

TOWN OF MEDFIELD



SPECIAL TOWN MEETING WARRANT

**Tuesday, June 21, 2022
6:00 PM
Medfield High School**

2022 Special Town Meeting Warrant Article List

Article	Description	Sponsor
1	Convey Portions of the Medfield State Hospital Property And Approve Sewer Extension	Board of Selectmen
2	Amend the Medfield Town Code Article 300-20 Zoning "Medfield State Hospital District"	Planning Board

TOWN OF MEDFIELD
WARRANT FOR THE SPECIAL TOWN MEETING
JUNE 21, 2022

Norfolk, ss.

To the Constables of the Town of Medfield in said County, Greetings:

In the Name of the Commonwealth, you are directed to notify and warn the Inhabitants of the Town of Medfield, qualified to vote in elections and in town affairs, to meet at the Amos Clark Kingsbury School gymnasium, located at 88R South Street in said Medfield, on TUESDAY the twenty first day of June, A.D., 2022, commencing at 6:00 PM. to act on the following articles:

Article 1. To see if the Town will vote to authorize the Board of Selectmen (i) to convey to Trinity Acquisitions LLC, or its designee ("Trinity"), portions of the property known as the "Medfield State Hospital" shown on the Town of Medfield Assessors Map 71 Lot 001 and in addition to (a) grant any easements to Trinity, or (b) enter into any leases with Trinity for a period of up to 30 years, and (ii) to accomplish said conveyance and transfer, negotiate and execute any and all documents necessary to effectuate same and which are in the best interest of the Town (collectively, the "Agreements"); and further that in accordance with section 110-12 of the General Bylaws of the Town of Medfield, the Town approves a sewer extension to provide sewer service to the project contemplated under the Agreements and which service will be in excess of 500 feet; or take any other action in relation thereto.

(Board of Selectmen)

Article 2. To see if the Town will vote to amend the Medfield Town Code Article 300-20 Zoning "Medfield State Hospital District" by revising the following sections (**bold** is new language and ~~strike through~~ is removed):

- A. **§ 300-20.3B.(1)(d)** North Field is a rolling field to be maintained as passive open space, and possible agricultural use; **and the reuse of existing Building 13 with ancillary parking, infrastructure, and landscaping within the buildable portion as delineated on the MSHD Map.**
- B. **§ 300-20.5** Permitted uses.

Table 1
Permitted Uses in MSHD

Use	MSH North				
A. The Green	B. Cottage/Arboretum	C. Core Campus	D. North Field	E. West Slope	F. Water Tower

Table 1

RESIDENTIAL USES						
Multi-family dwellings	NO	NO	YES	<u>NO</u> <u>NO, except,</u> <u>redevelopment of</u> <u>Building 13 within</u> <u>the buildable</u> <u>portion as</u> <u>delineated on the</u> <u>MSHD Map and</u> <u>related parking.</u>	YES	NO

1. § 300-20.13 Design guidelines.

Table 3

Design Guidelines for MSHD and Dimensional Requirements

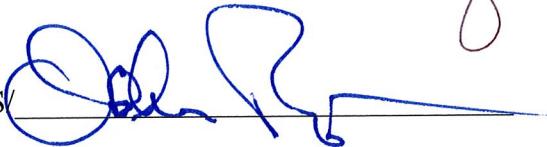
Sub-Zone/Area	Footprint	Frontage	Height
North Field	<p>New construction of structures that support public recreation and arts use allowed through special permit. Structures must not impact the viewshed or night sky. The portion of the North Field area that may have new construction with a special permit may not exceed 360 feet north of the center line of North Street. <u>Existing Building 13 may be redeveloped/rehabilitated for multi-family residential; limited to existing building footprints, plus the area of previous porches, plus ancillary parking, infrastructure, and landscaping.</u></p>	Structures must be sited so as not to impact the viewshed.	

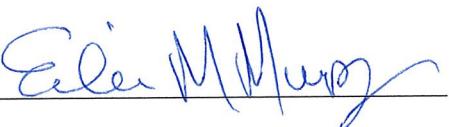
(Planning Board)

And you are directed to serve this Warrant by posting an attested copy thereof, in the usual place for posting warrants in said Medfield, fourteen days at least before the time of holding said Town Meeting.

Hereof fail not and make due return of this Warrant with your doings thereon, unto the Town Clerk at the time and place of the Town Meeting aforesaid. Given unto our hands this 6th day of June, Two-Thousand and Twenty Two.

Gustave H. Murby, Chairman S/ 

Osler L. Peterson S/ 

Eileen M. Murphy S/ 

BOARD OF SELECTMEN

By virtue of this Warrant, I have notified and warned the inhabitants of the Town of Medfield, qualified to vote in elections and at town meetings, by posting attested copies of the same at five public places, fourteen days before the date of the Town Meeting as within directed.

Constable:

S/ 

Date: June 7, 2022

A TRUE COPY ATTEST:

Marion Bonoldi, S/ 