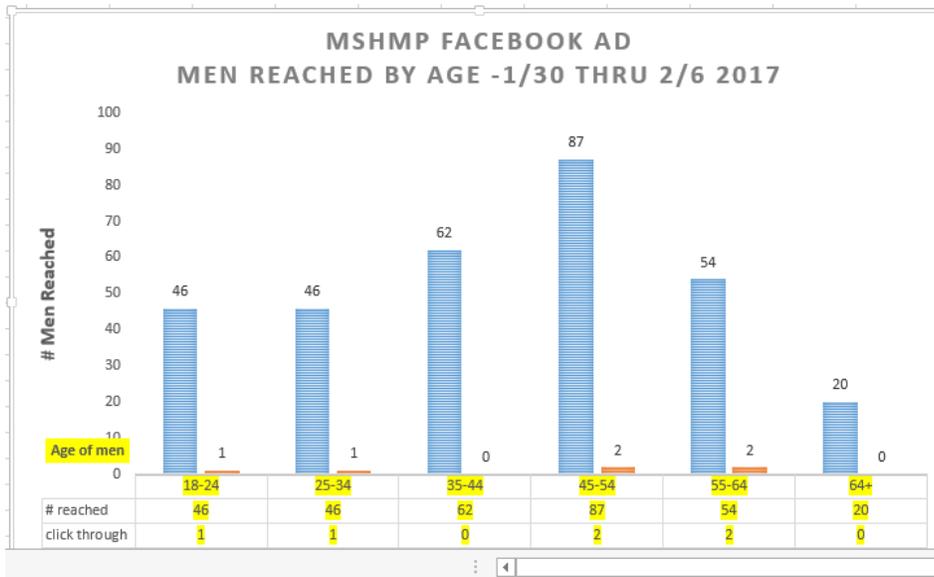
Facebook Ad – Women, reach and click throughs by age.

Note: Of total women reached (915); 10% were between the ages of 18-24, 10% ages 25-34, 21% ages 35-44, 21% 45-54, 10% ages 55-64, 2% over 64.



Facebook Ad – Men, reach and click throughs

Note: Of total men reached (315), 4% were between the ages of 18-24, 4% ages 25-34, 5% ages 35-44, 7% ages 45-54, 4% ages 55-64, 1% over 64



Social Media - Open House Data February 2017 (cont.)

MSHMP Open Meeting – 2.7.17
Facebook Ad and Video statistics
Lucille Fisher

This chart shows *when* the videos were viewed between the dates of January 9th (date before link was posted) and February 20th (I ran the report.) I will be running video analytics one more time on February 24th, after survey is closed. We can see the spike on February 10th (Plays 126, Finishes 106) when link went live and on February 16th when I put up a reminder on MSHVision FB page that the link would be closed on February 23rd (Plays 307, Finishes 237).



MSHMP Open Meeting – 2.7.17
Facebook Ad and Video statistics
Lucille Fisher

Concept Video statistics – February 9th through February 20th

Important definitions before viewing:

Plays = A play is counted when the play button is pushed.

Finish = Video is watched to the end

My recommendation for viewing these statistics:

I recommend using the data for finishes as a more realistic measure of unique views. It is not surprising to me that Care & Community has the most views since it was promoted on Medfield Facebook Forums such as “Friends in Medfield” and “Concerned Citizens of Medfield.” It has also been downloaded twice. There was a comment (see below) under Care & Community which I deleted so viewers would not be influenced. I also changed settings after that comment was made so that downloading and commenting were not allowed. These setting changes increased the validity of our viewing statistics (source) and reduced the effect of influence on other views.

MSHMP Open Meeting – 2.7.17
 Facebook Ad and Video statistics
 Lucille Fisher

Comment made on Care & Community Video which referred to the town’s 40B challenge.

▶ 87 ❤️ 0 🗑️ 0 💬 1

Download Share

Medfield State Hospital Master Plan Committee - Concept Overview - Care + Community
 February 7, 2017 Open Public Meeting

1 Comment

 **Robert Winograd** 4 days ago
 Best of the 4 ideas, provides for our seniors while not stressing our public schools. Brings Medfield up to 10% for affordable housing so we don't have to deal with another "Medfield Meadows" crisis. Doesn't cost the town money -- Medfield has many budget priorities that will force another override this year, don't add Medfield State Hospital over the long term to this list.

MSHMP Open Meeting – 2.7.17
 Facebook Ad and Video statistics
 Lucille Fisher

MSHMP Open House (2.7.17) Video statistics

Show selected (0) MSHMP Open House(2.7.17) Vimeo statistics Export stats for all videos as CSV Manage table

Video	Plays hit "Play" button	Finishes watched to end	Downloads	Avg. % Watched
Care & Community MSHMP -Care+Co... Uploaded 11 days ago	238	173	2	83
Orientation MSHMP Open Pub... Uploaded 11 days ago	190	145	0	91
Open Space Community MSHMP -Open Sp... Uploaded 11 days ago	187	158	1	90
Public Destination MSHMP Open Mee... Uploaded 11 days ago	181	151	0	90
Parkland MSHMP -Parkland... Uploaded 11 days ago	151	120	0	90
Totals:	947	747	3	88%

Social Media - Open House Data February 2017 (cont.)

MSHMP Open Meeting – 2.7.17
 Facebook Ad and Video statistics
 Lucille Fisher

Video Statistics Updated as of February 24th (day after survey closed)

Note: Impact of reminders in newsletter, Twitter, and Facebook. Total finishes doubled - As of February 24th, there were 1446 total video views compared to 747 on February 20th.

Show selected (0) **as of 2/24/17 2:32 p.m.** Export stats for all videos as CSV Manage table

Video	Plays	Finishes	Downloads	Avg. % Watched
 MSHMP -Care+Co... Uploaded 15 days ago Care + Community	445	331	4	83
 MSHMP -Open Sp... Uploaded 15 days ago Open Space & Community	381	315	1	90
 MSHMP Open Mee... Uploaded 15 days ago Public Destination	375	303	0	89
 MSHMP Open Pub... Uploaded 15 days ago Orientation	350	262	0	90
 MSHMP -Parkland... Uploaded 15 days ago Parkland	290	235	0	87
Totals:	1,841	1,446	5	88%

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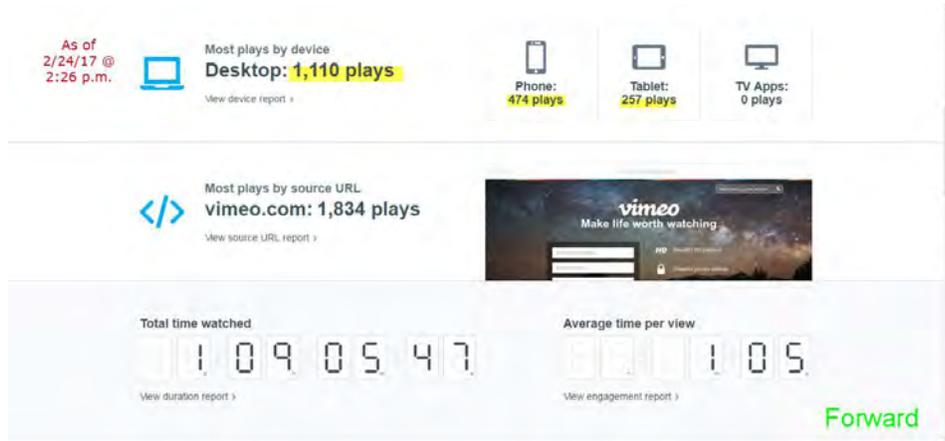
MSHMP Open Meeting – 2.7.17
 Facebook Ad and Video statistics
 Lucille Fisher

Impact of Facebook posts and Newsletter reminders on views – February 9th through February 24th

Note: Survey closed on February 23rd



What type of devices did people use to view the videos?



Desktop: 1110 plays Phone: 474 plays Tablet: 257 plays

8. Massachusetts Sustainable Development Principles

The Commonwealth of Massachusetts Department of Housing and Community Development encourages development that supports smart growth, sustainable design and green building practices. On the following page are the MA Sustainable Development Principles.

A list of additional information and resources can be found at: <https://www.mass.gov/service-details/smart-growth-resources>

Sustainable Development Principles

The Commonwealth of Massachusetts shall care for the built and natural environment by promoting sustainable development through integrated energy and environment, housing and economic development, transportation and other policies, programs, investments, and regulations. The Commonwealth will encourage the coordination and cooperation of all agencies, invest public funds wisely in smart growth and equitable development, give priority to investments that will deliver good jobs and good wages, transit access, housing, and open space, in accordance with the following sustainable development principles. Furthermore, the Commonwealth shall seek to advance these principles in partnership with regional and municipal governments, non-profit organizations, business, and other stakeholders.



1. Concentrate Development and Mix Uses

Support the revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, and integrates uses. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction in undeveloped areas. Create pedestrian friendly districts and neighborhoods that mix commercial, civic, cultural, educational, and recreational activities with open spaces and homes.

2. Advance Equity

Promote equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning and decision making to ensure social, economic, and environmental justice. Ensure that the interests of future generations are not compromised by today's decisions.



3. Make Efficient Decisions

Make regulatory and permitting processes for development clear, predictable, coordinated, and timely in accordance with smart growth and environmental stewardship.



4. Protect Land and Ecosystems

Protect and restore environmentally sensitive lands, natural resources, agricultural lands, critical habitats, wetlands and water resources, and cultural and historic landscapes. Increase the quantity, quality and accessibility of open spaces and recreational opportunities.



5. Use Natural Resources Wisely

Construct and promote developments, buildings, and infrastructure that conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, and materials.

6. Expand Housing Opportunities

Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels, and household types. Build homes near jobs, transit, and where services are available. Foster the development of housing, particularly multifamily and smaller single-family homes, in a way that is compatible with a community's character and vision and with providing new housing choices for people of all means.



7. Provide Transportation Choice

Maintain and expand transportation options that maximize mobility, reduce congestion, conserve fuel and improve air quality. Prioritize rail, bus, boat, rapid and surface transit, shared-vehicle and shared-ride services, bicycling, and walking. Invest strategically in existing and new passenger and freight transportation infrastructure that supports sound economic development consistent with smart growth objectives.

8. Increase Job and Business Opportunities

Attract businesses and jobs to locations near housing, infrastructure, and transportation options. Promote economic development in industry clusters. Expand access to education, training, and entrepreneurial opportunities. Support the growth of local businesses, including sustainable natural resource-based businesses, such as agriculture, forestry, clean energy technology, and fisheries.

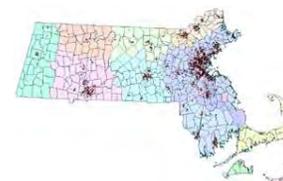


9. Promote Clean Energy

Maximize energy efficiency and renewable energy opportunities. Support energy conservation strategies, local clean power generation, distributed generation technologies, and innovative industries. Reduce greenhouse gas emissions and consumption of fossil fuels.

10. Plan Regionally

Support the development and implementation of local and regional, state and interstate plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit. Consider the long-term costs and benefits to the Commonwealth.



9. MSHMPC Review of 40R Zoning for MSH

A popular incentive tool used with housing redevelopment is the Commonwealth's Smart Growth Zoning program which was established by Chapter 40R of Massachusetts General Laws. In the next few pages, MSHMPC's overview of the 40R program and its potential applicability to MSH is presented. Reflecting Medfield's strong desire for local control, MSHMPC opted not to endorse 40R for MSH, choosing instead to pursue a zoning amendment for MSH that is informed by 40R smart growth and affordable housing principles with local control.

40R Smart Growth Zoning Overlay

MSHMPC investigated the potential of using the zoning overlay tool known as smart growth zoning, 40R for short, after the chapter number in Massachusetts General Laws. 40R uses upfront financial incentives to encourage municipalities like Medfield to adopt zoning overlay districts to encourage as-of-right housing in transit-oriented areas, areas of concentrated development, or highly suitable areas.

Representatives of MA Department of Housing & Community Development (DHCD) met with MSHMPC and the Planning Board to review the details of the 40R smart growth zoning overlay tool. DHCD, at the time, made a site visit to MSH and determined that the MSH building and grounds area would qualify as a 40R area under the highly suitable classification.

Additional threshold criteria in the 40R program include that housing uses need to be as-of-right; residential and mixed-uses should be among the allowed uses; a mix of housing; no moratorium or building cap should be in place; no age-restricted housing; and at least 20% of the units need to be affordable. The preferred reuse plan meets most of these threshold criteria. Concerns were voiced as to the designated senior housing area.¹ Target customer audiences for housing are allowed, but restrictions as to age are not allowed.

The incentives for 40R smart growth zoning overlay districts include an upfront incentive payment based on the number of units that can be built as of right in the 40R zone compared to the underlying zoning, plus a \$3,000 per unit bonus payment when a unit is permitted. Since housing is not allowed in the underlying BI zone, all planned housing units would count towards the incentive payment at MSH. With an anticipated development of 294 to 334 units of housing (242 to 280 units of non-senior designated housing units) the Town could receive an incentive payment of \$350,000 after the Town Clerk certifies adoption by Town Meeting. The value of the bonus payments could range from a low of \$726,000 (not counting senior-designated units) to a high of \$996,000, (inclusive of senior units).

Adoption of 40R entails review and prior approval of the proposed local zoning bylaw by DHCD, so that the Town could qualify for incentive and bonus payments. Provisions for ensuring affordability of the designated affordable units allowed by 40R are strict in the recommended 40R zoning language. However, Medfield's recently adopted affordable housing regulations are more restrictive. After deliberations and discussion, MSHMPC opted not to recommend a 40R zoning overlay approach for MSH at this time. MSHMPC prefers an approach with more local control and less involvement and approvals from the Commonwealth and has suggested adoption of a local zoning program which fits Medfield better. The draft zoning bylaw draws upon 40R smart growth zoning and affordable housing principles.

¹ Most of the concerns regarding age restrictions pertained to the development of age-restricted housing on Hinkley and Lot 3. The Board of Selectmen shortly afterwards assumed the lead in planning for these two sites. The incorporation of independent living and assisted living under the rubric of a continuing care retirement community on the core campus could be included or excluded in a 40R zoning overlay incentive.

10. Comparison of Medfield Parking Requirements with Other Communities

The impact of parking on the scenic campus setting was a concern raised in many MSHMPC discussions. Parking regulations will need to be reviewed carefully and balanced with actual parking demand as part of the implementation process.

The following pages present a comparison of parking requirements in Medfield's Zoning By-law and the requirements of other communities.

Parking Standards from Zoning Bylaws in Medfield and Nearby Communities

	Parking Space Size	Residential	Senior Housing	Office	Medical	Retail	Restaurant	Theater	Community Facility/ "art classes)	Hospital; extended care fac or homes
Medfield (12,204)	9'6" x 18'	2 sp/unit	0.25/unit for public Sr Hous;	2 sp/employee; Min 3 sp/office	5 sp/doc	1 sp/120 of public retail area	1 sp/3 seats + 1 sp/2 employees + 4 sp/2 ft of take out space	1/4 seats or 1/8' of bench	Comm Fac: 1 sp/300 sf School: 2/classrm	2 per bed
		B Dist 1.5 sp/unit								
Dedham (24,729)	9' x 19'	1-1/2 sp per dwelling unit (min 2 sp)	1 sp/dwelling unit	1 sp per 200 sf on ground floor and 1 sp/300 sf on flrs above ground level	5 sp per practicing professional plus 1 per 500 sf of floor area	1 sp/200 sf	2 sp per 5 seats design capacity	1 sp per 3 seats	1 sp per 2 students	1 sp per 2 persons rated design capacity
Dover (5,589)	300 sf	2 sp/unit								
Medway (12,752)	9' x 18'	1.5 sp/ unit in mixed-use;		1 sp per 300 sf	1 sp per 300 sf	1 sp per 300 sf	1 sp per employee & 1 sp per 3 seats			
Millis (7,891)		1 sp/ bdrm 2 sp/ 2 bdrms +	1 sp/unit		1 sp per 300 sf	1 sp/200 sf; 1 sp/250 sf	1 sp/250 sf	1 sp/4 seats	2 sp/classroom; 1 sp/300 sf	2 per bed
Needham (28,886)	9' x 18.5'			1 sp/300 sf	1 sp/200 sf	1 sp/300 sf	1 sp / 3 seats plus 10 spaces per take-out counter	1 sp/3 seats		1 sp/2 beds & 1 sp for every 2 employees on largest shift
Norfolk	9' x 19'	2 sp/ Single Fam unit;	1 sp/ unit	1 sp/200 sf usable	1 sp/200 sf usable	1 sp/200 sf	1 per 100 sf of usable	1 sp/3 seats	1 sp/300 sf;	Hosp: 2sp/bed

	Parking Space Size	Residential	Senior Housing	Office	Medical	Retail	Restaurant	Theater	Community Facility/ "art classes)	Hospital; extended care fac or homes
(11,277)		1.5 sp/ unit for multi-fam		space; 1 sp/ 300 sf for spaces < 5000 sf	space; 1 sp/ 300 sf for spaces < 5000 sf	usable space; 1 sp/ 300 sf for spaces < 5000 sf	area or 1 per 3 person capacity whichever is greater			Nursing: 1 sp/ 4 beds; Assid Liv: 1 sp/2 units; 1 sp/300 sf of accessory space
Sherborn (4,119)	8.5 x 20	Boarding/rooming house: 1/ sleeping rm; 1.5 sp/ dwelling unit in multi-family in resi area		Dwelling for profi occ – 3 sps 1 sp/ 250 gsf		Artisan shops: 1 sp/ 250 gsf	1 sp/ 3 seats +80 in of standing counter space		Charitable or Private School, day care center: 10 spaces	
Walpole (24,070)	2 sp/ unit			Max of 1 sp/ 200 gsf on ground flr + 1 sp/ 400 gsf on other flrs; and Minimum of 1 sp/ 500 gsf on grd flr + 1 sp / 1000 sf other flrs				1 sp/ 4 seats; or 1 sp per 8' bench; or 1 sp per 20 sf of public floor area		1 sp for ea sleeping rm; if a ward or dorm then 1 sp per 2 beds
Wellesley (27,982)	8.5' x 18'	1 sp per dwelling unit for bldgs with 3 or more units; 1-1/2 sp per dwelling unit of 2 bdrms or less & 2 sp per unit of 3 bdrms or more with > 20 units	0.65 spaces per unit	1 sp per 150 sf occupied space, but not less than 3.2 spaces per 1000 sf of floor area	1 sp per 150 sf occupied space, but not less than 3.2 spaces per 1000 sf of floor area	1 sp per 150 sf occupied space, but not less than 3.2 spaces per 1000 sf of floor area	1 sp per 100 sf where food is served		1 sp per 150 sf occupied space, but not less than 3.2 spaces per 1000 sf of floor area	

Parking Standards from Zoning Bylaws in Medfield and Nearby Communities (cont.)

	Parking Space Size	Residential	Senior Housing	Office	Medical	Retail	Restaurant	Theater	Community Facility/ "art classes)	Hospital; extended care fac or homes
Westwood (14,618)		2 sp/ dwelling unit	1-1/2 sp per dwelling unit	1 sp/ 333 SF		1 sp/ 250 sf	1 sp/ 4 seats and 1 sp for every 2 employees		1 sp/ 4 seats and 1 sp per employee	1 sp per sleeping room
Wrentham (10,955)		2 sp/ unit		1 sp/ 270 gsf	1 sp/ 200 gsf	1 sp/ 250 gsf	Fine dining: 20 sp/ 1000 gsf; Casual dining: 25 sp/ 1000 gsf Fast food w/ drive thru: 17 sp/ 1000 gsf Fast food—NO drive-thru 20 sp/ 1000 gsf	0.25 per person in permitted capacity		1 sp/ 500 gsf

Municipality's population per the 2010 Census is in parentheses in column 1.

- GSF is Gross Square Feet
- SP refers to parking space
- SF refers to Square Feet; sf

11. Draft Zoning By-law for Medfield State Hospital

The draft zoning amendment for the implementation of the preferred scenario for the Medfield State Hospital Strategic Reuse Master Plan follows in this Appendix.

ARTICLE 20. MEDFIELD STATE HOSPITAL DISTRICT ZONING AMENDMENT

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Section 1. Purposes.

This Article sets forth the procedures and minimum requirements for the creation of the Medfield State Hospital District (MSHD) within the Town of Medfield in furtherance with Section 1-3 of the Zoning Bylaw. The purposes of the MSHD are to:

- (a) promote the reuse of the former Medfield State Hospital property and certain nearby properties by encouraging a balanced, mixed-use approach with housing, educational, recreational, cultural and commercial uses, with open space and with public access;
- (b) implement the goals and objectives of the Strategic Reuse Master Plan for Medfield State Hospital;
- (c) promote the public health, safety, and welfare by encouraging diversity of housing opportunities;
- (d) increase the availability of affordable housing by creating a range of housing choices for households of all incomes, ages, and sizes, and meet the existing and anticipated housing needs of the Town, as identified in the Medfield Housing Production Plan (2016);
- (e) ensure high quality site reuse and redevelopment planning, architecture and landscape design that enhance the distinct visual character and identity of the Medfield State Hospital area and provide a safe environment with appropriate amenities;
- (f) encourage preservation and rehabilitation of historic buildings;
- (g) encourage the adoption of energy and water efficient building practices and sustainable construction methods and practices;
- (h) establish design principles and guidelines and ensure predictable, fair and cost-effective development review and permitting;

Section 2. Definitions.

For purposes of this Article only, the following definitions shall apply. Capitalized terms used but not defined in this Article shall have the meanings ascribed to them in Article 2.

Administering Agency is the Medfield Board of Selectmen, or such other committee or organization as may be designated by the Medfield Board of Selectmen, with the power to monitor and enforce compliance with the provisions of this Article related to Affordable Housing, including but not limited to enforcement and oversight with respect to (i) rental rates and sales prices; (ii) income eligibility determinations for households applying for Affordable Housing; (iii) marketing of Affordable Housing pursuant to an approved housing marketing and resident selection plan; and (iv) recording of Affordable Housing Restrictions. In a case where the Administering Agency cannot adequately carry out its administrative duties, upon certification of this fact by the Medfield Board of Selectmen, such duties shall devolve to and thereafter be administered by an alternative committee or organization designated by the Medfield Board of Selectmen.

Affordable Homeownership Unit is a unit of Affordable Housing required to be sold to an Eligible Household.

Affordable Housing is one or more housing units subject to an affordable housing restriction, deed rider or other restriction running with the land that requires such units to be affordable to and occupied by Eligible Households.

Affordable Housing Restriction is an affordable housing restriction, deed rider or other restriction running with the land affecting one or more Affordable Units that meets the requirements set forth in MGL c. 184, §31 and this Article.

Affordable Rental Unit is a unit of Affordable Housing required to be rented to an Eligible Household.

Affordable Unit is either an Affordable Rental Unit or an Affordable Homeownership Unit.

Applicant is any person or entity having a legal or equitable interest in a Proposed Project or the authorized agent of any such person or entity.

Application is a petition for Plan Approval filed with the Plan Approval Authority by an Applicant and inclusive of all required documentation as specified in administrative rules adopted pursuant to Sections 9 and 10 of this Article.

Artist Live/Work Dwelling is a residential unit in which up to 50% of the gross floor area may be used for the production, display and sale of arts and crafts made on premises by the occupant of such unit. Additionally, for the purposes of this Article, this term shall also mean a building or buildings where a portion of the total space is used for residential purposes and other portions, not to exceed 50% of the gross floor

area of the building or buildings are used for the production, display and sale of arts and crafts produced by the residents thereof.

As-of-Right is a use permitted under Section 5 of this Article without need for a special permit, variance, zoning amendment, or other form of zoning relief. A Proposed Project that requires Plan Approval by the Plan Approval Authority pursuant to Sections 9 through 13 shall be considered an as-of-right Proposed Project.

Assisted Living means housing units and associated facilities designed for the elderly who require daily assistance but who do not require nursing home care. An Assisted Living Housing Unit consists of a room or group of rooms for one or more persons with provisions for living and sleeping for the exclusive use of the individual or household unit. Assisted Living housing units may provide cooking and sanitary facilities. Associated or shared facilities may include common dining facilities with limited meals, housekeeping services, and common space for social, educational and recreational activities. Assisted Living provides personal services, medical monitoring and supervision. Assisted Living shall refer to certified Assisted Living Residences only, as defined and certified under MGL, Chapter 19D, and as regulated under 651 CMR 12.00

Best Management Practices (BMPs) are structural, vegetative, or managerial practices designed to treat, prevent, or reduce degradation of water quality due to stormwater runoff and snow melt.

Continuing Care Retirement Community (CCRC) is a building or group of buildings providing a continuity of residential occupancy and health care for elderly persons in the form of congregate housing. This facility includes dwelling units for independent living, assisted living facilities, memory care, or a skilled nursing care facility of a suitable size to provide treatment or care of the residents. Health services should range from health monitoring for the well-elderly, to assisted living in independent living units, to nursing home care on the same site. A CCRC may also include ancillary facilities for the further enjoyment, service, or care of the residents. The facility is restricted to persons sixty (60) years of age or older or married couples or domestic partners where either the spouse or domestic partner is sixty (60) years of age or older.

DHCD is the Massachusetts Department of Housing and Community Development or any successor agency.

Design Guidelines are the standards set forth in the document entitled, "Medfield State Hospital Strategic Reuse Plan," and the Medfield State Hospital District Design Guidelines established in this bylaw. The Design Guidelines are applicable to all Proposed Projects within the MSHD. A copy of the Design Guidelines is on file in the office of the Town Clerk and the office of the Town Planner.

Development Plan is a plan setting forth the proposed area, location and appearance of structures, open space and landscaping for a Proposed Project(s) within the MSHD, including proposed uses, densities, number and configuration of Affordable Units, dimensions, parking, loading, and traffic circulation.

Eligible Household is an individual or household with an annual income not greater than eighty percent (80%) of the area-wide median income as determined by United States Department of Housing and Urban Development (HUD), adjusted for household size, with income computed using HUD's rules for attribution of income to assets.

Eligible Subsidy means an affordable housing subsidy awarded to a Proposed Project, provided that DHCD recognizes units produced with such subsidy as eligible for listing on its Subsidized Housing Inventory.

HUD is the United States Department of Housing and Urban Development or any successor agency.

Live/Work Dwelling is a dwelling unit also used for a home occupation, provided: not more than one nonresident shall be employed therein; the use is carried on strictly within the dwelling unit and not within any ancillary structure; not more than 50% of the existing floor area is devoted to such use; there shall be no display of goods or wares visible from outside the dwelling unit; there shall be no advertising visible from outside the dwelling unit other than a small nonelectrical sign not to exceed one square foot in area and carrying only the name and occupation of any occupant of the dwelling unit such as physician, artisan, teacher, day nurse, lawyer, architect, engineer, clergyman, accountant, osteopath, dentist, and similar occupations or professions; the dwelling unit so occupied shall not be rendered objectionable or detrimental to the residential character of the neighborhood due to the exterior appearance, emission of odor, gas, smoke, dust, noise, electrical disturbance or in any other way; the dwelling unit shall include no features of design not customary in buildings for residential use. Such uses as clinics, barber shops, beauty parlors, tea rooms, real estate offices, tourist homes, animal hospitals, kennels and others of a similar nature shall not be considered home occupations.

Low Impact Development (LID) is an approach to environmentally friendly land use planning. It includes a suite of landscaping and design techniques that attempt to maintain the natural, pre-developed ability of a site to manage rainfall. LID techniques capture water on site, filter it through vegetation, and let it soak into the ground where it can recharge the local water table rather than being lost as surface runoff.

Low-Mid Rise Housing is a building of two or more stories with four or more units of residential housing.

Mixed Use means a Structure intended for use by both (a) one or more “Non-Residential Uses” listed in Table 1 of this Section and (b) one or more “Residential Uses” listed in Table 1 of this Section.

MSHD is the Medfield State Hospital District, which is a zoning district adopted under this Article that addresses the uses and dimensional regulations for development and redevelopment on the property formerly occupied by Medfield State Hospital, now owned by the Town of Medfield at the adoption of this bylaw.

MSHD Map is the map of the area within the Town of Medfield that comprises the approximately 135-acre Medfield State Hospital District, which map is entitled “Medfield State Hospital District” and dated December 2017.

PAA Rules means the administrative rules relative to the application requirements and contents for Plan Review adopted by the Plan Approval Authority pursuant to Sections 9 and 10.

Plan Approval means a favorable decision by the Plan Approval Authority on an Application.

Plan Approval Authority is the Medfield Planning Board, which shall be authorized to approve a Development Plan to implement a Proposed Project.

Plan Review is the procedure by which a Proposed Project within the MSHD is made subject to review by the Plan Approval Authority under the provisions of this Article. Plan Review shall be conducted pursuant to the PAA Rules.

Proposed Project is a residential, mixed-use, commercial or municipal development undertaken within the MSHD in accordance with the requirements of this Article and that involves the erection, extension, rehabilitation or substantial demolition of any structure or part thereof, or the change of use of any structure or land, for which the Applicant is required to obtain a building or use permit.

Required Number of Affordable Units means 15% of total units in a Proposed Project that has 20 units or less; 20% of total units in a Proposed Project that has between 21 and 49 units; and 25% of total units in a Proposed Project that has 50 units or more.

Single Family Cottage means a one-story, single family dwelling having a Net Floor Area less than 2,200 square feet.

Sub-Zone is a specific and defined area of land within the MSHD that is subject to specific requirements for allowable uses or dimensional requirements that may differ from the requirements for allowable uses or dimensional requirements in other specific and defined areas within the MSHD. The boundaries and the names of the Sub-Zones are referred to in Section 3.B of this Article.

Unrestricted Unit is a Dwelling Unit that is not restricted as to rent, price or eligibility of occupants.

Section 3. - Establishment of Medfield State Hospital District.

- A. **Establishment.** The Medfield State Hospital District is a district having a land area of approximately 135 acres in size that is imposed on the portion of the property shown on the MSHD Map. The MSHD Map is hereby made a part of the Zoning Bylaw and is on file in the office of the Planning Board.
- B. **Sub-Zones.** There are hereby established eight Sub-Zones within the MSHD. The sub-zones define areas for appropriate development density within the MSHD based on existing context and planned uses specified in the Strategic Reuse Master Plan. The sub-zones are:

1. MSH North.

- a. **The Green** is a broad open space defining the entry to the MSH campus.
- b. **Cottage/Arboretum** is an area in the southeast corner of MSHD currently occupied by deteriorating, wood frame dwellings and the location of a number of historic and rare specimen trees and shrubs.
- c. **Core Campus** is the central hilltop campus quadrangle consisting of 24 brick buildings.
- d. **North Field** is a rolling field to be maintained as passive open space, and possible agricultural use.
- e. **West Slope** is an area to the west of the main quadrangle overlooking the wooded Medfield Charles River State Reservation, with a few additional existing brick buildings and open land areas.
- f. **Water Tower** is an open area surrounding the existing town water tower, currently partially paved.

2. MSH South of Hospital Road:

- a. **South Field** is the area south of Hospital Road between Sledding Hill and McCarthy Park Fields.
- b. **The Sledding Hill** is the western portion of the area south of Hospital Road, which is a rolling hill to be preserved as a public open space for recreational activities throughout the year. It may be

used for agricultural use if compatible with the primary recreational use.

The location of these Sub-Zones is shown on the MSHD Map.

Section 4. - Applicability of MSHD.

- A. **Applicability of MSHD.** The MSHD is established to enable the implementation of the Medfield State Hospital Strategic Reuse Master Plan.
- B. **Administration, Enforcement and Appeals.** The provisions of this Article shall be administered by the Building Commissioner except as otherwise provided herein.

Section 5. - Permitted Uses.

The specific uses permitted and not permitted in MSHD in each specific sub-zone are enumerated in Table 1. All new construction in MSHD will require a site plan review and approval by the Planning Board. If the proposed rehabilitation of an existing building includes new construction, which will alter the existing footprint by more than ten percent, a site plan review and approval by the Planning Board will be required.

Permitted Uses.

In the following table of Use Regulations, symbols shall mean:

- | | |
|-------|--|
| YES – | A use permitted by right in the MSH District. |
| SP -- | A use which may be permitted in the MSH District by a Special Permit from the Board of Appeals in accordance with Section 14 of the Medfield Zoning Bylaw. |
| PB -- | A use which is permitted in the MSH District by Site Plan Approval from the Planning Board in accordance with Section 14 of the Medfield Zoning Bylaw. |
| NO -- | A use which is not permitted in the District. |

Table 1. Permitted Uses in MSHD.

Use	MSH North						MSH South of Hospital Road	
	A. The Green	B. Cottage/Arboretum	C. Core Campus	D. North Field	E. West Slope	F. Water Tower	A. South Field	B. Sledding Hill
RESIDENTIAL USES								
Single-Family Cottages	NO	YES	NO	NO	NO	NO	NO	NO
Two and three-family dwellings	NO	YES	SP	NO	NO	NO	NO	NO
Multi-family Dwellings	NO	NO	YES	NO	YES	NO	NO	NO
Senior housing with or without supportive services	NO	YES	YES	NO	SP	NO	NO	NO
Artist Live/Work Dwelling	NO	NO	YES	NO	YES	NO	NO	NO
Live/Work Dwelling	NO	YES	YES	NO	YES	NO	NO	NO
Mixed-Use	NO	NO	YES	NO	YES	NO	NO	NO
NON-RESIDENTIAL USES								
Agricultural, Floriculture, Horticulture	NO	NO	NO	YES	YES	YES	YES	YES
Arboretum	NO	YES	NO	NO	NO	NO	NO	NO
Community Gardens	NO	NO	PB	PB	PB	YES	YES	NO
Open Space	YES	YES	YES	YES	YES	YES	YES	YES
Hotel/ Inn/ Bed'n'Breakfast	NO	NO	SP	NO	YES	NO	SP*	NO
Commercial Office	NO	NO	YES	NO	YES	NO	SP*	NO

Use	MSH North						MSH South of Hospital Road	
	A. The Green	B. Cottage/Arboretum	C. Core Campus	D. North Field	E. West Slope	F. Water Tower	A. South Field	B. Sledding Hill
Distillery/ Brewery	NO	NO	SP	NO	SP	NO	SP*	NO
Restaurant/ Café	NO	NO	YES	NO	YES	NO	SP*	NO
Wellness/ Medical Office or Clinic	NO	NO	YES	NO	YES	NO	SP*	NO
Food and Beverage Production	NO	NO	SP	NO	SP	NO	SP*	NO
Retail Sales with less than 10,000 square feet of floor area open to the public	NO	NO	SP	NO	SP	NO	SP*	NO
Research & Development	NO	NO	NO	NO	SP	NO	SP*	NO
Light Manufacturing	NO	NO	NO	NO	SP	NO	SP*	NO
Spa, Salon or Personal Service Establishments	NO	NO	PB	NO	PB	NO	PB	NO
Nursing Home/ Memory Care/ Assisted Living, Rehabilitation Center, Hospice, Continuing Care Retirement Community	NO	NO	PB	NO	PB	NO	NO	NO
Community Center or Social Club	NO	NO	YES	NO	NO	NO	NO	NO
Arts Center (Performance Space, Gallery, Exhibition, Museum, Arts Education)	NO	NO	YES	NO	YES	NO	SP*	NO

Use	MSH North						MSH South of Hospital Road	
	A. The Green	B. Cottage/Arboretum	C. Core Campus	D. North Field	E. West Slope	F. Water Tower	A. South Field	B. Sledding Hill
Recreation, nonprofit or municipal (buildings)	NO	NO	PB	NO	PB	NO	PB	NO
Recreation, for-profit	NO	NO	PB	NO	SP and PB	NO	SP and PB	NO
Passive Recreational Uses (outdoors)	YES	YES	YES	YES	YES	YES	YES	YES
Education, Museum	NO	NO	YES	NO	YES	NO	SP*	NO
Governmental	NO	NO	SP	NO	SP	YES	SP	NO
Parking (shared-use and off-site)	NO	SP	PB	NO	PB	YES	PB	NO
Open Air Amphitheatre	SP	NO	NO	NO	NO	NO	SP*	NO

*Special Permits for non-municipal uses may be granted only for an aggregate of six acres of the South Field.

Section 6. - Housing and Housing Affordability.

- A. **Housing Marketing and Selection Plan.** Prior to obtaining Plan Approval for any Proposed Project, the Applicant shall submit a housing marketing and resident selection plan that complies with the Town of Medfield's inclusionary housing program and includes an affirmative fair housing marketing program and a fair housing compliant resident selection process.
- B. **Number of Affordable Units.** Not less than the Required Number of Affordable Units in Proposed Projects shall be Affordable Units. For purposes of calculating the Required Number of Affordable Units required within a Proposed Project, any fractional unit of 0.5 or greater shall be deemed to constitute a whole unit.
1. An individual building within a Proposed Project may have more or less than the Required Number of Affordable Units, provided that the aggregate number of Affordable Units within a Proposed Project is equal to or greater than the Required Number of Affordable Units calculated on the basis of the total number of units within the Proposed Project at the time Certificates of Occupancy for all buildings within the Proposed Project are issued.
 2. Two Proposed Projects in which one project contains less than the Required Number of Affordable Units and one contains sufficient Affordable Units so that the Required Number of Affordable Units for both Proposed Projects is met may be proposed and approved together, provided that no certificate of occupancy shall be granted to the Proposed Project with fewer Affordable Units until a certificate of occupancy is granted to the Proposed Project with more Affordable Units.
 3. The Town of Medfield may require submittal of a surety, bond or other financial guarantee to guarantee the construction of the Required Number of Affordable Units in a Proposed Project consisting of multiple buildings where the actual number of Affordable Units may be less than the Required Number of Affordable Units on a pro rata basis at any point during the construction process.
- C. **Requirements.** Affordable Housing within the MSHD shall comply with the following requirements:
1. For an Affordable Rental Unit, the monthly rent payment, including utilities and parking, shall not exceed thirty percent (30%) of the maximum monthly income permissible for an Eligible Household, assuming 1.5 persons per bedroom, unless other affordable program rent limits applicable to an Eligible Subsidy shall apply.
 2. For an Affordable Homeownership Unit, the monthly housing payment, including mortgage principal and interest, private mortgage insurance, property taxes, condominium and/or homeowner's association fees,

insurance and parking, shall not exceed thirty percent (30%) of the maximum monthly income permissible for an Eligible Household, assuming 1.5 persons per bedroom unless other affordable program limits applicable to an Eligible Subsidy shall apply.

3. Affordable Housing offered for rent or sale shall be rented or sold to and occupied only by Eligible Households.

D. **Design and Construction.** Affordable Units shall be dispersed throughout the Proposed Project of which they are part, shall be comparable in construction quality equivalent to that of other housing units in the Proposed Project and shall have exteriors that are equivalent in design and materials to the exteriors of other housing units in the Proposed Project. The total number of bedrooms in the Affordable Housing shall be proportionate to the total number of bedrooms in all of the units in a Proposed Project of which the Affordable Housing is part.

E. **Affordable Housing Restriction.** Each Affordable Unit shall be subject to an Affordable Housing Restriction recorded with the Norfolk County Registry of Deeds or Norfolk County Registry District of the Land Court, as applicable that must be senior in priority to all mortgages and other liens on the Proposed Project and that must include, at a minimum, the following:

1. a specification of the term of the Affordable Housing Restriction which shall be no less than thirty (30) years;
2. the name and address of one or more agencies designated with the power to monitor and enforce the Affordable Housing Restriction, including the Administering Agency;
3. a description of the Affordable Units by address and number of bedrooms, a description of the Proposed Project and an indication whether the Units are Affordable Rental Units or Affordable Homeownership Units;
4. a reference to a marketing and resident selection plan to which the Affordable Housing is subject and that includes an affirmative fair housing marketing program, including public notice and a fair housing compliant resident selection process. The marketing and resident selection plan may provide for local preferences in resident selection to the extent consistent with applicable law. The plan shall designate the household size appropriate for an Affordable Unit with respect to bedroom size and provide that preference for such Affordable Unit shall be given to a household of appropriate size;
5. a requirement that buyers or tenants will be selected at the initial sale or initial rental and upon all subsequent sales and rentals from a list of Eligible Households compiled in accordance with the marketing and resident selection plan;

6. reference to the formula pursuant to which rent of an Affordable Rental Unit or the maximum sale/resale price of an Affordable Homeownership Unit will be set;
7. a statement that the Affordable Housing Restriction is intended to have lien priority over all mortgages and other monetary encumbrances;
8. a requirement that only an Eligible Household may reside in an Affordable Unit and that notice of any lease or sublease of an Affordable Unit shall be given to the Administering Agency;
9. a provision for effective monitoring and enforcement of the terms and provisions of the Affordable Housing Restriction by the Administering Agency;
10. a provision that the Affordable Housing Restriction on an Affordable Homeownership Unit shall run in favor of the Administering Agency and the Town in a form approved by town counsel, and shall limit initial sale and resale and occupancy to Eligible Households;
11. a provision that the Affordable Housing Restriction on an Affordable Rental Unit shall run in favor of the Administering Agency and the Town in a form approved by the municipal counsel, and shall limit rental and occupancy to Eligible Households;
12. a provision that any owner or manager of any Affordable Rental Unit shall file an annual report to the Administering Agency, in a form specified by that agency, certifying compliance with the provisions of this Article and containing such other information as may be reasonably requested in order to ensure affordability; and
13. a requirement that residents in Affordable Housing provide such information as the Administering Agency may reasonably request in order to ensure affordability.

F. Administering Agency. The Administering Agency shall ensure the following:

1. prices of Affordable Homeownership Units and rental rates for Affordable Rental Units are properly computed;
2. income eligibility of households applying for Affordable Housing is properly and reliably determined;
3. the marketing and resident selection plan conforms to all requirements and is properly administered;
4. sales and rentals are made to Eligible Households chosen in accordance with the marketing and resident selection plan; and

5. each Affordable Housing unit is encumbered by an Affordable Housing Restriction that meets the requirements of this Article and is properly recorded.

G. **Age Restrictions.** The MSHD does not impose age restrictions on Proposed Projects, but the development of specific Proposed Projects within the MSHD may be exclusively for the elderly, persons with disabilities, or assisted living. Any Proposed Project that includes age-restricted residential units shall comply with applicable fair housing laws and regulations.

H. **Computation.** Prior to the granting of any building permit for any housing component of a Proposed Project, the Applicant must demonstrate, to the satisfaction of the Administrating Agency, that the method by which the affordable rents or affordable purchase prices will be computed is consistent with DHCD guidelines for affordability applicable to the Town of Medfield.

Section 7. Dimensional Requirements.

The dimensional requirements set forth as set forth in Table 3 Design Guidelines for MSHD and Dimensional Requirements shall apply to all Proposed Projects in the MSHD and are incorporated herein by reference

- A. **Mixed-Use.** The total gross floor area devoted to non-residential uses within a mixed-use building shall not exceed eighty-five percent (85%) of the total gross floor area of the Proposed Project.
- B. **Architectural Access Board and Americans with Disabilities Act.** Notwithstanding the above, minor footprint extensions shall be permitted if necessary to comply with requirements of the Massachusetts Architectural Access Board or the Americans with Disabilities Act.

Section 8. - Parking Requirements.

The following parking requirements shall be applicable in the MSHD. The purpose of these parking requirements is to encourage the MSHD to be pedestrian-friendly, with alternative travel modes encouraged, including the use of bicycles and automated electric vehicles. (AEVs), as appropriate. Parking requirements within the MSHD are as follows:

- A. **Location and Landscaping.** Parking areas and lots should be landscaped and dispersed throughout the MSHD as outlined in the Medfield State Hospital Strategic Reuse Master Plan. Parking lots should be connected with pedestrian walkways and the sidewalk and trail system. Parking lots in the Core Campus Sub-Zone shall be minimized.

1. Low Impact Design (LID) landscaping is required for each parking area. LID Landscaping Plans shall denote a drainage design where seventy-five percent (75%) or more of the first half inch of stormwater runoff from impervious surfaces is treated for water quality by a combination of LID techniques in accordance with the most recent version of the Massachusetts DEP Stormwater Management Manual. Acceptable LID techniques shall include vegetated swales, rain gardens or bioretention facilities, permeable pavers, infiltration facilities and constructed wetlands. Cisterns and grey water systems that recycle stormwater runoff may also be included in these calculations. Native plants shall be used whenever possible. Invasive species shall be avoided.
2. With respect to parking areas that will contain fewer than ten (10) spaces, compliance with respect to the design standards set forth in this Article shall be determined by the Zoning Enforcement Officer.

B. Minimum Parking Space Requirements. Table 2 contains the minimum parking requirements for the MSHD.

C. Handicap Access Parking. All off-street parking areas with eight or more parking spaces shall contain spaces designed for handicapped access. In addition to the regulations herein, all off-street parking facilities must comply with the currently applicable “Rules and Regulations of the Architectural Access Board of the Commonwealth of Massachusetts” to the extent the same are in force and effect.

D. Shared Parking. The use of shared parking to fulfill parking demand for uses with demands at different times of the day may be permitted by the Plan Approval Authority if the Applicant can demonstrate that shared parking spaces will meet parking demands by using accepted methodologies (e.g., the Urban Land Institute Shared Parking Report, ITE Shared Parking Guidelines, or other approved studies).

E. Reduction of Parking Requirement. The required amount of parking may be reduced at the discretion of the Plan Approval Authority upon a showing that the lesser amount of parking will not cause excessive congestion or endanger public safety and that the lesser amount of parking will provide positive environmental or other benefits. The Plan Approval Authority may consider:

1. Shared use parking spaces serving uses having a peak user demand at different times;
2. Age, income or other characteristics of the likely occupants that are likely to result in lower motor vehicle usage;
3. Such other factors as may be considered by the Plan Approval Authority, including whether the reduction of parking requirements is likely to encourage the use of public transportation; shared transport services such

as taxi-cabs, ride-sharing or short-term vehicle rentals; or encourage the development to be more pedestrian friendly.

4. Impact of the parking requirement on the physical environment and historic resources of the affected lot or the adjacent lots including reduction in green space, destruction of significant existing trees and other vegetation, significant negative impact on historic resources or impairment of the integrity of the historic MSH landscape.

F. Off-site Parking. Required parking may be located at nearby sites within the MSHD district.

G. Parking Maximums. The proposed amount of parking to be provided shall not exceed 180% of the minimum parking requirements set forth in Table 2.

H. Electric Vehicle Charging Stations. Electric vehicle charging stations shall be provided at a ratio of 1 charging station per 35 vehicles.

I. Bicycle Parking. In addition to motor vehicle parking, bicycle parking shall be provided. One bicycle parking space per seven residential dwelling units shall be provided. For non-residential uses, 1 bicycle parking space per ten motor vehicle parking spaces shall be provided.

Table 2. Minimum Required Motor Vehicle Parking for Development by Land Use/Building Type in MSHD.

Land Use	Required Minimum Parking		
Senior Housing (SF cottages)	1	per	Unit
Duplexes or Triplexes	2	per	Unit
Low / Mid-Rise Housing	1.23	per	Unit
Senior Adult Housing - Attached	0.59	per	Unit
Assisted Living/ Nursing Care	0.41	per	Unit
Office Building	2.84	per	1,000 sf
Hotel or Inn	1.2	per	Occupant Room
Function Space	1	per	40 sf of Function Space
Live Theatre	0.25	per	Seat
Library, Art Center, Community Facility	2.61	per	1,000 sf
Restaurant/ Café	0.2	per	Seat
Retail	2.87	per	1000 sf
Education/ Classroom	1	per	5 Seats in a Classroom

When units or measurements that determine the number of required parking spaces for motor vehicles or bicycles result in a requirement of a fractional space, a fraction over 1/2 shall require one parking space.

Section 9. - Application for Plan Approval.

The Plan Approval Authority shall adopt and file with the Town Clerk PAA Rules relative to the application requirements and contents for Plan Review. The Plan Review process encompasses the following:

- A. Pre-Application Review:** The Applicant is encouraged to participate in a pre-application review at a regular meeting of the Plan Approval Authority. The Applicant and/or its designee and the Applicant's engineering and other technical experts should attend in order to facilitate pre-application review and to obtain the advice and direction of the Plan Approval Authority prior to filing the Application. At the pre-application review, the Applicant shall outline the proposal and seek preliminary feedback from the Plan Approval Authority, other municipal review entities, and members of the public.

- B. Application Procedures.** An Application shall be filed by the Applicant with the Town Clerk. A copy of the Application, including the date of filing of the Application, shall be filed simultaneously by the Applicant with the Plan Approval Authority. Application submissions must include a hard copy as well as an electronic copy in PDF, and in CAD format for plan documents. Said filing shall include any required forms provided by the Plan Approval Authority. As part of any Application for a Proposed Project, the Applicant must submit the following documents, if applicable, to the Plan Approval Authority and the Administering Agency:
 - 1. Evidence that the Proposed Project complies with the cost/rent and eligibility requirements of Section 6;
 - 2. Proposed Project plans that demonstrate compliance with the design and construction standards of Section 6 and the Design Guidelines; and
 - 3. A form of Affordable Housing Restriction that satisfies the requirements of Section 6.

- C. Required Documentation.** The Application shall be accompanied by a Development Plan and supporting documentation in a form specified by the PAA Rules that shall show, among other data, the following:
 - 1. The perimeter dimension of the lot or development rights area;
 - 2. Assessor's Map, lot and block numbers.

3. All existing and proposed buildings, structures, building setbacks, parking spaces, driveway openings, distances between buildings, viewsheds, exterior measurements of individual buildings, driveways, service areas, and open areas;
4. Internal roads, sidewalks and parking areas for motor vehicles and bicycles (with dimensions of paving and indication of number of parking spaces);
5. All facilities for sewage, refuse and other waste disposal and for surface water drainage.
6. All proposed and existing landscaping features, such as fences, walls, planting areas, viewsheds, walkways, seating areas, or gathering areas in and within 300 feet of the development area;
7. Existing major natural features, including streams, wetlands, and all trees five inches or larger in caliper (caliper is the girth of the tree at approximately waist height).
8. Scale and North arrow (minimum scale of one-inch equals 40 feet);
9. Total site area in square footage and acres and areas to be set aside as public open space, if appropriate;
10. Percentage of lot coverage, including the percentage of the lot covered by buildings and percentage of open space, if appropriate;
11. The proposed residential density in terms of dwelling units per acre and types of proposed commercial uses in terms of the respective floor area, and recreation areas, and number of units proposed by type; number of one-bedroom units; two-bedroom units, etc., if appropriate.
12. Location sketch map (indicating surrounding streets and properties and any additional abutting lands owned or controlled by the Applicant).
13. Representative elevation sketches of buildings (indicate height of building and construction material of the exterior façade).
14. Typical unit floor plan for residential uses (Floor plan should be indicated for each type of unit proposed: either one bedroom, two-bedrooms or more.) The area in square feet of each typical unit should be indicated.
15. Developer's (or developer's representative) name, address and phone number.
16. Draft marketing and resident selection plan as required in Section 6.

17. Any other information, which may include required traffic, school and/or utilities impact study, in order to adequately evaluate the scope and potential impacts of the Proposed Project.

D. Rehabilitation Plans. If living quarters are to be rehabilitated, or areas to be converted into living quarters, in addition to the required Development Plan, copies of the following plans shall be furnished:

1. A floor plan of each floor on which remodeling is to be done or areas converted into living quarters;
2. A floor plan showing the stairways, halls, door openings into and exit doors of each floor or floors where remodeling or converting is to be done; and
3. An elevation of the parts of the building where outside stairways or fire escapes are to be located.

The plans and elevations shall be clearly illustrated. The scale of each plan should be ¼ inch equals one foot or larger.

E. Additional Documentation & Certifications. The Application shall also be accompanied by other such plans and documents as may be required by the Plan Approval Authority to make the findings required by Section 11 below. All Development Plans, including site plans, landscape plans and building plans and elevations shall be prepared, as appropriate, by an architect, landscape architect, and/or civil engineer licensed in the Commonwealth of Massachusetts. All plans shall be signed and stamped, and drawings prepared at a scale of one-inch equals forty feet (1"=40') or larger, or at a scale as approved in advance by the Plan Approval Authority. Upon written request, the Plan Approval Authority may, at its discretion, waive the submission by the Applicant of any of the required information, so long as the Applicant provides some written information on each of the above items and explains why a waiver from a requirement for more detailed information is appropriate.

F. Application Fee. The Applicant shall be required to pay the application fee at the time of Application as set forth in the PAA Rules.

G. Circulation of Application. Upon receipt of a complete Application by the Plan Approval Authority, the Plan Approval Authority shall distribute the Application to the Administering Agency, the Affordable Housing Committee, the Affordable Housing Trust, the Board of Health, the Board of Selectmen, the Building Commissioner, the Conservation Commission, the Fire Chief, the Medfield Historic Commission, the Farm & Hospital Historic District Commission, the Housing Authority, the Town Planner, the Police Chief, the Public Works Department, and the Water & Sewer Commission for review and comment. Any reports from these parties shall be submitted to the Plan Approval Authority within thirty (30) days after filing of the Application.

Section 10. Plan Review Procedures.

- A. **Hearing.** The Plan Approval Authority shall hold a public hearing for which notice has been given as set forth below. The public hearing and review of all Applications shall be in accordance with the procedures of this Article and the Medfield Zoning Bylaw. The Plan Approval Authority shall, at the Applicant's expense, provide mail notice of said hearing to all parties in interest in accordance with the procedures set forth in MGL c. 40A, §11.
- B. **Notice of Public Hearing.** Notice shall be given by publication in a newspaper of general circulation in the Town once each of two successive weeks, the first publication to be not less than fourteen (14) days before the day of the hearing and by posting in a conspicuous place in the Town Hall for a period of not less than fourteen (14) days before the day of such hearing. In all cases, where notice to individuals, municipal officers, agencies or boards is required, notice shall contain the name of the Applicant, a description of the area or premises, street address, if any, or other adequate identification of the location that is the subject of the Application, the date, time, and place of the public hearing, the subject matter of the hearing, and the nature of action requested, if any. No such hearing shall be held on any day on which a state or municipal election, caucus or primary is held.
- C. **Administering Agency Review.** Prior to granting of any Plan Approval for a Proposed Project, the Applicant must demonstrate to the satisfaction of the Administering Agency, if applicable (i) that the method by which affordable rents or affordable purchase prices will be computed and Eligible Households will be selected are consistent with Section 6, (ii) that the proposed Affordable Housing Restriction meets the requirements of Section 6 and (iii) that the Proposed Project otherwise complies with the provisions of Section 6. Upon making this finding, the Administering Agency shall submit in writing to the Plan Approval Authority notice that the affordability components of the Proposed Project are consistent with the provisions of Section 6.
- D. **Peer Review Fees:** The Applicant shall be required to pay for reasonable consulting fees to provide peer review of the Application for the benefit of the Plan Approval Authority, pursuant to MGL c.44 §53G. Such fees shall be held by the Town in a separate account and used only for expenses associated with the review of the Application by outside consultants, including, but not limited to, attorneys, engineers, urban designers, historic preservation consultants, housing consultants, planners, landscape architects and others. Any surplus funds remaining after the completion of such review shall be returned to the Applicant, without interest. All peer reviewers shall be licensed in the Commonwealth of Massachusetts in their respective disciplines and recognized as an authority in their specialty.

Section 11. - Plan Approval Decision.

- A. Plan Approval Decision.** The Plan Approval Authority shall make a decision on an Application and shall file said decision, together with the detailed reasons therefor, with the Town Clerk, within one hundred and eighty (180) days of the receipt of the Application by the Town Clerk. The required time limit for public hearings and taking of action by the Plan Approval Authority may be extended by written agreement between the Applicant and the Plan Approval Authority, with a copy of such agreement being filed with the Town Clerk. Failure of the Plan Approval Authority to take action within said one hundred and eighty (180) days or extended time, if applicable, shall be deemed to be Plan Approval of the Application.
- B. “Failure to Act” De facto Approval.** An Applicant who seeks Plan Approval because of the Plan Approval Authority’s failure to act on an Application within the one hundred eighty (180) days or extended time, if applicable, must notify the Town Clerk in writing of such Plan Approval, within fourteen (14) days from the expiration of said time limit for a decision. Such notice shall state that a copy of the notice has been sent by the Applicant to the parties in interest by mail and such notice shall specify that appeals, if any, shall be made pursuant to the Zoning Enabling Act and shall be filed within twenty (20) days after the date the Town Clerk received such notice from the Applicant that the Plan Approval Authority failed to act within the time prescribed.
- C. Form of Decision.** The Plan Approval Authority’s findings, including the basis of such findings, shall be stated in a written decision of Plan Approval, conditional Plan Approval, or denial of the Application. The written decision shall contain the name and address of the Applicant, identification of the land affected and its ownership, and reference by date and title to the plans that were the subject of the decision. The written decision shall certify that a copy of the decision has been filed with the Town Clerk and that all plans referred to in the decision are on file with the Plan Approval Authority. The decision of the Plan Approval Authority, together with the detailed reasons therefor, shall also be filed with the Building Commissioner. A copy of the decision shall be mailed to the owner and to the Applicant, if other than the owner, by the Plan Approval Authority. A notice of the decision shall be sent to the parties in interest and to persons who requested a notice at the public hearing.
- D. Waivers.** Upon request of the Applicant, the Plan Approval Authority may waive dimensional and other requirements set forth in the MSHD in the interests of design flexibility and overall project quality, and upon a finding that such variation is consistent with the overall purpose and objectives of the MSHD and advances the goals and objectives of the Medfield State Hospital Strategic Reuse Master Plan, or if it finds that such waiver will allow the Proposed Project to achieve the

density, affordability, mix of uses, and/or physical characteristics allowable under the provisions of the MSHD.

E. Project Phasing. The Authority, as a condition of Plan Approval, may allow a Proposed Project to be phased at the request of the Applicant, or it may require a Proposed Project to be phased for the purpose of coordinating development with the construction of planned infrastructure upgrades or to mitigate any extraordinary adverse project impacts on nearby properties, either within or without the MSHD. For Proposed Projects that are approved and developed in phases, the total number of Affordable Units in the Proposed Project shall not, at any time, be less than a pro rata portion of the Required Number of Affordable Units applicable to the entire Proposed Project.

F. Criteria for Plan Approval. An Application shall be reviewed by the Plan Approval Authority for consistency with the purpose and intent of this Article. The Plan Approval Authority shall approve the Proposed Project upon the following findings:

1. The Applicant submitted the required fees and information as set forth in the PAA Rules;
2. The Proposed Project and Development Plan as described in the Application meet all of the requirements and standards set forth in this Article and applicable Design Guidelines for the MSHD, or a waiver has been granted therefrom; and
3. Any extraordinary adverse potential impacts of the Proposed Project on nearby properties have been adequately mitigated.

For a Proposed Project subject to the Affordability Requirements of Section 6, compliance with Section 9.B above shall include written confirmation by the Administering Agency that all requirements of Section 6 have been satisfied, as described in Section 10.C above.

G. Criteria for Conditional Approval. The Plan Approval Authority may impose conditions on a Proposed Project as necessary to ensure compliance with the requirements of this Article and applicable Design Guidelines or to mitigate any extraordinary adverse impacts of the Proposed Project on nearby properties.

H. Criteria for Plan Disapproval. The Plan Approval Authority may deny an Application pursuant to this Article only if the Plan Approval Authority finds one or more of the following:

1. The Proposed Project does not meet the requirements and standards set forth in this Article or the applicable Design Guidelines;

2. The Applicant failed to submit information and fees required by this Article and necessary for an adequate and timely review of the design of the Proposed Project or potential impacts of the Proposed Project; or
 3. It is not possible to adequately mitigate significant adverse impacts of the Proposed Project on nearby properties by means of suitable conditions.
- I. Validity of Decision.** A Plan Approval shall not lapse, provided that construction has commenced within two (2) years after the decision is issued, which time shall be extended by the time required to adjudicate any appeal from such Plan Approval. Said time shall also be extended by the Plan Approval Authority upon a showing by the Applicant that the Applicant is actively pursuing other required permits for the Proposed Project or there is other good cause for the failure to commence construction or as may be provided in a Plan Approval for a multi-phase Proposed Project.
- J.** Upon approval of a Proposed Project by the Plan Approval Authority, but prior to construction, a pre-construction conference must be held with the Town Planner, the Building Commissioner and any other Town staff that the Building Commissioner or the Town Planner considers appropriate. Prior to first occupancy, a pre-Certificate of Occupancy meeting must be held with the Town Planner, the Building Commissioner and any other Town staff that the Building Commissioner or the Town Planner considers appropriate.

Section 12. Change In Plans After Approval.

- A. Minor Change.** After Plan Approval, an Applicant may apply to make minor changes in a Proposed Project involving minor utility or building orientation adjustments, or minor adjustments to parking or site details that do not affect the overall buildout or building envelope of the site, or provision of open space, number of housing units, housing need or affordability features. Such minor changes must be submitted to the Plan Approval Authority on application forms provided by the Plan Approval Authority, including, if appropriate, redlined prints of the approved plan reflecting the proposed change(s). The Authority may authorize such changes without the need to hold a public hearing and shall set forth any decision in accordance with Section 11 above.
- B. Major Change.** Any change deemed by the Plan Approval Authority to constitute a major change to a Proposed Project because the nature of the change in relation to the prior approved plan, or because such change cannot be appropriately characterized as a minor change as described above, shall be processed by the Plan Approval Authority as a new Application pursuant to this Article.

Section 13. - Design Guidelines.

Any Proposed Project undergoing the Plan Approval process shall be subject to Design Guidelines as set forth in this Article. The purpose of the Design Guidelines is to ensure that new development shall be of high quality, and shall be compatible with the character of building types, streetscapes, and other community features traditionally found in the area of the MSHD. The Design Guidelines may be supplemented from time to time by the Plan Approval Authority.

A. Campus Character & Context. The Medfield State Hospital campus is a unique setting both for its historic buildings and its natural features. Characterized by a clear campus “quadrangle” atop a hill crest, the main campus offers views of rolling hills, forested areas, and the Medfield Charles River Gateway to the west. Maintaining these view-sheds is a top priority for the site, and has informed strategies for renovation and new construction, parking and landscape planting.

1. Campus Setting.

a. **Medfield State Hospital Campus.** New construction on the main campus area is limited in order to maintain consistent rhythm of perimeter buildings and views between the buildings to the surrounding landscape. New development shall be compatible in relationship to the campus context and surrounding structures in terms of solid to void massing, rhythm and spacing between buildings, setback patterns of buildings and porches, overall building massing and form.

- (1) The view-shed between buildings, especially to the north, west and south is to be maintained.
- (2) The rhythm/ spacing of buildings of the core campus should be maintained.
- (3) Reuse of existing buildings and new construction should orient structures toward the primary street, and main building entries should be from the primary street. (Refer to “Frontage” in Table XII-5 for additional information.)
- (4) Appropriately designed additions which respect existing building features permitted at the rear of buildings.
- (5) Additions linking buildings are permitted on the east side of the Core Campus only, where they least disrupt view-sheds.

(6) Links on the East Perimeter of the Core Campus should be set back from the inner street face of buildings and appear to be distinct in materials; glazing is preferred.

2. **South of Hospital Road.** South of Hospital Road is currently an open grass field. The plan provides for potential construction of a facility to support public recreation and sports, or agricultural uses on the South Field area.
 - a. The 13.4 acre Sledding Hill area is designated as a permanent open space in the Master Plan, and construction is prohibited.
 - b. The former Odyssey House was not visible from Hospital Road. New construction in the South Field area should be located so as to prevent or minimize impact on the Hospital Road viewshed.
 - c. New construction should reflect the character of the historic campus north of Hospital Road and be in keeping with the surrounding South Field and Sledding Hill context.

B. Historic Preservation. Adherence to the Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating & Reconstructing Historic Buildings is a core part of preservation of the Medfield State Hospital properties. Within the standards, the Secretary of the Interior's Standards for Rehabilitation provide the best guidance for the Medfield State Hospital Redevelopment. Principles for preservation include:

1. Removal or alteration of historic features is discouraged; repair is preferred.
2. Replacement of historic materials or features should be based on evidence, and new materials should match those being replaced as best possible.
3. Additions should not impact integrity of the original building if removed in the future.
4. **Cleaning, Repair and Replacement.** Specific approaches for dealing with cleaning, repair and replacement of materials are as follows:
 - a. Retain & repair original materials wherever possible.
 - b. Replace deteriorated material with matching materials.
 - c. Match masonry and mortar as closely as possible.
 - d. Clean masonry with gentlest method possible.
 - e. Avoid using waterproofing or water repellent coatings on masonry.
 - f. Do not paint masonry.

Table 3. Design Guidelines for MSHD and Dimensional Requirements.

Sub-Zone/ Area	Footprint	Frontage	Height
Core Campus: West Perimeter of Quad	Limited to existing building footprints, plus the area of previous porches.	Maintain line of existing building frontage facing the quadrangle.	Maintain height, cornice line and floor-to-floor levels consistent with existing structures. (See section 13.C-1.)
Core Campus: North Perimeter of Quad	Limited to existing building footprints. Extensions to the north are possible but not to exceed 100% of the existing footprint. Planning Board approval required.	Maintain line of existing building frontage facing the quadrangle.	Maintain height, cornice line and floor-to-floor levels consistent with existing structures. (See section 13.C-1.)
Core Campus: East Perimeter of Quad	Limited along East Street to existing building footprints, plus the area of previous porches. Connections between buildings are allowed, with a maximum footprint of 2,000 SF each. Planning Board approval required. New construction permitted on site of former TB Cottage, east of South Street and west of Stonegate Drive.	Maintain line of existing building frontage facing the quadrangle. New link construction should be set back from the inner street face of buildings, and appear to be distinct in materials; glazing preferred.	Maintain height, cornice line and floor-to-floor levels consistent with existing structures. (See section 13.C-1.)
Core Campus: South Perimeter of Quad	Limited to existing building footprint; additions or extensions are prohibited.	Maintain line of existing building frontage facing the quadrangle.	Maintain height, cornice line and floor-to-floor levels consistent with existing structures. (See section 13.-1.)
Core Campus: Core of Quad	Where additions to existing structures are permitted per the Master Plan, footprint of addition not to exceed 50% of existing footprint. If Building	N/A	Maintain height, cornice line and floor-to-floor levels consistent with existing structures. (See section 13.C-1.)

Sub-Zone/ Area	Footprint	Frontage	Height
	27B is demolished, new construction of up to 50% of the existing building foot print may be permitted, subject to design review. Planning Board approval required.		
West Slope	Limited to existing building footprints, with the exception of the area north of North Street, where new construction residential uses are permitted.	N/A	Maintain height, cornice line and floor-to-floor levels consistent with existing structures (See section 13.C-1.), with the exception of the area north of North Street where a maximum of 40 feet to the lower edge of the roof eave is permitted.
Cottage Arboretum	New construction with a maximum footprint of 3,600 SF is permitted; new construction should be sited so as not to impact or remove existing specimen trees.	Minimum 15 feet, and maximum of 30 feet from the edge of the ROW.	Maximum 35 feet to peak of roof.
Water Tower	New construction prohibited, with the exception of parking with solar panels above, single story accessory structures for parking and community gardens, and for public water supply purposes.	N/A	Maximum 12 feet to the bottom of the roof eave for accessory parking structures.
North Field	New construction prohibited.	N/A	N/A
The Green	New construction prohibited.	N/A	N/A

Sub-Zone/ Area	Footprint	Frontage	Height
South of Hospital Road: Sledding Hill	New construction prohibited.	N/A	N/A
South of Hospital Road: South Field	New construction permitted on up to twelve acres.	N/A	Maximum 24 feet to the bottom of the roof eave.

C. Buildings. To address how rehabilitation and new construction projects best fit in with the established context of the campus, the design guideline criteria for buildings address massing and form, site relationships, orientation, fenestration and materials.

1. Design & Massing

a. **Existing Building Character.** The existing campus buildings on the MSH campus are characterized by:

- (1) Steep-pitched, slate roofs with dormers, clerestories and chimneys.
- (2) A three-part massing consisting of: a base (an exposed basement/ lower level), a two-story section with generous floor to floor heights, and a steep pitched roof.
- (3) Wood porches and entry stairs protrude from the main brick building massing.

b. **Building Rehabilitation.** Effort should be made to rehabilitate existing structures in order to maintain the historic campus setting. To this end:

- (1) Building features removed over time, such as verandas, porches and entry stoops should be reconstructed or may be integrated into the building as part of new uses.
- (2) New construction need not replicate existing buildings, but should reflect the massing, floor heights and character of the existing buildings in order to promote a consistent appearance across the campus.

- (3) New construction should match the cornice height and floor-to-floor dimension of existing buildings in order to reflect the scale of the campus setting.
 - (4) Any new construction should maintain a consistent building line relative to the street in the Core Campus area.
 - (5) New construction should maintain a distance between structures, existing or new, that is consistent with the existing core campus building footprints.
- c. **New Construction South of Hospital Road.** New construction should reflect the scale of structures of the historic campus and be in keeping with the surrounding agrarian context of the South Field and Sledding Hill.
- 2. Windows and Doors.** Guidelines for window openings and glazing, door openings and doors are as follows:
- a. New glazing is acceptable if elements are consistent in scale, rhythm, color, and transparency with campus setting.
 - b. Existing door and window openings should be retained; do not enlarge or reduce size of existing openings.
 - c. Replacement windows on existing structures should match original window mullions and details.
 - d. Rhythm or pattern of door and window openings should be consistent with that of the original buildings.
- 3. Materials.** Material choices for new construction and renovations are important in the context of the historic campus and natural areas of Hospital Road.
- a. **Character of Existing Materials in Medfield State Hospital North Buildings.** The current campus is characterized by brick buildings with slate roofs, and white painted wood window frames, porches and details. The brick construction incorporates detail on the cornice line and eave area, around window openings and at entryways.
 - b. **Materials for Rehabilitation and New Construction on MSH North.** While not limited to the existing palette of existing materials, new construction should reflect the quality of construction and durability of materials in existing historic context. While some new materials may better address maintenance issues, their appearance

may not be in keeping with the historic character of the campus. For this reason, materials such as vinyl siding and brick veneer are prohibited.

- c. **Materials for New Construction South of Hospital Road.** While not limited to the existing palette of existing materials on the main campus, new construction south of Hospital Road should reflect the quality of construction and durability of materials in existing campus context. While some new materials may better address maintenance issues, their appearance may not be in keeping with the historic character of the campus or its bucolic setting.

- (1) Materials such as vinyl siding and brick veneer are prohibited.

- d. **Electric and Gas.** Energy Star – conservation-rated lighting, appliances, and heating and cooling systems should be used in both rehabilitation and new construction throughout MSHD. Renewable energy technologies, such as solar energy, geothermal, microgrids and waste heat recovery are encouraged; wind turbines and stand-alone ground mounted solar arrays are not encouraged.

- e. **Water.** Water Sense – conservation-rated products and services should be used in both rehabilitation and new construction throughout MSHD. Water Sense products include, but are not limited to low-flush toilets, water-reducing shower heads, and water-conserving appliances. Water saving methods, such as capturing ground water run-off and recycling gray water for irrigation are encouraged.

4. Roofs.

- a. **MSH North.** The MSH campus buildings are distinguished by steep pitched, slate roofs.

- (1) As character-giving elements of the buildings, existing hip roofs, dormers, and clerestories should be preserved.

- (2) Details of roof construction such as cornices, brackets, gutters, and cupolas, should be preserved.

- (3) Deteriorated roof materials should be replaced with like materials, or if not feasible, with materials that approximately match the existing in size, shape, color, texture, and installation method.

- b. **South of Hospital Road.** The roof of the main portion of the barn was characterized by a half-hipped roof with two cupolas, typical for

the large spans of farm structures. While new construction need not replicate the exact form of the barn, a pitched roof structure within a barn typology would accommodate a large clear floor span and blend with the surrounding bucolic context. In general, roofs should be compatible with structures on the historic campus north of Hospital Road.

D. Infrastructure.

1. **Streets & Sidewalks.** Streets and sidewalks should be compatible with the historic fabric of the MSH campus and in keeping with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
2. **Utilities.** The impact of utilities on viewsheds and on the historic fabric of the campus should be minimized. To this end:
 - a. Utilities and infrastructure should be installed underground so as not to impact the character of the campus or disrupt view-sheds.
 - b. Utility infrastructure elements, such as electrical boxes, standpipes and similar items, should be located to the rear of buildings, out of view from the main campus quadrangle. Utility infrastructure elements should be screened from view with landscape treatment.
3. **Lighting.**
 - a. Building lighting, signage lighting and site lighting should adhere to any dark sky guidelines adopted from time to time by the Medfield Planning Board.
 - b. Pedestrian scaled lighting should be provided at paths and walks in the public areas of the main campus.

E. Access & Parking.

1. **Public Parking.** Public parking to support public access to site is to be provided. Public parking should also be provided for visitors to residential homes and for customers of commercial and nonprofit uses.
 - a. The primary public parking areas should be concentrated at the entry road by Building 2, and near the access point to the Medfield Charles River Gateway in the northwest corner of the property. Additional smaller-scale public parking areas should be distributed across the MSH Core Campus, West Slope and Water Tower areas.
 - b. On street parking is permissible per the Master Plan;

- c. One bump-out with vegetation is required for every ten or fewer parking spaces.

2. Building Entrances.

- a. In the Core Campus area, primary building entrances should match the historic pattern of building stoops and porches, and be oriented toward the campus core road.
- b. In other areas of the MSH site, primary building entrances should be oriented toward the addressing street.
- c. Secondary building entrances from parking areas may be located at the rear or sides of buildings.

3. Garage and Parking Entrances. Garage and parking entrances should be from the rear of buildings on the Core Campus quadrangle so as to support a pedestrian-oriented walkable core area and not visually disrupt the main campus circulation.

4. Parking Areas.

- a. Parking should be provided based on the Institute of Transportation Engineers (ITE) Parking Generation, 4th Edition for Average Peak Period Parking Demand.
- b. Ample storage area for snow removal should be located so as to not damage the campus landscape or impact the natural areas surrounding the campus.
- c. Parking should be screened from view and preferably located at the rear of buildings.
- d. Parking on The Green is limited to special event parking, if necessary.
- e. Shared-use parking with MSH patrons and residents should be developed in conjunction with the prospective siting of municipal recreational facilities south of Hospital Road.

F. Landscape. The essence of Medfield State Hospital's character lies in the contrast between the formality of the hilltop campus and the surrounding pastoral landscape. Development on the campus should respect this framework through contextual siting of buildings and appropriate enhancements to the campus landscape.

1. Landscape Setting.

- a. Maintain the thoughtfully and creatively designed landscape within the Core Campus.
- b. Maintain the open, rolling pastoral landscape of the Historic Farm and Hospital District along both sides of Hospital Road.
- c. Maintain the historic gateway and entrances to the site and the tree-lined historic entry drives—Stonegate Drive, which runs along the existing ridge line and Service Drive.
- d. Preserve and retain existing stone walls. New entry walls, site walls or stone fencing should be of fieldstone to match the existing campus entry gates and walls.
- e. Preserve the connection to the Charles River from the Core Campus.
- f. Restore and preserve the Common to the west of Lee Chapel.
- g. With the demolition of Building 27B, enlarge the landscaped park area to create a town square or add a structure that meets design standards.
- h. Preserve historic landforms, such as the knoll on The Green by the Superintendent's House that contribute to the character of the campus.

2. Buffers and Screening. Landscape buffers and quality screening elements consistent with the campus character and the species and variety of trees and shrubs currently in place should be used to minimize disruption of the campus environment and important viewsheds. Buffers and screening are required as follow:

- a. Landscape buffers should be provided at utility infrastructure, such as electric boxes, to screen them from view.
- b. Landscape buffers and fence screening should be provided at trash areas and maintenance areas.
- c. Landscape buffers should be provided between parking lots and residential uses.
- d. Parking areas should have tree planting areas. A minimum of one tree planting area for every ten parking spaces should be provided; if a more restrictive requirement is outlined in any town-wide design guidelines the more restrictive requirement shall apply.

3. Trees and Plantings.

- a. Protect and preserve the historic, mature trees that define the spaces and streets of the MSHD.
- b. The historic specimen tree collection is to be preserved and maintained throughout the site, and in particular in the Core Campus, the Green and the Cottage Arboretum areas.
- c. Invasive species should be removed, and new plant materials should be native species. In the Cottage Arboretum area new specimen plantings are encouraged.
- d. Tree plantings along Stonegate Drive should be restored.
- e. The parallel lines of street trees that, along with the architecture, create the street walls of the Core Campus should be maintained and reinforced.

4. Irrigation.

- a. **Soil Moisture-Sensor Devices:** All in-ground irrigation systems installed shall be equipped with a soil moisture-sensor device to prevent the system from operating when not needed. Any service or repair to an existing in-ground irrigation system shall include the installation of a moisture-sensor device, if the same is not already installed and in good working condition. Proof of this installation shall be provided to Medfield Board of Water and Sewer.
- b. **Timing Device.** All in-ground irrigation systems shall be equipped with a timing device that can be set to make the system conform to any Non-essential Outdoor Water Use Restrictions that may be issued by the Town of Medfield.
- c. **Shutoff Valve.** All in-ground irrigation systems shall be plumbed so that a shutoff valve is located outside the building.

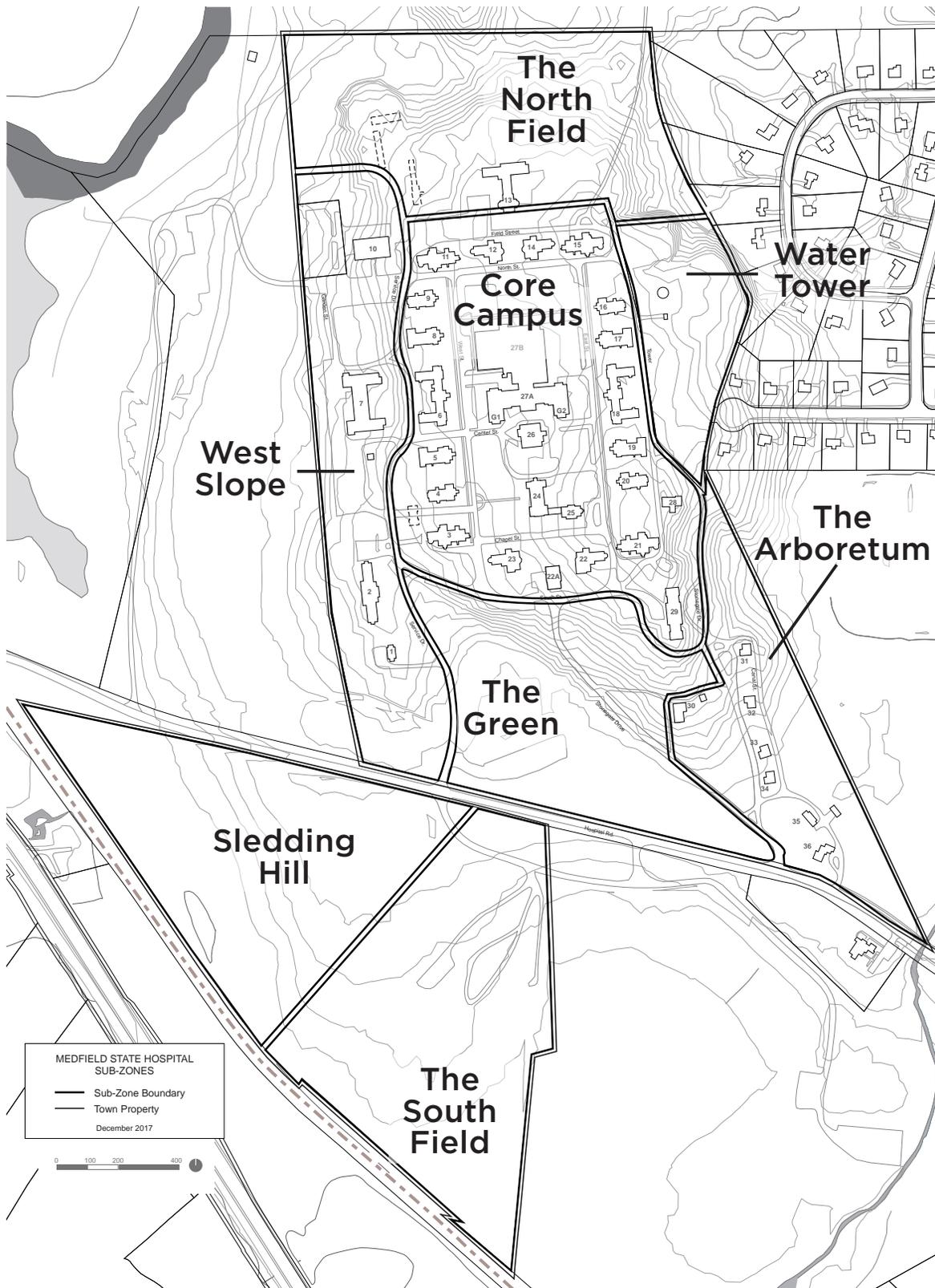
Section 14. Signage.

The provisions of the Sign Bylaw (Article 13) shall apply in the MSHD, provided that Sign Bylaw provisions applicable in business districts shall apply to all signs for “Non-Residential Uses” listed in Table 1 of this Section and Sign Bylaw provisions applicable to residential uses shall apply to all signs for “Residential Uses” listed in Table 1 of this Section.

Section 15. Severability.

If any provision of this Article is found to be invalid by a court of competent jurisdiction, the remainder of this Article shall not be affected, but shall remain in full force. The invalidity of any provision of this Article shall not affect the validity of the remainder of this Article and the Zoning Bylaw.

FIGURE 1. Medfield State Hospital District and Sub-Zones.



12. Expedited Permitting Handout

The following handout highlights the benefits and requirements of the Commonwealth's expedited permitting program for properties, such as MSH, which have more than 50,000 SF and a municipal priority.

Massachusetts Permit Regulatory Office

CHAPTER 43D - EXPEDITED LOCAL PERMITTING

WHAT IS THE 43D EXPEDITED LOCAL PERMITTING PROGRAM?

HISTORY

On August 2, 2006, Massachusetts General Law Chapter 43D was signed into law. The 43D Program was amended on August 7, 2012 in Section 25 of Chapter 238 of the Acts of 2012. This program offers communities a tool for targeted economic development.

CHAPTER 43D

- Provides a transparent and efficient process for municipal permitting
- Guarantees local permitting decisions on priority development sites within 180 days
- Increases visibility of your community and target development site(s)

THE BENEFITS OF OPTING-IN

- Priority consideration for the MassWorks Infrastructure Program grants, brownfields remediation assistance, and other financing through quasi-public organizations
- Online marketing of your site and promotion of your pro-business regulatory climate
- Improved municipal planning and permitting efficiencies
- Collection of special fees for priority development site permit applications

THE CRITERIA FOR PRIORITY DEVELOPMENT SITES

- May be zoned for commercial, industrial development, residential or mixed use purposes
- Must be eligible for the development or redevelopment of a building of at least 50,000 square feet of gross floor area (may include existing structures and contiguous buildings)
- Sites must be approved by the local governing authority
- Must be approved by the state Interagency Permitting Board

THE OBLIGATIONS OF OPTING INTO CHAPTER 43D

- The community must identify a qualifying parcel as a priority development site, and obtain permission of its owner (if private) for participation in the program
- Within 120 days of adopting Chapter 43D, the community must
 - appoint a single municipal point of contact for streamlined permitting;
 - amend local rules, regulations, bylaws, etc. to comply with 180 day permit timeline;
 - determine and make available the requirements for each permit;
 - establish a procedure for identifying necessary permits for a project;
 - establish a procedure for determining completeness of the required submissions.
- After the 120 phase-in period is complete, the town must render permitting decisions on priority development sites within 180 days

PROTECTIONS FOR COMMUNITIES

- The 180 day guarantee is suspended if the governing body determines:
 - an application is incomplete
 - an application contains false or misleading information
 - that substantial changes to the project affect the information on the permit applications since the original submission

FOR MORE INFORMATION ON THIS PROGRAM

Visit www.mass.gov/mpro or contact Erica Kreuter for the Massachusetts Permit Regulatory Office at 617-788-3631 or Erica.Kreuter@state.ma.us

13. Market Highlights

The Medfield Market

The Medfield and MSHMPC commissioned two market analysis studies. The executive summaries of both follow. Jones Lang LaSalle prepared a market analysis in 2012 and RKG Associates prepared a market analysis of the Medfield area as a subcontractor to VHB in 2015.

The purpose of this market overview is to provide a brief update on market conditions. Medfield today has a population of 12,368 people according to the 2015 American Community Survey (ACS) five-year estimate. The US Census Bureau enumerated 4,328 housing units in Medfield in 2015 per ACS. Eighty-eight percent of the housing units in Medfield is owner-occupied. This is significantly higher than the Norfolk County homeownership rate of 68.8%. There is a demand for rental housing. Medfield is working to meet its 40B affordable housing

obligations. The HUD-approved fair market rental rate for a two-bedroom affordable rental unit in Medfield is based on the Boston-Cambridge MSA rate, which is \$1,741 in 2017.

In the past couple years, new construction of rental housing has occurred in Medfield increasing the quality and choice for renters. The Parc, a recent 40B housing project built in 2015 and fully leased -up within six months, exceeding their internal lease-up estimates. The Parc has ninety-two units, including one, two and three-bedroom units, with no current vacancies.

Most of Medfield’s existing housing stock was built prior to 2000. Only 7.3% of all dwelling units in Medfield were built after 2000. The average number of rooms in dwelling units in Medfield is 7.7 rooms. The bedroom mix for all housing units existing in Medfield today is found in Table 1.

Table 1. Housing Mix in Medfield As To Bedroom Size.

Number of Bedrooms in Housing Unit	Percent of Medfield Housing Units
No Bedroom	1.1%
One Bedroom	7./2%
Two Bedroom	12.6%
Three Bedroom	24.8%
Four Bedroom	46.6%
Five Bedrooms or More	7.7%

There has been a call for increased housing production throughout eastern Massachusetts by the Governor. Medfield has had robust residential real estate sales. Single-family homes dominate the Medfield residential market. The median price for a single-family home in 2016 according to the Warren Group was \$658,900. The median sale for a residential condominium in Medfield for the same period was \$315,000.

The residential home ownership market in Medfield has largely recovered from the Great Recession. The number of sales of residential single-family homes numbered 112 sales in 2016. The number of single family residential sales since 2012 has exceeded the peak before the Great Recession. The number of residential condominium sales are close to meeting pre-recession peak. Median sale values since 2015 of both single-family homes and condominiums has exceeded pre-Great Recession peak medians in Medfield. The Medfield housing market is healthy.

Table 2. 2016 & First-Half 2017 Residential Median Sale Prices in Medfield & Nearby Towns

		Medfield	Dover	Millis	Norfolk	Sherborn	Walpole
2017 Jan-Jul	Single Family	\$677,500	\$1,131,500	\$412,000	\$521,000	\$805,900	\$496,000
	Condo	\$432,450	\$495,000	\$384,450	\$467,500	\$769,900	\$317,000
	All Resl	\$632,225	\$1,085,000	\$384,450	\$384,450	\$799,500	\$475,000
2016	Single Family	\$658,000	\$1,043,250	\$379,950	\$487,250	\$742,500	\$450,000
	Condo	\$315,000	\$505,000	\$364,900	\$435,000	\$0	\$315,000
	All Resl	\$635,000	\$970,000	\$364,900	\$364,900	\$731,000	\$427,500

Source: The Warren Group.

Table 3. First-Half 2016 & 2017 Number of Residential Sales in Medfield & Nearby Towns.

		Medfield	Dover	Millis	Norfolk	Sherborn	Walpole
2017 Jan-Jul	Single Family	104	76	69	79	40	174
	Condo	18	5	18	9	9	44
	All Resl	122	81	87	88	58	218
2016	Single Family	95	75	104	147	94	280
	Condo	17	3	25	12	1	76
	All Resl	112	78	129	157	95	356

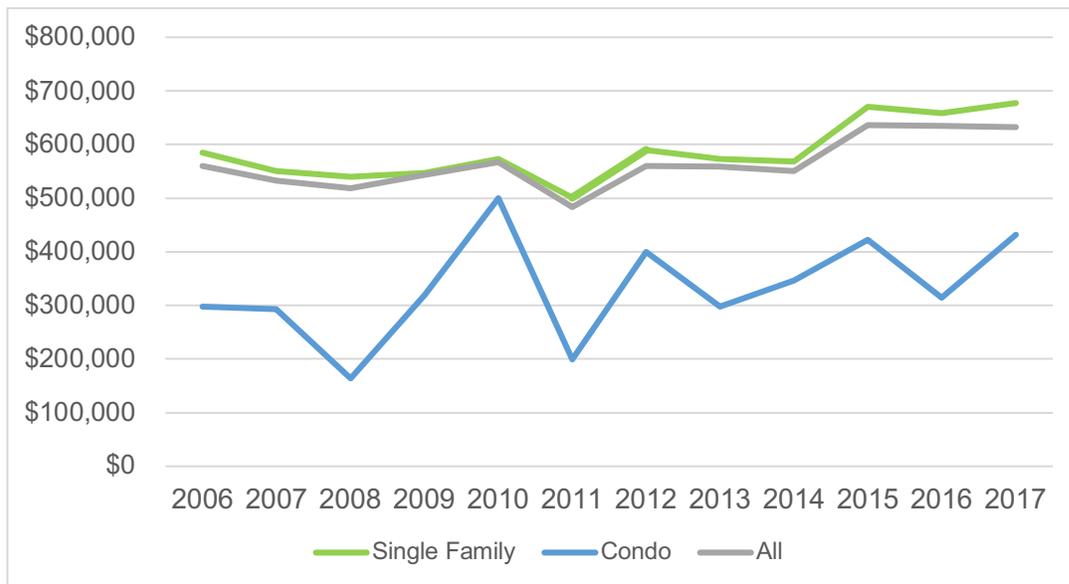
Source: The Warren Group.

Rental Residential Rates

The rent range for market units in the model varies depending upon building. The current analysis prices all market units at the same price within a specific building. Monthly market-rate rental costs in the current iteration of the financial model range from a low of \$2,000/month to \$3,500/month for the high end/luxury units.

A recent review of asking rents in Medfield and nearby areas undertaken by McCabe Enterprises found that asking rents in Medfield for apartments ranged from \$1,000/mo. to \$1,600/mo. Housing cost data from a recent market analysis for Millis had rental rates in Millis ranging from \$1,600/mo. for a 1-bedroom unit to \$2,208/mo. for a 3-bedroom unit. New construction units in the nearby south-of-Boston vicinity (Dedham, Norwood, Westwood) often start at \$2,000-\$2,200 range and range upwards, exceeding \$3,000 per month depending upon the unit.

Figure 1. Median Sales Prices in Medfield, 2006-First-Half 2017.



Source: The Warren Group.

Multi-Family Vacancy Rates

NAI Hunneman in the 2017 third quarter market review for the Boston Metro area, reported that the multi-family vacancy rate was 3.3%, a decrease from the first quarter 2017 vacancy rate of 3.5%. National Real Estate Investors report the residential rental vacancy rate for Boston for Quarter 2 in 2017 as 2.6%. Marcus & Millichap reported that the vacancy rate for the fourth quarter 2017 in greater Boston for residential rental housing to be 2.7%. Marcus & Millichap forecast the residential rental housing vacancy rate to rise to 3.4% for the greater Boston metro area.

The national vacancy rate according to REIS in 2017 was 4.4%.

The US Census Bureau through the American Community Survey estimates the residential vacancy rates for 2015, based on five years of data, which is reported in Table 6.

Table 4. Residential Rental Rates in the Greater Medfield Area.

	Unit Type	Monthly Rent	Size (SF)	Rent/ SF
Avalon Rental Units in South Suburban & South Metro-West Communities	1 Bedroom	\$1,780 to \$2,125	702 to 858	\$2.10 to \$2.90
	2 Bedrooms	\$2,170 to \$2,525	1015 to 1,273	\$1.87 to \$2.35
	3 Bedrooms	\$2,510 to \$3,481	1,377 to 1,734	\$1.81 to \$2.20
Medfield and Nearby Area Communities	1 Bedroom	\$1,400 to \$1925	580 to 814	\$1.78 to \$2.85
	2 Bedrooms	\$1,300 to \$3,000	672 to 1,728	\$1.29 to \$2.75
	3 Bedrooms	\$1,750 to \$3,395	1,000 to 2,100	\$1.35 to \$2.43

Source: McCabe Enterprises.

Table 5. Comparative Market Rate Rents for 2 Bedroom Units.

		Monthly Rent	Size (SF)	Rent/ SF
MEDFIELD	Mean Average	\$1,956	998	\$2.07
	Median	\$2,045	937	\$1.96
Medfield Area	Mean Average	\$1,987	1,122	\$1.83
	Median	\$1,923	1,058	\$1.71
Avalon South Suburban & South-MetroWest	Mean Average	\$2,393	1,163	\$2.07
	Median	\$2,420	1,175	\$2.08

Source: McCabe Enterprises.

Table 6. Residential Vacancy Rates.

	Homeownership Vacancy	Rental Vacancy
Massachusetts	1.0%	4.1%
Boston Metro	0.9%	3.6%
Norfolk County	0.8%	3.6%
Medfield	0.0%	1.8%

Data Source: American Community Survey, 5 yr. estimates, 2016 and McCabe Enterprises.

Commercial

Local residential households create consumer demand for goods and services. Area businesses create demand for space and provide services and goods to local communities, regions and beyond. This market overview reviews asking commercial rents in the greater Medfield area as a measure of demand. Anticipated rental revenues help determine whether or not new construction can easily be supported or existing buildings can be rehabbed for new uses.

Medfield is situated at the crossroads of state Route 27 and Route 109. Medfield is a car-dependent community, with no transit or commuter rail services. The closest commuter rail stop is located in Walpole, just over seven miles away from MSH and a fifteen-minute drive. Medfield and MSH is a fair distance from interstate highways. MSH is nine miles from I-495, approximately a sixteen-minute drive. The MassPike is ten miles to the north, a twenty-minute drive; and the closest entrance to I-495 is fifteen miles away with a 25-minute drive time.

Medfield is situated in the Boston South Suburban/South Route 495 real estate marketplace and the southern edge of the Metro West commercial market place.

Office

At present, the office market in Medfield is fairly limited and focused on small users, typically professional services. Medfield is located in the South Suburban/South I-495 office market. There is approximately 3 million square feet of Class A office space in the south suburban/south I-495 market place. Asking rents range from \$19.00 to \$22.25 per square foot. There is approximately 6.5% of available office space in the south I-495

market. However, there is a higher vacancy rate, attributable to sub-leasing that hovers in the low 20% range.

The Class B office market South Suburban is smaller totaling approximately 1.1 million square feet in the south suburban/South I-495 market place. Asking rents for Class B are typically \$19 per square foot. The vacancy rate for the South Suburban Class B space is in the 22%-to-23% range.

In the Metro West office market office leasing prices are higher ranging from \$25 to \$27 per square foot with a ten percent vacancy rate. There is positive absorption of office space in the Metro West office market place.

Area commercial property owners report demand for small-scale, move-in ready commercial office space at rents in the low \$20 to \$22/SF.

Hospitality

The greater Boston area and Massachusetts are a tourist destination for business and leisure travelers. Massport reports a steady increase in air travel. In 2016, there were 36.2 million passengers, including 6.6 million international visitors. The peak season for travel is the summer and fall in eastern Massachusetts.

There are no motel, hotel, country inn or bed-and-breakfast establishments in Medfield today. Many of the adjacent communities, Dover, Millis, Norfolk, and Sherborn also do not have any hospitality properties. Walpole to the south has some hotel properties along Route 1, and there are a cluster of new hotels in Foxborough by Gillette Stadium. There are hotels along Route 9 in Framingham and Natick by I-495 thirty minutes to the north.

The greater regional outlook for hospitality, namely hotel and motel rooms, is good. However, occupancy rates are slightly down due to new hotel rooms coming onto the market. In Foxborough, a new 120 room Hampton Inn is slated to open in first half of 2018. Two hotels with 228 rooms total are projected to open in 2018 in Walpole, as well. The overall Boston market is strong, with an average daily room rate of \$267 and RevPAR rate of \$213. Hotels and motels are typically located near demand drivers. Office parks can be a source of drawing business travelers. Visitor attractions and destinations are a key for leisure travelers. The Pinnacle Group reports to the Greater Boston Convention & Visitors Bureau that the biggest concern for suburban hoteliers is the increase in the number of hotel rooms followed by Airbnb.

Medfield has not identified itself as a visitor tourist area. Although the Town has many natural resources and outdoor areas of note, the area is not marketed to visitors.

The Retail Market

The assessment for the retail market examined area rental rates for retail space and consumer demand for retail.

The Route 128 South market for retail has a low vacancy rate of 3%. Area brokers see the market absorbing existing vacant spaces in retail shopping centers and districts. The retail market in eastern Massachusetts is more robust than other parts of New England and the US, where retail vacancies are increasing due to the large number of retail business closing in the last twenty-four months on a regional and national-level. The average asking retail rents are \$18.00 to \$19.00 per square foot.

Retail centers are being repositioned into mixed-use centers with office or housing. This has been necessary to attract investors. The nearby presence of housing and/or office builds-in a ready-made market for adjacent retailers.

The trend in retail is towards smaller retail stores with less inventory. Retail stores are becoming showrooms and pick-up/return locations for online customers. Successful retailers are developing experiences and focusing on customer service and convenience. On a national level, drive-through and fast food sales are down nationally.

Consumer demand is a key factor in locating retail stores. Retailers locate where customers are located – whether its near where customers live, work or travel as a tourist. The major demand factor for retail in Medfield is the residential customer base.

A six percent cap rate is used in the MSH financial model. The 6% cap rate is higher than existing cap rates for the greater Boston marketplace for several asset classes. Suburban cap rates are running slightly higher. The Federal Reserve has indicated that it will likely raise interest rates. Cap rates are positively correlated with interest rates. A higher cap rate was used in the financial model, since MSH redevelopment will be occurring in the future. However, it is important to note that cap rates do not move in sync with interest rates.

JLL reports cap rates in mid-2017 reported the cap rates for Boston market area multi-family property to be in a range from a low of 3.8% to a high of 5.5%. Cap rates for the office class ranged from 4.5% to 5.25% in the Boston market, per JLL. The suburban office market had a higher cap rate span ranging from a low of 5.5% to 7%.

Cushman & Wakefield's mid 2017 report on cap rates for the Boston area market reports that Class A office space cap rates ranged from 3.75% to 4.25%. Class B office cap rates were slightly higher ranging from 4.25% to 5.00%. The suburban retail cap rates reported by Cushman ranged from 5.25% to 6.00% for Class A suburban strip retail. Cap rates for Class B suburban strip retail in the Boston market ranged from 6.5% to 7.25%.

NAI Hunneman reported in third quarter 2017 multi-family cap rates ranged from the mid four to the low five percent. Most commentators are foreseeing relative stability in cap rates with perhaps a slight rise in the greater Boston market place.



JONES LANG
LASALLE®

Real value in a changing world

Medfield State Hospital Market Analysis Report DRAFT

April 20, 2012



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I. Executive summary

Jones Lang LaSalle has prepared a DRAFT Market Analysis Study for the Medfield State Hospital Site in Medfield, MA. The purposes of the study was to evaluate current market conditions for the major commercial real estate categories, recommend the most viable uses and mix of uses, and advise at a high level on the massing and form of future development as it relates to the market.

The study is intentionally limited to evaluating demographics and real estate market conditions. We have supplemented this information in part with readily apparent observations of the location that will influence potential development demand. This study does not take into account possible constraints such as existing zoning regulations and roadway and utility capacity among others. The study is intended to be the foundation document for a subsequent Comprehensive Re-Use Study which will take into account these other parameters.

There are two qualities of the location that influence potential demand across all property types; demographics and highway access. First, the hospital property is located in a suburban setting with above average economic demographics which should boost demand in all categories. Second, the property lacks convenient access to major roadways, which diminishes the opportunity for commercial office, industrial, and retail uses.

The most viable use categories include housing, recreation, healthcare, and continuing care retirement community which can be considered a combination of housing and healthcare. Within the housing sector, single family, condominium, and multifamily rental are all viable with multifamily being the strongest category currently due to current economic issues. The scale of the property, the strength of local demographics and the increasing demand for recreations space, both indoor and outdoor, make this use type one of the most interesting prospects. The aging of the population and the strength of the local demographics make the property an attractive location for healthcare related uses and continuing care retirement development.

Life sciences, institutional, and retail, are considered moderately viable use types. The strength of the life science sector in the region is a positive factor, but is offset by the lack of a local 'cluster' and the remoteness of the site. The site is well suited for an institutional use, especially for a retreat type use for daylong or multiday visits-but the demand for this category is limited. The local small establishment retail sector is strong with relatively high rents and low vacancy. The remoteness of the site, and lack of direct access to Rt. 27 are a hindrance and retail is likely to be viable only as a secondary or complimentary use.

Commercial office, industrial, and hospitality are the least viable use types. Of these offices space may have limited potential, in the form of a modest development catering to smaller businesses that cater to the local community. Lack of direct highway access will limit any industrial development to small , local scale only. The remoteness of the site limits opportunity for a hospitality use which typically desire higher visibility locations.

Massing of development on the property should be of modest scale, reflecting the suburban/near rural setting of the property. The location will not support structured parking. Generous open space should be included in any development type, and include walking and bike paths to take advantage of the setting.



I. EXECUTIVE SUMMARY

RKG Associates, Inc. (RKG) was retained by VHB Inc. to assist in preparing a reuse strategy for the former Medfield State Hospital, which closed in April 2003 and which the Town of Medfield recently acquired. This report contains a market overview for different residential and non-residential sectors that may be incorporated as part of a redevelopment strategy for the former Hospital site. The key findings and conclusions are presented in this Executive Summary followed by the supporting data and statistics.

RKG reviewed the 2102 Market Analysis prepared by Jones Lang Lasalle and evaluated current demographic and housing conditions and trends as well as real estate market conditions in Medfield and the surrounding communities. This included an analysis of sales activity at upper-end housing projects in Medfield and at a select number of condominium projects. RKG also assessed conditions in the for-rent market as well as identified land sales activity at major projects in Medfield and the region to ascertain pricing per acre values for different uses and the relation between acquisition costs and sales pricing per unit, and absorption of transferred units.

RKG also evaluated labor force, business formation and employment trends in Medfield and its region in order to understand the strength of its economic base and how it has changed over time. Future demand for new non-residential product in Medfield was also estimated based on 10-year employment forecasts. Vacancy and pricing characteristics within 8 miles of the Hospital site were also evaluated in the office and industrial/flex sectors for comparison purposes with the local submarket and Boston Metropolitan region in order to understand how these fit within the context of the local and regional markets.

1. Demographic & Household Projections

Medfield's 2014 population (12,155) and households (4,177) are forecasted to increase by 2 percent over the next five years and projections indicate a gain in millennials, the baby-boom generation and the advanced elderly age cohorts. Gains in households will come from those earning \$100,000 or more. The statistics also indicate a growing elderly sector over the next five years, with the largest growth of households being those aged 55 and above and with incomes of \$60,000 or more. While these forecasts are positive, most of the changes are associated with aging in place and the near-term projections do not support any large-scale residential projects unless additional demand from outside Medfield is imported.

2. Housing Supply and Demand Indicators

Medfield had nearly 4,240 housing units in 2010 and the supply increased by 189 units since 2000, which was nearly two-third less than the increase in the 1990s (550 units). Since 2010, the pace of development ranged from 10 to 16 units per year with an average of 12 new units per year. The housing stock in Medfield is primarily single-family homes, although the development of condominiums appears to be the preference in terms of new housing production over the last eight years or so. Nearly all the new housing in Medfield was targeted for ownership, since the rental supply experienced declines over the last 20 plus years,

including some through condominium conversion. As a result, the owner-occupied rate increased to 88 percent in 2010.

The median owner value increased to \$590,000 in 2010 and appears in balance with median income for owner households (\$136,200). Median monthly gross rent in Medfield increased to \$1,000 in 2010 and appears affordable to the median income of renter households (\$40,900). However, current average asking rents are substantially higher at approximately \$1,600.

Over the next five years, RKG estimates annual housing demand in Medfield to average about 220 households per year, divided between owner (160) and renter (60) households. Nearly all the demand would be a result of turnover (86 percent), as compared to new growth (14 percent). RKG estimates annual new construction would range between 15 and 30 units per year over the next five years, including new owner units of 10 to 20 units per year, while new renter units may average between 5 and 10 units per year. This estimate would total between 75 and perhaps 150 units by 2019, representing between 40 and 75 percent of the residential projects presently under-construction or in the planning process in Medfield (200 units) and excluding any potential units developed at the former State Hospital.

Developers would need to import additional growth in order to have these projects completed and occupied by 2019, or target additional internal turnover. However, existing housing could remain unoccupied since growth to backfill these homes is not projected and therefore causing the vacancy rate to increase. Developers might also target seasonal home buyers, but that sector was relatively small according to 2010 census data.

There are two projects currently being planned in Medfield. When completed, the Parc at Medfield (92 units) would reduce the Town's shortfall of Chapter 40B housing to 145 units, based on the 2010 statistics. That Chapter 40B project would also expand the renter base in Medfield by 18 percent. It is likely that addition demand for this new project would have to be imported from elsewhere in the region.

The proposed LCB assisted-care project of 74 units, when approved, would represent 16 percent of the age 75-and-older households in Medfield, or more than 32 percent of the forecasted age 85-and-older population in 2019 (220 persons). These factors suggest that additional demand would also need to be generated from outside of Medfield to support this project.

3. Residential Market Characteristics and Land Pricing

The for-sale market in Medfield appears to have recovered from the recession as the median value for single-family sales (\$607,500) in 2015 (April) was marginally below the prior peak in 2005, and the median sale value for condominiums (\$472,000) was about 50 percent higher than indicated in 2005. Sales activity of upper-end condominiums (\$500,000 plus) averaged about seven units per year over the last five years, although it was more product-sensitive since 17 units sold in one year (2013) but only seven in 2015.

The sales history at two condominium projects in Medfield averaged about 4 to 5 sales per year at average prices ranging from \$560,000 to \$850,000. This pace was much slower than

at a 72-unit mixed-income (Chapter 40B) project in Holliston that averaged 12 sales per year at an average unit price of \$380,000; or at a 138-unit project in Norfolk that averaged 18 sales per year at an average unit price of \$425,000. Lower pricing would suggest a higher sales pace, but that was not evident at a 32-unit project at the former Foxborough State Hospital, which had a similar sales pace (4 per year) as the projects in Medfield, but with an average pricing (\$470,000) that was about 16 percent lower. This slower pace may be attributed to the phasing of the project and a builder with development options elsewhere within the overall project (which included single family subdivisions).

The apartment market fundamentals continue to be strong while the owner market recovers. Rental pricing and vacancy fluctuates between those projects in more centralized locations convenient to local services where rents were higher and vacancy lower, in comparison to those in more remote areas removed from convenient services. However, locally there remains a short supply of modern (post 2000) apartment complexes, and many of the new projects in the region are usually a result of a comprehensive permit (Chapter 40B), as was the case with the Parc at Medfield, where 100 percent of those units are affordable, as compared to 10 to 25 percent in most cases elsewhere. Rental demand in Medfield appears relatively weak, and any success indicated from a fast lease up at the Parc at Medfield would be a good indicator for the possibility of additional affordable rental housing at the former State Hospital site.

RKG research indicated that acquisition land sales for a variety of projects, including six for condominium projects; three for apartment projects; and five for assisted-care facilities, vary widely and were more prevalent in the last few years than earlier. Value for for-sale residential land appears higher than for most non-residential uses in Medfield as higher per acre factors ranging from \$400,000 to \$600,000 were indicated and equated to land values of \$60,000 to \$100,000 per unit, or 7 to 17 percent of the completed unit sale price.

Land for apartments in Medfield, as indicated by the Parc at Medfield sale (\$17,900/unit), was much lower on a per units basis than Avalon Bay purchases in Natick (\$37,800/unit) or Framingham (\$49,300/unit). Land value at the Parc at Medfield equated to almost 10 percent of its leveraged costs (\$195,650/unit), which was 14 percent higher than the leveraged amount (\$171,850/unit) provided to Beacon Communities for its acquisition and construction/renovation for Wilkins Glen, a 103-unit Chapter 40B project in Medfield.

Land for assisted-care, as indicated by four recent sales ranged, from \$22,500 per unit to nearly \$39,000 per unit, or from \$510,000 to \$1.5 million per acre. A sale for a land-locked portion of a project in Medfield was also identified for an effective value of \$220,000 per acre (\$7,000/unit) for a non-frontage site, however it is understood that an additional land/building purchase is required for this project.

4. Non-Residential Market

Employment trends in Medfield have not been positive and some of this could be attributed to the closure of the State Hospital in 2003. In comparison, employment trends in the region were more cyclical in nature following the overall economic performance of the Commonwealth. Regional employment in 2013 surpassed pre-recession levels (2008) by 3

percent, whereas employment in Medfield was 3 percent lower than in 2008, and 23 percent lower than in 2001 when the Hospital was operational.

Medfield's economic strengths are in those industry sectors that occupy commercial-type buildings, namely Retail Services; Arts, Entertainment and Recreation; Accommodation and Food Services; and Other Services. Another key sector in Medfield is Government and more than likely is attributed to the public school system. However, other traditional institutional or office sectors such as Finance and Industrial, Professional and Education (private) Services, and Health Care and Social Assistance appear under-represented in the local economy, and more likely attributed to the relatively remote location away from major highways. Similarly, industry sectors that occupy industrial or flexible-type buildings appear weak in relation to the region, except for the Construction and Administrative and Waste Services sectors.

Private employers in Medfield paid a much lower wage rate than in the region as the overall average weekly wage (\$841) in 2013 was 39 percent below that in the region, and almost 60 percent below the median household income (\$106,870) in 2014. This wage to income difference is reflected in commuting patterns, as 77 percent of Medfield's resident labor force commutes outside of town for work while only 23 percent work locally, which in turn represents about 39 percent of the local jobs. This also reflects Medfield's strong local retail/services base.

RKG estimates non-residential building demand in Medfield would range between 60,000 and 90,000 square feet (SF) to support employment projections to 2022, recognizing that only a portion of this demand would result in new buildings, as compared to re-occupying available space. RKG identified a sample of 77,000 SF of available non-residential space in Medfield, suggesting a sufficient supply exists for the near term to support local employment growth.

In RKG's opinion there are some opportunities for additional retail development in Medfield, mostly of a small scale and serving a local, neighborhood customer base. Potential retail development on the site of the former Medfield State Hospital property would fit into this category. It may be possible for one or more specialty or destination restaurants to be developed at the site, as the local demand could support such growth and a unique or specialty brand restaurant could draw from a broader geography.

5. Conclusions

The Medfield State Hospital represents a key asset for the Town of Medfield to plan and phase its redevelopment over the next two decade or so, in reaction to market shifts and the public vision. The forecasted demand for residential and non-residential sectors over the next five to ten years are not sufficiently strong to suggest a single reuse option but rather a mix of different uses with long-term absorption. The residential for-sale sector, and more specifically the condominium sector, is and likely will remain the strongest market component in Medfield, and the Town's shifting demographics and developers' interest in senior housing also makes this a logical choice.

The Town needs to be strategic in the phasing of potential development given the weak demand indicators and the supply currently under-construction or planned. The Town should be patient

for desirable types of uses, even if not present today. A key initial component could possibly be to attract the local nursing home operator with his near-term plan to relocate his current operation into a more expanded assisted care/nursing home facility, perhaps on Parcel 3, taking advantage of its proximity to the Senior Center and the Kingsbury Club. RKG believes these are key amenities in place to support not only additional senior housing but also housing for maturing “millennials”.

In this manner, a planned location for late-in-life senior/care housing would be in place, and alternative age and life-style housing could be planned around the rest of the campus, and infeasible, readapting existing buildings. Different parcels should be created that vary in size (2 to 10 acres), design (town-houses, detached and/or attached, multi-level flats) and density (6 to 12 units per acre), taking advantage of the infrastructure in place. Alternative uses should also be considered such as a small, boutique-type hospitality, restaurant and function facility that would benefit toward the end of the build-out, when a greater critical mass would be in place.

Only a very small portion of the reuse should be set aside for non-residential uses, since any commercial uses at the former hospital site would draw activity away from the village area in downtown Medfield. Development to consider would include a destination restaurant, some convenience service and retail, and some medical office use. Collectively, it would likely not exceed 10,000 SF for planning purposes, and more than likely be targeted for later phases.

A reuse plan designed to capture a large-scale office, high-tech or institutional user would not be supported by current market evidence, and considered unreasonable given the shift in users wanting to be located within major urban areas complete with entertainment and social options for the work force. Many suburban business parks in Greater Boston are re-positioning themselves with more restaurant, retail and entertainment options in order to meet the changing demands of the office/high-tech user of the 21st century. In addition, Medfield has a location disadvantage in terms its access to interstate highways and the former hospital site is even more remotely located.

The state-owned agricultural lands abutting the Medfield Hospital campus, and the facility’s history as a self-contained community, may also be conducive to the development of a locally serving Community Supported Agriculture (CSA) operation, or a farm-to-table dining and farmer’s market type retail facility. These uses could be incorporated into the overall development and serve as an amenity to any residential components.

14. Decision Making Protocols for MSHMPC

Following is a draft of the decision making protocols put in place by the Medfield State Hospital Master Plan Committee to help move conversations and decisions on the project forward.



TOWN OF MEDFIELD

MEDFIELD STATE HOSPITAL MASTER PLANNING COMMITTEE

Process Protocols (WORKING DRAFT 9/20/16)

I. History and Background

In 2014, Medfield residents voted unanimously to acquire approximately 134 acres of the former Medfield State Hospital (MSH) property and accept the challenge of re-purposing this beautiful plot of prime real estate, along with other nearby town-owned lands including McCarthy Park, the Hinkley property and Lot #3 on Ice House Road. This challenge is one of the most significant that the Town has faced in its history.

The MSH closed in April 2003. The entire MSH property contains more than 200 acres. The town had acquired six acres of the MSH Core Campus prior to 2014 for municipal water supply use, then in 2014 it added 128 additional acres, including the remaining 88 acres of the Core Campus and approximately 40 acres of land across Hospital Road from the Core Campus known as the Sledding Hill. There are approximately 35 buildings remaining on the Core Campus in various stages of disrepair. The campus is currently listed on the National and State Register of Historic Places, and is within the Hospital Farm Historical District of the Town of Medfield. The maintenance of the site is currently managed by John Thompson, Chair of the Buildings and Grounds committee.

In 2014, the Board of Selectmen established the Medfield State Hospital Master Planning Committee (MSHMPC) to oversee the development of a master plan for these properties.

II. Purpose, Scope, and Outcomes of the MSHMPC

- a. **Purpose:** The overall goal of the Committee is to present to the Board of Selectmen a comprehensive and coordinated vision for the sustainable redevelopment and reuse of the former Medfield State Hospital.
- b. **Scope:**
 - i. Oversee any consultants selected to help the committee complete its work.
 - ii. Produce the deliverables listed below.
 - iii. Understand the interests and opinions of the taxpayers in Medfield through various methods of public engagement, and demonstrate how those interests and opinions are accounted for in the Master Plan
 - iv. Work collaboratively with each other and with the consultant(s)
 - v. Work effectively with resource members and other key stakeholders

- vi. Lay the groundwork for the next committee(s), who will oversee the implementation of the Master Plan

c. Deliverables:

For the town-owned acres of the MSH property, including the sledding hill, as well as the Hinkley Property and Lot #3 on Ice House Road, the committee will produce:

- i. Proposed Master Plan (final adoption by the Board of Selectmen), including: *This section should be considered “under construction” until the committee comes to consensus on the components of the MSHMPC master plan*
 1. Land uses (residential, commercial, open space, etc.)
 2. Building footprints
 3. Amenity/landscape spaces/plazas
 4. Trails and open space
 5. Vehicular roadways
 6. Pedestrian and bicycle facilities
 7. A site plan rendering of the proposed conditions
 8. A written summary of the new development program (by use)
 9. A written summary of new parking areas
 10. Photo examples of similar projects
- ii. Analysis of financial feasibility
- iii. Economic and market-based business plan
- iv. Zoning Amendment (which must be voted on and approved by Town Meeting)
- v. Design guidelines for future development
- vi. Disposition Plan (which must be voted on and approved by Town Meeting). The disposition plan includes the implementation strategy that guides the management and/or sale of the property over time. This may include a parcel subdivision plan, a schedule of key activities and an RFP package for reuse/disposition of the property.

III. Participation

a. Committee Members

The members of the MSHMPC are volunteers who serve at-will. Each member volunteered himself or herself and was then appointed by the Selectmen, or was asked by the Board of Selectmen to participate and is expected to serve at minimum for one year. Each year in June the members are asked to indicate their interest and willingness to serve another year and the Board of Selectmen approves or denies the continued participation of each member. The current committee members include:

- Stephen Nolan (Chair)
- Patrick Casey
- Ralph Costello
- Brandie Morris Erb
- Teresa James
- Randal Karg
- Gil Rodgers

b. Resource Members

In addition to the MSHMPC, several other individuals have been asked to serve as resources to the committee. These individuals are also volunteers who serve at-will and were asked to participate either by one of the Selectmen or members of the committee. Resource members may be added or removed by committee consent at any time. The current resource members include:

- Lucille Fisher, social media and marketing expertise
- Bill Massaro, abutter, member of the State Hospital Cleanup Mediation Team and member of the Hospital Purchase Negotiation Committee
- Jean Mineo, Chair, Cultural Alliance of Medfield
- Frank Perry, member of the Board of Assessors
- Ros Smythe, member of the former State Hospital Advisory Committee
- Alec Stevens, advocate for agricultural uses and member of the former State Hospital Advisory Committee
- John Thompson, Chair of the Building and Grounds Committee

c. Administrator

- Sarah Raposa, Town Planner, serves as the administrator of the MSHMPC

d. Key Stakeholders

The following individuals observe the proceedings of the committee as possible and support or advise as necessary:

- Board of Selectmen: Mark Fischer, Mike Marcucci, and Osler Peterson
- Warrant Committee: Martha Festa and Jack Wolfe
- Town Administrator: Mike Sullivan; Assistant Town Administrator: Kristine Trierweiler
- Historic District Commission: Mike Taylor
- Parks and Recreation: Kevin Ryder and Mel Seibolt
- Council on Aging: Roberta Lynch
- Long-term interested citizen: John Harney

e. Subcommittees

The MSHMPC has formed the following subcommittees to explore discrete areas of information for the benefit of the master planning process. These groups meet at-will when necessary to complete their responsibilities.

- *VHB/RKG Project Liaisons*: Teresa James, Randal Karg, Sarah Raposa
- *Communications Subcommittee*: Ralph Costello, Brandie Erb, Lucille Fisher, Randal Karg, Gil Rodgers, Ros Smythe, Alec Stevens, Sarah Raposa + Lily Doctoroff, Erin Haley, and Antonia Hoernle (Medfield High School reps)
- *Survey Subcommittee*: Patrick Casey, Teresa James, Jean Mineo
- *Financial Advisory Subcommittee (FAS)*: Bill Massaro, Stephen Nolan, Gil Rodgers
- *Developers Roundtable Subcommittee*: Ralph Costello, Stephen Nolan
- *Catalyst Subcommittee*: Ralph Costello, Stephen Nolan, Gil Rodgers

IV. Internal Communications

For the MSHMPC to accomplish its tasks, the people listed above in Section III must communicate regularly with each other via in-person meetings, email, and phone. While it is impractical to determine exactly who should be involved or not involved in every aspect of the process, the following protocols serve as a guide so the right people are getting the right information at the right time. All participants are encouraged to exercise good judgment when determining who to include in their communications so no one is left out of an important conversation, and no one is unduly burdened with information that is not relevant to their role.

- a. **Committee members only:** Communications around topics that require the consent of the decision makers may, at times, be limited to the committee members. An example is a discussion of a consultant's contractual obligations.
- b. **Committee Chair:** The committee chair should be kept informed of all matters that could affect the overall success of the committee.
- c. **Committee members, resource members, and administrator:** Most of the communications about the work of the MSHMPC committee go to all the committee and resource members and the administrator. The draft meeting minutes and the draft agendas go to all committee and resource members and the administrator.
- d. **Committee members, resource members, administrator, and key stakeholders:** Key stakeholders may be included when the information is final or close to final, and broadly applicable to the Town or considered a public document. For example, final meeting agenda and final draft meeting minutes, along with any materials that are relevant to an upcoming committee meeting may go to key stakeholders in addition to the committee and resource members and administrator. Key stakeholders may also be added individually to committee communications throughout the process when their expertise or role vis-à-vis the Town is essential to the process.
- e. **Subcommittees:** Any information that is relevant to a given subcommittee should include all of the members of that subcommittee. Subcommittees may involve the rest of the committee and resource members, the administrator, and the key stakeholders when their participation is deemed valuable by the subcommittee.
- f. **Facilitator:** The facilitator should be included in all communications around topics that affect the overall process of developing a Master Plan. The facilitator does not need to be included on most internal subcommittee communications, for example, but may be added when a particular issue that is relevant to the broader process is under discussion. The facilitator may also have one-on-one or small group conversations in confidence to provide a private forum for individuals or small groups to express concerns or ideas they do not want to bring up in public.

- g. General public:** Most of the communication with the general public falls under the protocols outlined in Section X but the participants are welcome to use their discretion to engage people who are not listed in this document when appropriate. These communications should always be relevant to the process and done in a transparent fashion.

V. Decision Making

The MSHMPC has been empowered by the Board of Selectmen to make final determinations on all decisions affecting the scope and deliverables stated in II.b and II.c.

- a. Decision rule:** The MSHMPC members will actively seek consensus among all committee members, and accept decisions that satisfy a super majority of 80% of all named committee members. Consensus in this context is defined as the absence of opposition; thus votes will only be taken if the committee members cannot find a solution that everyone can live with. A member should block or withhold consensus only if she or he has serious reservations with the proposal that is being considered, and in that case should make every effort to offer an alternative for consideration that will be satisfactory to all participants. If the full committee is unable to come to a consensus decision, an open vote will be taken and the decision will proceed with the support of 80% of the members. If, after two rigorous discussions of the issue at hand on two separate occasions, the committee is stuck and cannot gain an 80% majority decision, the Chair of the committee will call for a simple majority vote of all committee members. A summary of the disagreements (points in favor and against) regarding the decision will be included in the meeting record. Only committee members participate in the consensus, but resource members and key stakeholders are encouraged to participate fully in the deliberations leading up to any decisions.
- b. Key decision points:**
 - i. Selection of consultants
 - ii. Acceptance of concept plans (land use/development alternatives)
 - iii. Acceptance of economic analysis of conceptual plans
 - iv. Acceptance of the final Zoning Amendment
 - v. Acceptance of the final Disposition Plan
 - vi. Acceptance of the final Proposed Master Plan

VI. MSHMPC Meetings

- a. Full committee meetings frequency and location:** The MSHMPC meets on the first and third Wednesday of every month, from 7:00 – 9:00 pm at the Town Garage Training Room, 55 North Meadows Road, Medfield MA.
- b. Other meetings:** At times, subcommittees, ad hoc groups, or even individuals may hold meetings to further the work of the MSHMPC. The full committee will be made aware of these meetings, and appropriate invitations will be extended to anyone whose participation would be beneficial. When these meetings

15. National Register Nomination

The Medfield State Hospital was listed on the National Register of Historic Places in 1994. Following is the nomination application outlining history of the site and contributing features of the campus, landscape and buildings.

Medfield State Hospital - National Historic Register Nomination

NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Medfield Insane Asylum
other names/site number Medfield State Hospital (preferred)

2. Location

street & number 45 Hospital Road N/A not for publication
city or town Medfield N/A vicinity
state Massachusetts code MA county Norfolk code 021 zip code 02052

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Judith B. McDonough 12/8/93
Signature of certifying official/Title Judith B. McDonough Date Executive Director
Massachusetts Historical Commission, State Historic Preservation Officer
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____
State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

Signature of the Keeper

Date of Action

_____	_____
_____	_____
_____	_____
_____	_____

Medfield State Hospital
Name of Property

Norfolk County, MA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
53	5	buildings
11		sites
13	3	structures
1		objects
78	8	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Mass. State Hospitals & State Schools

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: institutional housing
RELIGION: chapel
FUNERARY: cemetery
AGRICULTURE: storage, field, animal facility
outbuilding
HEALTH CARE: mental hospital

Current Functions
(Enter categories from instructions)

DOMESTIC: institutional housing
RELIGION: chapel
FUNERARY: cemetery
AGRICULTURE: storage, field, animal facility
outbuilding
HEALTH CARE: mental hospital

7. Description

Architectural Classification
(Enter categories from instructions)

Mid 19th - Greek Revival
Late Victorian - Queen Anne
Late 19th Colonial Revival, Beaux-Arts
Late 19th American - Craftsman

Materials
(Enter categories from instructions)

foundation stone, concrete
walls brick; wood - shingle, clap
roof asphalt; stone-slate
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Medfield State Hospital - National Historic Register Nomination (cont.)

Medfield State Hospital
Name of Property

Norfolk County, MA
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

HEALTH/MEDICINE

SOCIAL HISTORY

Period of Significance

1892-1940

Significant Dates

1892 - authorization of hospital

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

William Pitt Wentworth; Park & Kendall

Shepley, Rütan, & Coolidge

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Massachusetts Historical Commission

Medfield State Hospital

Norfolk County, MA

Name of Property

County and State

10. Geographical Data

Acreage of Property 426 Acres

JTM References

Place additional UTM references on a continuation sheet.)

1 19 306740 4677120
Zone Easting Northing
2 19 308000 4677110
5 1 9 3 0 6 0 2 0 4 6 7 5 5 6 0

3 19 307990 4674720
Zone Easting Northing
4 19 306530 4674760
See continuation sheet

Verbal Boundary Description

Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Candace Jenkins, Preservation Consultant with Betsy Friedberg, National Register name/title Director, MHC

Organization Massachusetts Historical Commission date September 1993

Street & number 80 Boylston Street telephone (617) 727-8470

City or town Boston state MA zip code 02116

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

Check with the SHPO or FPO for any additional items)

Property Owner

Complete this item at the request of SHPO or FPO.)

Name

Street & number telephone

City or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Medfield State Hospital
Medfield (Norfolk County)
Massachusetts

DESCRIPTION

Location/Surroundings: The 426 acre Medfield State Hospital campus is located on the summit of Castle Hill, two miles northwest of Medfield center. Most of the campus lies in Medfield with some agricultural land at its north end in neighboring Dover. The original site purchased in 1892 was 426 acres. State Route 27 (Canal Street) and the parallel Conrail tracks form the southwestern edge of the campus. Hospital Road provides access and divides the primary agricultural area (S) from that developed with patient care facilities (N). Stonegate Road is the primary entrance to the patient care facilities. The land surrounding the campus is generally rural and undeveloped, and appears to have changed little since the turn of the century. The only exception is a residential subdivision abutting its eastern border. Medfield's Charles River Reservation and State Forest is located immediately to the north and west, embraced by the curve of the Charles River.

Site Plan and Landscape: The campus is centered on Castle Hill, which typically is developed with the primary patient care facilities. As was stated in the First Annual Report of 1896, "the prospect from all the buildings is beautiful and extensive." Agricultural fields and mature woodlands surround the buildings, while wetlands occupy the lower elevations adjacent to the Charles River. Unpaved former carriage roads and footpaths provide access to these undeveloped areas. The hospital cemetery and sewage treatment facility are located along Route 27 at the extreme southwest corner of the campus.

Medfield was the first of the state hospital campuses to be developed on the cottage plan that dominated hospital and school construction from the late nineteenth century. Within the state system, it was preceded only by two schools that were founded in the 1840s and created new campuses in the 1880s: the Lyman School in Westborough (1884) and the Fernald School in Waltham (1887). Medfield's plan is unique and exceptional, with small- to medium-scale detached brick buildings devoted to patient care facing onto a rectangular central green (#83) containing a chapel, canteen, dining room, and kitchen. The buildings are connected by a paved road with sidewalks that encircles the green and is shaded by maples and oaks. The impression produced by the original Medfield campus plan is more that of a college than a state hospital. It is clearly influenced by the traditional New England town common.

Unspecified improvements made to the grounds in 1900-1910 were probably related to the building campaign of that period, which added two new wards (#19, 20) and two staff dormitories (#23, 24). These buildings, along with several support and maintenance structures, are

(continued)

United States Department of the Interior
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Continuation SheetSection number 7 Page 2Medfield State Hospital
Medfield (Norfolk County)
Massachusetts

connected by a perimeter road that winds behind the central building group. Several single-family employee cottages (#25-30, 46) are sited southeast of the main group. The lawn area (#84) where these buildings are located is an important element of the "ideal landscape" enhanced by some of the most mature plantings on the campus. These include maples, oaks, chestnuts, elms, cedars, pines, and extensive lilac hedges. As the northeast border of the primary access along Stonegate Road, this lawn area also plays an important role in introducing the campus to visitors by allowing views of the main building group. The lawn area (#85) south of the drive, where the 1958 Clark Building (#72) is now located, plays a secondary role. The main entrance (#81) at Hospital and Stonegate Roads is framed by picturesque fieldstone walls with crenellated coping and tower elements. Historic turn-of-the-century photographs (figures #2-6) provide a sense of how the present mature plantings developed.

As is the case with most campuses, Medfield includes extensive agricultural landscapes (#86) that were associated with work therapy programs. While the agricultural building group is located on the south side of Hospital Drive, open fields remain to the north and east as well. Evidence of pre-hospital agricultural uses is provided by forestation patterns, large spreading wolf trees, old stonewalls, unpaved former carriage roads lined by old overarching trees, and the presence of a pre-existing farmhouse (#48; ca. 1840).

Buildings

The original or first-phase buildings (fig. 1, 2) were designed in the Queen Anne style by Boston architect William Pitt Wentworth. They are unified by the repetition of materials and decorative motifs and are distinguished by individualized plans and massing. All are characterized by red-brick construction, granite foundations, slate roofs, heavily corbelled cornices, segmentally arched windows which usually contain 6/6 sash and transoms, red sandstone watertables and lintels, and decorative angled soldier courses connecting first-story window heads. Those facing the green are arranged in a complex mirror-image pattern described more fully below.

Later buildings from the early 20th century are generally somewhat larger in scale and designed in a variety of Classical Revival styles. Nevertheless, they generally continue the original red-brick construction, but often substitute cast stone for natural stone trim. Several smaller-scale Craftsman-style cottages and a number of the support/agricultural buildings were added at this time as well. In some cases, the siting of these buildings maintains the complex mirror-image plan. Architects identified for these buildings include such noted Boston firms as Park & Kendall, Shepley, Rutan & Coolidge, and Winslow, Wetherell & Bigelow.

(continued)

United States Department of the Interior
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National Register of Historic Places Continuation Sheet

Section number 7 Page 3 **Medfield State Hospital
Medfield (Norfolk County)
Massachusetts**

Integrity

Several of the buildings have been rehabilitated with 1/1 or 2/2 sash which detracts from the complexity of their original Queen Anne design. Several others are vacant and boarded. Nevertheless, the powerhouse and carpenter shop are the only buildings from the original group that have been lost. Landscapes are well maintained, with evidence of new plantings. Very few landscape areas have been affected by insertion of paved parking areas, as is the case at most campuses. As a whole, the buildings and landscapes of Medfield State Hospital retain a high degree of integrity and clearly reflect the period of significance from 1892 to 1940.

Representative buildings are described below in chronological order.

Pre-existing Buildings

#48: Assistant Superintendent's House (ca. 1840)

Dating to the mid-nineteenth century, this is the only pre-existing farmhouse at Medfield. It is a four by two bay shingled structure that rises 2 1/2 stories from a granite block foundation to an asphalt shingle gable roof with interior chimneys. The entry, which occupies the left inner bay of the south facade, displays a Greek Revival-style surround with sidelights and lintel shelf. A bay window on the west elevation and 2/2 sash appear to have been added in the late nineteenth century. Located immediately east of the main entrance (#81), the lot is fronted by a granite block retaining wall.

Original Group (1896-97; figures 1, 2)

#52: Administration Building (1896)

Standing at the head of the quadrangle (south), the Administration Building is a two-story, red-brick building of rectangular plan, enclosed by a slate hip roof. Its south facade is dominated by a three-bay gabled-entry pavilion with a heavily corbelled cornice, and paired round-arched windows in the gable field. The double-leaf entry with transom and sidelights is protected by an open one-story balustraded porch. Segmentally arched windows contain three-pane transoms above 6/6 sash. Three-bay gabled cross pavilions with secondary entries are found on the other elevations. A large copper beech, which is one of the oldest trees on the campus, stands at the northwest corner of this building.

#1, 2, 3, 4: B Wards (1896)

The identical B Wards which flanking the Administration Building occupy corresponding positions at the opposite (north) end of the quadrangle. They are two-story, red-brick structures enclosed by combination gable and hip slate roofs with multiple chimneys. They

(continued)

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Medfield (Norfolk County)
Massachusetts

are trimmed with dentilated, corbelled cornices, brownstone watertables, and angled soldier courses. South-facing entries with sidelights are located in gabled pavilions with heavy corbeling and lunettes. They are protected by one story porches which extend around the east or west elevations. Large lateral ells containing sleeping quarters and extend away from the center of the quad (east or west) where terminated by hexagonal towers. Segmental arched windows with 6/6 sash and three-pane transoms are often paired. These wards were erected for "quiet patients". B1 was fitted up for electroshock and insulin shock treatments in the 1950s.

#5, 6, 7, 8: C Wards (1896)

The identical C Wards, standing at the corners of the quad, are two story, red brick structures of rectangular plan enclosed by slate hip roofs. Large three-bay entry pavilions with paired windows and one-story porches, project from the south facades. Long wings, with two-story screened porches, extend inward toward the quad; two-bay wings, terminating in octagonal corner turrets, extend away. These wards display the typical trim and window details. The porches at C4 (#8) and the windows at C2 (#6) have been boarded. The C Wards were originally constructed as infirmaries.

#9, 10, 11, 12: D Wards (1896)

Located next to the C Wards on the long sides of the quad, the identical D Wards are two story, red-brick structures with T-shaped plans enclosed by hip roofs. Five by three bay frontispieces are centered on projecting three-bay entry pavilions with corbelled cornices containing lunettes in their gables. Entries with sidelights and transoms have one-story porches. Windows are segmentally arched and contain 6/6 sash. The south sides of five-bay rear ells display center entries with sidelights and transoms as well as full length one story dentilated porches, with pediments defining the entry locations. These buildings were originally constructed as workshops or industrial buildings. D2 (#10) and D3 (#11) have had their transoms blocked in.

#15, 16: F Wards (1897)

The identical F Wards, occupying central positions on the long sides of the quadrangle, were designed for "excited patients" and were originally the hospital's largest wards. They are two-story, red-brick buildings of U-shaped plan with the arms of the U facing away from the quad. Facades are organized with three-bay gabled central and end pavilions, all of which contain lunettes and corbeling in their gables. The center pavilions contain transomed entries in enclosed brick porches. F2 (#16) displays windows with 15/15 sash and no transoms, while F1 (#15) has been rehabilitated with 2/2 sash that is inappropriate to the original Queen Anne-style design.

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#62: Pumping Station (1896)

A final surviving support building is an extremely deteriorated pumping station sited on a former carriage road that runs parallel to the Charles River. It is a small rectangular plan red-brick structure that rises one story to a steep slate hip roof. Window and entry openings are segmentally arched with radiating voussoirs; sash and door are gone.

Second Construction Phase (1898-1914)

#19: R Ward (1904)

Situated behind the north end of the quadrangle, R Ward's later date is revealed in its substantially larger size and more severe modernistic design. It nevertheless maintains the original materials of red brick walls, granite foundation, and brownstone watertable. It is a two-story building of cruciform plan whose roof is masked by a blank parapet. Its double-leaf entry, with transom, sidelights, and one-story porch, is located in a projecting three-bay pavilion centered on the south facade. This follows the example of the earlier wards, as does the use of segmentally arched window openings. R Ward was constructed to house additional "excited" female patients. It was designed by Park & Kendall. It has been rehabilitated with 1/1 sash.

#20: S Ward (1906)

Like R Ward, S Ward is sited behind the main group on the west side and is substantially larger than the original wards. It is a two-story Beaux Artes-style structure built on an I plan, with the main facade facing west away from the quadrangle. It is constructed of red brick laid up in Flemish bond and trimmed with a cast-stone watertable and window sills, and a heavy dentilated modillion cornice supported on vastly overscaled Mannerist brackets. Windows are generally paired with 6/6 sash, cast-stone sills, and splayed brick lintels. At the first story, they are set in a blank arcade, while recessed panels are located above the second-story windows. The entry is centered on the west elevation, where it is headed by a hood with copper anthemion cresting and massive paired wooden brackets. This building was designed by Shepley, Rutan & Coolidge. A two story passageway/ porch with hospital hopper sash was added to the stem of the rear elevation ca. 1930. It now serves as a training facility for the Department of Corrections.

#23: Male Employees' Home (1904)

Both the male and female (#24) employees' residences at Medfield are relatively elaborate examples of their type and are sited opposite the south end of the quad to continue the mirror-image plan. Constructed of red brick with sandstone watertable and beltcourse, the somewhat simpler Male Home combines elements of Classical and Craftsman styles. It consists of a seven-bay, three-story center pavilion flanked by

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Medfield (Norfolk County)
Massachusetts#13, 14, 17, 18: E and L Wards (1897)

Flanking the F Wards with the E's to the south and the L's to the north, these four buildings are identical in design. Essentially I-shaped in plan, with open one-story porches along the south side of the stems, these wards are two-story, red-brick buildings with typical corbelled cornices and segmental-arched windows. Entries, which are located in three-bay gabled pavilions facing the quad, are double-leafed with transoms, sidelights, and one-story pedimented porches. Stylized Palladian windows light the main gables. The E Wards were designed for "untidy patients" and the L Wards for "epileptic patients." E2 (#14) and L2 (#18) display windows with 9/9, 12/12, or 15/15 sash, while E1 (#13) and L1 (#17) have the usual 6/6 sash windows with transoms.

#54: Chapel/Gymnasium (1897)

As is obvious from its steepled design, the gymnasium was originally constructed as a chapel. This cruciform-plan structure occupies the head of the green, behind the Administration Building, where its south facade is centered on a cross gable with arched windows. This element is framed by a clock-tower offset on the southwest corner and an arched entry on the southeast. Typically, it is constructed of red brick with corbelled cornices and a slate roof with dormers. Paired arched windows light the nave area.

#57: Kitchen/Dining (1896)

This three-part structure, consisting of central kitchen framed by identical male and female dining halls, is centered on the green. The dining halls are three by sixteen bay rectangular-plan structures that rise two stories to slate hip roofs with dormers. They are constructed of red brick with corbelled cornices and segmentally arched windows with 6/6 sash and transoms. The south facades are centered on projecting entry pavilions with double-leaf doors headed by transoms. They are connected by wood-frame passageways with ventilators to a five-by-five-bay kitchen that rises one story to a slate hip roof with ventilators.

#42: Stable/Main Garage (1897)

The main garage, constructed in 1897 as a stable, survives as one of the few original support buildings. The former laundry (#55) also remains, but the powerhouse and carpenter shop were replaced by the present bakery (#72). The stable/garage is a charming five by four bay structure that rises 1 1/2 stories from a granite foundation to a clipped gable roof with central cupola. In typical Queen Anne style fashion, it combines a red-brick first story with a shingled second story. The east facade is centered on a cross gable containing a hayloft door above a modern overhead garage door. Windows are segmentally arched and contain 12/12 sash.

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five-bay, two-story wings. The center section displays a center entry with sidelights and transoms that is fronted by a massive balustraded Tuscan porch and framed by projecting two-bay endpieces. Segmentally arched windows with 6/6 sash display sandstone keystones at the first story. Simpler lateral entries are located on the end elevations. The building is enclosed by a slate hip roof with carved rafter ends. Both Employees' Homes were designed by Park & Kendall.

#24: Nurses' Home (1903)

The ornate Nurses' Home combines elements of the Renaissance Revival and Craftsman styles. It consists of a projecting seven-bay, three-story central block framed by five-bay, two-story wings with projecting two-bay end pieces. The central and end pavilions are defined by overscaled brick quoins. The building is enclosed by a slate hip roof whose overhanging cornice is supported on brackets. Windows with 6/6 sash are headed by splayed brick lintels with cast-stone keystones. The center entry is framed by sidelights and transom, and is fronted by an elaborate balustraded porch with rusticated brick corner piers and Tuscan columns in antis supporting a modillion cornice with triglyphs and metopes. The entry is headed by a two-story arch with alternating brick and cast-stone voussoirs. Other trim includes a cast-stone watertable and beltcourse. Three-bay side elevations display open balustraded terraces. This building, like most of the others in the area (#84), is surrounded by lilac hedges and mature trees. Both Employees' Homes were designed by Park & Kendall.

#31: Farm Colony Dormitory (1899) and farm buildings:

The dormitory structure located on the south side of Canal Street is probably the farmhouse for 15 to 20 patients and staff approved by the Legislature in 1899. It is a 1 1/2-story shingled structure built on a rectangular plan with a slightly projecting seven-bay, gambrel-roofed central section and seven-bay, gable-roof wings all with chimneys. It rests on a high brick foundation, creating a full basement story. Simply framed windows contain 6/6 sash. It is similar in appearance to the rustic wards built at other farm colonies like Grafton (see form), revealing its function here. The building was designed by Winslow, Wetherell & Bigelow. Drawings for another substantially more elaborate design (including stepped gables and dormers) exists in the Massachusetts State Archives collection; it is unknown whether or not it was ever built. Unfortunately, the former support buildings, including barns and sheds, that surrounded it are either in poor and deteriorated condition or no longer in existence. A 1905 drawing for a large elaborate barn by Park & Kendall exists in the Archives collection, but it is not possible to match it up with the remnants that survive today. The Farm Dormitory has recently been rehabilitated for use by the Department of Youth Services.

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#21, 22: Tubercular Cottages (1906)

Occupying mirror-image positions behind the C Wards at the south end of the quadrangle, these cottages were erected for tubercular patients, reflecting the new knowledge about and interest in that disease. Both are shingled Craftsman-style cottages that rise 1 1/2 stories from fieldstone foundations to asphalt gable roofs with exposed rafter and joist ends. A characteristic feature is the fenestration consisting of banks of 9/9 sash windows with transoms. Both cottages were designed by Park & Kendall. They are very similar to a pair of contemporary TB cottages at Danvers State Hospital (NR 1984).

#25-30: Employee Cottages (1907-1914)

A group of six employee cottages was built near the main entrance to the hospital in the early-twentieth century. Two were been lost subsequently, but the remaining four are wood-frame, 1 1/2-story Dutch Colonials enclosed by gambrel roofs with chimneys at the south ends. Three-bay cross gambrels terminate the north ends of the west facades, while porches extend southward across off-center entries. Windows contain 6/6 sash and are sometimes paired. Cottages #1 and #3 are sided with asphalt shingle and rest on fieldstone foundations, while #5 and #6 are sheathed with wood shingle and rest on concrete foundations. Cottages #2 and #4 are no longer extant. A small, circular-plan fieldstone structure (#76) with arched openings and a conical roof is located in front of the cottages on the west side of the drive; this may have served as a wellhouse. These cottages were designed by Robert R. Kendall.

#46: Superintendent's House (1907)

Also located near the main entrance, the Superintendent's House is another shingled Dutch Colonial rising from a fieldstone foundation to a gambrel roof with interior chimneys. Its symmetrical, five-bay east facade is centered on an entry with sidelights and a balustraded porch supported on Tuscan piers. It is extended by a rear ell and by a three-bay south wing with secondary entry. The house is surrounded by lilac hedges and specimen trees. Robert R. Kendall was the architect.

#59: Power Plant (1905)

This building replaced the original power plant that stood at the north end of the central green behind the kitchen/dining room (#57). It is built into a hillside sloping down to the Charles River at the northwest corner of the building group. It is a large, red-brick structure enclosed by a flat roof masked by a parapet. Windows with splayed lintels contain modern metal sash. A large, unroofed, concrete coal storage bin (#60) extends from the southwest corner of the power plant, where a concrete railroad trestle (#61) terminates. A tall, yellow brick smokestack also rises at this end of the building. Shepley, Rutan & Coolidge were the architects.

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Later Buildings (post-1914)

#56: Laundry (1925)

The laundry is a large, red-brick structure that is built on a rectangular plan and rises one story to a low pitched roof with central monitor, a roof form that typifies early twentieth century laundries at several campuses. Large windows with cast-stone lintels and sills and fifteen-pane metal sash are arranged in groups of three with the bays divided by brick piers. A vehicular entry is centered on the east elevation. The laundry was designed by Robert R. Kendall.

#72: Clark Building (1958)

Located at the entrance to the main building group, Clark is typical of the large H-plan admissions/treatment units that were added to many campuses in the mid-twentieth century. Faced with red brick, it rises four stories to a flat roof with central mechanicals tower. Typically, the long 25-bay south facade is centered on a modern enclosed brick entrance with tripled windows above. Windows contain the typical hospital hopper sash. The architect was Leland, Larsen, Bradley & Hibbard.

Archaeological Description

While no prehistoric sites are currently recorded on State Hospital property, it is likely that sites are present. Four prehistoric sites are present in the general area (within one mile) including one site on the original hospital grounds. Site 19-NF-46, the Medfield Hospital site, has been identified on the northeast slope of a stony knoll, on the south bank of the Charles River north of the State Hospital cemetery. The area is now part of the Medfield State Forest. The site was reportedly located when the Medfield State Hospital Farm fields numbers 21 and 22 were under cultivations. The physical characteristics of the hospital include well drained level to moderately sloping terraces and knolls adjacent to the Charles River or related wetlands, all indicators of favorable locational criteria for Native subsistence and settlement activities. The Charles River drainage has been recognized as an important locus of Native American settlement throughout most of the prehistoric and Contact periods. The above information combined with the availability of open space on the hospital grounds indicates a high potential for the recovery of significant prehistoric resources. Prehistoric sensitivity is high throughout most of the campus which includes areas within 1000' (300 meters) of Charles River wetlands and tributary streams. The potential to recover significant prehistoric resources may be low in the east central portion of the campus where the main hospital buildings are located. Much of the area is over 1000' (300 meters) from wetlands. The integrity of any resources in this area may have suffered as a result of hospital building construction.

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There is also a high potential for locating significant historic archaeological remains on the hospital property. The Medfield State Hospital was constructed on the site of at least one and possibly more pre-existing farms. At present, only one pre-existing farmhouse is extant, #48 the Assistant Superintendents' House (ca. 1840). Structural remains of additional farmhouses may survive as well as archaeological survivals of outbuildings (barns, tool/woodsheds) associated with the Assistant Superintendents House. Occupational related features (trash pits, privies, wells) also likely survive associated with structures which predated and existed during the life of the State Hospital. Structural remains related to State Hospital are associated with barns and sheds no longer extant in the Farm Colony. Several structures survive archaeologically including a cellar hole, #36 (1920), a calf barn foundation, #34 (1912), and the main barn foundation, #37 (1920).

Unmarked graves may be associated with the hospital cemetery, #71 (ca. 1900) as well as unmarked family plots associated with preexisting 19th century farms on the hospital property.

(end)

HISTORICAL SIGNIFICANCE

Medfield State Hospital possesses integrity of location, design, setting, materials, workmanship, feeling, and association. Established in 1892 as the Medfield Insane Asylum, it was the Commonwealth's first facility erected specifically for long-term, high-need chronic patients. Many superintendents of existing asylums, who had been debating the need for such a facility for some time, felt that it was the best way to provide for this special and fast increasing class of patients. Although it is not stated directly in Annual Reports, they probably also wanted to divest themselves of this group which required intensive care and lowered their all-important curability rates. Medfield was also the third state facility, and the first "insane" hospital, built on the cottage plan, allowing for complete classification of patients. In this case the plan is highly unique, consisting of well-detailed Queen Anne- style buildings arranged in a mirror-image pattern around a central green. Medfield's twentieth century history clearly reflects major trends at the state and national levels as described in the overview. It meets criteria A and C of the National Register of Historic Places and is significant on the local and state levels. The period of significance extends from 1892 to 1940.

The Medfield Insane Asylum was authorized by Chapter 425 of the Acts of 1892 as a 1,000-bed hospital for "care of chronic and incurable

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cases of the insane who have become public charges" (First Annual Report, 1894). The Legislature appropriated \$25,000 for purchase of a suitable site and \$500,000 for construction of necessary buildings. A 426-acre site in Medfield and Dover was selected. William Pitt Wentworth of Boston was the architect chosen to design the hospital on the dispersed cottage plan desired by the Board of Trustees. The unique collegelike campus is considered to be one of the finest works of Wentworth's career (fig. 1, 2). The campus was arranged in a quadrangle as follows: an administration building and wards for "quiet" patients at its head and wards for "untidy, excited, and epileptic" patients around its perimeter; infirmary and industrial buildings at its corners; and a chapel, laundry, kitchen/dining facility, powerhouse, and carpenters' shop at its center. A stable stood slightly behind the quad at the southwest corner, and the beginnings of a farm group were located across Hospital Drive to the south. All of these buildings and the central green remain, except for the powerhouse and carpenter shop.

Medfield was the first of the state "insane" hospitals to be built on the "cottage plan," with numerous freestanding wards replacing the single massive "Kirkbride" buildings of earlier hospitals. Models within the state included the private McLean Asylum in Belmont (1872-90), the Lyman Reform School in Westborough (1884; see form), and the Fernald State School in Waltham (1887; see form). The cottage plan was intended to provide better light and ventilation, as well as more complete classification of mental illness. Additionally, the small-scale buildings allowed for more intimate, homelike living conditions, with sleeping quarters on the upper floors and communal living and working spaces on the first floor. Most of the original wards were designed to accommodate 50 patients, with the exception of the F wards which had a capacity of 150. Staff occupied quarters in the attics of the buildings and worked twelve-hour days six days per week. Separate staff dormitories and cottages began to be constructed in the early twentieth century as they were throughout the system.

The First Annual Report of 1896 states that twelve buildings, accommodating 600 patients and the necessary officers and employees, had been completed by May 1 and were immediately occupied to relieve the overcrowding at existing state asylums, especially Taunton (see form). The first patients consisted of 60 men and 60 women admitted from Taunton in May. By September 30, the population had risen to 563, and to 961 a year later.

Six additional buildings, including wards for "untidy, excited and epileptic" patients (E, F, and L Wards) were scheduled for completion in early 1897, raising capacity to 1,100. The Trustees praised their new hospital, saying that: "(we) desire to call attention to the fact that the cottage plan adopted in the construction, with its eighteen

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separate buildings for patients, gives a much better opportunity for classification of all forms of insanity than is afforded by any hospital in the state." Because in their opinion the hospital was so well suited to curable cases, they went on to request that their statute be amended to put them "on the same basis as other state hospitals." The Second Annual Report continued in this unhappy tone saying that approximately 1,000 chronic patients had been transferred from other institutions, the majority of whom were "old, sick, feeble, filthy in their habits and destructive of their clothing." The Trustees also reported that the originally planned group of buildings had been completed with the construction of the chapel, stable, and barn.

In later reports, the Trustees seemed to accept their mandate of caring for an incurable population and began to request funds to better serve this purpose. In 1898, they asked for a farmhouse (#31) to accommodate a farmer and 15 to 20 patients; an industrial building for clothesmaking, ironwork, upholstery, and mattress making; and also for permission to convert one of the male wards to a female ward since female patients were in the majority. In 1900, it was reported that the grounds were being improved, and that the patient population had risen to 1,197. By 1902, \$80,000 had been appropriated for a second ward for "excited" female patients (R Ward; #19) as well as \$2,000 for purchase of an additional 40 acres on which the Trustees proposed to build structures for 600 patients. Also under construction were a nurses' residence (#24) for 75 nurses and a male attendants' home (#23), a new barn, a hospital for tubercular patients (#53), a ward for 100 "excited" male patients (S Ward; #20) and a new powerhouse (#59). In 1906, several wood-frame cottages were erected, including two for tubercular patients (#21, 22) and three for employees (#25-27). In 1907 a superintendent's house (#46) was completed. By this time, there were approximately 1,500 patients at Medfield.

A two-year training program for nurses, initiated in 1902 and expanded to three years in 1914, was discontinued in 1943, during World War II. The 1903-1904 dormitories for nurses and attendants, which allowed staff to move out of the patient wards, illustrate a new concern with employee morale and proficiency. The infirmary and cottages reflect new advances in the care and treatment of tubercular patients. Other additions to staff and services at Medfield reflected changes in the mental health field that were occurring throughout the system. Medfield's first social worker was hired in 1914, a laboratory was added in 1920, an occupational therapist was added to the staff in 1921, and a physiotherapy department was added in 1928.

Chapter 504 of the Acts of 1909 renamed the Hospital as the Medfield State Asylum. Chapter 442 of the Acts of 1914 renamed it again as the Medfield State Hospital and more importantly amended its statute to

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allow for care of patients with all types of mental illness. In 1930 the Massachusetts Medical Society noted that Medfield had "a training program for nurses, a pathological laboratory, a hydriatric department for tonic treatment, sedative hydrotherapy equipment, and a well-equipped physiotherapy department" (MMS 1930: 13).

In the 1930s and 1940s, the hospital typically was overcrowded with the patient population ranging from 1,700 to 1,900, substantially more than the 1,568 capacity. Staffing fell to about 50% during to World War II. Higher-functioning patients helped to fill the gap by caring for other patients, performing laundry, housekeeping, and food service chores, and assuming more responsibility for outdoor tasks such as farming, groundskeeping, and snow and coal shoveling. The 1945 Governor & Council Report noted that the condition of buildings at Medfield was the poorest in the state and that they lacked any type of fire protection. Specific building needs cited by the report included an acute treatment facility, wards for "disturbed" male and female patients, a new administration building, a warehouse and canning plant, a modern shop, and tunnels to connect all of the buildings. The power plant, which generated the power to supply water to the Town of Medfield as well as to the hospital, needed new equipment, and the sewer system needed new lines to relieve the retarded flow. All of the buildings were in need of new furniture and a through paint job. New machinery, especially a tractor, were required for operation of the farm colony.

Electroshock and Insulin Shock therapies were introduced in the 1940s, with facilities in B1 (#1). The first unlocked wards were instituted in 1949. In the 1950s, new psychotropic drugs began to replace sedatives, seclusion, cold wet sheet packs, and hydrotherapy. Many patients were able to be discharged, allowing the hospital to extend their services to the community with establishment of aftercare clinics in Wellesley and Quincy. Under the leadership of Dr. Harold Lee, Medfield gained a national reputation for its innovative Rehabilitation Program in the 1960s. It involved a "step system" of increasingly independent living situations on campus and an intensive vocational program to increase work skills for community transition.

Archaeological Significance

Since patterns of prehistoric occupation in Medfield are poorly understood, any surviving sites would be significant. Prehistoric sites in this area can contribute to a greater understanding of Native settlement and subsistence in the Charles River drainage, particularly the interior portion of that drainage for which we know the least amount of information. Native American settlement in this area may be related to larger sites in the lower portion of the Charles drainage on a seasonal basis or, cross cut drainage boundaries to neighboring

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locales. Prehistoric sites in this area may also represent a specialized adaptation to specific resources and environmental characteristics in the general area.

Historic archaeological remains described above have the potential to document the complete land use history on the State Hospital property. Further documentary research accompanied by archaeological survey and excavation can establish the location, form and associations of farm houses, outbuildings and features which predate the development of the State Hospital. Background research, detailed mapping of structural remains and careful analysis of occupational related features can provide insights into 19th and possibly 18th century farms at the local level and the relationships of these farms with regional economies and current farming methods. A study of the relationships between subsistence and market economics may also be possible. The analysis of occupational related features can also provide informations on the social and cultural characteristics of individuals who lived on the farms and the extent to which farming was important in their lives.

Structural remains of buildings associated with the State Hospital can help document components of the hospital which no longer survive, particularly agriculturally related outbuildings. An analysis of these structures and their related archaeological deposits can provide details of support facilities at the hospital during the late 19th/early 20th century. The analysis of occupational related features particularly trash areas associated with the State Hospital can provide detailed information on the social, cultural and economic lives of staff and patients at the hospital and the extent to which these characteristics compared with other State Hospitals. Analysis of these features may provide unique data relating to the Commonwealth's first facility created specifically for long-term high-need patients.

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4. Nurses' Home, photograph. ca. 1910.
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6. Superintendent's House, photograph. ca. 1910.
7. Plan of Campus. 1897.

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GEOGRAPHICAL DATA

Verbal Boundary Description

See attached maps.

Verbal Boundary Justification

The nomination is confined to present campus boundaries which were achieved during the period of significance.

(end)

**MEDFIELD STATE HOSPITAL
MEDFIELD, MASSACHUSETTS
DISTRICT DATA SHEET**

<u>MAP#</u>	<u>BLDG. NAME</u>	<u>DATE</u>	<u>STYLE</u>	<u>ARCHITECT</u>	<u>STATUS</u>	<u>RESOURCE</u>
1	Ward B-1	1896	Queen Anne	William Pitt Wentworth	C	B
2	Ward B-2	1896	Queen Anne	William Pitt Wentworth	C	B
3	Ward B-3	1896	Queen Anne	William Pitt Wentworth	C	B
4	Ward B-4	1896	Queen Anne	William Pitt Wentworth	C	B
5	Ward C-1	1896	Queen Anne	William Pitt Wentworth	C	B
6	Ward C-2	1896	Queen Anne	William Pitt Wentworth	C	B
7	Ward C-3	1896	Queen Anne	William Pitt Wentworth	C	B
8	Ward C-4	1896	Queen Anne	William Pitt Wentworth	C	B
9	Ward D-1	1896	Queen Anne	William Pitt Wentworth	C	B
10	Ward D-2	1896	Queen Anne	William Pitt Wentworth	C	B
11	Ward D-3	1896	Queen Anne	William Pitt Wentworth	C	B
12	Ward D-4	1896	Queen Anne	William Pitt Wentworth	C	B
13	Ward E-1	1897	Queen Anne	William Pitt Wentworth	C	B
14	Ward E-2	1897	Queen Anne	William Pitt Wentworth	C	B
15	Ward F-1	1897	Queen Anne	William Pitt Wentworth	C	B
16	Ward F-2	1897	Queen Anne	William Pitt Wentworth	C	B
17	Ward L-1	1897	Queen Anne	William Pitt Wentworth	C	B
18	Ward L-2	1897	Queen Anne	William Pitt Wentworth	C	B
19	Ward R	1904	Utilitarian	Park & Kendall	C	B
20	Ward S	1906	Beaux Artes	Shepley, Rutan & Coolidge	C	B
21	TB Cottage	1906	Craftsman Cottage	Park & Kendall	C	B
22	TB Cottage	1906	Craftsman Cottage	Park & Kendall	C	B
23	Male Employees Home	1904	Craftsman/Classical Revival	Park & Kendall	C	B
24	Nurses Home	1903	Craftsman/Ren. Rev.	Park & Kendall	C	B
25	Employee Cottage 1	1907	Dutch Colonial	Robert R. Kendall	C	B
26	Site of Cottage 2	1907	n/a		C	Si
27	Employee Cottage 3	1907	Dutch Colonial	Robert R. Kendall	C	B
28	Site of Cottage 4	1914	n/a		C	Si
29	Employee Cottage 5	1914	Dutch Colonial	Robert R. Kendall	C	B
30	Employee Cottage 6	1914	Dutch Colonial	Robert R. Kendall	C	B
31	Farm Dormitory	1899	Craftsman/Colonial	Winslow, Wetherell & Bigelow	C	B
32	Hennery	1910s	Utilitarian		C	B
33	Brooder House	1951	collapsing		NC	B
34	Calf Barn foundation	1912	n/a		C	St
35	Wagon Shed	1912	collapsing		NC	B
36	Cellar hole	1912	n/a		C	St
37	Main Barn found.	1920	n/a		C	St
38	Tractor Shed	1920	Utilitarian		C	B

Medfield State Hospital - National Historic Register Nomination (cont.)

MEDFIELD STATE HOSPITAL
MEDFIELD, MASSACHUSETTS
DISTRICT DATA SHEET

MAP#	BLDG. NAME	DATE	STYLE	ARCHITECT	STATUS	RESOURCE
39	Bull Barn foundation	1926	n/a		C	Si
40	Storage Shed	ca. 1920	collapsing		C	St
41	Shed	ca. 1900	Utilitarian		C	B
42	Stable/Main Garage	1897	Queen Anne	William Pitt Wentworth	C	B
43	Wagon Shed site	1934	n/a		C	Si
44	Tool Shed site	1934	n/a		C	Si
45	Greenhouse headhse.	1921	Utilitarian		C	B
46	Supt.'s House	1907	Dutch Colonial	Robert R. Kendall	C	B
47	garage	ca. 1940	n/a		C	B
48	Asst. Supt.'s House	ca. 1840	Greek Revival		C	B
49	Hillside Cottage S-8	1931	Colonial Revival		C	B
50	Cottage S-5	1932	Colonial Revival		C	B
51	garage	ca. 1932	Utilitarian		C	B
52	Administration	1896	Queen Anne	William Pitt Wentworth	C	B
53	Infirmary	1904	Classical Revival		C	B
54	Chapel/Gymnasium	1897	Queen Anne	William Pitt Wentworth	C	B
55	Club/Recreation	1897	Queen Anne	William Pitt Wentworth	C	B
56	Laundry	1925	Utilitarian	Robert R. Kendall	C	B
57	Dining/Kitchen	1896	Queen Anne	William Pitt Wentworth	C	B
58	Bakery/Food Service	1950s	Modern		NC	B
59	Power Plant	1905	Utilitarian	Shepley, Rutan & Coolidge	C	B
60	Coal Storage	1905	Utilitarian		C	St
61	RR Trestle	1905	n/a		C	St
62	Pumping Station	1896	Utilitarian		C	St
63	Salvage Yd/Paint Shop	ca. 1930	Utilitarian	William Pitt Wentworth	C	B
64	Salvage Yard	ca. 1930	Utilitarian		C	St
65	Salvage Yard	ca. 1930	Utilitarian		C	B
66	Salvage Yard	ca. 1930	Utilitarian		C	B
67	Salvage Yard	ca. 1930	Utilitarian		C	B
68	Salvage Yard	ca. 1930	Utilitarian		C	B
69	Silo	1949	Utilitarian		C	B
70	Filter Bed Pump Sta.	1956	n/a		NC	St
71	Cemetery	ca. 1900	n/a		NC	St
72	Clark Building	1958	Modern	Leland, Larsen, Bradley & Hibbard	NC	Si
73	Standpipe	1940s	n/a		NC	B
74	Machine Shop	1964	Utilitarian		NC	B
75	Ventilator	ca. 1920	n/a		C	St
76	Round Pavilion	ca. 1900	n/a		C	St
77	Walled yard	ca. 1920	n/a		C	Si

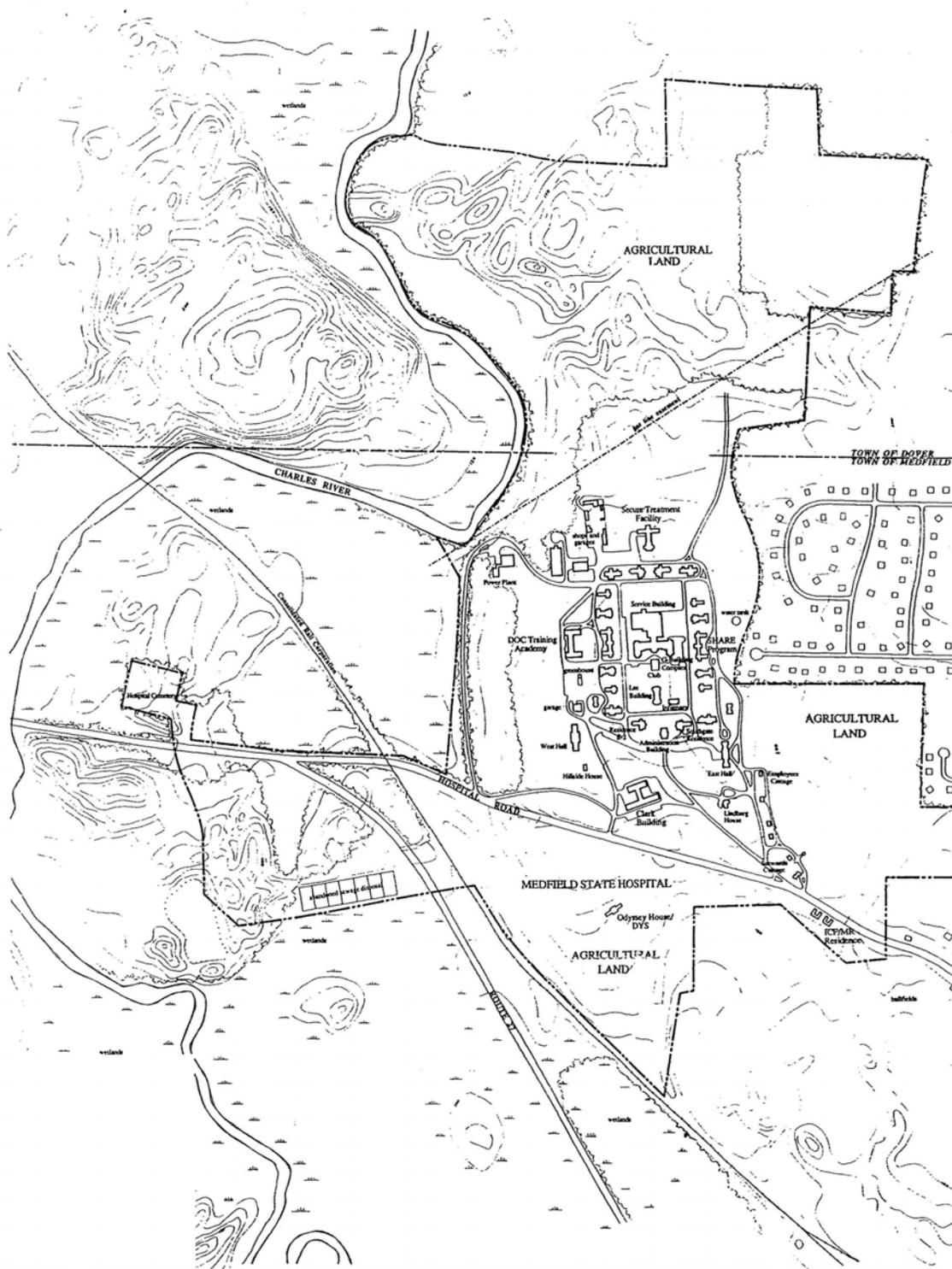
**MEDFIELD STATE HOSPITAL
MEDFIELD, MASSACHUSETTS
DISTRICT DATA SHEET**

<u>MAP#</u>	<u>BLDG. NAME</u>	<u>DATE</u>	<u>STYLE</u>	<u>ARCHITECT</u>	<u>STATUS</u>	<u>RESOURCE</u>
78	StoneWall	ca. 1920	n/a		C	St
79	Ventilator	ca. 1920	n/a		C	St
80	Ventilator	ca. 1920	n/a		C	St
81	Main Gate	ca. 1900	n/a		C	Ob
82	MR Housing	ca. 1980	Modern		NC	B
83	Quadrangle/Green	1896	n/a		C	Si
84	Supt. House lawn	ca. 1910	n/a		C	Si
85	Clark Bldg. lawn	ca. 1910	n/a		C	Si
86	Agricultural land	1896	n/a		C	Si

TOTAL RESOURCES: 78 Contributing; 8 Noncontributing

53 Contributing Buildings	5 Noncontributing Buildings
11 Contributing Sites	3 Noncontributing Structures
13 Contributing Structures	
1 Contributing Objects	

Medfield State Hospital - National Historic Register Nomination (cont.)

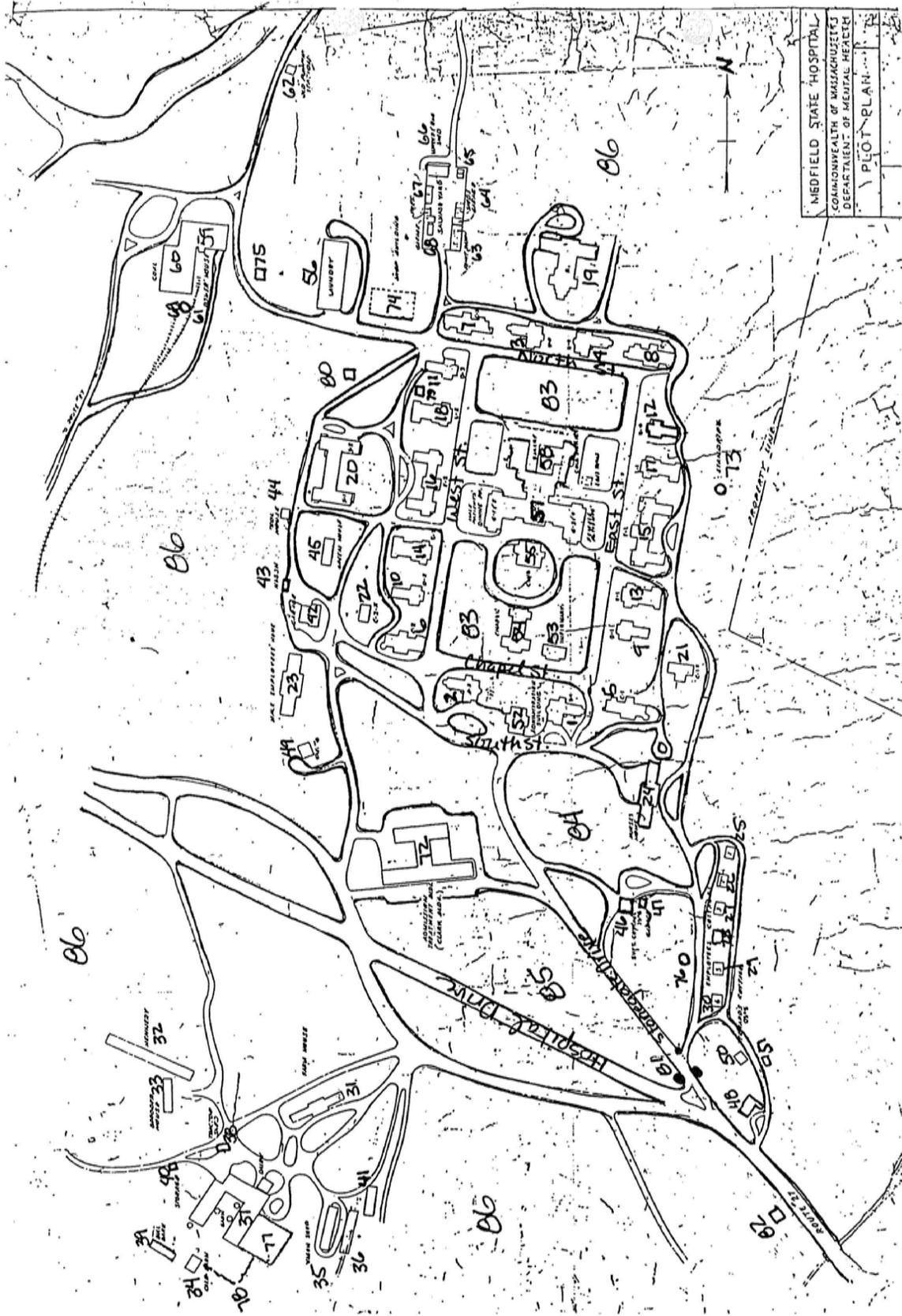


MEDFIELD STATE HOSPITAL

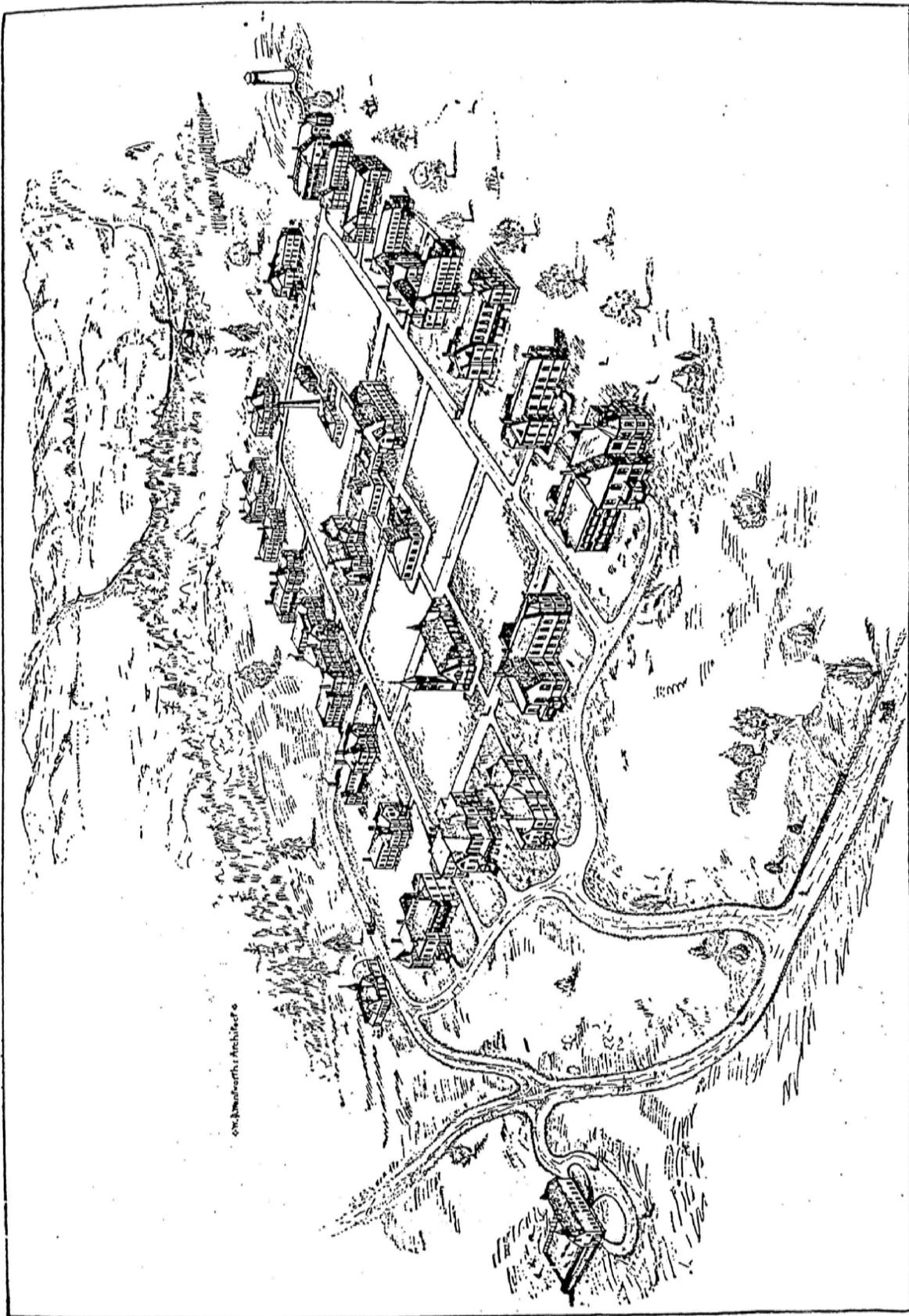
COMMONWEALTH OF MASSACHUSETTS

DEPARTMENT OF MENTAL HEALTH DIVISION OF CAPITAL PLANNING & OPERATIONS

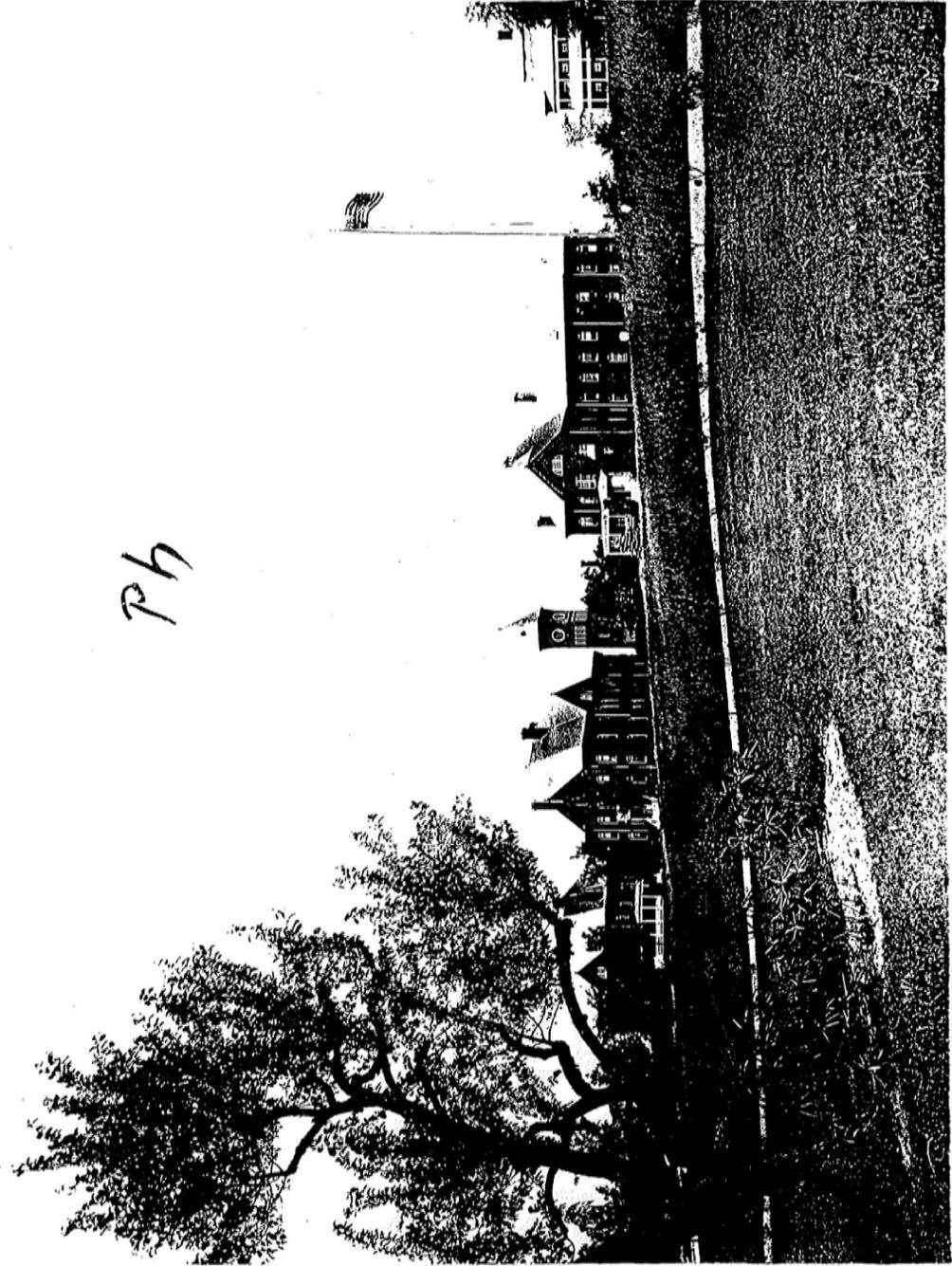
A small map of the state of Massachusetts is shown to the right of the text, with a red dot indicating the location of Medfield State Hospital in the western part of the state.



MEDFIELD INSANE ASYLUM; Third Annual Report; 1898; Bird's Eye of the original campus

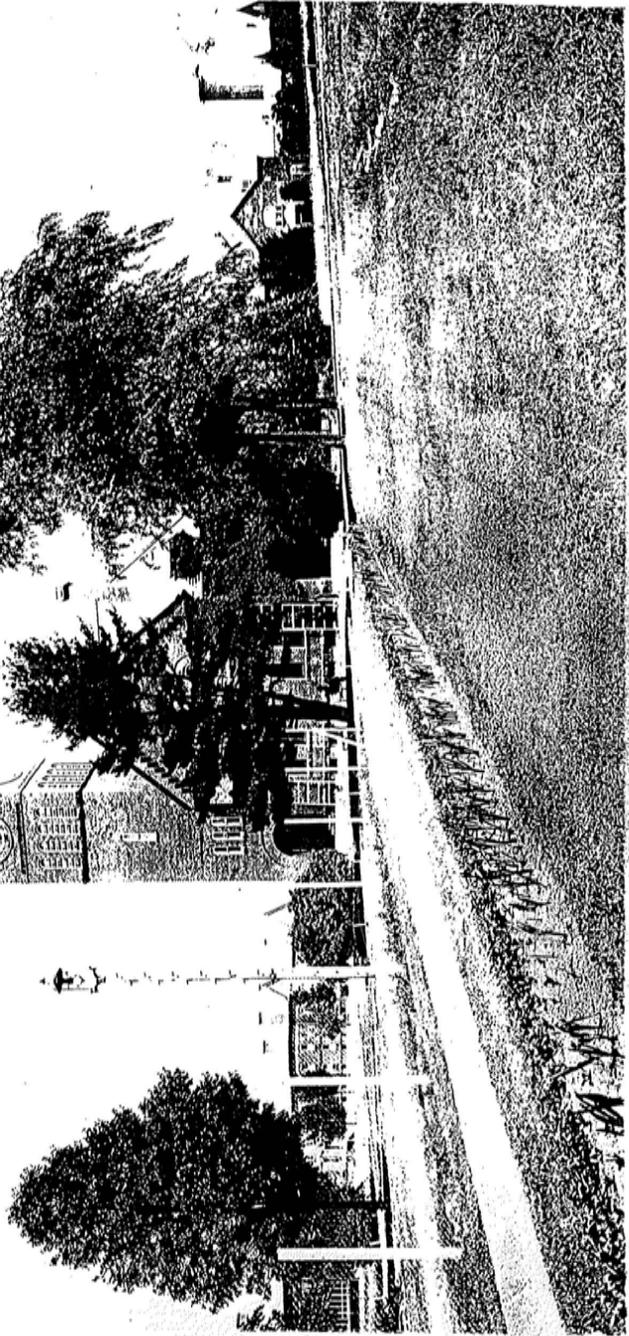


MASS STATE HOSPITALS & SCHOOLS
MEDFIELD STATE HOSPITAL
Main Building Group
c1900; Courtesy SPNEA
Figure #2



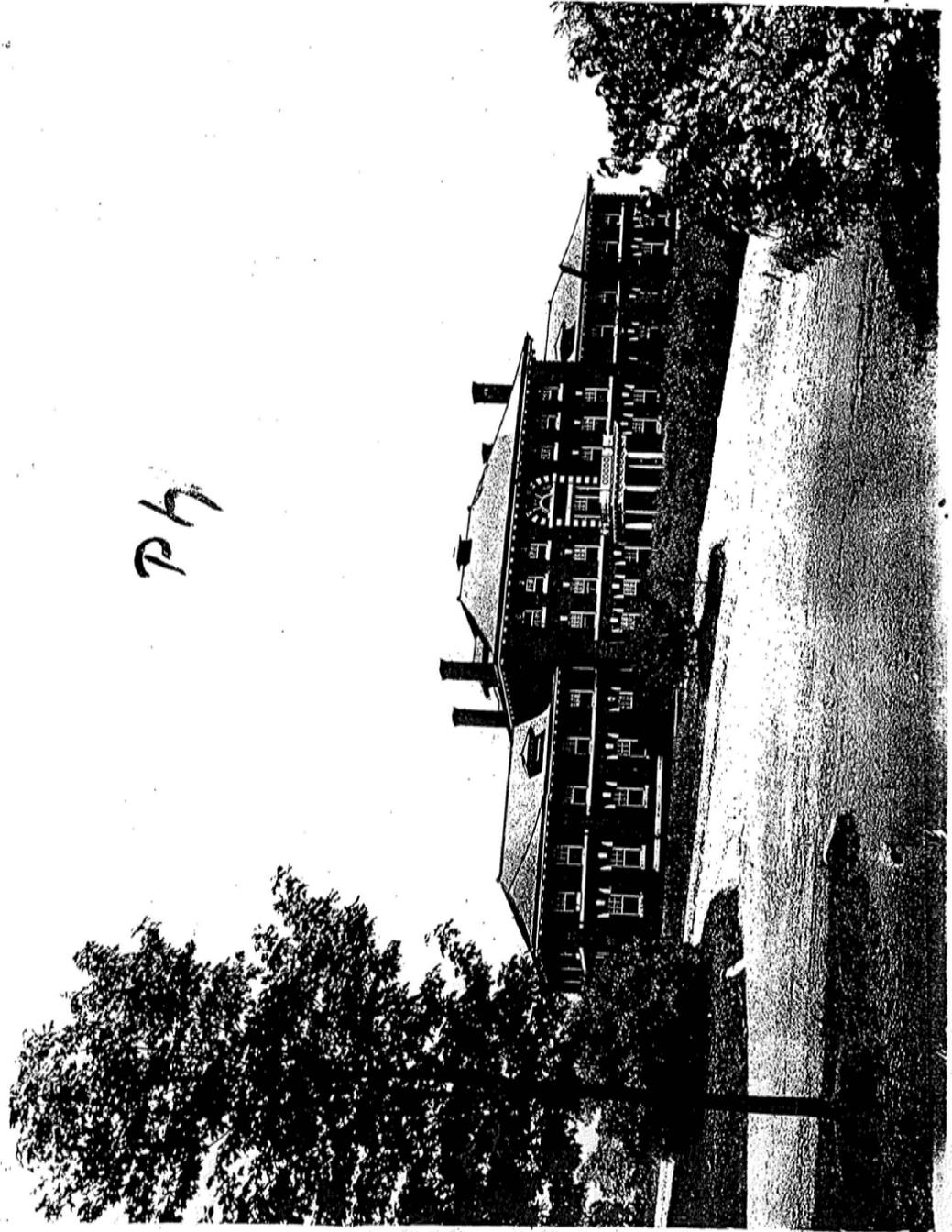
MASS STATE HOSPITALS & SCHOOLS
MEDFIELD STATE HOSPITAL
Chapel
c1910; Courtesy SPNEA
Figure #3

Ph



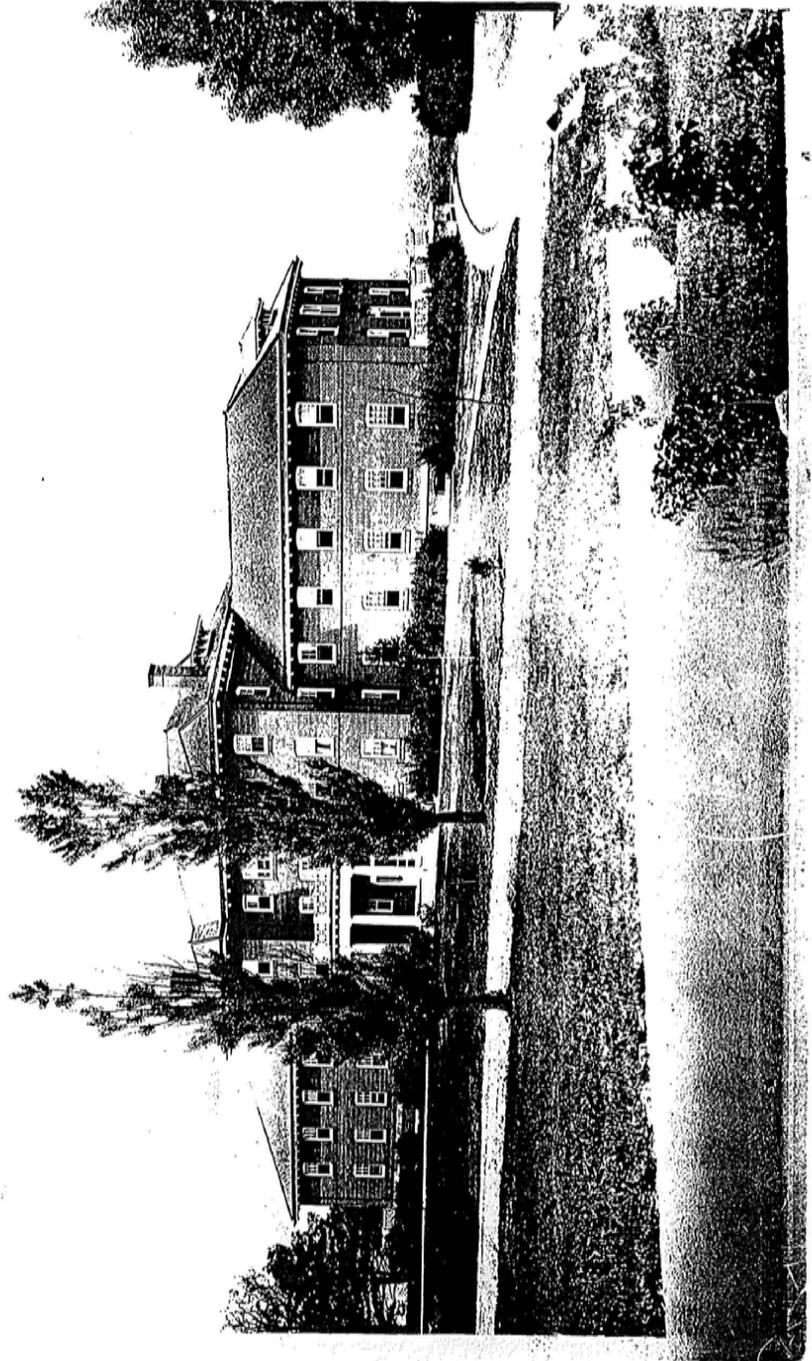
MASS. STATE HOSPITALS & SCHOOLS
MEDFIELD STATE HOSPITAL
Nurses' Home
c1910; Courtesy SPNEA
Figure #4

PH

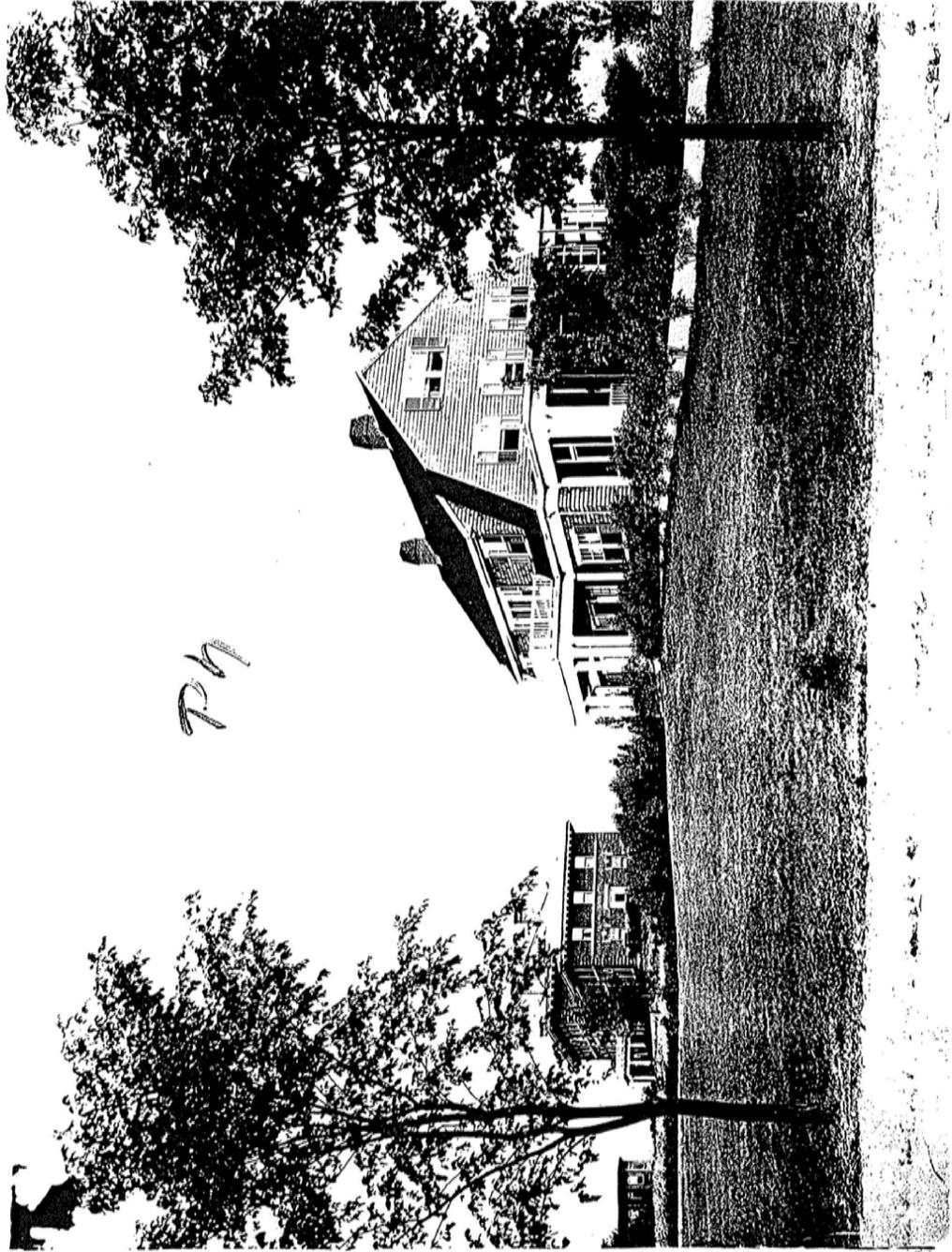


MASS STATE HOSPITALS & SCHOOLS
MEDFIELD STATE HOSPITAL
Male Employees' Home
c1900; Courtesy SPNEA
Figure #5

R4



MASS. STATE HOSPITALS & SCHOOLS
MEDFIELD STATE HOSPITAL
Superintendent's House
c1910; Courtesy SPNEA
Figure #6.



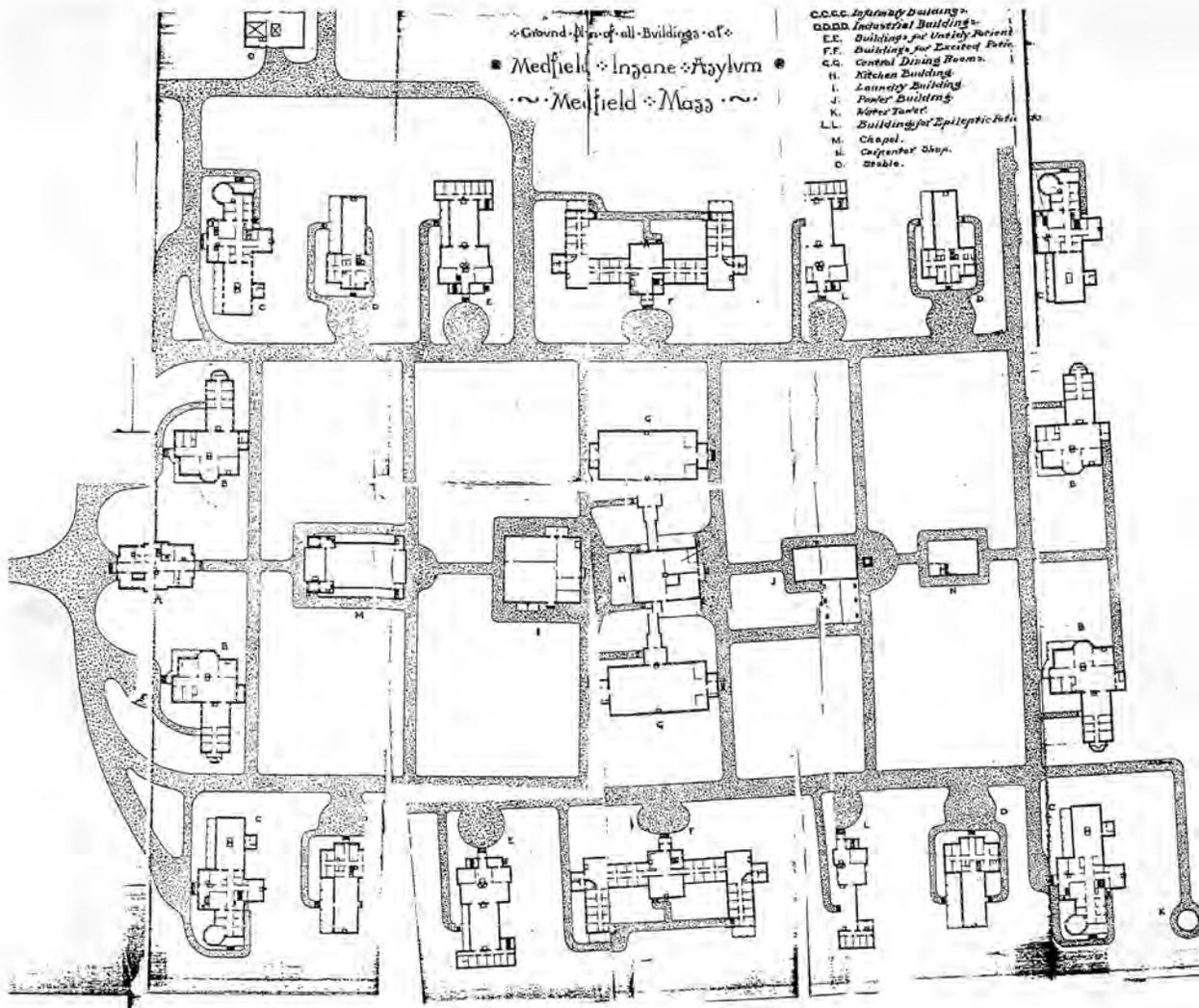


FIGURE # 7 : 1897 PLAN OF CAMPUS

MEDFIELD (NORFOLK COUNTY)
MASSACHUSETTS

UTM REF. POINTS # 1-5





1. Administrative Building (foreground), Ward B-2 (rear); view facing northwest.
(Photocopy from an original photograph by Candace Jenkins, December 1991).

Medfield State Hospital, Medfield (Norfolk County), MA



2. Ward C-1.



3. Chapel



5. Employee Cottage

All photos: Candace Jenkins, December 1991

Medfield State Hospital, Medfield (Norfolk County), MA



4. Chapel



6. Ward S



7. Male employees home

All photos: Candace Jenkins, December 1991

Medfield State Hospital, Medfield (Norfolk County), MA



8. Farm group



9. Assistant Superintendent's House (GR Farmhouse)



10. Male employees home.



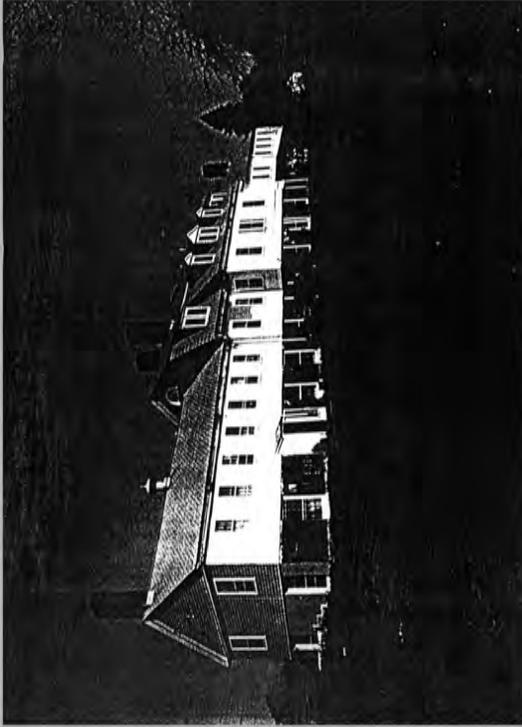
11. Barns

All photos: Candace Jenkins, December 1991

Medfield State Hospital, Medfield (Norfolk County), MA



12. Laundry



13. Farm dormitory



14. Wards 3-4



15. Stable / Main Garage

All photos: Candace Jenkins, December 1991

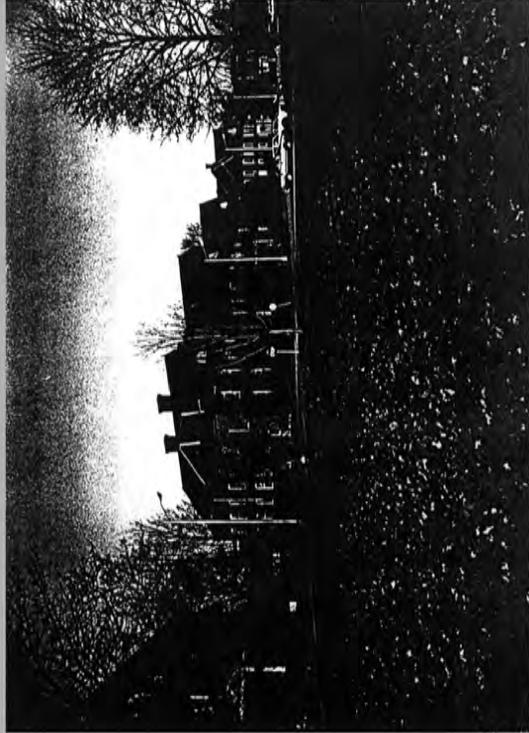
Medfield State Hospital, Medfield (Norfolk County), MA



16. Canteen / Dining area



18. Administration Building



17. West side buildings

All photos: Candace Jenkins, December 1991

16. MSH Land Disposition Agreement with Exhibits

The following documents include the Land Disposition Agreement which governs the transfer of the MSH grounds from the Commonwealth to the Town; the Memorandum of Agreement with DCAMM, Massachusetts Historical Commission and the Town of Medfield; the MEPA Agreement; and agreements with the MA Division of Agriculture.



COUNTY OF NORFOLK
COUNTY OF PRESIDENTS
REGISTRY OF DEEDS

NORFOLK REGISTRY DISTRICT OF THE LAND COURT

WILLIAM P. O'DONNELL
REGISTER OF DEEDS
ASSISTANT RECORDER OF THE
LAND COURT

Dear Friend of the Registry,

Enclosed please find documentation relating to your property recorded at the Norfolk County Registry of Deeds. Please keep this documentation as part of your records for personal reference. The original document has been microfilmed for safekeeping. For your protection, the microfilm is kept in a controlled environment at a highly secure storage facility in a location apart from the Registry. For further security and convenience, the original documentation has been digitally scanned and is contained in our computer system for instant retrieval.

If you have any questions or comments, please contact our Customer Service Center at 781-461-6101 or email us at registerodonnell@norfolkdeeds.org. The Registry of Deeds website is www.norfolkdeeds.org. It is a pleasure to serve as your Register of Deeds for Norfolk County.

Respectfully,

William P. O'Donnell
Norfolk County Register of Deeds

Enclosure

RECEIVED

JAN 20 2015

MEDFIELD SELECTMEN

649 HIGH STREET, DEDHAM, MASSACHUSETTS 02026
TELEPHONE: 781-461-6116 FAX: 781-326-4246
EMAIL: registerodonnell@norfolkdeeds.org

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RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

LAND DISPOSITION AGREEMENT

DATED as of December 2, 2014

By and Between

THE COMMONWEALTH OF MASSACHUSETTS, ACTING BY AND THROUGH ITS
DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE

and

THE TOWN OF MEDFIELD, MASSACHUSETTS

SEE PLAN FILED IN

PLAN BOOK 635 PAGE 75

54 2-Plan

LAND DISPOSITION AGREEMENT

THIS LAND DISPOSITION AGREEMENT (the "**Agreement**") is made as of the 2nd day of December, 2014, by and between the COMMONWEALTH OF MASSACHUSETTS (the "**Commonwealth**") acting by and through its Division of Capital Asset Management and Maintenance ("**DCAMM**"), and THE TOWN OF MEDFIELD, MASSACHUSETTS (the "**Town**").

WHEREAS, pursuant to Chapter 211 of the Acts of 2014 ("**Authorizing Legislation**"), a copy of which is attached to this Agreement as Exhibit A, the Commissioner of DCAMM (the "**Commissioner**") is authorized to convey to the Town certain property at the former state hospital in Medfield, Massachusetts, more particularly shown as the Laundry Parcel, containing 0.858± acres ("**Laundry Parcel**"), Parcel A, containing 87.298± acres, exclusive of the Laundry Parcel ("**Parcel A**"), and Parcel B, containing 39.877 ± acres ("**Parcel B**") on the plans attached to this Agreement as Exhibit B (collectively, the "**Plan**") (Parcel A, Parcel B and the Laundry Parcel, together with all easements, licenses, permits, agreements, rights-of-way and appurtenances thereto, are sometimes referred to herein collectively as the "**Property**");

WHEREAS, DCAMM and the Town have entered into a memorandum of agreement dated as of December 2, 2014, with the Massachusetts Historical Commission ("**MHC**") entitled "Memorandum of Agreement Regarding Medfield State Hospital" (the "**MHC MOA**"), a copy of which is attached to this Agreement as Exhibit C;

WHEREAS, the Town desires to purchase and possibly redevelop or dispose of the Property upon the terms and conditions set forth in the Authorizing Legislation and the terms, covenants and conditions set forth herein;

WHEREAS, DCAMM and the Town desire to proceed with the sale and purchase of the Property in an expeditious and orderly fashion;

WHEREAS, DCAMM desires to maintain ownership of the Laundry Parcel until it completes certain environmental remediation related thereto; and

WHEREAS, nothing herein is intended to alter the commitments agreed to in that certain July 26, 2013 Settlement and Cooperation Agreement between DCAMM and the Town (the "**Settlement Agreement**");

NOW, THEREFORE, in consideration of the promises and the mutual obligations of the parties hereto, the sufficiency of which is hereby acknowledged, each of them does hereby covenant and agree with the other as follows:

SECTION 1 CONVEYANCE OF THE PROPERTY

(A) Conveyance of the Property. The Commonwealth agrees to sell the Property to the Town and the Town agrees to purchase the Property from the Commonwealth in accordance with the provisions, terms and conditions of the Authorizing Legislation and this Agreement.

(B) Condition of Property. Except as otherwise provided with respect to the "Laundry Parcel Remediation", as defined below in Section 1(C), the Commonwealth and the Town agree that the Property and improvements thereon shall be conveyed to the Town "AS IS", in the condition in which the Property and improvements thereon are in as of the date hereof, reasonable wear and tear excepted, without any warranties or representations whatsoever from DCAMM or the Commonwealth. It is understood and agreed by the Town that, except as specifically provided in Section 2 with respect to the determination of "Net Proceeds" and "Additional Consideration," both as hereinafter defined, neither DCAMM nor the Commonwealth shall be responsible for, nor bear any portion of, the cost of any work on the Property, and that all costs incurred by the Town in connection with its ownership of the Property in accordance with this Agreement shall be borne by the Town.

(C) Laundry Parcel Remediation. Prior to conveyance of the Laundry Parcel to the Town, DCAMM shall achieve and maintain a "Permanent Solution" pursuant to MGL Ch. 21E and 310 CMR 40.0000 (the "**MCP**") and the Special Permit Designation with respect to the Laundry Parcel, such work hereinafter referred to as the "**Laundry Parcel Remediation**". The Laundry Parcel Remediation shall be deemed complete, for purposes of Sections 3(A)(5) and 4(B), upon the filing of a Permanent Solution with No Conditions with the Massachusetts Department of Environmental Protection ("**MassDEP**"), provided, however, that DCAMM will retain responsibility consistent with the MCP and the Special Permit Designation to respond to any audit by MassDEP with respect to the Laundry Parcel Remediation consistent with the Audit Agreement attached hereto as Exhibit K. Following the filing of the Permanent Solution, DCAMM will prepare those portions of the single environmental impact report ("**EIR**") including any "Section 61 findings", required by that certain MEPA Certificate dated April 2, 2010 issued by the Secretary of the Executive Office of Energy and Environmental Affairs ("**EOEEA**") in MEPA File #14448R (the "**Existing MEPA Certificate**"), with respect to the Laundry Parcel Remediation.

SECTION 2 CONSIDERATION

(A) Purchase Price. The consideration to be paid by the Town to the Commonwealth for the conveyance of the Property shall be Three Million One Hundred Thousand Dollars (\$3,100,000.00) (the "**Purchase Price**"). The Purchase Price shall be payable upon the conveyance of Parcel A (exclusive of the Laundry Parcel) and Parcel B (collectively, the "**First Disposition Parcel**") to the Town, and shall be paid, in ten (10) annual payments of Three Hundred Ten Thousand Dollars (\$310,000.00) each pursuant to Section 20A of Chapter 58 of the General Laws. Notwithstanding the foregoing, the Town may at any time elect to prepay any portion of the Purchase Price remaining unpaid provided the Town gives at least sixty (60) days prior written notice to the Commonwealth.

(B) Additional Consideration. In addition to the Purchase Price, the "Net Proceeds", as hereinafter defined, of any sale or lease of the Property or any portion thereof shall be divided equally by the Town and the Commonwealth, unless the Town has completed any or all of the specified acts entitling the Town to a greater percentage of the Net Proceeds, all as set forth below. The amount of the Net Proceeds, as hereinafter defined, owed to the Commonwealth in

connection with any sale or lease of the Property or any portion thereof is sometimes referred to herein as "**Additional Consideration**".

(1) With respect to the sale or lease by the Town of the First Disposition Parcel or any portion thereof:

(a) The Town shall be entitled to receive Fifty percent (50%) of the Net Proceeds from such sale or lease, and may receive additional amounts as follows:

(i) If the Town sells or leases the First Disposition Parcel, or any portion thereof, on or before the date which is two (2) years after the "First Disposition Parcel Closing Date" as hereinafter defined, the Town shall receive an additional Ten percent (10%) of the Net Proceeds from such sale or lease;

(ii) If the Town sells or leases the First Disposition Parcel, or any portion thereof, on or before the date which is more than two (2) years but less than five (5) years after the First Disposition Parcel Closing Date, the Town shall receive an additional Five percent (5%) of the Net Proceeds from such sale or lease;

(iii) If the Town has completed a report produced by an independent real estate services firm, hired by the Town, to assess the highest and best use of the Property, including, without limitation, regional and local economic analyses (a "**Comprehensive Market Study**") to inform land use decisions including, without limitation, zoning of the First Disposition Parcel, prior to a sale or lease of the First Disposition Parcel or a portion thereof, the Town shall receive an additional Two and one-half percent (2.5%) of the Net Proceeds from such sale or lease and from sales of other portions of the Property subject to the Comprehensive Market Study;

(iv) If the Town has adopted "as of right zoning", so called, for The First Disposition Parcel, or any portion thereof, which requires that The First Disposition Parcel or such portion thereof be used for residential housing of at least four (4) units per acre for single family units and eight (8) units per acre for multifamily units, prior to the sale or lease of The First Disposition Parcel or such portion thereof, the Town shall receive an additional Two and one-half percent (2.5%) of the Net Proceeds from the sale or lease of such portions of The First Disposition Parcel that are subject to such "as of right zoning", provided, that for purposes of this provision, the term "as of right zoning" shall mean that development of housing at the foregoing density may be undertaken with site plan approval, if required, but without the need for a variance or special permit;

(v) If the Town has adopted expedited permitting pursuant to Chapter 43D of the General Laws for The First Disposition Parcel, or any portion thereof, prior to a sale or lease of The First Disposition Parcel or such portion thereof, the Town shall receive an additional Two and one-half percent (2.5%) of the Net Proceeds

from such sale or lease and from sales of other portions of the Property subject to expedited permitting pursuant to Chapter 43D of the General Laws;

(vi) If the Town incorporates relevant elements of the Commonwealth's sustainable development principles (a copy of which is attached hereto as Exhibit D) in the planning for The First Disposition Parcel, or any portion thereof, as evidenced by the completion of a Town-wide Master Plan that includes The First Disposition Parcel, prior to a sale or lease of The First Disposition Parcel or such portion thereof, the Town shall receive an additional Two and one-half percent (2.5%) of the Net Proceeds from such sale or lease and from sales of other portions of the Property subject to said Master Plan .

(b) The Commonwealth shall be entitled to receive the balance of the Net Proceeds in accordance with this Section 2.

(2) With respect to the sale or lease of the Laundry Parcel or any portion thereof, the Town shall be entitled to receive Fifty percent (50%) of the Net Proceeds from such sale or lease, and shall receive additional amounts as set forth in the applicable clauses (i) through (vi) above, provided, however, that additional amounts pursuant to clauses (i) and (ii) shall be determined based on the "Laundry Parcel Closing Date", as hereinafter defined. The Commonwealth shall be entitled to receive the balance of the Net Proceeds in accordance with this Section 2.

(C) For purposes of this section, "**Net Proceeds**" shall be defined as the difference between the gross amount received by the Town from the sale or lease of the Property or any portion thereof and the "Operating Expenses", as hereinafter defined, incurred by the Town (exclusive of the Purchase Price) with respect to the Property prior to the sale or lease of the Property or any portion thereof. "**Operating Expenses**" shall mean reasonable costs and expenses of ownership, maintenance and redevelopment of the Property, including without limitation, costs of redevelopment activities, reasonable capital expenditures, routine security and reasonable and customary operating expenses, costs for repairs, snow removal, groundskeeping and rubbish removal with respect to the Property, costs to demolish buildings on the Property, costs associated with constructing the "Connector Access", as hereinafter defined, if installed by the Town, costs to manage hazardous materials including special wastes, costs of retaining experts to assist the Town in master planning, rezoning and disposing of the Property or portions thereof, including the costs of developing the Town-wide Master Plan referenced in subsection (B)(1)(a)(vi) above, including legal, surveying, design and construction expenses, costs of installing any infrastructure necessary in the judgment of the Town for the redevelopment of the Property, and, if applicable, costs for maintaining the "Parking Lot Access", as hereinafter defined, located on Parcel A-2. Net Proceeds shall be calculated as follows:

(1) the gross amount received by the Town from the sale or lease of Parcel A, the Laundry Parcel, and the 12 acres of Parcel B not subject to the Agricultural Preservation Restriction described in Section 6(A)(6) (collectively, the "**Developable Parcel**"), or any portion thereof, less

(2) an amount equal to:

(a) a pro-rated portion of the total Operating Expenses, based on the total percentage of land area (in acres) of the Developable Parcel sold or leased by the Town as of the date of completion of such sale or lease, less

(b) any Operating Expenses previously recouped by the Town in connection with previous sales or leases of the Developable Parcel.

An example of the calculation of Net Proceeds, provided for illustrative purposes only, is attached to this Agreement as Exhibit E. The Town may include the Operating Expenses of the portion of Parcel B outside the Developable Parcel in its calculation of the Net Proceeds of sales or leases of the Developable Parcel (or any portion thereof) as set forth above, provided, however, that if the Town sells or leases all or a portion of Parcel B outside of the Developable Parcel the pro ration described above will at that time be revised to include such portion of Parcel B sold or leased by the Town in both the numerator and the denominator.

If the Net Proceeds from the sale of the Property or any portion thereof is a negative amount, the Commonwealth and DCAMM shall not be required to make any payments to the Town.

(D) Within thirty (30) days after the end of each calendar quarter following the date of this Agreement, the Town shall submit a report to DCAMM detailing the Operating Expenses incurred by the Town during the preceding calendar quarter which the Town intends to include in determining Net Proceeds. The first such report may include all expenses incurred by the Town with respect to the Property after December 3, 2013. Each such report shall include the amounts spent by the Town, copies of contracts and invoices for the expenditures and such other information as DCAMM may request from time to time. Each such report shall also include the cumulative amount of Operating Expenses which the Town intends to include in determining Net Proceeds from the sale of the Property or any portion thereof. Within thirty (30) business days of its receipt of each such report, DCAMM may notify the Town of any questions it has regarding, or objections it has to, any of the Operating Expenses listed in such report, provided, however that the failure of DCAMM to provide such notice shall be deemed a waiver of DCAMM's right to review and approve such reports or to question the amount of Operating Expenses set forth in such reports and their use in determination of the amount of Net Proceeds.

Not less than twenty (20) business days before the Town's sale or lease of the Property or any portion thereof, the Town shall by written notice (a "**Proposed Additional Consideration Statement**") inform DCAMM of the sale or lease, including, without limitation, the sale or lease price, any Operating Expenses incurred since the Town's most recent report pursuant to this Section 2, the amount of Net Proceeds to be paid to the Commonwealth from such sale or lease and, if applicable, the schedule of payments for the Net Proceeds due to the Commonwealth. Within ten (10) business days of its receipt of such Additional Consideration Statement, DCAMM may notify the Town of any questions it has regarding, or objections it has to any information in the Proposed Additional Consideration Statement, and the Town, if in

agreement, shall revise the Proposed Additional Consideration Statement accordingly (or, if not in agreement, shall meet with representatives of DCAMM to reach a mutually satisfactory resolution (the final revised statement so arrived at is referred to as an "**Additional Consideration Statement**"), provided, however that the failure of DCAMM to provide such notice shall not be deemed a waiver of DCAMM's right to review and approve such Additional Consideration Statement and to receive its share of the Net Proceeds.

(E) At the closing of any sale or lease of the Property, or any portion thereof, by the Town, the Town shall cause, pursuant to the Proposed Additional Consideration Statement, or the Additional Consideration Statement, if one is developed pursuant to the preceding section, the amount of the Additional Consideration owed to the Commonwealth from such sale or lease to be paid directly to DCAMM, as provided herein. In the event the Town enters into a lease for the Property or a portion thereof under which periodic payments are due to the Town over the term of the lease, the Town shall pay the Additional Consideration owed to the Commonwealth via direct payment to DCAMM on the date each such payment is received by the Town. Following its receipt of such Net Proceeds, the Commonwealth shall issue a Certificate Regarding Payment of Additional Consideration substantially in the form attached to this Agreement as Exhibit F ("**Certificate**"), provided, however, that if the Town is in default under any provision of this Agreement, or, there exists any matter which with the giving of notice, the passage of time, or both, would constitute a default, the Commonwealth may withhold a Certificate until such default has been cured

(F) Acceptance of any payment of Additional Consideration by DCAMM or the issuance of any Certificate shall not constitute a waiver of DCAMM's right to receive Additional Consideration if the costs as reported on any Additional Consideration Statement are more than the actual costs incurred by the Town or include amounts not eligible for inclusion in determining the Net Proceeds from any sale or lease of the Property or any portion thereof, unless such amounts were included in a quarterly report submitted by the Town to DCAMM and DCAMM did not timely object to such amounts, or if any amounts paid to the Commonwealth by the Town as Additional Consideration are less than the amounts owed to the Commonwealth pursuant to this Section 2. DCAMM may, at its expense except as otherwise provided below, verify and audit each Additional Consideration Statement within six (6) months after receipt. If such verification and audit demonstrates that the amount of Additional Consideration as set forth in the Additional Consideration Statement was in fact less than ninety percent (90%) of the amount of Additional Consideration actually owed to the Commonwealth, the reasonable costs of such verification and audit shall be at the sole cost and expense of the Town. DCAMM shall give written notice of the results of any such audit to the Town, which notice shall be accompanied by a copy of the audit. The Town shall pay any deficiency in the Additional Consideration, and the reasonable cost of the audit if payable by the Town as provided above, by adding the amount of such deficiency, and the reasonable cost of the audit (if so payable by the Town) to the Additional Consideration payable to the Commonwealth from the next sale or lease of the Property or any portion thereof to occur, provided, however, if no such sale or lease occurs within one (1) year after the date of said notice from DCAMM, DCAMM may make written demand upon the Town and the Town, subject to appropriation, shall pay said amount(s) to DCAMM within sixty (60) days after the date of DCAMM's written demand. The failure of DCAMM to make such demand shall be deemed a waiver of that deficiency. DCAMM's remedies hereunder shall only lie against the Town and

not against any bona-fide purchaser or lessee of the Property or any portion thereof acting in good faith.

(G) In the event the Town leases the Property or a portion thereof and subsequently enters into a new lease for the same premises, or sells the same premises, the provisions of this Section 2 shall be applicable to such subsequent lease or sale.

(H) The provisions of this section shall survive delivery of the Deeds.

SECTION 3. TITLE

(A) Title. The Property shall be conveyed to the Town by a Release Deed subject to:

- (1) provisions of the Deed;
- (2) provisions of this Agreement and any amendments hereto;
- (3) the Town's Surviving Covenants (as defined in Section 6 hereof);
- (4) Temporary easements to be retained by DCAMM for remediation and restoration purposes over the following areas: (i) the existing road shown on the Plan running from Hospital Road northerly to the Laundry Parcel and to the boundary line between Parcel A and the parcel shown as "Parcel A-2" ("**Parcel A-2**") on the Plan (the "**Western Access Easement**"), (ii) the existing road shown on the Plan running from the Laundry Parcel easterly and then southerly to the parcel shown as the "Tower Parcel" (the "**Tower Parcel**") on the Plan (the "**Northern Access Easement**") and (iii) over other existing roads on Parcel A as shown on the Plan (the "**Other Easements**") for vehicular and pedestrian ingress and egress to the Laundry Parcel, Parcel A-2 and the Tower Parcel and for water service from the Tower Parcel to Parcel A-2 for the purposes of undertaking certain remediation and restoration work, including the construction of a parking lot (the "**Parking Lot**") and a boat launch (the "**Boat Launch**") on Parcel A-2 pursuant to the Settlement Agreement (the "**Remediation and Restoration Work**") and undertaking the Laundry Parcel Remediation; provided, that the Northern Access Easement and the Other Easements shall terminate upon the recording with the Norfolk Registry of Deeds (the "**Registry**") of a release thereof signed by the Commonwealth within sixty (60) days following the filing with MassDEP of a Permanent Solution With Conditions with respect to the Remediation and Restoration Work and a Permanent Solution With No Conditions with respect to the Laundry Parcel Remediation Work; and, provided further, that the Western Access Easement shall terminate upon the earlier of: (i) the recording with the Registry of a release thereof signed by the Commonwealth following the construction by DCAMM of an access road from Hospital Road to the Parking Lot on Parcel A-2 adjacent to the property line between Parcel A and Parcel A-2 (the "**Parking Lot Access**"), which Parking Lot Access shall be constructed on or before the date which is five (5) years from the date the deed conveying Parcel A and Parcel B to the Town is recorded with the Registry (the "**Recording Date**"), provided, however, that in the event that on or before the date which is two (2) years from the Recording Date, the Town notifies DCAMM in writing that the Town desires to construct, or require a developer to construct, an alternative means of vehicular and pedestrian access to the Parking Lot over Parcel A at no cost to the Commonwealth ("**Alternate Parking Lot Access**") and construction of

such Alternate Parking Lot Access is completed on or before the date which is three (3) years from the Recording Date, then the Western Access Easement shall terminate upon the recording of a release thereof signed by the Commonwealth following the construction of the Alternative Parking Lot Access and the dedication thereof to public access to the Parking Lot; or (ii) the date which is five (5) years after the Recording Date;

(5) Connector Access to be maintained by the Town as described in Section 6(A)(3).

The matters described in subsections (4) and (5) are collectively referred to as the "**Permitted Encumbrances**".

(B) Title. The Property shall be conveyed to the Town by a Release Deed with a right to access the Parking Lot from Parcel A near the Laundry Parcel in such location as shall be mutually acceptable to the Town and DCAMM.

DCAMM agrees that following the expiration of the Western Access Easement pursuant to clause (A)(4) above, DCAMM shall repair and use the "River Road", so-called, located on Parcel A-2 for purposes of accessing and maintaining the "Restoration Area" as described in the Settlement Agreement.

Nothing in this Agreement shall require the Commonwealth to make any efforts to remove any title exception with respect to the Property.

SECTION 4. CLOSING AND CLOSING DOCUMENTS

(A) Closings. The closing of the sale of the First Disposition Parcel to the Town (the "**First Disposition Parcel Closing**") shall occur on December 3, 2014 (as such date may be extended pursuant to the express terms of this Agreement, the "**First Disposition Parcel Closing Date**"), at 11:00 AM at the Norfolk Registry of Deeds, time being of the essence.

(1) At the First Disposition Parcel Closing, the Town shall deliver the following, all in form and substance reasonably satisfactory to DCAMM:

(a) Any documents required by the Commonwealth's Department of Revenue in the event the Town elects to pay the Purchase Price in ten (10) annual payments of Three Hundred Ten Thousand Dollars (\$310,000.00) each pursuant to Section 20A of Chapter 58 of the General Laws;

(b) A completed and executed Disclosure Statement in the form attached to this Agreement as Exhibit G;

(c) An executed MEPA Agreement in the form attached to this Agreement as Exhibit H; and

(d) An opinion of counsel, acceptable to DCAMM addressed to DCAMM and the Commonwealth, that the Town has the legal right, power and authority to enter into this

Agreement and any other closing documents and perform all of its obligations hereunder and thereunder, and that the individuals executing this Agreement and any other closing documents have been duly authorized after all requisite action of the Town to execute the same on behalf of, and to bind, the Town.

(2) At the First Disposition Parcel Closing, DCAMM shall deliver the following, all in form and substance reasonably satisfactory to the Town:

(a) A countersigned MEPA Agreement in the form attached to this Agreement as Exhibit H; and

(b) A deed substantially in the form attached to this Agreement as Exhibit I.

In the event that the Town does not purchase The First Disposition Parcel on or before December 31, 2015, DCAMM may terminate this Agreement and dispose of The First Disposition Parcel, the Laundry Parcel or both, pursuant to Section 5 of the Authorizing Legislation.

(B) If the Town has previously purchased The First Disposition Parcel pursuant to this Agreement, DCAMM shall give written notice to the Town when the Laundry Parcel is available for sale within ninety (90) days after the filing with MassDEP of a Permanent Solution with respect to the Laundry Parcel Remediation. The closing of the sale of the Laundry Parcel to the Town (the "**Laundry Parcel Closing**") shall be not more than sixty (60) calendar days after such notice DCAMM (as such date may be extended pursuant to the express terms of this Agreement, the "**Laundry Parcel Closing Date**"), at 10:00 AM at the Norfolk Registry of Deeds, time being of the essence.

(C) At the Laundry Parcel Closing, the Town shall deliver the documents described in items (b), (c) and (d) of subsection (A)(1) of this Section 4 with respect to the Laundry Parcel, all in form and substance reasonably satisfactory to DCAMM, and DCAMM shall deliver the documents described in items (a) and (b) of subsection (A)(2) of this Section, with respect to the Laundry Parcel, together with (i) a copy of the Permanent Solution filed with MassDEP with respect to the Laundry Parcel Remediation and (ii) an executed audit agreement in the form attached hereto as Exhibit K.

(D) On their respective Closing Dates, the Commonwealth shall deliver possession of The First Disposition Parcel and of the Laundry Parcel subject, however, to the Permitted Encumbrances. The Commonwealth shall not be required to make any efforts to remove any persons in possession of the Property, but may elect to do so in its sole and absolute discretion, in which event the applicable Closing Date shall be extended for a period of thirty (30) days. If, on the applicable Closing Date, as such date may be extended in accordance with the preceding sentence, the Commonwealth is unable to deliver possession of the Property free of parties in possession other than pursuant to any Permitted Encumbrances, the Town may, by notice to DCAMM, elect either to purchase the Property subject to such parties in possession without reduction in the Purchase Price or to terminate this Agreement.

(E) The Town shall be responsible for all costs including, but not limited to, appraisals, surveys, plans, recording fees, Massachusetts documentary stamp taxes (if required), and any other expenses relating to the conveyance of the Property to the Town pursuant to this Agreement.

SECTION 5. INFORMATION AND ACCESS

At the request of DCAMM, the Town shall, from time to time provide DCAMM with updates regarding the redevelopment of the Property. The provisions of this section shall survive delivery of the Deed.

SECTION 6 TOWN'S SURVIVING COVENANTS

(A) The Town covenants and agrees to be bound by the following Surviving Covenants (collectively, together with all other provisions of this Agreement that by their terms survive the conveyance of the Property, the "**Town's Surviving Covenants**"):

- (1) The Town shall pay the Additional Consideration to the Commonwealth in the amounts and in the manner set forth in this Agreement.
- (2) The Town shall allow DCAMM to draw water from the existing water tower or its replacement on the Tower Parcel without interruption until the completion of the Remediation and Restoration Work, as evidenced by a release of the Northern Access Easement signed by DCAMM and recorded with the Registry pursuant to Section 3(A)(5). Such withdrawal shall be on terms mutually acceptable to DCAMM and the Town's Water and Sewer Department.
- (3) The Town will allow continued access by the general public for the purpose of crossing between A-1 and A-2 in a manner consistent with the use of the Property, provided that if the Town transfers the Property for redevelopment, the Town will ensure that this access is preserved ("**Connector Access**"). The Connector Access will allow pedestrian crossing between A-1 and A-2 and if located adjacent to Hospital Road will be marked a safe distance therefrom.
- (4) The Town will maintain the Western Access Easement, the Parking Lot Access, or Alternate Parking Lot Access, as applicable, at no cost to the Commonwealth. If the Parking Lot Access is constructed on Parcel A-2, the Commonwealth shall grant a license to the Town to allow the Town access to Parcel A-2 for purposes of performing maintenance on the Parking Lot Access and to allow the Town to install a gate to the Parking Lot Access for purposes of regulating access thereto, at the Town's expense. Except as provided in the previous sentence, the Town shall have no responsibility for costs related to Parcel A-2.

- (5) Any redevelopment of the Property shall be carried out in accordance with the guidelines of the MHC MOA as the same may be amended from time to time, or as otherwise acceptable to MHC.
- (6) The Town shall restrict development on Parcel B to approximately 12 acres of Parcel B. Prior to disposition or redevelopment of any portion of Parcel B and in any event no later than two (2) years after the conveyance of Parcel B to the Town, the Town shall place an Agricultural Preservation Restriction upon the remainder of Parcel B, containing approximately 27.877 acres, in accordance with the provisions of the letter dated December 16, 2008 from the Massachusetts Department of Agricultural Resources, a copy of which is attached to this Agreement as Exhibit J.
- (7) On or before the date which is one (1) year after the conveyance of Parcel A and Parcel B to the Town, the Town shall place an Agricultural Preservation Restriction upon the property known as the "Holmquist Property" in accordance with the provisions of said letter from the Massachusetts Department of Agricultural Resources.
- (8) The Town shall comply and shall require any purchaser of the Property or any portion thereof to comply with the Massachusetts Environmental Policy Act ("**MEPA**"). With respect to the MEPA Certificate dated April 2, 2010 issued by the Secretary of the Executive Office of Energy and Environmental Affairs ("**EOEEA**") in MEPA File #14448R (the "**Existing MEPA Certificate**"), the Town or any purchaser of the Property or any portion thereof shall become the successor proponent relative to those portions of the Existing MEPA Certificate that relate to redevelopment of the Property, it being understood and agreed that DCAMM will continue to be responsible with respect to those portions of the Existing MEPA Certificate that relate to the Remediation and Restoration Work and the Laundry Parcel Remediation.
- (9) The Town shall comply with all provisions of this Agreement that survive the Closing.

(B) Survival/Enforcement. The Town's Surviving Covenants and agreements set forth in Section 6(A)(4) – (7) above shall, unless provided otherwise in this Agreement, survive in perpetuity and shall be for the benefit of and in favor of the land included within the Property and also shall be enforceable by the owners of any portion of such Property from time to time. The Deed shall include (or incorporate by reference) all of the Town's Surviving Covenants and all of the Town's Surviving Covenants shall run with, and shall touch and concern, the land, and shall be binding upon the Town (for so long as it owns any portion of the Property, except with respect to covenants which are personal to the Town), its heirs, successors, assigns, agents and legal representatives and anyone having an interest in the Property, shall continue to be effective whether or not they are included in the Deed, and shall be enforceable by the Commonwealth, as covenants running with the land without regard to technical classification or designation, legal or otherwise. In furtherance and not in limitation of the foregoing, in the event that the Town does not

establish the Agricultural Preservation Restriction on Parcel B or the "Holmquist Property" in accordance with clause (A)(6) and (7), respectively, above or require a purchaser of Parcel B or the "Holmquist Property" to do the same, the Commonwealth may cause title to Parcel B to revert to the Commonwealth by (i) giving written notice to the Town which notice shall state that if the Town does not establish said Agricultural Preservation Restriction within ninety (90) days of said notice, the Commonwealth may record with the Norfolk Registry of Deeds a notice stating that title to Parcel B has reverted to the Commonwealth. Upon satisfaction by the Town of the Town's Surviving Covenants set forth in Section 6(A)(6) or (7), DCAMM agrees, at the request and expense of the Town, to execute a certificate acknowledging satisfaction of such covenant(s), which certificate(s) the Town may record with the Registry.

SECTION 7 ENVIRONMENTAL MATTERS

(A) DCAMM represents that it has made all reasonable due diligence efforts to obtain records and information relevant to the environmental condition of the Property from Commonwealth agencies responsible for the care and custody of the Property during the Commonwealth's ownership thereof, and has provided to the Town all such information and reports so obtained by DCAMM. Except with respect to the identified known environmental conditions subject to the Remediation and Restoration Work and the Laundry Parcel Remediation effective as of the First Disposition Parcel Closing Date and to the extent allowed by applicable law, Town for itself and for its present and future interest holders and beneficiaries, officers, partners, directors, and successors, and for their respective successors, heirs and assigns, including without limitation each present and future buyer, ground lessee, and tenant of all or any portion or interest in the Property (collectively, Town and such other persons are referred to herein as the "**Releasing Parties**"), hereby remises, releases and forever discharges DCAMM and the Commonwealth and the respective heirs, successors, and assigns of each of them and any person or entity that heretofore held any interest in or otherwise has legal liability on account of its ownership or operation of the Property or any abutting property ("**Released Parties**") of, to, and from all "Claims" (as hereinafter defined) that the Releasing Parties, or any of them, may have from time to time, to the extent such claims arise out of, are connected with, or in any way relate to any "Hazardous Materials" (as hereinafter defined) that have existed or exist as of the First Disposition Property Closing Date on the First Disposition Parcel or Hazardous Materials migrating onto the First Disposition Parcel from any abutting property or from the First Disposition Parcel to any abutting property. In addition, as of the Laundry Parcel Closing Date, the Releasing Parties shall remise, release and forever discharge the Released Parties of, to, and from all Claims, as hereinafter defined, that the Releasing Parties, or any of them, may have from time to time, to the extent such claims arise out of, are connected with, or in any way relate to any "Hazardous Materials" (as hereinafter defined) that have existed or exist as of the Laundry Parcel Closing Date on the Laundry Parcel or Hazardous Materials migrating onto the Laundry Parcel from any abutting property or from the Laundry Parcel to any abutting property (all such claims with respect to the entire Property are hereinafter referred to as the "**Released Claims**"). Without limiting the generality of the foregoing release and as further clarification of the above, the Town, for itself and for each of the other Releasing Parties, acknowledges and agrees that the Released Claims released hereunder shall further include any and all Claims that the Releasing Parties, or any of them, may hereafter have against the Released Parties or any of them with respect to

any migration or threatened migration onto, within or from the Property, at any time in the future, or any Hazardous Materials that exist as of the Closing Date on the Property and any abutting property. Each Releasing Party also agrees that such Releasing Party will not institute any action, suit, or proceeding, and will not implead, join, seek contribution or indemnification from, or otherwise involve any Released Party in any action, suit, or proceeding which has been or could be brought by or against any of the Releasing Parties to the extent the same relates to or arises out of any Released Claim.

As used herein, the term "**Claims**" means all demands, actions, causes of action, suits, proceedings, covenants, contracts, agreements, damages, claims, counterclaims, third-party claims, cross-claims, contributions claims, indemnity claims, executions, judgments, losses, penalties, obligations, and liabilities whatsoever, of every name, kind, type, nature or description, in law or in equity, arising under federal, state or local law or other statute, law, regulation or rule of any kind, whether known, unknown, direct, indirect, absolute, contingent, disclosed, undisclosed or capable or incapable of detection.

As used herein, the term "**Hazardous Materials**" means and includes any and all material(s) or substance(s) defined or treated in any federal, state, or local law, statute, regulation, ordinance, order, by-law, code, or requirement, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601, *et seq.*, as amended ("**CERCLA**") (and its implementing regulations), the Resource Conservation and Recovery Act of 1976, 42 U.S.C. Section 6901, *et seq.*, as amended ("**RCRA**") (and its implementing regulations), the Massachusetts Oil and Hazardous Material Release Prevention and Response Act, M.G.L. c. 21E (and its implementing regulations), and the Massachusetts Hazardous Waste Management Act, M.G.L. c. 21C (and its implementing regulations), as posing potential risk to persons, property, public health, safety, or welfare or the environment or dangerous, toxic or hazardous, including without limitation any and all pollutants, contaminants, chemicals, wastes, lead paint, urea formaldehyde, polychlorinated biphenyls, asbestos, radioactive materials, explosives, carcinogens, oil, petroleum, petroleum products and any and all other wastes, materials, and substances which could lead to any liability, costs, damages, and/or penalties under any "Legal Requirements" (as hereinafter defined). The term "**Legal Requirements**" shall mean all past, present or future federal, state or local laws, rules, codes or regulations, or any judicial or administrative interpretation thereof, including, without limitation, all orders, decrees, judgments and rulings imposed through any public or private enforcement proceedings, relating to Hazardous Materials or the existence, use, discharge, release, containment, transportation or disposal thereof. The parties agree that the foregoing language is solely to define the parties' respective rights and liabilities to each other.

(B) Survival. The covenants set forth in this Section 7 shall survive the Closing.

SECTION 8 THE TOWN'S REPRESENTATIONS AND WARRANTIES

(A) The Town represents and warrants, and is delivering herewith an opinion of its legal counsel, that the Town has the legal right, power and authority to enter into and perform all of its obligations under this Agreement and the documents to be delivered by the Town pursuant to Section 4, and that the individuals executing this Agreement and such

documents have been duly authorized after all requisite action of the Town to execute the same on behalf of, and to bind, the Town.

(B) The Town represents and warrants that the execution of this Agreement and compliance with its terms will not conflict with or result in a breach of any agreement, contract, law, judgment, order, writ, injunction, decree, rule or regulation of any court, administrative agency or other governmental authority of which the Town has knowledge or notice, or any other agreement, document or instrument by which the Town is bound. The Town further represents and warrants that there are no claims, lawsuits or proceedings pending in any court or government agency the outcome of which could materially and adversely affect the Town's ability to perform its obligations under this Agreement.

(C) The Town acknowledges and agrees that the Town has not been influenced to enter into this transaction nor has it relied upon any representations or warranties of DCAMM whatsoever with respect to the Property.

(D) All of the provisions of this Section 8 shall survive the Closing or earlier termination of this Agreement.

SECTION 9 LIABILITY AND INDEMNIFICATION

(A) No official, employee, agent or consultant of the Commonwealth or DCAMM shall be personally liable to the Town, or to any successor in interest or person claiming through the Town, in the event of any default or breach of this Agreement, or for any amount which may become due or on any claim, cause of action or obligation whatsoever under the terms of this Agreement. All claims against the Commonwealth or DCAMM shall be governed by the provisions of this Agreement and Chapter 258 of the Massachusetts General Laws. No officer, member, manager, director, employee, agent or consultant of the Town shall be personally liable to the Commonwealth, or to any successor in interest or person claiming through the Commonwealth, in the event of any default or breach of this Agreement, or for any amount which may become due or on any claim, cause of action or obligation whatsoever under the terms of this Agreement.

(B) Subject to direction pursuant to M.G.L. Chapter 12, Section 3, the Town (to the extent permitted by law) agrees to indemnify, protect and hold harmless the Commonwealth, DCAMM and their respective officials, employees, agents and consultants (collectively, the "**Indemnitees**") from and against, and reimburse the Indemnitees for, any and all obligations, claims, demands, causes of action, liabilities, losses, damages, judgments, penalties, brokerage commissions, finder's fees, costs and expenses (collectively, the "**Indemnification Claims**"), including reasonable attorney's fees and expenses, which may be imposed upon, asserted against or incurred or paid by any of the Indemnitees, or for which any of the Indemnitees may become liable, by reason or account of any actions or omissions of Town or its officials, employees, agents and consultants in connection with the Property, except for any Indemnification Claims caused solely by any negligence of the Indemnitees. In amplification of the parenthetical clause "(to the extent permitted by law)," it is the Town's position that Section 7 of Article 2 of the Amendments to the Constitution of the Commonwealth of Massachusetts precludes the Town from providing indemnification.

(C) The parties agree that the foregoing language is solely to define the parties' respective rights and liabilities as to each other and not to remove any statutory limitation on liability to third parties to which party is entitled or otherwise to expand said third-party liability.

(D) All of the provisions of this Section 9 shall survive the Closing or earlier termination of this Agreement.

SECTION 10 DEFAULT; REMEDIES

If the Town fails to perform hereunder, including without limitation by defaulting under the Town's Surviving Covenants set forth in Section 6 hereof, except where such failure to perform is due to the failure of the Commonwealth to perform its obligations hereunder, DCAMM may give written notice to the Town of any such default, and except in the event of an emergency, the Town shall have a sixty (60) day cure period beginning on the date of DCAMM's notice to cure such default, unless such default consists of Town's failure to close on the First Disposition Parcel Closing Date or the Laundry Parcel Closing Date, in which case there shall be no cure period. If the Town fails to cure such default within such specified grace period (as such period may be reasonably extended by DCAMM's written agreement for matters that cannot be cured within such time so long as the Town commences within such cure period and thereafter diligently and continuously prosecutes such cure to completion), then DCAMM, by reason of such default, may, if such default consists of a default with respect to any obligations of the Town which survive the Closing, exercise any rights and remedies hereunder, or may, if such default consists of Town's failure to close at the time and in the manner set forth herein or consists of any other failure with respect to Town's obligations to be performed hereunder prior to or on the Closing Date, terminate this Agreement, provided, however, that such remedies shall only lie against the Town and not against any bona-fide purchaser or lessee acting in good faith.

SECTION 11 MISCELLANEOUS

(A) The Commonwealth shall, with reasonable promptness, but in no event less than thirty (30) days after receipt of a written request therefor by the Town, any mortgagee, lessee or purchaser or lessee of the Property or a portion thereof, which request has been made in connection with the sale of the Property or any portion thereof by the Town, provide a certificate in writing stating that, to DCAMM's actual knowledge, this Agreement, or any particular section hereof or exhibit hereto specified by the requesting party, is in full force and effect and unmodified, or stating in what respects the Agreement is no longer in force and effect or has been modified, and whether or not DCAMM has actual knowledge of any default of the Town under this Agreement and, if so, in what respects. In providing such certificate, the Commonwealth shall have the right to receive and rely upon a certificate from the Town as to the Town's compliance with this Agreement, and the Commonwealth's certification shall provide that the Commonwealth shall not be estopped from exercising its rights in the event that the Town's certification is materially incomplete, untrue or misleading when given.

(B) If any provision of this Agreement is held invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions of this Agreement shall not be affected thereby, and the remaining provisions shall continue in full force and effect.

(C) The acceptance of a Deed to the Property by the Town shall be deemed to be a full performance by DCAMM and the Commonwealth and shall discharge every agreement and obligation of DCAMM or the Commonwealth herein contained and expressed, except such as are, by the terms hereof, to survive the Closing

(D) Neither the Town nor the Commonwealth shall be considered in breach of the duties or obligations required to be performed by it pursuant to this Agreement in the event of delay in the performance of such obligations due to acts of God, acts of the public enemy, governmental interference, court orders, requisitions or orders of government bodies or authorities, requirements under any statute, law, rule, regulation or similar requirement of a government authority which shall be enacted or shall arise following the date of this Agreement, casualties, fires, floods, epidemics, labor disputes, strikes, unusual and severe weather conditions, unavailability of labor or materials, delays in obtaining insurance proceeds, insurrection, riot, civil commotion, lock-out, or any other unforeseeable event, the occurrence of which would prevent or preclude either the Town or the Commonwealth from fully and completely carrying out and performing its obligations under this Agreement (collectively, "**Force Majeure**") and the time for performance shall be extended for the period of delay from such cause or causes; provided, however, that the period of the extension and the reasons therefor shall be in writing signed by both parties, and provided that the party seeking the benefit of the provisions of this Section shall, within thirty (30) days after the beginning of any such delay, have first notified the other party thereof in writing stating the cause or causes thereof and requesting an extension for the period of the delay.

(E) Any caption on any section of this Agreement is inserted for convenience or reference only and shall be disregarded in construing or interpreting any of its provisions.

(F) This Agreement is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, and may be cancelled, modified or amended only by written instrument executed by the parties.

(G) Time is of the essence of this Agreement, and the parties hereto shall diligently, promptly and punctually perform the obligations required to be performed by each of them. If any date or end of a period for performance by the Town or the Commonwealth under this Agreement falls or expires on a Saturday, Sunday or legal holiday in the Boston offices of the Commonwealth, said date or period shall be deemed to fall or expire on the first succeeding business day in the Boston offices of the Commonwealth after said Saturday, Sunday or holiday.

(H) The Commonwealth shall have the right to institute any such actions or proceedings as it deems desirable for effectuating the purposes of this Agreement, and no delay or omission by the Commonwealth in exercising such rights occurring upon any default or noncompliance by the Town under this Agreement shall impair any such rights or be

construed to be a waiver thereof. A waiver by the Commonwealth of any of the terms, covenants, conditions or agreements hereof to be performed by the Town shall be in writing and shall not be construed to be a waiver of any succeeding breach thereof or of any other term, covenant, condition or agreement herein contained.

(I) This Agreement and every provision herein contained shall be binding upon and inure to the benefit of the parties hereto and their respective successors, assigns, legal representatives and agents.

(J) Unless the context otherwise indicates, references herein to the "Commonwealth" shall mean The Commonwealth of Massachusetts acting by and through DCAMM.

(K) The Commonwealth and the Town each represent to the other, and the Town warrants to the Commonwealth with respect to the Town's dealings, that they have not dealt with any person that would be entitled to a brokerage commission, finder's fee or other similar compensation in connection with the sale of the Property. The provisions of this subsection shall survive the Closing or earlier termination of this Agreement.

(L) In the event of any conflict between the terms and provisions of this Agreement and the terms and provisions of the Authorizing Legislation, the terms and provisions of the Authorizing Legislation shall control.

(M) This Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed shall constitute an original, but all of which together shall constitute one and the same instrument.

SECTION 12 NOTICES AND DEMANDS

Any notice, request, or other communication under this Agreement shall be in writing and shall be given by either party or their respective attorneys (i) by delivery in hand or by express courier service; (ii) by registered or certified mail, return receipt requested; or (iii) by nationally-recognized overnight courier service:

to the Town: Town of Medfield
459 Main Street
Medfield, MA 02052
Attention: Town Manager

with a copy to:

Town of Medfield
459 Main Street
Medfield, MA 02052
Attention: Town Counsel

And

Margaret R. Stolfa, Esq.
LeClairRyan
One International Place, 11th Floor
Boston, MA 02110

to the Commonwealth or DCAMM:

Division of Capital Asset Management and Maintenance
One Ashburton Place
Boston, Massachusetts 02108
Attention: Commissioner

with a copy to:

Division of Capital Asset Management and Maintenance
One Ashburton Place
Boston, Massachusetts 02108
Attention: General Counsel

or at such other address as the party to be notified may have designated hereafter by notice in writing to the other party. Notices given pursuant to (i) above shall be deemed given when received. Notices given pursuant to (ii) above shall be deemed given five (5) days after being deposited in the United States Mail, postage prepaid, return receipt requested. Notices given pursuant to (iii) above shall be deemed given on the first day other than a Saturday, Sunday or legal holiday after being delivered to the courier service before the cut off time of such service for overnight delivery.

WITNESS the execution hereof under seal as of the day and year first above written.

COMMONWEALTH OF MASSACHUSETTS acting by
and through its Division of Capital Asset Management
and Maintenance

with a copy to:

Division of Capital Asset Management and Maintenance
One Ashburton Place
Boston, Massachusetts 02108
Attention: General Counsel

or at such other address as the party to be notified may have designated hereafter by notice in writing to the other party. Notices given pursuant to (i) above shall be deemed given when received. Notices given pursuant to (ii) above shall be deemed given five (5) days after being deposited in the United States Mail, postage prepaid, return receipt requested. Notices given pursuant to (iii) above shall be deemed given on the first day other than a Saturday, Sunday or legal holiday after being delivered to the courier service before the cut off time of such service for overnight delivery.

WITNESS the execution hereof under seal as of the day and year first above written.

COMMONWEALTH OF MASSACHUSETTS acting by
and through its Division of Capital Asset Management
and Maintenance

By: Carole Cornelison
Carole Cornelison, Commissioner

TOWN OF MEDFIELD, MASSACHUSETTS

By: _____
Name _____
Title: _____

By: _____
Name _____
Title: _____

By: _____
Name _____
Title: _____

COMMONWEALTH OF MASSACHUSETTS

Suffolk County, ss

On this 2 day of December, 2014, before me, the undersigned notary public, personally appeared the above-named Carole Cornelison, proved to me through satisfactory evidence of identification, which was personal knowledge to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose, as Commissioner of the Division of Capital Asset Management and Maintenance of the Commonwealth of Massachusetts.



MARVA J. RUOT
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 8, 2018

Marva Ruot
(official signature and seal of notary)
Name: MARVA RUOT
My commission expires: 6/8/18

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss

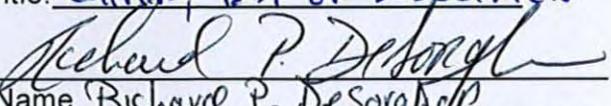
On this ___ day of December, 2014, before me, the undersigned notary public, personally appeared the above-named _____, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose, as _____ of the Town of Medfield, Massachusetts.

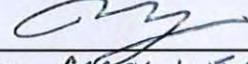
(official signature and seal of notary)
Name: _____
My commission expires: _____

By: _____
Carole Cornelison, Commissioner

TOWN OF MEDFIELD, MASSACHUSETTS

By: 
Name OSLER L. PETERSON
Title: CHAIR, Bd. OF SELECTMEN

By: 
Name Richard P. DeSorgho
Title: CLERK, Board of Selectmen

By: 
Name MARIC L. FISHER
Title: TOWN MANAGER, Board of Selectmen

COMMONWEALTH OF MASSACHUSETTS

Suffolk County, ss

On this ____ day of December, 2014, before me, the undersigned notary public, personally appeared the above-named Carole Cornelison, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose, as Commissioner of the Division of Capital Asset Management and Maintenance of the Commonwealth of Massachusetts.

(official signature and seal of notary)
Name: _____
My commission expires: _____

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss

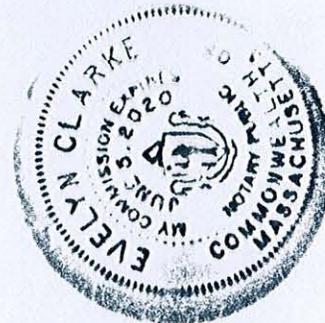
On this 2nd day of December, 2014, before me, the undersigned notary public, personally appeared the above-named O. L. Peterson, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose, as SELECTMAN of the Town of Medfield, Massachusetts.

Evelyn Clarke

(official signature and seal of notary)

Name: EVELYN CLARKE

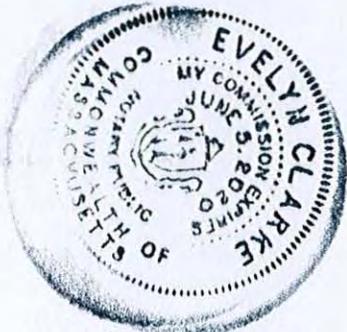
My commission expires: 6/5/2020



COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss

On this 2nd day of December, 2014, before me, the undersigned notary public, personally appeared the above-named R.P. DeSouther, proved to me through satisfactory evidence of identification, which was Known To Me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose, as SELECTMAN of the Town of Medfield, Massachusetts.



Evelyn Clarke
(official signature and seal of notary)
Name: EVELYN CLARKE
My commission expires 6/5/2020

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss

On this 2nd day of December, 2014, before me, the undersigned notary public, personally appeared the above-named M.H. FISHER, proved to me through satisfactory evidence of identification, which was Known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose, as SELECTMAN of the Town of Medfield, Massachusetts.



Evelyn Clarke
(official signature and seal of notary)
Name: EVELYN CLARKE
My commission expires 6/5/2020

Exhibit A

Chapter 211 of the Acts of 2014

AN ACT AUTHORIZING THE COMMISSIONER OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE TO CONVEY CERTAIN PARCELS OF LAND IN THE TOWN OF MEDFIELD

Whereas, The deferred operation of this act would tend to defeat its purpose, which is to provide forthwith for the conveyance of land in the town of Medfield, therefore it is hereby declared to be an emergency law, necessary for the immediate preservation of the public convenience.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:

SECTION 1. Notwithstanding sections 32 to 37, inclusive, of chapter 7C of the General Laws, chapter 269 of the acts of 2008 or any other general or special law to the contrary, the commissioner of capital asset management and maintenance may convey certain parcels of land located at the former Medfield State Hospital to the town of Medfield. The parcels are shown as parcel A and parcel B on a plan entitled "Compiled Plan of Land, Medfield State Hospital, Medfield, Massachusetts, prepared for Division of Capital Asset Management", dated June 14, 2005, prepared by Judith Nitsch Engineering, Inc., on file with the division of capital asset management and maintenance. The exact location and boundaries of the parcels to be conveyed shall be determined by the commissioner, in consultation with the town of Medfield. The use of the parcels to be conveyed to the town shall not be restricted to use for municipal or other specific purposes; provided, however, that the town may so restrict the parcels at a later date, in accordance with any applicable general and special laws. The parcels shall be conveyed by deed without warranties or representations by the commonwealth.

SECTION 2. As consideration for the conveyance of the parcels described in section 1, the town of Medfield shall pay the commonwealth an amount equal to certain costs related to the closure of the former state hospital in Medfield including, but not limited to, the costs of removing combustible materials, disconnecting certain utilities and otherwise closing those buildings located on the parcels conveyed, routine security and other capital expenditures and operating expenses incurred by the commonwealth in preparation for or following the closure of the former state hospital, as determined by the commissioner and agreed to by the town. The town of Medfield may pay the amount so determined by the commissioner and agreed to by the town upon its purchase of the parcels described in section 1 or the town may pay the amount so determined in 10 annual payments pursuant to section 20A of chapter 58 of the General Laws. If the town's payment of consideration pursuant to this section so requires, the town may seek voter approval pursuant to subsection (k) of section 21C of chapter 59 of the General Laws.

SECTION 3. In the event that the town of Medfield sells or leases any portion of the parcels described in section 1, the net proceeds from such sale or lease as determined by the town and agreed to by the commissioner, shall be allocated between the town of Medfield and the commonwealth in equal shares; provided, however, that the commissioner may agree to reduce the share of the commonwealth's proceeds to not less than 30 per cent of net proceeds in order to provide certain incentives to the town of Medfield to sell or lease any of the parcels described in section 1 expeditiously or to facilitate the development of some or all of the parcels in accordance with smart growth principles promulgated from time to time by the governor and the secretary of energy and environmental affairs. In the event that the net proceeds, as so determined, is a negative amount, the commonwealth shall not be required to make any payments to the town of Medfield.

SECTION 4. Notwithstanding any general or special law to the contrary, the town of Medfield shall pay for all costs and expenses of the transactions authorized in this act as determined by the commissioner including, but not limited to, the costs of any recording fees and deed preparation related to the conveyances and for all costs, liabilities and expenses of any nature and kind related to the town's ownership of the parcels; provided, however, that such costs shall be included for the purposes of determining the net proceeds of the town's sale or lease of any portion of the parcels described in section 1. Amounts paid by the town of Medfield pursuant to section 2 shall not be included for the purposes of determining the net proceeds from a sale or lease.

SECTION 5. Notwithstanding chapter 269 of the acts of 2008 or any other general or special law to the contrary, parcels A-1 and A-2, as shown on the plan referenced in section 1 shall be maintained as open space or used for agricultural and passive recreation purposes, subject to those subsurface utility easements on parcel A-1 serving the town's water system. Notwithstanding the foregoing, but subject to such subsurface utility easements, the commissioner of capital asset management and maintenance may transfer the care and custody of parcels A-1, A-2 and C, or portions thereof, to the department of conservation and recreation for open space and passive recreation purposes. Such transfer shall be without consideration and shall not be subject to chapter 7C of the General Laws.

SECTION 6. (a) In the event that the town of Medfield does not complete its purchase of the property described in section 1 on or before December 31, 2015, then notwithstanding sections 33 to 38, inclusive, of chapter 7C of the General Laws or any other general or special law to the contrary, the commissioner may sell, lease for terms of up to 99 years, including all renewals and extensions, or otherwise grant, convey or transfer to purchasers or lessees an interest in the property described in section 1 or portions thereof, subject to this section and on such terms and conditions that the commissioner considers appropriate; provided, however, that the purchase by the town of Medfield shall be considered complete upon the transfer of title to the parcels described in section 1 to the town. The commissioner shall dispose of the property, or portion thereof, using appropriate competitive bidding processes and procedures. At least 30 days before the date on which bids, proposals or other offers to purchase or lease a property, or any portion thereof, are due, the commissioner shall place a notice in the central register published by the state secretary pursuant to section 20A of chapter 9 of the General Laws stating the availability of the property, the nature of the competitive bidding process and other information that the commissioner considers relevant, including the time, place and manner for the submission of bids and proposals and the opening of the bids or proposals.

(b) Notwithstanding any general or special law to the contrary, the grantee or lessee of all or any portion of the property described in section 1 and subject to this section shall be responsible for costs and expenses including, but not limited to, costs associated with deed preparation and recording fees related to the conveyances and transfers authorized in this section as such costs may be determined by the commissioner.

(c) No agreement for the sale, lease, transfer or other disposition of the property described in section 1 and subject to this section, or any portion thereof, and no deed executed by or on behalf of the commonwealth, shall be valid unless the agreement or deed contains the following certification, signed by the commissioner:

"I, the undersigned commissioner of capital asset management and maintenance, hereby certify under penalties of perjury that I have fully complied with the relevant provisions of general and special laws in connection with the property described in this document."

SECTION 7. In any disposition pursuant to section 1 or section 6, the commissioner may retain, accept or acquire by purchase, transfer, lease, eminent domain pursuant to chapter 79 of the General Laws or otherwise and may grant by deed, transfer, lease or otherwise any rights-of-way or easements in, over or beneath any parcel or any portion thereof or any other portions of the former Medfield State Hospital, as the commissioner deems necessary and appropriate for the continued access to, egress from and use of portions of the former Medfield State Hospital including, without limitation, parcels A-1 and A-2, by the general public or other state agencies or to carry out this act; provided however that in any disposition pursuant to section 1, such retention, acceptance, acquisition, or grant of any rights-of-way or easements

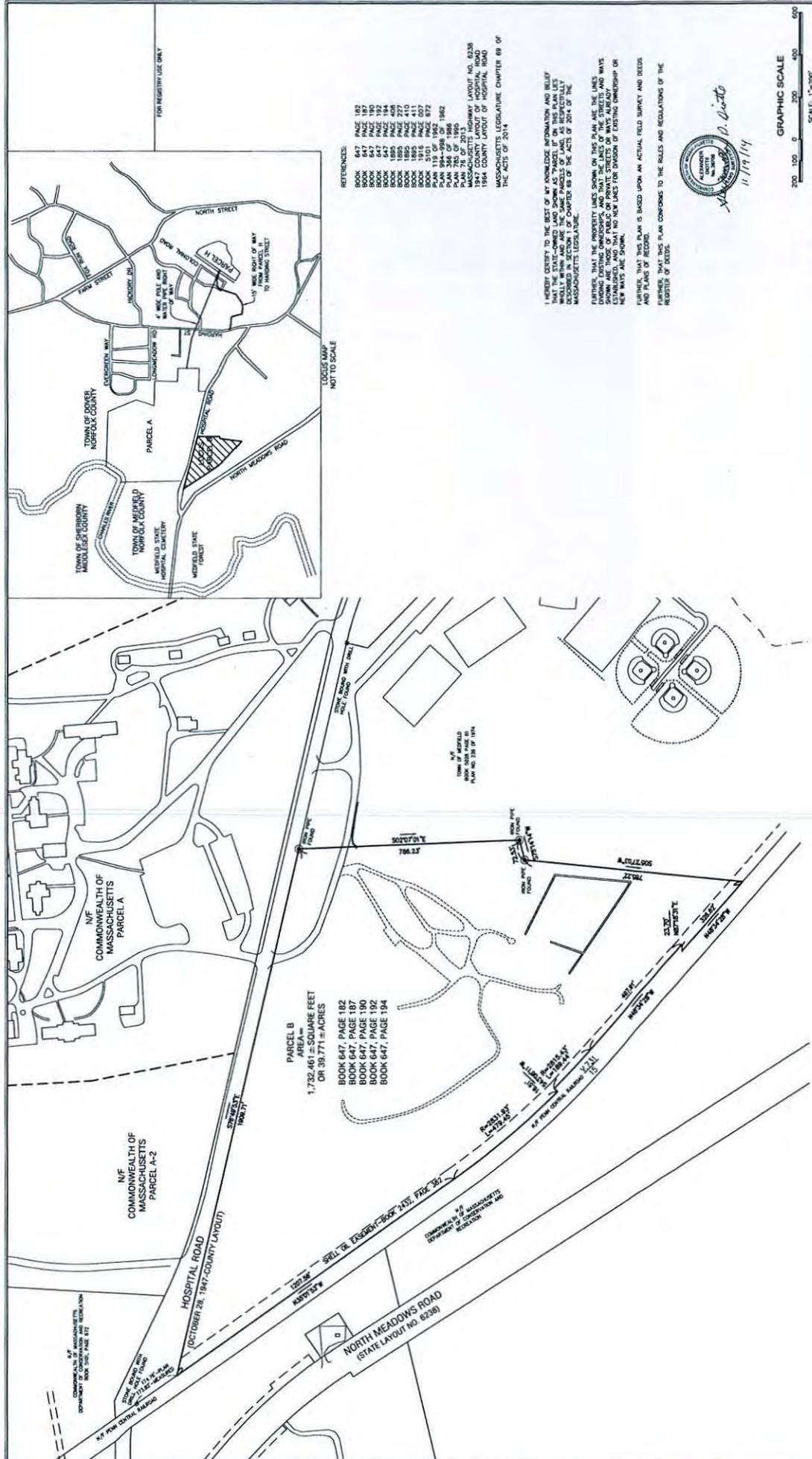
in, over or beneath parcels A or B shall be subject to the approval of the town of Medfield.

SECTION 8. Sections 1 to 4, inclusive, shall take effect in the town of Medfield upon their acceptance by a majority vote of the board of selectmen of the town of Medfield but not otherwise.

Exhibit B

Plan

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- REFERENCES:
- BOOK 647 PAGE 182
 - BOOK 647 PAGE 187
 - BOOK 647 PAGE 190
 - BOOK 647 PAGE 194
 - BOOK 647 PAGE 192
 - BOOK 647 PAGE 194
 - BOOK 1885 PAGE 410
 - BOOK 1885 PAGE 411
 - BOOK 1816 PAGE 637
 - BOOK 1816 PAGE 638
 - PLAN 113 OF 1892
 - PLAN 344 OF 1896
 - PLAN 785 OF 1896
 - PLAN 785 OF 1896

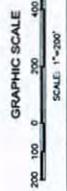
MASSACHUSETTS HIGHWAY LAYOUT NO. 6238
 MASSACHUSETTS HIGHWAY LAYOUT OF HOSPITAL ROAD
 1947-COUNTRY LAYOUT OF HOSPITAL ROAD
 MASSACHUSETTS LEGISLATURE CHAPTER 89 OF
 THE ACTS OF 2014

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE STATE-CONTROLLED LAND SHOWN AS "PARCEL B" ON THIS PLAN LESS WHOLLY WITHIN AND ARE THE SAME PARCELS OF LAND AS REFERENCED IN MASSACHUSETTS LEGISLATURE CHAPTER 89 OF THE ACTS OF 2014.

FURTHER, THAT THE PRESENTLY LINED SHOWS ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THAT THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED OR THOSE TO BE ESTABLISHED FOR PURPOSES OF THIS OWNERSHIP OR NEW WAYS ARE SHOWN.

FURTHER, THAT THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY AND DEEDS AND PLANS OF RECORD.

FURTHER, THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.



PLAN OF LAND
 IN THE TOWN OF
MEDFIELD, MASSACHUSETTS
 NORFOLK COUNTY
 PREPARED FOR THE COMMONWEALTH OF MASSACHUSETTS
 DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE
 ON BEHALF OF THE DEPARTMENT OF MENTAL HEALTH

SCALE: 1"=200' OCTOBER 28, 2014
 PREPARED BY: NITSCH ENGINEERING, INC. *REV. NOV. 18, 2014

NOTES:
 1. PLANIMETRIC DETAIL SHOWN HEREON HAS BEEN OBTAINED FROM AERIAL PHOTOGRAPHS AND FIELD SURVEYING. THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE CONSIDERED ACCURATE OR COMPLETE.

Exhibit C

MHC MOA

MEMORANDUM OF AGREEMENT
BETWEEN
THE DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE,
THE TOWN OF MEDFIELD, AND THE
MASSACHUSETTS HISTORICAL COMMISSION

WHEREAS, the legislature has authorized the Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) to transfer approximately 127 acres of Medfield State Hospital Disposition Parcels (Parcels) located in the Town of Medfield (Town), Massachusetts to the Town; and

WHEREAS, the Parcels contain sixty-four (64) buildings, sites, structures, objects and landscape features dating from ca. 1840 to 1964; and

WHEREAS, the Town will have the right to develop the Parcels by and through private development for uses deemed appropriate by the Town and subject to all federal, state and local permits and approvals; and

WHEREAS, the Parcels are included in the State and National Registers of Historic Places as part of the Medfield State Hospital (MSH) Historic District, a district listed as part of the 1994 Massachusetts State Hospitals and State Schools Multiple Property National Register Listing; and

WHEREAS, the following buildings, sites, structures, objects and landscapes within the Parcels are listed as contributing resources in the District:

Bldg 1, Ward B-1 (1896); Bldg 2, Ward B-2 (1896); Bldg 3, Ward B-3 (1896); Bldg 4, Ward B-4 (1896); Bldg 5, Ward C-1 (1896); Bldg 6, Ward C-2 (1896); Bldg 7, Ward C-3 (1896); Bldg 8, Ward C-4 (1896); Bldg 9, Ward D-1 (1896); Bldg 10, Ward D-2 (1896); Bldg 11, Ward D-3 (1896); Bldg 12, Ward D-4 (1896); Bldg 13, Ward E-1 (1897); Bldg 14, Ward E-2 (1897); Bldg 15, Ward F-1 (1897); Bldg 16, Ward F-2 (1897); Bldg 17, Ward L-1 (1897); Bldg 18, Ward L-2 (1897); Bldg 19, Ward R (1904); Bldg 20, Ward S (1906); Bldg 21, TB Cottage (1906); Bldg 23, Male Employees Home (1904); Bldg 24, Nurses Home (1903); Bldg 25, Employee Cottage 1 (1907); No. 26, Site of Cottage 2 (1907); Bldg 27, Employee Cottage 3 (1907); No. 28, Site of Cottage 4 (1914); Bldg 29, Employee Cottage 5 (1914); Bldg 30, Employee Cottage 6 (1914); No. 34, Calf Barn Foundation (1912); No. 36, Cellar Hole (1912); No. 37, Main Barn Foundation (1920); Bldg 38, Tractor Shed (1920); No. 39, Bull Barn Foundation (1926); No. 40, Storage Shed (ca. 1920); No. 43, Wagon Shed Site (1934); No. 44, Tool Shed Site (1934); Bldg 45, Greenhouse Head House (1921); Bldg 46, Superintendent's House (1907); Bldg 47, Superintendent's Garage (ca. 1940); Bldg 48, Assistant Superintendent's House (ca. 1840); Bldg 49, Hillside Cottage S-8 (1931); Bldg 50, Cottage S-5 (1932); Bldg 51, Garage (ca. 1932); Bldg 52, Administration Building (1896); Bldg 53, Infirmary (1904); Bldg 54, Chapel/Gymnasium (1897); Bldg 55, Club/Recreation (1897); Bldg 57, Dining/Kitchen (1896); Bldg 63, Salvage Yard/Paint Shop (ca. 1930); No. 75, Ventilator (ca. 1920); No. 76, Round Pavilion (ca. 1900); No. 77, Walled Yard (ca. 1920); No. 78, Stonewall (ca. 1920); No. 79, Ventilator (ca. 1920); No. 80, Ventilator (ca. 1920); No. 81, Main Gate (ca. 1900); No. 83, Quadrangle/Green (1896); No. 84, Superintendent's House lawn (ca. 1910); and No. 85, Clark Building lawn (ca. 1910); and

WHEREAS, the following buildings and structures within the Parcels are listed as non-contributing resources in the District:

Bldg 58, Bakery/Food Service (1950s); No. 70, Filter Bed Pump Station (1956); and Bldg 74, Machine Shop (1964); and

WHEREAS, the following contributing and non-contributing buildings and structures identified in the National Register nomination within the Parcels, are no longer extant or are in extremely poor condition making rehabilitation unlikely:

Bldg 22, TB Cottage (1906); Bldg 31, Farm Dormitory (1899); Bldg 32, Hennery (1910s); Bldg 33, Brooder House (1951); Bldg 35, Wagon Shed (1912); Bldg 41, Shed (ca. 1900); Bldg 42, Stable/Main Garage (1897); Bldg 45, Greenhouse headhouse (1921); Bldg 51, Garage (ca. 1932); Bldg 56, Laundry (1925); No. 64, Salvage Yard (ca. 1930); Bldg 65, Salvage Yard (ca. 1930); Bldg 66, Salvage Yard (ca.

1930); Bldg 67, Salvage Yard (ca. 1930); Bldg 68, Salvage Yard (ca. 1930); and Bldg 72, Clark Building (1958); Bldg 79, Ventilator (ca. 1920); and

WHEREAS, the February 2003 Medfield State Hospital Re-Use Study (Attachment A) prepared by Lozano Baskin & Associates and Finegold Alexander + Associates identified additional buildings in extremely poor condition (defined as buildings requiring widespread shoring and reframing prior to a general stabilization program, designated with a double asterisk per pages 4-4 and 4-5 of the 2003 Study) which have likely further deteriorated since the preparation of the 2003 study; and

WHEREAS, the Town may in the future decide to issue a Request for Proposals (RFP) for the sale or lease and redevelopment of all or portions of the Parcels; and

WHEREAS, the transfer by disposition of the Parcels constitutes a project undertaken by a State agency pursuant to 950 CMR 71.03 and is a project for which DCAMM and the Town have sought the comments of the Massachusetts Historical Commission (MHC) pursuant to M.G.L. Chapter 9, Section 26-27C, as amended by Chapter 254 of the Acts of 1988 (950 CMR 71.00); and

WHEREAS, MHC has determined that the possible re-development of the Parcels could have an adverse effect on the historic property pursuant to 950 CMR 71.05(e) through the disposition of a State Register property; and

WHEREAS; no feasible or prudent alternative exists to eliminate the adverse effect of the proposed disposition; and

WHEREAS, MHC has determined to accept the adverse effect of the disposition of the Parcels in consideration of the mitigation alternatives described herein; and

WHEREAS, MHC, DCAMM and the Town agree, and the Medfield Historical Commission (Medfield HC) and Medfield Historic District Commission (HDC) hereby concur, that the project shall be undertaken and implemented in accordance with the following stipulations to mitigate the effect of the disposition of the Parcels in compliance with M.G.L. Chapter 9, Section 27C.

STIPULATIONS

DCAMM and the Town shall ensure that the following measures are carried out in coordination with MHC, Medfield HC and HDC, as set forth below:

I. Redevelopment of the Parcels

- A. The Town is encouraged to include historic preservation in any redevelopment process. Options for redevelopment of the Parcels which incorporate historic preservation should take into account the following principles of reuse planning:
 1. Preservation of the character-defining features of the contributing buildings, structures and landscapes on the Parcels should be encouraged where feasible.
 2. If it is determined that it is not feasible to preserve all of the character-defining features of the contributing buildings, structures and landscape features on the Parcels, the feasibility of preserving character-defining features of portions of the contributing buildings, structures and landscape features will be examined and encouraged where feasible.
 3. If rehabilitation of contributing buildings, structures and landscape features on the Parcels is undertaken, such rehabilitation should be consistent with recommended approaches in the Secretary of the Interior's Standards for Rehabilitation of Historic Properties, (hereinafter "the Standards").
 4. Rehabilitation of buildings identified as in extremely poor condition in this MOA will be encouraged, but demolition of such buildings and any buildings that are noncontributing may proceed provided each demolition complies with Stipulation V.

II. Marketing Plan and Request for Proposals

- A. Notwithstanding any provisions of this MOA, the Town will have full marketing authority for the Parcels and will make all final marketing, leasing, sale and transfer decisions. The Town will consult with MHC, Medfield HC and HDC on developing a marketing plan for the Parcels which shall include the following elements:
1. An advertising plan and schedule for publicizing the availability of the RFP.
 2. An initial distribution list for notice of availability of the RFP, which will include any contacts offered by MHC, Medfield HC and HDC.
 3. A schedule for receiving and reviewing submissions in response to the RFP.
- B. The Town will provide a draft marketing plan to MHC, Medfield HC and HDC. MHC, Medfield HC and HDC will have fourteen (14) days to review and comment on the draft marketing plan. If MHC, Medfield HC and HDC do not find the draft marketing plan acceptable, the Town will make reasonable efforts exercised in good faith to accommodate the concerns of MHC, Medfield HC and HDC and will submit a final marketing plan. Before implementation, MHC, Medfield HC and HDC will have seven (7) days to review and comment on the portions of the final marketing plan which address issues of historic preservation. In the event MHC, Medfield HC and HDC do not provide initial comments on the draft marketing plan within 14 days or comments on the final marketing plan within 7 days, the plan shall be deemed acceptable to MHC, Medfield HC and HDC. It is understood that the content of the marketing plan shall not require approval of MHC, Medfield HC and HDC.
- C. Concurrent with the development of a marketing plan, the Town will prepare the RFP for the disposition of the Parcels. The Town will consult with MHC, Medfield HC and HDC on developing the RFP which shall include the following elements:
1. An appendix to the RFP that includes the National Register nomination form (dated December 1993) and the Historic Resources Existing Conditions Memorandum compiled by Epsilon Associates, Inc. (dated July 2014). The appendix should refer to the MHC and National Park Service websites for additional information related to State and Federal Historic Rehabilitation Tax Credit programs.
 2. Photographs and parcel maps of the Parcels.
 3. Reference to the points listed under I.A of this MOA. The RFP as a whole will make a good faith effort to generate interest in the preservation of what MHC has defined as the historic character of the Parcels.
- D. The Town will provide a confidential draft RFP to MHC, Medfield HC and HDC. MHC, Medfield HC and HDC will have fourteen (14) days to review and comment on those portions of the draft RFP which address issues of historic preservation. Before issuance of the final RFP, MHC, Medfield HC and HDC will have seven (7) days to review and comment on the portions of the final RFP which address issues of historic preservation. In the event MHC, Medfield HC and HDC do not provide initial comments on the draft RFP within 14 days or comments on the final RFP within 7 days, the RFP shall be deemed acceptable to MHC, Medfield HC and HDC. It is understood that the content of the RFP shall not require approval of MHC, Medfield HC and HDC. It is further understood that MHC, Medfield HC and HDC will not share any portion of the RFP with anyone prior to the time the RFP is made publicly available by the Town.
- E. The Town will schedule a Bidder's Conference for prospective developers, to occur at a time and place selected by the Town during the marketing effort, during which MHC, Medfield HC and HDC will have the opportunity to present information and to answer questions from prospective developers. Once proposals from developers are received by the Town in response to the RFP, the Town shall provide copies

of such proposals to MHC, Medfield HC and HDC. The Town shall notify MHC, Medfield HC and HDC of the schedule for interviews with prospective developers and MHC, Medfield HC and HDC shall be permitted to attend such interviews. MHC, Medfield HC and HDC shall be afforded the opportunity for not less than thirty (30) days prior to developer selection to comment on the proposals relative to issues of historic preservation and the applicability of the Standards to the proposals and to provide these comments in writing to the Town. After taking into consideration such comments and any MHC, Medfield HC and HDC comments during any interviews which the Town may conduct with prospective developers during the bid review period, the Town, in its sole discretion, may determine that there are no feasible and acceptable proposals that provide for rehabilitation or new construction in conformance with the recommended approaches in the Standards. The Town will convey its conclusions to MHC, Medfield HC and HDC. For all buildings, structures and landscape features for which there is no preservation proposal that is feasible and acceptable to the Town, the Town or any new owners of any part of the Parcels or any other person may proceed, subject to any other applicable reviews and permits, including HDC review and approval of any demolition and new construction per the Town By Laws, with demolition of buildings and structures or rehabilitation or new construction that does not conform to the Standards following completion of Photographic Recordation and Documentation as stipulated in Section V.

III. New Construction

- A. The Town shall encourage new buildings and structures that are sympathetic or compatible to what MHC has determined, in its decision to list the Parcels in the Massachusetts and National Registers of Historic Places, to be character-defining attributes of the contributing buildings, structures and landscape features on the Parcels.
- B. If new construction is proposed on previously undisturbed land within the Parcels, the Town shall consult with the MHC to determine if an archaeological survey is required prior to any ground disturbing activities being undertaken on the land.

IV. Exempted Activities

- A. The following construction activities are unlikely to affect what MHC regards as the character-defining attributes of the Parcels and are exempted from further review by MHC, including comments in any environmental review process:
 - 1. Resurfacing, maintenance, repair or improvement of existing parking lots, roads and driveways.
 - 2. Repair, replacement or improvements to infrastructure (i.e. heating and electrical systems, sewer, water, ventilation systems or plumbing).
 - 3. Maintenance work such as painting, repair or replacement of substantially in-kind architectural elements.
 - 4. All interior work.
 - 5. Demolition or alteration of non-contributing buildings, structures and objects.
 - 6. New construction on the Parcels within existing building sites that is consistent with the design guidelines set forth in Section III.

V. Photographic Recordation and Documentation

- A. Prior to demolition of any contributing buildings, structures or objects, substantial new construction or other major change to any part of the Parcels, the Town shall require that the buildings, structures and objects on that part of the Parcels be documented by photographs and narratives in accordance with a "Recordation Plan" that satisfies all of the following:

1. Provides for documentation of the historical processes that shaped the organization, design and history of the MSH (the December 1993 MSH National Register nomination serves as sufficient documentation).
2. Contains archival photographs and documentation of the character-defining attributes.
3. Provides that copies of the resulting documentation will be made available to the Medfield HC and HDC.

VI. Historic Rehabilitation Tax Credits

- A. Rehabilitation of buildings, structures, objects and landscape features that contribute to the National Register Historic District may qualify for State and/or Federal Historic Rehabilitation tax credits. The Town shall encourage any developer to consult with MHC and the National Park Service to determine if the proposed rehabilitation activities are eligible for historic tax credits and if the proposed work meets the Standards, thus allowing for the award of historic rehabilitation tax credits.

VII. Modifications

Any party to this MOA may request that it be amended or modified whereupon the parties will consult in accordance with 950 CMR 71.00 to consider such amendment or modification.

Executed on this Second day of December, 2014.

Consulting Parties:

Town of Medfield



Name:
Title: Chairperson, Board of Selectmen

Division of Capital Asset Management and Maintenance



Name:
Title: Commissioner

Massachusetts Historical Commission



~~Brona-Simon~~ Edward L. Bell
Executive Director Deputy State Historic Preservation Officer

Concurring Parties:

Medfield Historical Commission



Name: David Temple
Title: Chairperson

Medfield Historic District Commission



Name: MICHAEL TAYLOR
Title: Chairperson

Exhibit D

Sustainable Development Principles

The Commonwealth of Massachusetts shall care for the built and natural environment by promoting sustainable development through integrated energy and environment, housing and economic development, transportation and other policies, programs, investments, and regulations. The Commonwealth will encourage the coordination and cooperation of all agencies, invest public funds wisely in smart growth and equitable development, give priority to investments that will deliver good jobs and good wages, transit access, housing, and open space, in accordance with the following sustainable development principles. Furthermore, the Commonwealth shall seek to advance these principles in partnership with regional and municipal governments, non-profit organizations, business, and other stakeholders.

1. Concentrate Development and Mix Uses

Support the revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, and integrates uses. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction in undeveloped areas. Create pedestrian friendly districts and neighborhoods that mix commercial, civic, cultural, educational, and recreational activities with open spaces and homes.

2. Advance Equity

Promote equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning and decision making to ensure social, economic, and environmental justice. Ensure that the interests of future generations are not compromised by today's decisions.

3. Make Efficient Decisions

Make regulatory and permitting processes for development clear, predictable, coordinated, and timely in accordance with smart growth and environmental stewardship.

4. Protect Land and Ecosystems

Protect and restore environmentally sensitive lands, natural resources, agricultural lands, critical habitats, wetlands and water resources, and cultural and historic landscapes. Increase the quantity, quality and accessibility of open spaces and recreational opportunities.

5. Use Natural Resources Wisely

Construct and promote developments, buildings, and infrastructure that conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, and materials.

6. Expand Housing Opportunities

Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels, and household types. Build homes near jobs, transit, and where services are available. Foster the development of housing, particularly multifamily and smaller single-family homes, in a way that is compatible with a community's character and vision and with providing new housing choices for people of all means.

7. Provide Transportation Choice

Maintain and expand transportation options that maximize mobility, reduce congestion, conserve fuel and improve air quality. Prioritize rail, bus, boat, rapid and surface transit, shared-vehicle and shared-ride services, bicycling, and walking. Invest strategically in existing and new passenger and freight transportation infrastructure that supports sound economic development consistent with smart growth objectives.

8. Increase Job and Business Opportunities

Attract businesses and jobs to locations near housing, infrastructure, and transportation options. Promote economic development in industry clusters. Expand access to education, training, and entrepreneurial opportunities. Support the growth of local businesses, including sustainable natural resource-based businesses, such as agriculture, forestry, clean energy technology, and fisheries.

9. Promote Clean Energy

Maximize energy efficiency and renewable energy opportunities. Support energy conservation strategies, local clean power generation, distributed generation technologies, and innovative industries. Reduce greenhouse gas emissions and consumption of fossil fuels.

10. Plan Regionally

Support the development and implementation of local and regional, state and interstate plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit. Consider the long-term costs and benefits to the Commonwealth.

Exhibit E

Example of Net Proceeds Calculation

EXAMPLE CALCULATION OF NET PROCEEDS										
<i>Year after Closing Date</i>	1	2	3	4	5	6	7	8	9	10
% of Parcel Sold/Leased (that year)	0%	0%	0%	25%	0%	15%	0%	40%	0%	10%
% of Parcel Sold/Leased (total)	0%	0%	0%	25%	25%	40%	40%	80%	80%	90%
Gross Amount from Sale/Lease	\$0.00	\$0.00	\$0.00	\$2,000,000.00		\$1,000,000.00		\$5,000,000.00		\$1,000,000.00
Annual Operating Expenses	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$10,000.00	\$10,000.00
Cumulative Operating Expenses	\$50,000.00	\$100,000.00	\$150,000.00	\$200,000.00	\$225,000.00	\$250,000.00	\$275,000.00	\$300,000.00	\$310,000.00	\$320,000.00
Amount of Operating Expenses Recouped by Town per Sale/Lease	\$0.00	\$0.00	\$0.00	\$50,000.00	\$0.00	\$50,000.00	\$0.00	\$140,000.00	\$0.00	\$48,000.00
Total Amount Recouped Operating Expenses	\$0.00	\$0.00	\$0.00	\$50,000.00	\$50,000.00	\$100,000.00	\$100,000.00	\$240,000.00	\$240,000.00	\$288,000.00
Net Proceeds	N/A	N/A	N/A	\$1,950,000.00	N/A	\$950,000.00	N/A	\$4,860,000.00	N/A	\$952,000.00

Exhibit F

Certificate Regarding Payment of Additional Consideration

Former Medfield State Hospital

Reference is made to that certain Land Disposition Agreement dated as of _____ (the "**LDA**") by and between The Commonwealth of Massachusetts, acting by and through its Division of Capital Asset Management and Maintenance (the "**Commonwealth**") and the Town of Medfield, Massachusetts ("**Town**") with respect to certain property at the former state hospital in Medfield, Massachusetts, more particularly described in the LDA, and which LDA is recorded with the Norfolk Registry of Deeds in Book _____, Page _____. Unless otherwise expressly provided herein, all capitalized terms used in this Certificate and not otherwise defined herein shall have the meaning ascribed to such terms in the LDA.

The Commonwealth has received an Additional Consideration Statement dated _____, 200__ regarding the sale or lease of the Property or a portion thereof, stating that the Additional Consideration payable to the Commonwealth with respect to such sale or lease is _____ (\$_____) Dollars.

In reliance upon said Additional Consideration Statement, the Commonwealth hereby confirms receipt by the Commonwealth of Additional Consideration in the amount of \$_____ with respect to such sale or lease.

Executed under seal as of _____, 20__.

COMMONWEALTH OF MASSACHUSETTS
acting by and through its
Division of Capital Asset Management and
Maintenance

By: _____
Name: _____
Title: _____

COMMONWEALTH OF MASSACHUSETTS

Suffolk County, ss

On this ___ day of _____, 20 ___, before me, the undersigned notary public, personally appeared the above-named _____, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purpose, as Commissioner of the Division of Capital Asset Management and Maintenance of the Commonwealth of Massachusetts.

(official signature and seal of notary)

Name: _____

My commission expires: _____

Exhibit G

Disclosure Statement

DISCLOSURE STATEMENT FOR TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

(1) REAL PROPERTY: Certain parcels of land at the former Medfield State Hospital, Medfield

(2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT: Sale

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION: Division of Capital Asset Management and Maintenance

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):

Town of Medfield, Massachusetts

(5) ROLE OF DISCLOSING PARTY (Check appropriate role):

Lessor/Landlord Lessee/Tenant

Seller/Grantor Buyer/Grantee

Other (Please describe): _____

(6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

NAME

RESIDENCE

None

(7) None of the above-named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert "none" if none): See attached list

None

(8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

(9) This Disclosure Statement is hereby signed under penalties of perjury.

TOWN OF MEDFIELD, MASSACHUSETTS



AUTHORIZED SIGNATURE of DISCLOSING PARTY DATE 12/2/2014
(MM / DD / YYYY)
OSLER L. PETERSON, CHAIR B.D. OF SELECTMEN
PRINT NAME & TITLE of AUTHORIZED SIGNER

Exhibit H

MEPA Agreement

The undersigned in partial consideration and as a condition to the release deed of Commonwealth land and improvements, known as certain parcels of land at the former Medfield State Hospital, Medfield, Massachusetts, including any buildings, structures, and improvements thereon (collectively, the "Land"), acknowledges and agrees that if there is any work or activities proposed on the Land which meets or exceeds a review threshold under the Massachusetts Environmental Policy Act ("MEPA") regulations at 301 C.M.R. 11.00 et. seq. ("MEPA Regulations") and which has not been previously subject to MEPA review, then prior to "Commencement of Construction" as defined under the MEPA Regulations, the undersigned shall file or cause to be filed with the MEPA Office at the Executive Office of Environmental Affairs, all such documents as are required by the MEPA Regulations in connection with such work or activities and shall complete the MEPA process. In any such filing, the fact that the Land was acquired from the Commonwealth within five (5) years of the acquisition shall be disclosed. The undersigned also acknowledges that the MEPA Regulations provide that the scope of review of a project undertaken on land acquired from the Commonwealth extends to all aspects of the project undertaken on such land that are likely, directly or indirectly, to cause Damage to the Environment, as more specifically provided in the MEPA Regulations. The undersigned also agrees to provide to the Division of Capital Asset Management and Maintenance evidence of satisfaction of these MEPA requirements with respect to any work or activity at the Land occurring within five (5) years after the execution and delivery of the deed.

This agreement survives the delivery of the deed and binds the undersigned and its successors and assigns.

Executed under seal

By: _____

By: C. L. Peterson

Print Name: CICER L. PETERSON

Title: CHAIR, BO OF SELECTMEN

Date: 12/2/2014

Received By The Commonwealth of
Massachusetts Division of Capital Asset Management
and Maintenance

By: _____

Print Name: _____

Title: _____

Date: _____

MEPA Agreement

The undersigned in partial consideration and as a condition to the release deed of Commonwealth land and improvements, known as certain parcels of land at the former Medfield State Hospital, Medfield, Massachusetts, including any buildings, structures, and improvements thereon (collectively, the "Land"), acknowledges and agrees that if there is any work or activities proposed on the Land which meets or exceeds a review threshold under the Massachusetts Environmental Policy Act ("MEPA") regulations at 301 C.M.R. 11.00 et. seq. ("MEPA Regulations") and which has not been previously subject to MEPA review, then prior to "Commencement of Construction" as defined under the MEPA Regulations, the undersigned shall file or cause to be filed with the MEPA Office at the Executive Office of Environmental Affairs, all such documents as are required by the MEPA Regulations in connection with such work or activities and shall complete the MEPA process. In any such filing, the fact that the Land was acquired from the Commonwealth within five (5) years of the acquisition shall be disclosed. The undersigned also acknowledges that the MEPA Regulations provide that the scope of review of a project undertaken on land acquired from the Commonwealth extends to all aspects of the project undertaken on such land that are likely, directly or indirectly, to cause Damage to the Environment, as more specifically provided in the MEPA Regulations. The undersigned also agrees to provide to the Division of Capital Asset Management and Maintenance evidence of satisfaction of these MEPA requirements with respect to any work or activity at the Land occurring within five (5) years after the execution and delivery of the deed.

This agreement survives the delivery of the deed and binds the undersigned and its successors and assigns.

Executed under seal

By: _____

By: _____

Print Name: _____

Title: _____

Date: _____

Received By The Commonwealth of
Massachusetts Division of Capital Asset Management
and Maintenance

By: Carole Corvelisra

Print Name: Carole Corvelisra

Title: Commissioner

Date: 12-2-2014

Exhibit I

Form of Release Deed

THE COMMONWEALTH OF MASSACHUSETTS, acting by and through its DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE, having an address at One Ashburton Place, Boston, Massachusetts 02108 (the "**Grantor**", "**Commonwealth**" or "**DCAMM**"), acting under the authority of Chapter 211 of the Acts of 2014 (the "**Act**"), for good and valuable consideration including, without limitation, the amount of Three Million One Hundred Thousand Dollars (\$3,100,000.00) and other consideration set forth in the "LDA", as hereinafter defined, does hereby grant and release to the Town of Medfield, Massachusetts, having an address at 459 Main Street, Medfield, Massachusetts 02052 (the "**Grantee**" or "**Town**"), without covenants, those certain parcels of land with the existing improvements located thereon in Medfield, Massachusetts, shown as and labeled as Parcel A and Parcel B (collectively, the "**Property**") on that certain plan entitled "Approval Not Required Plan in the Town of Medfield, Massachusetts, Norfolk County, Prepared for the Commonwealth of Massachusetts Division of Capital Asset Management and Maintenance on Behalf of the Department of Mental Health", dated October 28, 2014, and that certain plan entitled "Plan of Land in the Town of Medfield, Massachusetts, Norfolk County, Prepared for the Commonwealth of Massachusetts Division of Capital Asset Management and Maintenance on Behalf of the Department of Mental Health", dated October 28, 2014 and Rev. Nov. 18, 2014, both of which are recorded herewith (collectively, the "**Plan**"). The Property includes all easements, licenses, permits, agreements, rights-of-way and appurtenances thereto.

This conveyance is made pursuant to that certain Land Disposition Agreement dated as of December ____, 2014 between the Grantor and the Grantee (the "**LDA**"), recorded herewith, and is made subject to the terms and conditions set forth in the LDA.

The Grantor grants to the Grantee, its successors and assigns, guests, employees, contractors, consultants, invitees and all others entitled thereto including, without limitation, the general public, the right to access the "Parking Lot", as defined in the LDA, from "Parcel A" near the "Laundry Parcel", both as defined in the LDA, in such location as shall be mutually acceptable to the Grantor and the Grantee.

The Grantor further grants to the Grantee the right to use the easement shown on the Plan as the "Relocated 25' Wide Water Line Easement, Area = 42,288± S.F." on the same terms and conditions, which easement replaces that certain easement entitled "25' Wide Water Line Easement Area = 36,733± S.F." referenced in that certain deed recorded with the Norfolk Registry of Deeds at Book 32563, Page 417 (the "**Water Tower Deed**"), and shown on that certain plan recorded in the Norfolk Registry of Deeds, Book 634, Page 4, for the purposes and on the terms and conditions set forth in the Water Tower Deed.

The Grantor reserves for itself and its successors and assigns, guests, employees, contractors, consultants, invitees and all others entitled thereto, including without limitation the general public where contemplated by the LDA, the following rights and easements:

- (1) Temporary easements for remediation and restoration purposes over the following areas: (i) the existing road shown on the Plan running from Hospital Road northerly to the Laundry Parcel and to the boundary line between Parcel A and the parcel shown as "Parcel A-2" ("**Parcel A-2**") on the Plan (the "**Western Access Easement**"), (ii) the existing road shown on the Plan running from the Laundry Parcel easterly and then southerly to the parcel shown as the "Tower Parcel" (the "**Tower Parcel**") on the Plan (the "**Northern Access Easement**") and (iii) over other existing roads on Parcel A as shown on the Plan (the "**Other Easements**") for vehicular and pedestrian ingress and egress to the Laundry Parcel, Parcel A-2 and the Tower Parcel and for water service from the Tower Parcel to Parcel A-2 for the purposes of undertaking certain remediation and restoration work, including the construction of a parking lot (the "**Parking Lot**") and a boat launch (the "**Boat Launch**") on Parcel A-2 pursuant to the Settlement Agreement, as defined in the LDA (the "**Remediation and Restoration Work**") and undertaking the Laundry Parcel Remediation, as defined in the LDA; provided, that the Northern Access Easement and the Other Easements shall terminate upon the recording with the Norfolk Registry of Deeds (the "**Registry**") of a release thereof signed by the Commonwealth within sixty (60) days following the filing with MassDEP of a Permanent Solution With Conditions with respect to the Remediation and Restoration Work and a Permanent Solution With No Conditions with respect to the Laundry Parcel Remediation Work; and, provided further, that the Western Access Easement shall terminate upon the earlier of: (i) the recording with the Registry of a release thereof signed by the Commonwealth following the construction by DCAMM of an access road from Hospital Road to the Parking Lot on Parcel A-2 adjacent to the property line between Parcel A and Parcel A-2 (the "**Parking Lot Access**"), which Parking Lot Access shall be constructed on or before the date which is five (5) years from the date the deed conveying Parcel A and Parcel B to the Town is recorded with the Registry (the "**Recording Date**"), provided, however, that in the event that on or before the date which is two (2) years from the Recording Date, the Town notifies DCAMM in writing that the Town desires to construct, or require a developer to construct, an alternative means of vehicular and pedestrian access to the Parking Lot over Parcel A at no cost to the Commonwealth ("**Alternate Parking Lot Access**") and construction of such Alternate Parking Lot Access is completed on or before the date which is three (3) years from the Recording Date, then the Western Access Easement shall terminate upon the recording of a release thereof signed by the Commonwealth following the construction of the Alternative Parking Lot Access and the dedication thereof to public access to the Parking Lot; or (ii) the date which is five (5) years after the Recording Date;
- (2) Continued access by the general public for the purpose of crossing between the parcel shown as "Parcel A-1" ("**Parcel A-1**") on the Plan and Parcel A-2 in a manner consistent with the use of the Property, provided that if the Town

transfers the Property for redevelopment, the Town will ensure that this access is preserved ("**Connector Access**"). The Connector Access will allow pedestrian crossing between Parcel A-1 and Parcel A-2 and if located adjacent to Hospital Road will be marked a safe distance therefrom.

The Property is conveyed subject to all other matters of record to the extent the same are in force and effect.

WITNESS the execution hereof under seal this ____ day of December, 2014.

COMMONWEALTH OF MASSACHUSETTS acting by and through its Division of Capital Asset Management and Maintenance

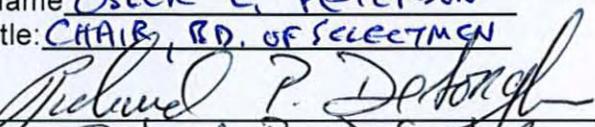
By: _____
Name: Carole Cornelison, Commissioner

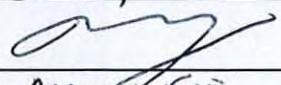
ACCEPTANCE OF GRANT

The above Deed is accepted this 2nd day of December, 2014, by the Town of Medfield, Massachusetts. Grantee understands and accepts the terms of this Deed and agrees to be bound by and fulfill its obligations, covenants, conditions, restrictions and easements.

TOWN OF MEDFIELD, MASSACHUSETTS

By: 
Name OSLER L. PETERSEN
Title: CHAIR, Bd. of SELECTMEN

By: 
Name Richard P. DeSorgher
Title: CLERK, Board of Selectmen

By: 
Name Margaret A. King
Title: This woman Clerk of Selectmen

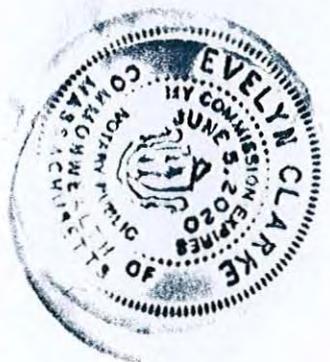
COMMONWEALTH OF MASSACHUSETTS)
)
COUNTY OF SUFFOLK)
_____)

On this ____ day of _____, 201_, before me, the undersigned notary public, personally appeared Carole Cornelison, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose, as Commissioner of the Division of Capital Asset Management and Maintenance of the Commonwealth of Massachusetts.

_____)
(official signature and seal of notary)
My commission expires _____)
COMMONWEALTH OF MASSACHUSETTS)
)
COUNTY OF NORFOLK)
_____)

On this 2nd day of December, 2014, before me, the undersigned notary public, personally appeared O.L. PETERS, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purpose, as SELECTMAN of the Town of Medfield, Massachusetts.

Evelyn Clarke
(official signature and seal of notary)
My commission expires: 6/5/2020



COMMONWEALTH OF MASSACHUSETTS)

COUNTY OF NORFOLK)

On this 2nd day of December, 2014, before me, the undersigned notary public, personally appeared R.P. DeSorgher, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purpose, as SELECTMAN of the Town of Medfield, Massachusetts.



Evelyn Clarke

(official signature and seal of notary)

My commission expires: 6/5/2020

COMMONWEALTH OF MASSACHUSETTS)

COUNTY OF NORFOLK)

On this 2nd day of December, 2014, before me, the undersigned notary public, personally appeared M.L. FISHER, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purpose, as SELECTMAN of the Town of Medfield, Massachusetts.



Evelyn Clarke

(official signature and seal of notary)

My commission expires: 6/5/2020

Exhibit J

Massachusetts Department of Agricultural Resources Letter



DEVAL L. PATRICK
Governor

TIMOTHY P. MURRAY
Lieutenant Governor

THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF ENERGY AND
ENVIRONMENTAL AFFAIRS
Department of Agricultural Resources
21 West Experiment Station, University of Massachusetts
Amherst, MA 01003
413-545-0179 fax 413-677-3820 www.Mass.gov/AGR



IAN A. BOWLES
Secretary

DOUGLAS W. PRYORREN
Commissioner

December 16, 2008

Mary Beth Clancy, Senior Project Manager
Special Assistant to the Deputy Commissioner for Real Estate
Division of Capital Asset Management
One Ashburton Place
Boston, MA 02114

RE: Holmquist Property in Medfield

Dear Ms. Clancy:

First of all, I would like thank you and Medfield town officials for meeting with me to visit the Holmquist Property on November 13th. The parcel offers a unique opportunity for diversified agricultural activities, which could include traditional crops such as hay and corn along with community gardens and perhaps a Community Supported Agriculture (CSA) venture. I was also very impressed by the amount of open space the Town of Medfield has been able to protect over the years. MDAR supports placing an Agricultural Preservation Restriction on the Holmquist Property in exchange for allowing the Town of Medfield to develop approximately 12-acres of Parcel B on the former Medfield State Hospital Property.

Thank you for the opportunity to review this proposal and I look forward to working with you and the Town of Medfield toward this end.

Sincerely,

Barbara L. Hopson
Land Use Administrator

Cc Ronald Hall, MDAR APR Program Manager
Scott Soares, MDAR Assistant Commissioner

Exhibit K

Audit Agreement

DCAMM agrees to respond to any Notice of Audit Finding from MassDEP of the Laundry Parcel Remediation, and if directed by MassDEP, will conduct further response actions to ensure a Permanent Solution With No Conditions remains achieved and maintained, subject to appropriation therefor, provided, that if funds for such response actions are not then appropriated, DCAMM will diligently pursue an appropriation for such response actions. The Town will allow reasonable access for this purpose.

By The Commonwealth of Massachusetts
Division of Capital Asset Management and
Maintenance

By: _____
Commissioner

By The Town of Medfield

By:  _____ 12/2/14

MEPA Agreement

The undersigned in partial consideration and as a condition to the release deed of Commonwealth land and improvements, known as certain parcels of land at the former Medfield State Hospital, Medfield, Massachusetts, including any buildings, structures, and improvements thereon (collectively, the "Land"), acknowledges and agrees that if there is any work or activities proposed on the Land which meets or exceeds a review threshold under the Massachusetts Environmental Policy Act ("MEPA") regulations at 301 C.M.R. 11.00 et. seq. ("MEPA Regulations") and which has not been previously subject to MEPA review, then prior to "Commencement of Construction" as defined under the MEPA Regulations, the undersigned shall file or cause to be filed with the MEPA Office at the Executive Office of Environmental Affairs, all such documents as are required by the MEPA Regulations in connection with such work or activities and shall complete the MEPA process. In any such filing, the fact that the Land was acquired from the Commonwealth within five (5) years of the acquisition shall be disclosed. The undersigned also acknowledges that the MEPA Regulations provide that the scope of review of a project undertaken on land acquired from the Commonwealth extends to all aspects of the project undertaken on such land that are likely, directly or indirectly, to cause Damage to the Environment, as more specifically provided in the MEPA Regulations. The undersigned also agrees to provide to the Division of Capital Asset Management and Maintenance evidence of satisfaction of these MEPA requirements with respect to any work or activity at the Land occurring within five (5) years after the execution and delivery of the deed.

This agreement survives the delivery of the deed and binds the undersigned and its successors and assigns.

Executed under seal

By: _____

By: OSLER L. PETERSON

Print Name: OSLER L. PETERSON

Title: CHAIR, BOARD OF SELECTMEN

Date: 12/2/14

Received By The Commonwealth of
Massachusetts Division of Capital Asset Management
and Maintenance

By: _____

Print Name: _____

Title: _____

Date: _____

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

RELEASE DEED

THE COMMONWEALTH OF MASSACHUSETTS, acting by and through its DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE, having an address at One Ashburton Place, Boston, Massachusetts 02108 (the "**Grantor**", "**Commonwealth**" or "**DCAMM**"), acting under the authority of Chapter 211 of the Acts of 2014 (the "**Act**"), for good and valuable consideration including, without limitation, the amount of Three Million One Hundred Thousand Dollars (\$3,100,000.00) and other consideration set forth in the "LDA", as hereinafter defined, does hereby grant and release to the Town of Medfield, Massachusetts, having an address at 459 Main Street, Medfield, Massachusetts 02052 (the "**Grantee**" or "**Town**"), without covenants, those certain parcels of land with the existing improvements located thereon in Medfield, Massachusetts, shown as and labeled as Parcel A and Parcel B (collectively, the "**Property**") on that certain plan entitled "Approval Not Required Plan in the Town of Medfield, Massachusetts, Norfolk County, Prepared for the Commonwealth of Massachusetts Division of Capital Asset Management and Maintenance on Behalf of the Department of Mental Health", dated October 28, 2014, and that certain plan entitled "Plan of Land in the Town of Medfield, Massachusetts, Norfolk County, Prepared for the Commonwealth of Massachusetts Division of Capital Asset Management and Maintenance on Behalf of the Department of Mental Health", dated October 28, 2014 and Rev. Nov. 18, 2014, both of which are recorded herewith (collectively, the "**Plan**"). The Property includes all easements, licenses, permits, agreements, rights-of-way and appurtenances thereto.

This conveyance is made pursuant to that certain Land Disposition Agreement dated as of December 2, 2014 between the Grantor and the Grantee (the "**LDA**"), recorded herewith, and is made subject to the terms and conditions set forth in the LDA.

The Grantor grants to the Grantee, its successors and assigns, guests, employees, contractors, consultants, invitees and all others entitled thereto including, without limitation, the general public, the right to access the "Parking Lot", as defined in the LDA, from "Parcel A" near the "Laundry Parcel", both as defined in the LDA, in such location as shall be mutually acceptable to the Grantor and the Grantee.

Property: Parcel A - Parcel B. Hospital Road, Medfield, MA

The Grantor further grants to the Grantee the right to use the easement shown on the Plan as the "Relocated 25' Wide Water Line Easement, Area = 42,288± S.F." on the same terms and conditions, which easement replaces that certain easement entitled "25' Wide Water Line Easement Area = 36,733± S.F." referenced in that certain deed recorded with the Norfolk Registry of Deeds at Book 32563, Page 417 (the "**Water Tower Deed**"), and shown on that certain plan recorded in the Norfolk Registry of Deeds, Book 634, Page 4, for the purposes and on the terms and conditions set forth in the Water Tower Deed.

The Grantor reserves for itself and its successors and assigns, guests, employees, contractors, consultants, invitees and all others entitled thereto, including without limitation the general public where contemplated by the LDA, the following rights and easements:

- (1) Temporary easements for remediation and restoration purposes over the following areas: (i) the existing road shown on the Plan running from Hospital Road northerly to the Laundry Parcel and to the boundary line between Parcel A and the parcel shown as "Parcel A-2" ("**Parcel A-2**") on the Plan (the "**Western Access Easement**"), (ii) the existing road shown on the Plan running from the Laundry Parcel easterly and then southerly to the parcel shown as the "Tower Parcel" (the "**Tower Parcel**") on the Plan (the "**Northern Access Easement**") and (iii) over other existing roads on Parcel A as shown on the Plan (the "**Other Easements**") for vehicular and pedestrian ingress and egress to the Laundry Parcel, Parcel A-2 and the Tower Parcel and for water service from the Tower Parcel to Parcel A-2 for the purposes of undertaking certain remediation and restoration work, including the construction of a parking lot (the "**Parking Lot**") and a boat launch (the "**Boat Launch**") on Parcel A-2 pursuant to the Settlement Agreement, as defined in the LDA (the "**Remediation and Restoration Work**") and undertaking the Laundry Parcel Remediation, as defined in the LDA; provided, that the Northern Access Easement and the Other Easements shall terminate upon the recording with the Norfolk Registry of Deeds (the "**Registry**") of a release thereof signed by the Commonwealth within sixty (60) days following the filing with MassDEP of a Permanent Solution With Conditions with respect to the Remediation and Restoration Work and a Permanent Solution With No Conditions with respect to the Laundry Parcel Remediation Work; and, provided further, that the Western Access Easement shall terminate upon the earlier of: (i) the recording with the Registry of a release thereof signed by the Commonwealth following the construction by DCAMM of an access road from Hospital Road to the Parking Lot on Parcel A-2 adjacent to the property line between Parcel A and Parcel A-2 (the "**Parking Lot Access**"), which Parking Lot Access shall be constructed on or before the date which is five (5) years from the date the deed conveying Parcel A and Parcel B to the Town is recorded with the Registry (the "**Recording Date**"), provided, however, that in the event that on or before the date which is two (2) years from the Recording Date, the Town notifies DCAMM in writing that the Town desires to construct, or require a developer to construct, an alternative means of vehicular and pedestrian access to the Parking Lot over Parcel A at no cost to the Commonwealth ("**Alternate Parking Lot Access**") and construction of such Alternate Parking Lot Access is completed on or before the date which is three (3) years from the Recording Date, then the Western Access Easement shall terminate upon the recording of a release thereof signed by the Commonwealth following the construction of the Alternative

dedication thereof to public access to the Parking Lot; or (ii) the date which is five (5) years after the Recording Date;

- (2) Continued access by the general public for the purpose of crossing between the parcel shown as "Parcel A-1" ("**Parcel A-1**") on the Plan and Parcel A-2 in a manner consistent with the use of the Property, provided that if the Town transfers the Property for redevelopment, the Town will ensure that this access is preserved ("**Connector Access**"). The Connector Access will allow pedestrian crossing between Parcel A-1 and Parcel A-2 and if located adjacent to Hospital Road will be marked a safe distance therefrom.

The Property is conveyed subject to all other matters of record to the extent the same are in force and effect.

WITNESS the execution hereof under seal this ____ day of December, 2014.

COMMONWEALTH OF MASSACHUSETTS acting by and through its Division of Capital Asset Management and Maintenance

By: Carole Cornelison
Name: Carole Cornelison, Commissioner

ACCEPTANCE OF GRANT

The above Deed is accepted this _____ day of December, 2014, by the Town of Medfield, Massachusetts. Grantee understands and accepts the terms of this Deed and agrees to be bound by and fulfill its obligations, covenants, conditions, restrictions and easements.

TOWN OF MEDFIELD, MASSACHUSETTS

By: _____
Name _____
Title: _____

By: _____
Name _____
Title: _____

By: _____
Name _____
Title: _____

COMMONWEALTH OF MASSACHUSETTS)
)
COUNTY OF SUFFOLK)
_____)

On this 2 day of Dec, 2014, before me, the undersigned notary public, personally appeared Carole Cornelison, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose, as Commissioner of the Division of Capital Asset Management and Maintenance of the Commonwealth of Massachusetts.



MARVA J. RUOT
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 8, 2018

Marva J. Ruot
(official signature and seal of notary)

My commission expires 6/8/18

COMMONWEALTH OF MASSACHUSETTS)
)
COUNTY OF NORFOLK)
_____)

On this _____ day of _____, 201____, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purpose, as _____ of the Town of Medfield, Massachusetts.

(official signature and seal of notary)
My commission expires: _____

Parking Lot Access and the dedication thereof to public access to the Parking Lot; or (ii) the date which is five (5) years after the Recording Date;

- (2) Continued access by the general public for the purpose of crossing between the parcel shown as "Parcel A-1" ("**Parcel A-1**") on the Plan and Parcel A-2 in a manner consistent with the use of the Property, provided that if the Town transfers the Property for redevelopment, the Town will ensure that this access is preserved ("**Connector Access**"). The Connector Access will allow pedestrian crossing between Parcel A-1 and Parcel A-2 and if located adjacent to Hospital Road will be marked a safe distance therefrom.

The Property is conveyed subject to all other matters of record to the extent the same are in force and effect.

WITNESS the execution hereof under seal this ____ day of December, 2014.

COMMONWEALTH OF MASSACHUSETTS acting by and through its Division of Capital Asset Management and Maintenance

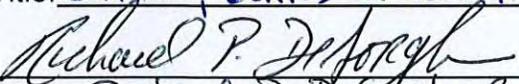
By: _____
Name: Carole Cornelison, Commissioner

ACCEPTANCE OF GRANT

The above Deed is accepted this 2nd day of December, 2014, by the Town of Medfield, Massachusetts. Grantee understands and accepts the terms of this Deed and agrees to be bound by and fulfill its obligations, covenants, conditions, restrictions and easements.

TOWN OF MEDFIELD, MASSACHUSETTS

By: 
Name: OSLER L. PETERSON
Title: CHAIR, BOARD OF SELECTMEN

By: 
Name: RICHARD P. DESIQUIERA
Title: CLERK, BOARD OF SELECTMEN

By: 
Name: MARIE L. KRISTIN
Title: TOWN MANAGER, TOWN OF MEDFIELD

COMMONWEALTH OF MASSACHUSETTS)
)
COUNTY OF SUFFOLK)
_____)

On this _____ day of _____, 201_, before me, the undersigned notary public, personally appeared Carole Cornelison, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose, as Commissioner of the Division of Capital Asset Management and Maintenance of the Commonwealth of Massachusetts.

_____)
(official signature and seal of notary)
My commission expires _____)
COMMONWEALTH OF MASSACHUSETTS)
)
COUNTY OF NORFOLK)
_____)

On this 2nd day of December, 2014, before me, the undersigned notary public, personally appeared D.L. PETERSON proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purpose, as SELECTMAN of the Town of Medfield, Massachusetts.

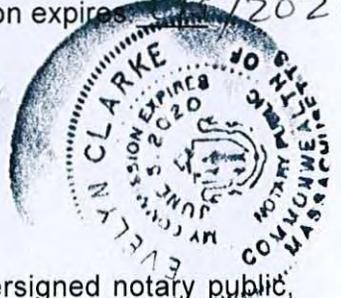
Evelyn Clarke
(official signature and seal of notary)
My commission expires: 6/5/2020



COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF NORFOLK)

On this 2nd day of December 2014, before me, the undersigned notary public, personally appeared R.P. De Souza proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purpose, as SELECTMAN of the Town of Medfield, Massachusetts.

Evelyn Clarke
(official signature and seal of notary)
My commission expires 6/5/2020



COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF NORFOLK)

On this 2nd day of December 2014, before me, the undersigned notary public, personally appeared M.G. FISHER, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purpose, as _____ of the Town of Medfield, Massachusetts.

Evelyn Clarke
(official signature and seal of notary)
My commission expires: 6/5/2020



EASEMENT AGREEMENT

This EASEMENT AGREEMENT is entered into as of ^{December} ~~November~~ 2, 2014 by and The Commonwealth of Massachusetts, acting by and through its DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE, having an address at One Ashburton Place, Boston, Massachusetts 02108 (the "Grantor") and the TOWN OF MEDFIELD, having an address at 459 Main Street, Medfield Massachusetts, 02052 (the "Grantee"), such parties hereby acknowledge and agree that the easement referenced in the deed recorded in the Norfolk Registry of Deeds, Book 32563, Page 417 and on that certain plan entitled "Plan of Land in the Town of Medfield, Massachusetts" dated June 24, 2014, prepared by Nitsch Engineering, Inc., recorded in the Norfolk Registry of Deeds, Book 634, Page 4 is hereby replaced in its entirety by the easement identified on the plan entitled "Approval Not Required Plan in the Town of Medfield, Massachusetts, Norfolk County Prepared for the Commonwealth of Massachusetts Division of Capital Asset Management and Maintenance on Behalf of the Department of Mental Health," prepared by Nitsch Engineering, Inc., dated July 28, 2014 recorded herewith.

WITNESS the execution hereof under seal this 2 day of ^{December} ~~November~~, 2014.

COMMONWEALTH OF MASSACHUSETTS acting by and through its Division of Capital Asset Management and Maintenance

By: _____
Carole Cornelison, Commissioner

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

TOWN OF MEDFIELD, MASSACHUSETTS

CERTIFY
William P O'Donnell
WILLIAM P. O'DONNELL, REGISTER

By: *[Signature]*
Osler Peterson, Chairman, Board of Selectmen

By: *[Signature]*
Richard P. DeSorgher, Board of Selectmen

By: *[Signature]*
Mark Fisher, Board of Selectmen

4

COMMONWEALTH OF MASSACHUSETTS)
)
COUNTY OF SUFFOLK)
)

On this ____ day of November, 2014, before me, the undersigned notary public, personally appeared Carole Cornelison, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on preceding or attached document, and acknowledged to be that she signed it voluntarily for its stated purpose, as Commissioner of the Division of Capital Asset Management and Maintenance of the Commonwealth of Massachusetts.

My commission expires:

COMMONWEALTH OF MASSACHUSETTS)
)
COUNTY OF NORFOLK)
)

On this 2nd day of December, 2014, before me, the undersigned notary public, personally appeared Osler L. Peterson, proved to me through satisfactory evidence of identification, which was known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as Chair of the Board of Selectmen of the Town of Medfield, Massachusetts.

Evelyn Clarke
My commission expires: June 5, 2020



COMMONWEALTH OF MASSACHUSETTS)

COUNTY OF NORFOLK)

On this 2nd day of December, 2014, before me, the undersigned notary public, personally appeared Richard P. DeSorgher, proved to me through satisfactory evidence of identification, which was known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as a member of the Board of Selectmen of the Town of Medfield, Massachusetts.



Evelyn Clarke
My commission expires: June 5, 2020

COMMONWEALTH OF MASSACHUSETTS)

COUNTY OF NORFOLK)

On this 2nd day of December, 2014, before me, the undersigned notary public, personally appeared Mark Fisher, proved to me through satisfactory evidence of identification, which was known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as a member of the Board of Selectmen of the Town of Medfield, Massachusetts.



Evelyn Clarke
My commission expires: June 5, 2020

EASEMENT AGREEMENT

This EASEMENT AGREEMENT is entered into as of December 2, 2014 by and The Commonwealth of Massachusetts, acting by and through its DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE, having an address at One Ashburton Place, Boston, Massachusetts 02108 (the "Grantor") and the TOWN OF MEDFIELD, having an address at 459 Main Street, Medfield Massachusetts, 02052 (the "Grantee"), such parties hereby acknowledge and agree that the easement referenced in the deed recorded in the Norfolk Registry of Deeds, Book 32563, Page 417 and on that certain plan entitled "Plan of Land in the Town of Medfield, Massachusetts" dated June 24, 2014, prepared by Nitsch Engineering, Inc., recorded in the Norfolk Registry of Deeds, Book 634, Page 4 is hereby replaced in its entirety by the easement identified on the plan entitled "Approval Not Required Plan in the Town of Medfield, Massachusetts, Norfolk County Prepared for the Commonwealth of Massachusetts Division of Capital Asset Management and Maintenance on Behalf of the Department of Mental Health, prepared by Nitsch Engineering, Inc., dated July 28, 2014 recorded herewith.

WITNESS the execution hereof under seal this 2nd day of December, 2014.

COMMONWEALTH OF MASSACHUSETTS acting by and through its Division of Capital Asset Management and Maintenance

By: Carole Cornelison
Carole Cornelison, Commissioner

TOWN OF MEDFIELD, MASSACHUSETTS

By: _____
Osler L. Peterson, Chair, Board of Selectmen

COMMONWEALTH OF MASSACHUSETTS)
)
COUNTY OF SUFFOLK)
)

On this 2 day of December, 2014, before me, the undersigned notary public, personally appeared Carole Cornelison, proved to me through satisfactory evidence of identification, which was personal knowledge to be the person whose name is signed on preceding or attached document, and acknowledged to be that she signed it voluntarily for its stated purpose, as Commissioner of the Division of Capital Asset Management and Maintenance of the Commonwealth of Massachusetts.

Marva J. Ruot
My commission expires: 6/8/18

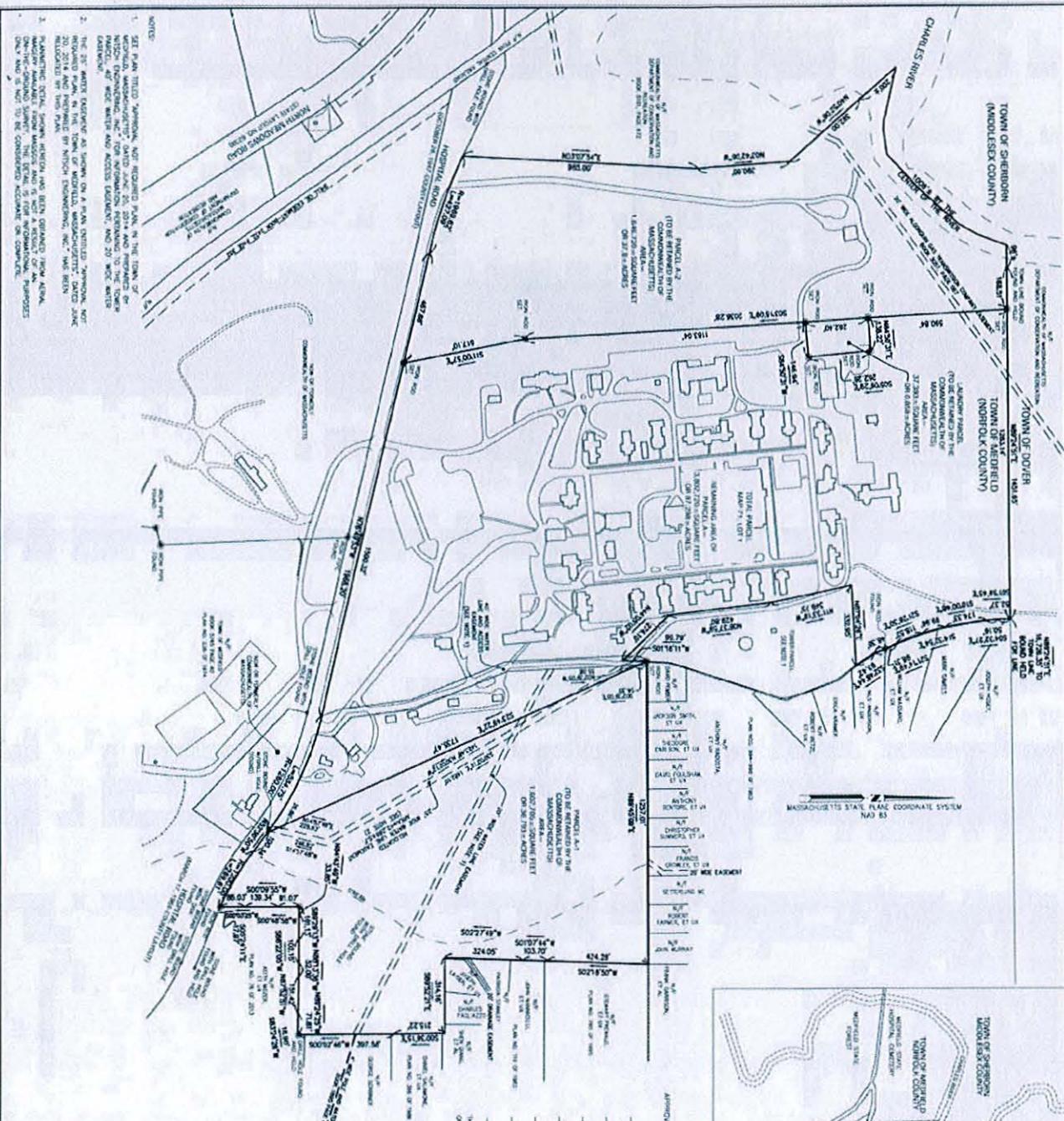


MARVA J. RUOT
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 8, 2018

COMMONWEALTH OF MASSACHUSETTS)
)
COUNTY OF NORFOLK)
)

On this _____ day of November, 2014, before me, the undersigned notary public, personally appeared Osler L. Peterson, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as Chair of the Board of Selectmen of the Town of Medfield, Massachusetts.

My commission expires:



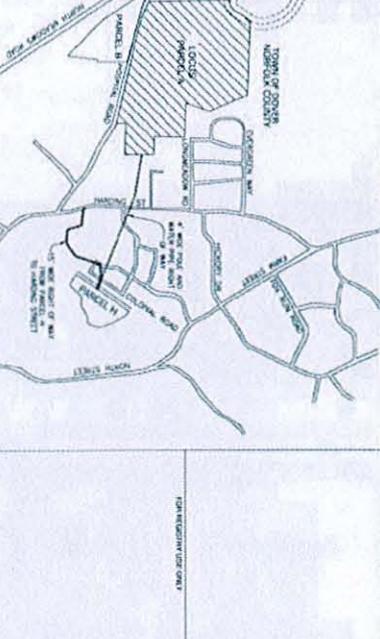
APPROVAL NOT REQUIRED PLAN
 IN THE TOWN OF
MEDFIELD MASSACHUSETTS
 NORFOLK COUNTY
 PREPARED FOR THE COMMONWEALTH OF MASSACHUSETTS
 DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE
 ON BEHALF OF THE DEPARTMENT OF MENTAL HEALTH
 SCALE: 1"=200' OCTOBER 28, 2014
 PREPARED BY: NISOCH ENGINEERING, INC.

NOTES:
 1. SEE PLAN TITLED "SYMBOLS, NOT REQUIRED PLAN, IN THE TOWN OF MEDFIELD MASSACHUSETTS" FOR DIMENSIONS, DIMENSIONS TO THE CENTERLINE OF THE ROAD, AND ACCESS ELEVATION, AND 20' WIDE BUFFER ZONE.
 2. THE 20' WIDE BUFFER ZONE AS SHOWN ON A PLAN TITLED "SYMBOLS, NOT REQUIRED PLAN, IN THE TOWN OF MEDFIELD MASSACHUSETTS" FOR DIMENSIONS, DIMENSIONS TO THE CENTERLINE OF THE ROAD, AND ACCESS ELEVATION, AND 20' WIDE BUFFER ZONE.
 3. MAINTENANCE DIGITAL SIGNAGE HAS BEEN OBTAINED FROM ALMA, INC. AND IS NOT TO BE CONSIDERED ACCURATE FOR CONSTRUCTION PURPOSES ONLY AND IS NOT TO BE CONSIDERED ACCURATE FOR CONSTRUCTION PURPOSES ONLY.

THE ABOVE ENCUMBRANCE IS NOT A DETERMINATION OF COMPLIANCE WITH ZONING REGULATIONS.
 I HEREBY CERTIFY THAT THE STATE-OWNED LAND SHOWN AS PARCELS A, B, AND C, ARE NOT PART OF THE STATE-OWNED LAND AND ARE NOT THE SUBJECT OF ANY OTHER ENCUMBRANCE.
 I HEREBY CERTIFY THAT THE PLAN IS MADE UPON AN AERIAL PHOTO SURVEY AND THAT THE PLAN IS MADE UPON THE BASIS AND REGULATIONS OF THE TOWN OF MEDFIELD.

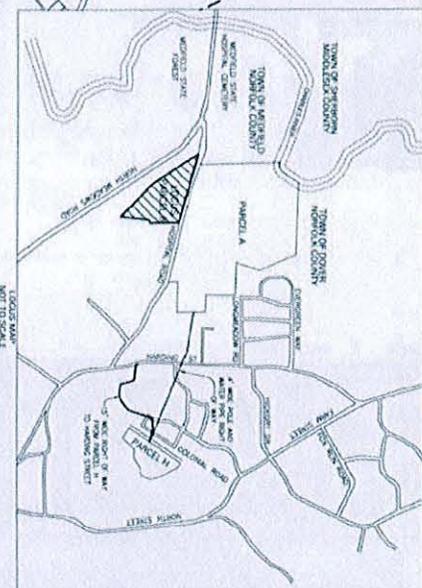
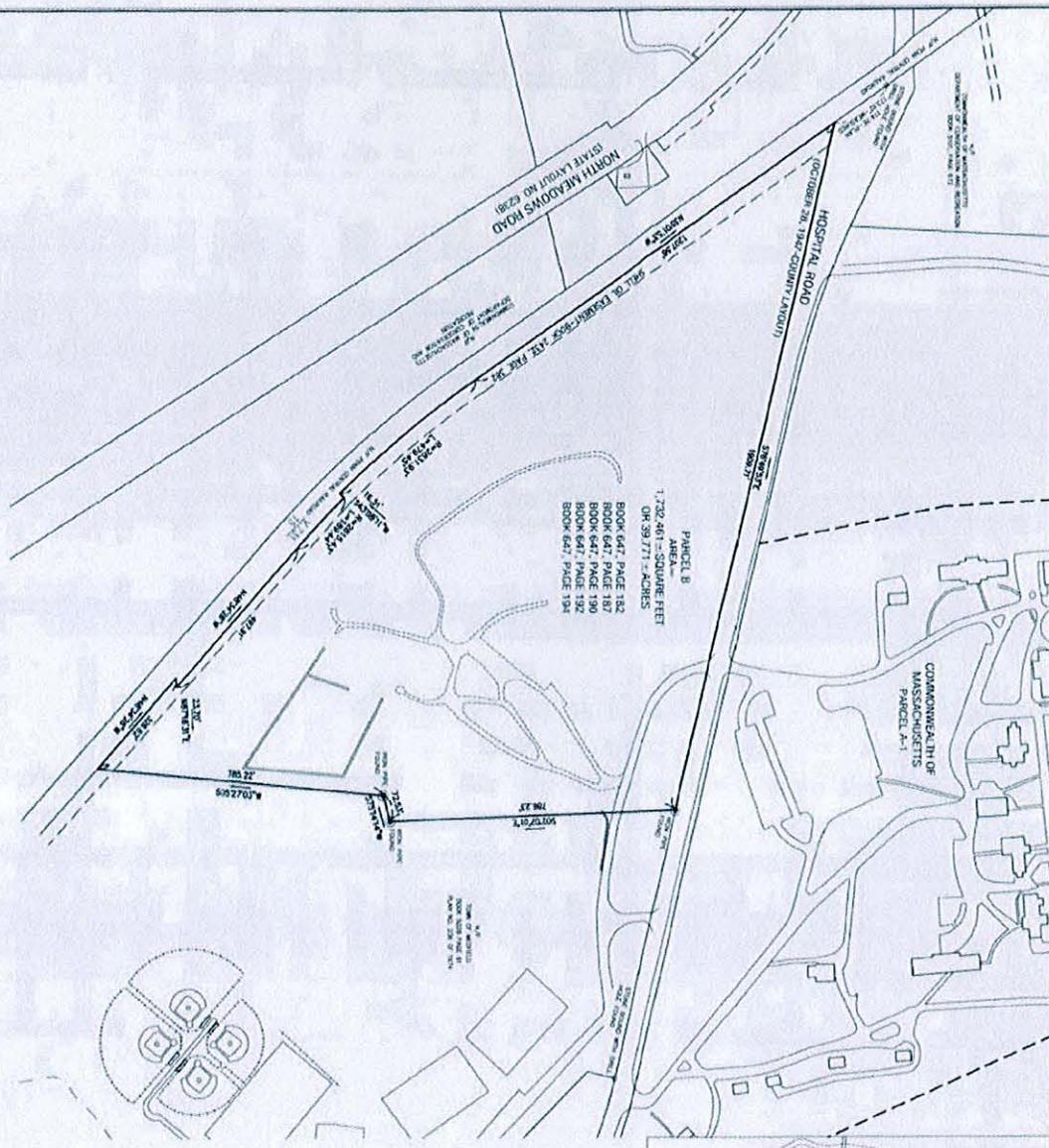
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
 TOWN OF MEDFIELD PLANNING BOARD
 [Signature]
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RECORDING:
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GRAPHIC SCALE
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 SCALE: 1"=200'

NOTES:
 1. PLANNING COSTS, ENGINEERING AND SURVEY COSTS OBTAINED FROM LOCAL CONTRACTORS AND SUPPLIERS. THESE COSTS ARE ESTIMATED AND DO NOT REPRESENT THE ACTUAL COSTS. THE ACTUAL COSTS WILL BE DETERMINED BY THE CONTRACTORS AND SUPPLIERS. THE COSTS WILL BE SUBJECT TO CHANGE BASED ON MARKET CONDITIONS AND WILL BE SUBJECT TO APPROVAL BY THE BOARD OF SELECTMEN.



REFERENCES:

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PLAN OF LAND
 IN THE TOWN OF
MEDFIELD, MASSACHUSETTS
 NORFOLK COUNTY
 PREPARED FOR THE COMMONWEALTH OF MASSACHUSETTS
 DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE
 ON BEHALF OF THE DEPARTMENT OF MENTAL HEALTH
 SCALE: 1"=200' OCTOBER 28, 2014
 PREPARED BY: NINSON ENGINEERING, INC.

GRAPHIC SCALE
 200 100 0 100 200 300 400
 SCALE: 1"=200'

Handwritten signature: [Signature]
 10/29/14

WHEREAS, THE STATE OF MASSACHUSETTS HAS ENACTED CHAPTER 40A, SECTION 27C, OF THE GENERAL LAWS, AS AMENDED, WHICH AUTHORIZES THE BOARD OF SELECTMEN OF THE TOWN OF MEDFIELD TO TAKE THE FOLLOWING ACTION:

1. TO APPROVE THE PLAN OF LAND SHOWN ON THIS PLAN AND THE SURVEY THEREON, AND TO TAKE THE NECESSARY STEPS TO RECORD THE SAME IN THE PUBLIC RECORDS OF THE TOWN OF MEDFIELD.

2. TO APPROVE THE PLAN OF LAND SHOWN ON THIS PLAN AND THE SURVEY THEREON, AND TO TAKE THE NECESSARY STEPS TO RECORD THE SAME IN THE PUBLIC RECORDS OF THE TOWN OF MEDFIELD.

3. TO APPROVE THE PLAN OF LAND SHOWN ON THIS PLAN AND THE SURVEY THEREON, AND TO TAKE THE NECESSARY STEPS TO RECORD THE SAME IN THE PUBLIC RECORDS OF THE TOWN OF MEDFIELD.

About the McCabe Enterprises Team

McCabe Enterprises provides strategic solutions in public financing, community planning and economic development to public and private sector clients with innovative and award-winning work. A wholly woman-owned consulting firm founded by Kathleen McCabe, AICP, EDP to work with clients to develop customized solutions addressing the unique needs of each client and community. Our approach encompasses planning and economic analysis, financing, community consultation, with a focus on implementation and community engagement. Our work includes market analysis, feasibility studies, downtown revitalization, public financing, urban renewal, sustainability, neighborhood planning, industrial retention brownfields reuse planning and redevelopment.

McCabe Enterprises can be reached at mccabe@plan-do.com or 617 469-9444.

McCabe Enterprises team members on the Medfield State Hospital Strategic Reuse Master Plan include **Kathleen McCabe, AICP, EDP** and:

Jennifer Mecca, Architect is an experienced urban designer with downtown, neighborhood revitalization and redevelopment projects, including work with Boston Main Streets, Waterfront Square in Revere, and New Bedford brownfields development planning. She brings a breadth of redevelopment experience to enable communities to understand proposed redevelopment projects and their impacts.

John Amodeo, ASLA, LEED AP, BD+C, Landscape Architect, Ruth Loetterle, Project Manager and Carolina Carvajal is a landscape architect with CRJA | IBI Group of Carol R. Johnson Associates | IBI Group, an award-winning landscape architectural design and environmental planning firm. CRJA has developed a reputation for excellence in the design of both natural and urban environments. CRJA's design approach integrates natural systems with built features, achieving high quality, cost-effective solutions.

Beverly Kunze Photography provided supplemental campus photographs.

John Shevlin, PE, Senior Vice President for Transportation, Timothy Thies PE, Vice President, Timothy Thomson, Senior Engineer, Harsha Prasad, Environmental Engineer, of Pare Corporation, a regional multi-disciplinary firm of engineers, environmental and wetland scientists, and GIS/CAD specialists specializing in transportation, waterfront, environmental, geotechnical engineering and sustainable design with offices in Foxborough, MA and Lincoln, RI.

Paul Lukez, FAIA and LEED AP, of Paul Lukez Architecture, which was founded with the mission to transform environments into sustainable and poetic places. The firm is committed to incorporating research and fact-based frameworks to inform the design, land use and the development planning process and evaluation of alternative scenarios.

Peter Bradley, LEED AP, is the principal and founder of Project Management & Cost, a cost estimating and project management firm. PM&C offers a full range of cost estimating, cost and project management services to building owners, real estate developers, architects, and financial institutions.

McCabe Enterprises
12 Primrose Street
Boston, MA 02131
www.Plan-Do.com
617 469-9444
McCabe@Plan-Do.com

McCABE ENTERPRISES

Moving your vision to reality – your Plan-Do professionals





Medfield State Hospital
Strategic Reuse Master Plan
Town of Medfield, MA

2018

The McCabe Enterprises Team

McCabe Enterprises | CRJA - IBI Group | Pare Corporation | Paul Lukez Architecture | PM&C