



**Guide to
Proposed Zoning Bylaw
Changes
for 2021
Annual Town Meeting**

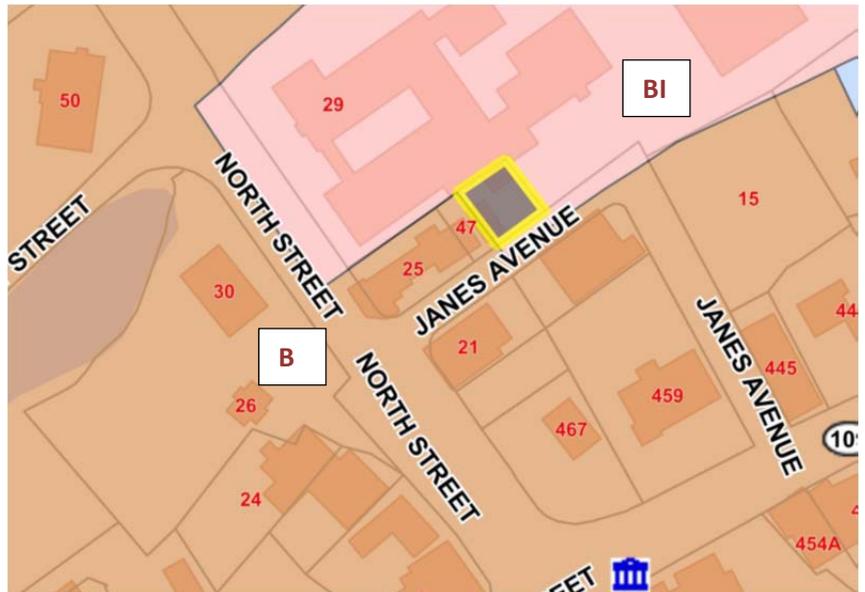
Medfield Planning Board

- Teresa James, Chair (2022)
 - Seth Meehan, Vice-Chair (2023)
 - Paul McKechnie, Clerk (2024)

 - James Brand, Member (2025)
 - Sarah Lemke, Chair (2026)
 - Blake McDermott, Associate Member (annual)
 - Jamie Sullivan, Associate Member (annual)
- CONTACT INFO: Sarah Raposa, Town Planner
(508) 906-3027 or sraposa@medfield.net

ARTICLE 23: JANES AVE REZONE

What and why is this being proposed: This proposal responds to the request of the owners of the subject property as they seek to be eligible for an accessory dwelling unit for a family member in their residential dwelling. The property is currently zoned BI and contains a nonconforming residential dwelling and an accessory professional office which is currently being rented. The Medfield Zoning Bylaw does not contain a provision to allow family apartments in a BI zoning district. The property is contiguous with B zoning and B zoning does provide for the ability to apply for a special permit from the ZBA for an accessory apartment. Note this change does not automatically grant the apartment.



Impact on Medfield: There is little impact on the overall Town's operations and services as the property is on town water and sewer, has no drainage issues, and provides adequate off-street parking for additional vehicles.

ARTICLE 24: ADULT-ONLY RETAIL TOBACCO STORE (VAPE STORE PROHIBITION)

What and why is this being proposed: This proposed bylaw amendment would prohibit establishments from solely selling vape and tobacco products and paraphernalia in Medfield. This provision offers an additional layer of protection against such establishments as the Medfield Board of Health, the local entity which issues tobacco licenses, has reached the maximum on the limited number of available licenses.

Impact on Medfield: This proposal would have limited impact on town operations.

ARTICLE 25: FOOD TRUCKS

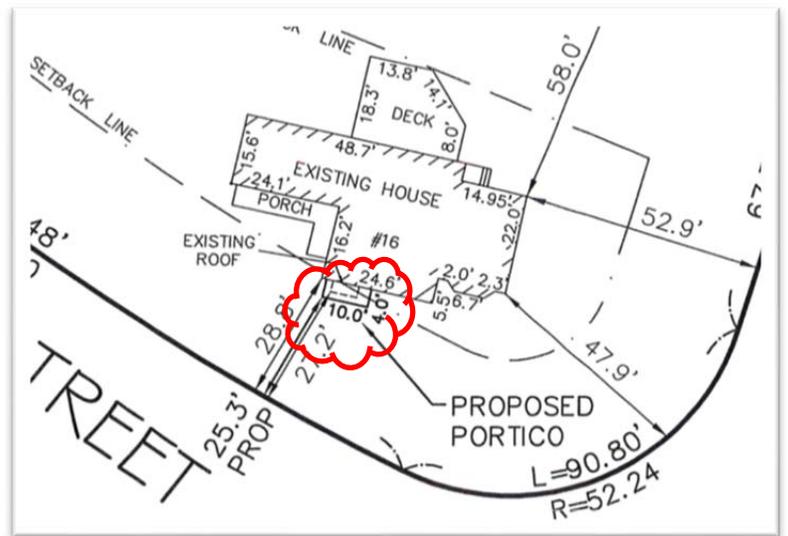
What and why is this being proposed: This proposal would allow the non-permanent placement of food trucks / mobile food vendors on property with permission of the property owner in the commercial zoning districts via a Determination of Change of Use per Section 300-14.12.A (Site Plan Approval) by the Planning Board. Determinations will be made based on review the impacts of such use, hours of operation, proposed location(s), noise, odors, traffic, circulation, parking, trash/waste, seating, access to facilities, signage, permission from property owner, etc. Special town-wide events, one-day mobile food sales in the Right-of-Way or on any town-owned property, or catering of private parties in residential zoning districts are not affected by this bylaw.

Impact on Medfield: This proposal would have limited impact on town operations, and supplements licenses issued by the Board of Selectmen &/or the Board of Health.

ARTICLE 26: SPECIAL PERMIT PROCESS FOR DECKS AND PORCHES INTO SETBACK

What and why is this being proposed: This proposed bylaw amendment is to add a section which would allow the Board of Appeals to review and approve, on a case-by-case basis via public hearing, the encroachment of covered or uncovered decks, porches, etc., into the required front or rear setback via special permit. The current process requires a variance which has strict statutory requirements which cannot typically be lawfully applied since most deck or porch extensions are for more functional and subjective proposes.

Impact on Medfield: This proposal would have limited impact on town operations, yet provides homeowners opportunities to make aesthetic and/or functional improvements of their properties. Abutters will receive notice of the public hearing and have the ability to review the plan prior to the public hearing.



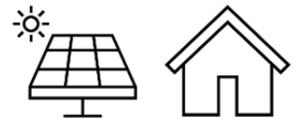
ARTICLE 27: ACCESSORY STRUCTURES

What and why is this being proposed: The purpose of this proposed bylaw amendment is to align with the provisions of the MA State Building Code which do not require a building permit for accessory structures (i.e. sheds, barns) under 200 sf and delete the confusing specific size requirement. This amendment would require a building permit and code review for accessory structures > 200 sf but leave the setback requirements as-is.

Impact on Medfield: Best classified as minor “housekeeping,” this proposal would have limited impact on town operations.

ARTICLE 28: PVOD

What and why is this being proposed: Many residents, businesses, and organizations are interested in using solar energy to reduce energy costs and meet environmental goals. Solar energy systems harness the energy of the sun to provide renewable energy and multiple benefits such as reduced carbon emissions and air pollution, reduced energy costs, and support for local solar jobs. Cities and Towns can enact local policies that help reduce barriers and better support those community members interested in installing solar.



The most common type of solar energy in Massachusetts is Solar Photovoltaics (PV), which uses solar cells and inverters to transform the energy from the sun into usable electricity. Other types of solar energy include solar thermal (for heating), and solar hot water. Solar PV may also be connected to battery storage, to store unused electricity for later use, reduce peak demand, and increase energy resilience.



Image: An example of rooftop solar PV array and a solar parking canopy at the Walnut School in Natick, MA.

- **Roof Mounted-** a Solar Energy System that is structurally mounted to the roof of a building or structure. Intended to serve as an accessory use to the primary use on the property. Typically a small to medium scale (up to 250 kW), these systems may be used on residential, commercial, municipal, or institutional buildings.
- **Ground Mounted-** a Solar Energy System that is structurally mounted to the ground. May be a primary or accessory use on the property and typically ranges from medium scale to large scale.
- **Solar Parking Canopy** – a special application of a ground-mounted solar energy system that is installed on top of a functional parking surface that maintains the function of the area beneath the canopy.

Adopting solar friendly zoning policy provides many benefits, including:

- Improvements to transparency on what types of solar are allowed in different parts of town.
- Streamlining the review process to save time and resources for municipal officials.
- Streamlining approval processes for solar developers and reduce their project timeline.
- Reduction of soft costs associated with solar- savings can be passed onto consumer.

- Adoption consistent solar policies across the region reduced confusion.

The Town has an existing Large-Scale Solar PV Overlay District that was adopted in 2014 as part of the designation process to become a Green Community in 2016. The existing overlay district allows for ground mounted solar in the Industrial-Extensive (IE) zoning district. However, the overlay district does not address other solar uses such as accessory, rooftop solar or solar in other zones of the town. Additionally, there is an increased interest in solar parking canopies, which are not currently addressed in the by-law. The proposed Solar Photovoltaic Facilities Overlay District (PVOD) addresses some of the gaps by:

- a. permitting medium and small-scale ground-mounted photovoltaic installations, also referred to as Solar Energy Systems (SES) in certain locations throughout town
- b. creating additional language for medium and small ground-mounted installations
- c. allowing solar energy system installations on municipally owned properties throughout town
- d. creating additional language to allow PV Canopies over parking lots in certain locations
- e. specifying that accessory rooftop PV installations are by-right on buildings throughout town

Impact on Medfield: This would enable the Town to move forward with efforts to install Solar Energy Systems on town-owned parcels which currently lie outside of the zoning district, such as the landfill or the schools. Additionally, some commercial locations may pursue solar parking canopies or smaller ground mounted systems and this amendment outlines locations and permitting processes.

ARTICLE 32: SCENIC ROADS

What and why is this being proposed: The purpose of the Scenic Roads Act (MGL Ch. 40, Sec. 15C) is to protect the character of historic local roads by preventing the removal of key features-significant public shade trees and historic stone walls. The Act requires that any proposal to remove public shade trees or stone walls undergo a Planning Board public hearing to solicit public input, that the Board must then decide whether or not to allow the removal of the features, and, if so, to determine whether any conditions should be attached if removals are allowed.

Based on research using various town and state records, most of the roads listed had been under consideration for Scenic Road status for many years. Some roads (Elm, Nebo and Millbrook) connect with existing Scenic Roads, so adding them to the list helps to formally establish a Scenic Corridor. In addition to shade trees and/or old stone walls, all of the recommended roads traverse important water resources, whether historic brooks or streams, ponds, vernal pools and/or wetlands.

Impact on Medfield: The addition of these proposed Scenic Roads enhances the rural character of Medfield; it is not necessarily a tool for stopping or minimizing development to buildable lots on Scenic Roads. The Medfield DPW also needs to follow these requirements when tree trimming, proposing new sidewalks, or maintaining roadways.