



Select Board
Meeting Packet
May 9, 2023

Town of Medfield Open Space and Recreation Plan: 2023-2030

May 4, 2023 DRAFT



Photos (clockwise from upper left): The Green, Medfield State Hospital; Tennis Courts at Metacomet Park; Causeway Bridge river access; Meetinghouse Pond

Prepared by **Plan Sustain, Inc.** in cooperation with the **Center for Resilient Metro-Regions at the University of Massachusetts**, under the direction of the Open Space and Recreation Plan Committee.



Direction and support from: **Sarah Raposa AICP**, Medfield Town Planner; **Kristine Trierweiler**, Medfield Town Administrator and ADA Coordinator; **Brittney Franklin**, Assistant to the Town Administrator

Special thanks are due to other town boards, residents, and stakeholders who participated or were invited to participate, including: **Board of Health, Historic Commission, Bay Circuit Alliance, The Trustees of Reservations, Upper Charles Conservation Land Trust, Medfield State Hospital Master Planning Committee, Friends of Medfield Forests and Trails, Massachusetts Division of Parks and Recreation, U.S. Army Corps of Engineers, Charles River Watershed Association, Neponset River Watershed Association, and many residents, volunteers, and stakeholders.**

Thanks are also due to those who made recommendations on the history sections: **David F. Temple, Medfield Historical Society and Richard DeSorgher, town historian** (in the words of David Temple, “Mr. Medfield history”).

We acknowledge that Medfield is built upon and benefited from the extensive contributions, assistance, and traditional land stewardship of **Massachusetts nation**, which included the local Neponset tribe. The Massachusetts inhabited and stewarded what is now Medfield since time immemorial.



Town of Medfield

Open Space and Recreation Plan: 2023-2030



Board adopting or endorsing plan

Select Board: Gus Murby, Eileen Murphy, Osler Peterson

(Note: The current legal name is Selectmen, but Medfield is starting the process of formally changing it to the "Select Board." For clarity, the latter name is used.)

Adopted

5/__/23

Planning Board: James Brand, Teresa James, Sarah Lemke, Blake McDermott, Paul McKechnie, Seth Meehan, Jamie Sullivan (with Sarah Raposa, Town Planner)

4/24/23

Conservation Commission: Deborah Bero, George Darrell, Robert Kennedy, Jr., Mary McCarthy, Michael Perloff, Kirsten Poler, Catherine Scott

5/__/23

Parks and Recreation Commission: Lauren Beitelspacher, Mike Parks, Mel Seibolt, and Kirsty Young (with Katie Walper, Director of Parks and Recreation)

5/__/23

Open Space and Recreation Plan Committee: Lauren Beitelspacher, George Lester, Jerry Potts, Sarah Raposa, Jessica Reilly, Corinne Schieffer, Catherine Scott

5/__/23

Disability Committee (as to ADA Checklist recommendations): Kristine Trierweiler, ADA Coordinator;

5/__/23

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Section One – Plan Summary

The Medfield Open Space and Recreation Plan: 2023-2030 (OSRP) will guide Medfield’s open space and recreation preservation, programming, management, and maintenance. It builds on past open space and recreation planning, including the current Open Space and Recreation Plan. The OSRP reflects an extensive community, town board, and stakeholder engagement process.

The OSRP also builds on other extensive community planning and engagement efforts, most significantly, the **Townwide Master Plan (2021)**, the **Medfield State Hospital Strategic Reuse Master Plan (2018)**, and the ongoing state hospital and other planning processes. In particular, vision, goals and objectives in this OSRP are built on the **Townwide Master Plan**, which represents broad community consensus and is the unifying vision for Medfield, and on the Select Board’s **Strategic Town Goals**.

Several overall themes were stressed by community members, town boards and commissions, town staff, and management partners. This OSRP attempts to address all of these comments.

First, and foremost, the Medfield community loves its existing open space and recreation. These areas help define Medfield’s character and are critical to its quality of life and economic vibrancy.

- Quality open space is held by a variety of partners: Town-owned conservation areas, recreation areas, and parks, federal, state and non-profit partners’ open space, private land permanently protected with conservation restrictions and right-of-way easements, and private land temporarily protected through enrollment in the Chapter 61, 61A, and 61B current use taxation programs.
- The ecological and trail connections between parcels of protected open space allow residents and visitors to move seamlessly between town-owned and land trust-owned parcels, including connections into regional open space beyond Medfield’s boundaries. These connections provide opportunities to walk, run, bicycle, ride on horseback, and canoe and kayak on long journeys.
- The current and planned uses open space and recreation uses of the Medfield State Hospital.
- The strong sense of community and the engaged community that make open space and recreation efforts successful and allow Medfield to punch above its weight.

Second, there are additional strategic open space and recreation opportunities:

- Acquire key parcels, directly through the town and with its partners, to protect critical resources and strengthen the open space network.
- Expand active recreation opportunities, on existing and new recreation parcels, and the scope of recreation offerings
- Expand options for physical and programmatic accessibility for people with mobility and other accessibility needs.
- Expand management and maintenance efforts, especially on town-owned conservation land and greenways.



*This plan builds on the **Townwide Master Plan**'s robust community engagement*

- Use open space, recreation, and trails as part of the redevelopment of the former Medfield State Hospital.
- Provide long term financial capacity to implement these opportunities and steward the land.

The **Seven Year Action Plan** contains the OSRP's concise recommendations. It serves both as a list of actionable immediate steps Medfield can take and an aspirational list of efforts some of which will take longer than the seven year time horizon of this plan.

Other sections of this plan, however, are equally important to planning and are critical to understanding opportunities and needs. **Community Setting, Environmental Inventory and Analysis, Inventory of Land, Community Vision, Analysis of Needs, Goals and Objectives, Public Comments, and the Americans with Disabilities Act Checklist and Transition Plan.**

Section Two - Introduction

Purpose

The purpose of the ***Medfield Open Space and Recreation Plan: 2023-2030*** is to identify resources, needs, and opportunities for Medfield's open space and recreation preservation, management, maintenance, programming, and uses. The OSRP fulfills the vision, goals and objectives, and actions identified by Town boards and residents. These aspirations have been expressed in the 2022-2023 OSRP planning process, 2019-2021 open space planning, the ***Townwide Master Plan (2021)***, the ***Medfield State Hospital Strategic Reuse Master Plan (2018)***, Select Board's ***Strategic Town Goals (2023)***, and past OSRP and other Town planning.

The ***Open Space and Recreation Plan: 2023-2030*** provides the seven year framework for Town open space and recreation actions. This plan replaces the previous Open Space and Recreation Plans (1974, 1980, 1988, 1994, 2002, and 2017), which have expired. Many aspects of those past plans have been brought into this new plan. The redevelopment planning and selection of a master developer at the former Medfield State Hospital and the completion of the ***Townwide Master Plan*** are the most significant changes since the 2017 plan.

This OSRP is consistent with the relevant state statutes and the ***"Massachusetts Open Space and Recreation Planner's Workbook."*** The action plan is completely Town driven and not dictated by the state. Following the state process and plan elements, however, makes Medfield eligible for certain grants, most notably the Massachusetts LAND grant (for purchasing conservation land), the Federal Land and Water Conservation Fund (for purchasing open space and providing recreation), and potentially the Massachusetts PARC grant (for recreation improvements to regional parks), as well as other grants from time to time. Most importantly, the OSRP helps the Town plan for and allocate scarce resources consistent with Town needs, wants, and desires.

The inventories and analysis of community demographics, the natural and built environment, open space, and community participation inform the plan and its recommendations. The community vision, goals and objectives, and needs, drive the seven year action plan. That seven year vision provides actionable recommendations. Full plan implementation depends on the availability of necessary resources, so the plan includes a recommended partial funding mechanism.

Medfield has been successful at implementing past Open Space and Recreation and other plans. Medfield and its partners have steadily expanded the inventory permanently protected open space and recreation resources, improving Medfield's already high quality of life and desirability.

Planning Process

On June 28, 2022, the Board of Select Board created the **Open Space and Recreation Plan Committee** with a Committee Charter to oversee the preparation of this OSRP. **Plan Sustain, Inc.**, in association with the **University of Massachusetts Center for Resilient Metro-Regions**, drafted the plan, under the Committee's direction.

The Board of Select Board, Conservation Commission, Planning Board, Parks and Recreation Commission, Historical Commission, the Disability Commission, Medfield Planning staff, Medfield Administrator/ADA staff, Medfield Parks and Recreation staff, partner organizations, and community members and volunteers were invited to participate and many provided invaluable assistance.

The town sponsored surveys and community forums to solicit community comments, in addition to working public meetings with multiple town boards. We have summarized and incorporated that input into this plan.

The Town Administrator/ADA Coordinator, Conservation Commission, Parks and Recreation Commission, Planning Board, the Metropolitan Area Planning Council, and the Massachusetts Energy and Environmental Affairs' (EEA) Division of Conservation Services (DCR) all reviewed plan drafts. Their comments have been incorporated into this plan (see review letters attached as an appendix).

Public Participation

The Open Space and Recreation Planning process began in 2019, with most of the work and a new survey and community forums in 2022 and 2023. The Town of Medfield and the Open Space and Recreation Commission committed to an open engagement process representing all stakeholders. Virtual meetings held to limit Covid risks made it harder to engage difficult to reach populations where they are, but allowed people to participate who could not otherwise find time in their schedules to attend a physical public forum. The final public forum and hearing was held as a hybrid live and virtual meeting to allow the best opportunity for community participation.

Medfield has a long history of engaging the public in parks and recreation, efforts that pre-date this plan but nonetheless inform the plan.



In addition to the 2022-2023 public process outlined below, we reviewed the extensive public process from the ***Townwide Master Plan (2021)***, much of which is relevant to this OSRP. We then collected and compiled all the comments from the entire engagement process in ***Public Comments (Section Ten)*** and OSRP Committee considered all of those comments:

Committee meetings open to the public: Regular meetings of the Open Space and Recreation Plan Committee and meetings of the Disabilities Committee, Planning Board, Conservation Commission, and Parks and Recreation Commission discussing the OSRP were all open to the public, with publicly posted agendas and minutes.

Review public comments submitted in writing: At the public forums the OSRP Committee solicited the public to submit comments on an on-line form. In addition, some community members submitted additional comments by email. Submitted public comments tended to be the deeper into the weeds comments and from those especially engaged in open space issues.

November-December 2019 Survey: In 2019, the previous Open Space and Recreation Plan Committee distributed an on-line anonymous survey, using the SurveyMonkey platform, with extensive community outreach. The survey asked for demographic information, patterns of recreation use, type of open space facilities used, whether those facilities are adequate and what deficiencies users saw, and priorities for future actions, including expenditures, sources of fiscal resources, open space purchases and investments, and regulatory actions. The survey had 368 respondents, a large sample size although not all respondents answered every question. That survey is recent enough to be relevant to the current

OSRP. It both directly informs this process and helped identify what questions we needed to explore in more detail in the 2022-2023 public process.

Public Forum (scoping 12/05/2022) -

The first public forum, held remotely (Zoom) due to Covid, was advertised extensively in Medfield by electronic and social media and with fliers distributed around town. It was held as a blue sky (no limits imposed) forum, asking participants to weigh in on what conservation and recreation assets work best and what are the needs. The forum included several polls, designed to ensure that even quiet participants had a chance to be heard. Over 90 people joined the original forum or watched it later: (www.youtube.com/watch?v=EXA2elttk7k).

Action Plan Public Forum/Public Hearing with Enhanced Outreach (2/28/23) - After the draft Action Plan draft was completed, the Town sponsored a hybrid virtual and physical public forum and public hearing for interactive participation to refine and test the draft with the community. To engage members of the public whose voices are the hardest to hear (e.g., environmental justice communities, people experiencing disabilities, affordable housing residents), the Town conducted an enhanced outreach to representatives of those groups to participate in the open house and/or public forum. The public forum also served as dutifully advertised formal public hearing for the OSRP. Over 25 people attended the public hearing in person or virtually. An additional 37 households viewed the presentation later online.

March 2023 Survey - The Open Space and Recreation Plan Committee also distributed a new short on-line anonymous survey, on a Qualtrics platform, with extensive community outreach. The survey was designed to fill in the gaps from other community participation and focused on asking respondents to help prioritize the OSRP Seven Year Action Plan. There were 451 completed survey responses (N=451), a very strong response rate.

Open Space and Recreation Plan (OSRP) Update 2023

OSRP Virtual Public Forum
7:00 PM on Monday, December 5, 2022

The Medfield Community has been very successful in preserving land and developing community recreation and trail space, including the recent development of the Medfield Rail Trail.

We invite the community to share ideas for enhancing our current resources, as well as exploring new opportunities, for open space and recreation in Medfield.

Please join us, via ZOOM, as we chart our course for the next seven years:
<https://medfield-net.zoom.us/j/824548445057>
pwd=TUFTQ2RONHpScWcxzlvSTe4WUdydz09
Passcode: 738641

For more information:
Contact: Town Planner
Sarah Raposa
(508) 906-3027
sraposa@medfield.net

Open Space and Recreation Plan (OSRP) Update 2023

OSRP Open House
Tuesday, February 28, 2023
4:30 pm - 6:30 pm
Chenery Room
(Town Hall Second Floor)

The Open Space and Recreation Plan Committee is, once again, seeking residents' valuable input. Please come to the Forum (in person or virtually) as your feedback does make a difference about the future of our open spaces.

Join from a PC, Mac, iPad,
iPhone or Android device:
bit.ly/OSRPforum
Passcode: 164846

Submit questions or
comments to:
bit.ly/OSRPfeedback

Or scan the QR code:

Or join by phone:
US: +1 305 224 1968
Webinar ID: 812 1168 8813
Passcode: 164846

Open Space and Recreation Plan (OSRP) Update 2023

OSRP 5-Minute Survey

The Open Space and Recreation Planning Committee is committed to presenting a plan for open space and recreation that reflects the needs of the community. We welcome your feedback on what the priorities should be.

Survey Link: <https://mapc.ma/medfieldosrp>
or click this QR Code:

Survey open until
March 31, 2023

Section Three – Community Setting

Regional Context

Medfield center, at the intersection of Massachusetts Highways 109 and 27, is the Town's primary commercial area, with two small highway focused developments on the north side of Medfield on Route 27 and on the east side on Route 109. Most of Medfield's developed area is suburban development, getting dense closer to downtown. For a community in the Boston metropolitan area, Medfield has a surprising large amount of protected open space and unprotected rural land.

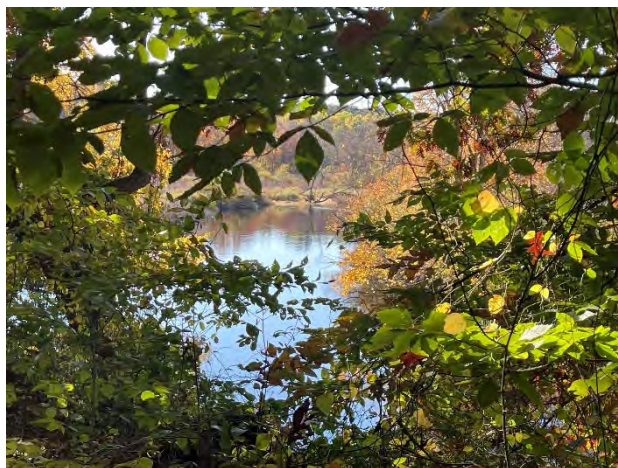
The town is well situated within the southwest Boston Metro area-- 18 miles southwest of Boston, 12 miles south of Interstate 90 (Mass Pike) and seven miles southwest of Interstate 95, but no limited access highways reach into the community. The CSX Transportation railroad bisects the Town from north to south, with MBTA owning rights to the east west rail corridor, but there is currently no rail or community rail service.

Because of protected and unprotected open space, Medfield and the adjacent Dover, Sherborn, Millis, Walpole and Norfolk still retain a rural character in many area. Equally significant, the regional network of trails crosses town lines and connects in many areas. See **Regional Context** map on next page.

Much of the area's retail, professional and medical services are provided in the more urban towns to the east and north (e.g., Norwood, Needham, Natick, Framingham and Dedham). Medfield's access to the Boston region and its high quality of life continue to draw in new residential development. With no limited access highways, however, Medfield has been spared some of the Boston Metro development pressure. (See attached Map One - Regional Context).

Medfield is bordered on the west by the Charles River and the town of Millis and Sherborn. Over 1,000 acres of wetlands and floodplains along this border are protected in the U.S. Army Corps of Engineers Charles River Natural Valley Storage, in addition to other open space owned by the Town of Medfield, the Trustees of Reservations, the Massachusetts Division of Parks and Recreation, and the Massachusetts Division of Capital Asset Management and Maintenance. Most of the land boarding the Charles River in Medfield is protected open space.

38% of the Town of Medfield is permanently protected open space. This is the 66th highest percent (of 351 municipalities) of any municipality in Massachusetts (MassGIS and Massachusetts Audubon Society, 2020, ***Losing Ground: Nature's Value in a Changing Climate***), making Medfield a leader in open space protection. Protected land is primarily owned by conservation and recreation dedicated government and non-government organizations. When land is owned in its entirety, the way most people think of land ownership, that is a ***fee-simple title***, or simply referred to as land in-fee.

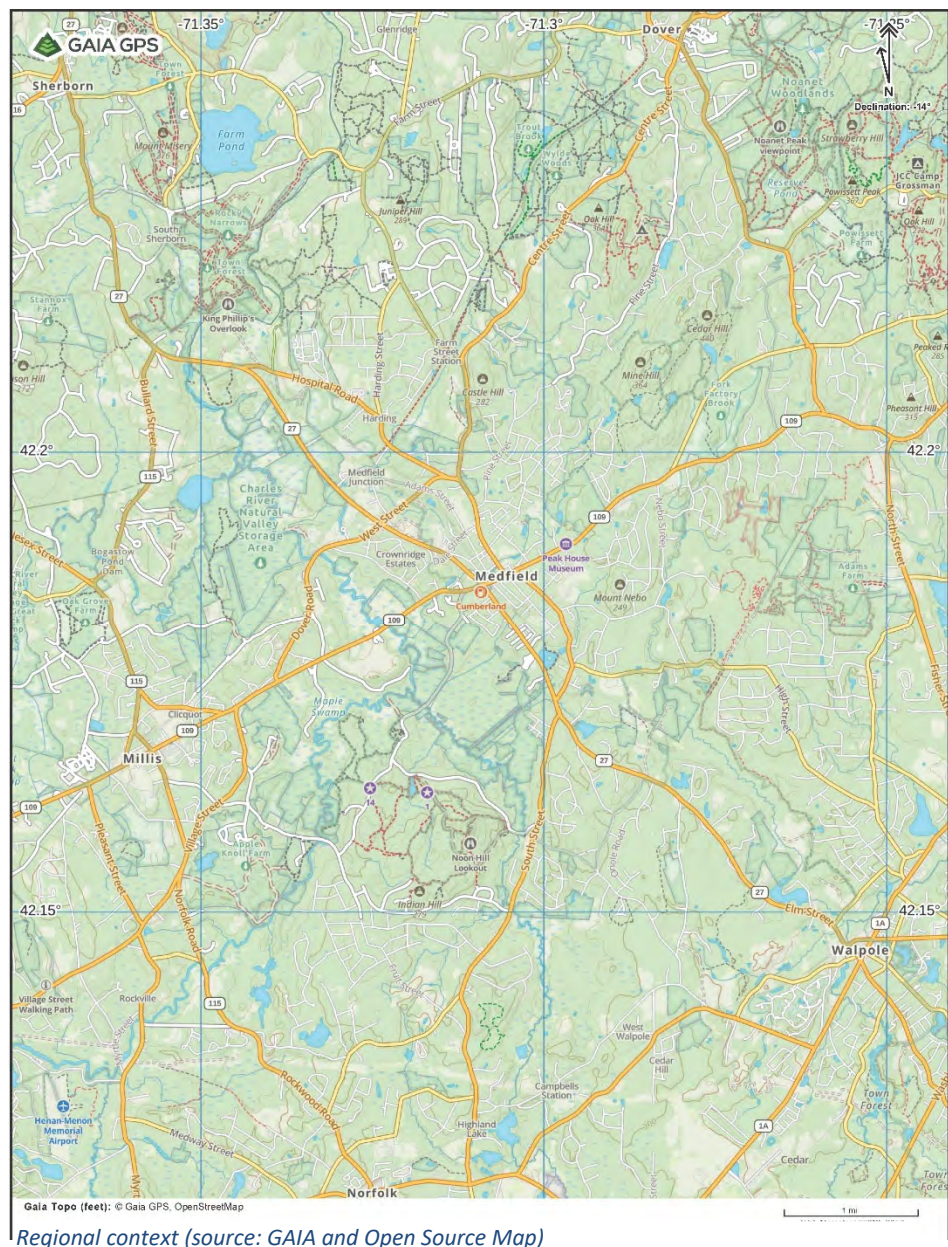


The Charles River help define Medfield

Sometime the town or other governments, land trusts, or private parties purchase a portion of the

interest in land, but not the land itself. These ***less-than-fee interests*** can include conservation restrictions, scenic easements, timber rights, or rights-of-way easements. In that case, the fee-owner of the remaining property rights has sold or donated a portion of their rights to use the land freely.

Protected land or restrictions are controlled by The Town of Medfield (nearly 1,000 acres) and its many conservation partners. The primary land trust partner is The Trustees of Reservations (1,365± acres including Rocky Woods Reservation's 480± acres, Fork Factory Brook's 125± acres, and Shattuck Reservation/Noon Hill's 440± acres). Other government agencies include the U.S. Corps of Engineers' Charles River Natural Valley Storage area (427 ± acres in fee and conservation restrictions on 515 ± acres), which protects downtown Boston from flooding. Smaller areas have been protected by the Commonwealth of Massachusetts through their Division of Parks and Recreation and Division of Capital Asset Management and Maintenance.



Regional context (source: GAIA and Open Source Map)

The Bay Circuit Trail crosses Medfield. This trail spans thirty-four towns from Ipswich to Kingston and coordinated by the Bay Circuit Alliance, with assistance from the Friends of Medfield Forests and Trails in Medfield.

MetroCommon 2050 is the Metropolitan Area Planning Council's regional plan (2021). It prioritizes local community character, historic resources, protected open spaces, farms, parks, and greenways, recreational opportunities, community gardens, and shared use and other trails.

Open space and recreation plans in Medfield's abutting communities all have action plans that recommend more regional open space, recreation, and trail opportunities. These include Dover (being revised as of winter 2022-2023), Millis (valid to July 2026), Norfolk (valid to February 2024), Sherborn (valid to October 2025), and Walpole (valid to January 2028). (Source: Massachusetts Division of Conservation and Recreation, July 1, 2022 and discussion with Dover OSRP consultant.)

History (drawn from *History of Medfield*)

The Massachusett nation, which included the local Neponset tribe, inhabited and stewarded what is now Medfield since time immemorial. The Nipmuc nation inhabited areas to the west and the Wampanoag nation inhabited areas to the south.

European history begins in the early seventeenth century. Deliberately or not, European contact, disease, displacement, starvation, and attacks decimated the Native American populations.

The Town of Medfield was once part of Dedham, which was incorporated in 1636. By 1640, European-descendant farmers started harvesting grass along the Charles River and eventually broader farming and pasturing livestock on fields that had previously been managed by Native American annual field burnings. The area became known as Dedham Village.

In 1649 Dedham town meeting approved the laying out of an area for a new town. Medfield was carved out of Dedham in 1650. In 1651, Medfield was incorporated as the state's 43rd town. The first 13 settlers paid 50 pounds to the inhabitants of Dedham for the land.

Ralph Wheelock was considered to be the founder of Medfield. By 1651, 18 new residents were accepted as townsmen and granted land. In 1655, the settlers voted 15 pounds "to establish a school for the education of the children," with Ralph Wheelock as the first schoolmaster.

By 1660 the town was laid out, new residents were accepted, and the population grew to 234.

In 1675, the Native American residents rebelled from their displacement and subjugation, in what became known as the "King Philip War." Medfield became the frontier town when Mendon was abandoned. In 1676, approximately 300 to 1,000 Native Americans, under the command of Monaco, burned 32 houses, two mills, and many barns. Seventeen people were killed, including Timothy Dwight, the original owner of the Dwight Derby House on Frairy Street. The full history from the Native American point of view of the grievances that led to the rebellion may never be known.

Two street names, Philip and Metacomet (Philip's real name), memorialize the rebellion. After Metacomet/King Philip was killed in battle in August of 1676, the community rebuilt, with assistance from the provincial legislature.

In 1774, the Town sponsored 25 Minutemen from Medfield traveled to fight in the battles of Lexington



Meetinghouse Pond Park is part of Medfield's rich history. It helps define both the Town and downtown

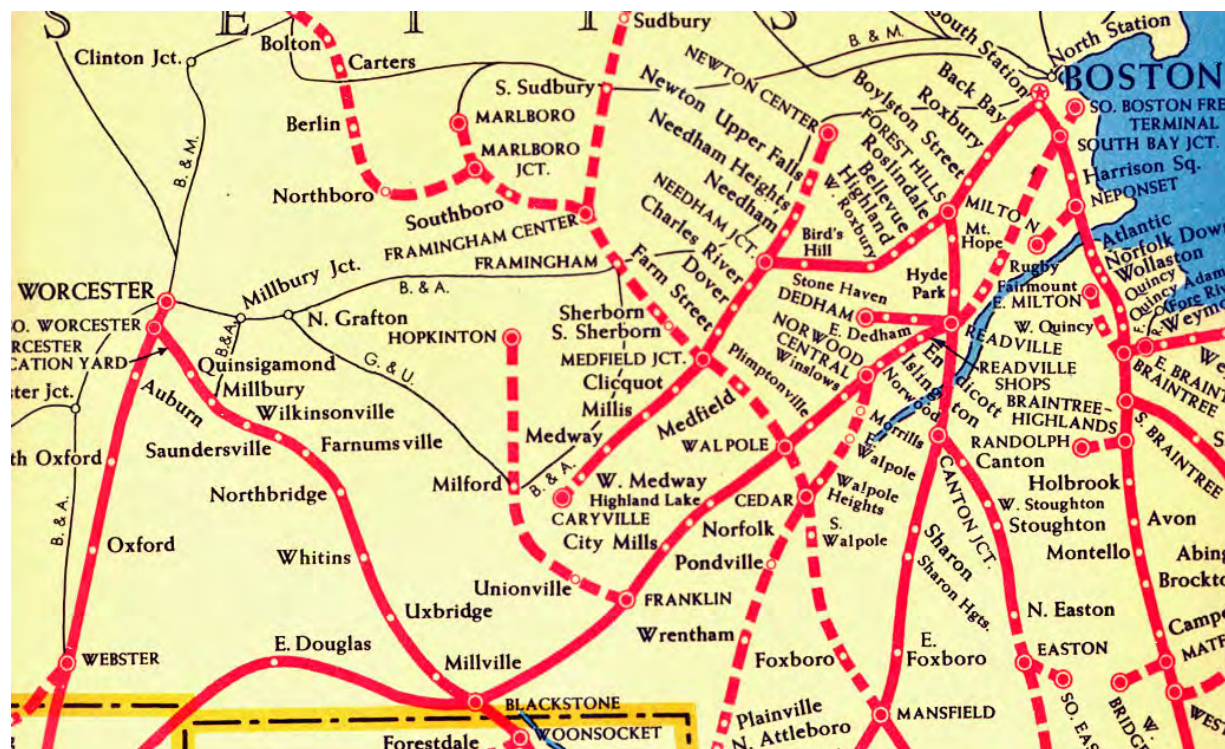
and Concord, although they did not arrive in time to join the fight. 154 men, one-fifth of the town's population at the time, fought in the Continental Army. By 1787, an oath was required of the Town officers who renounced loyalty to the king and swore allegiance to the new sovereign, the Commonwealth of Massachusetts.

By 1800, Medfield grew to 745 people. That year, Medfield began to manufacture straw bonnets as a cottage industry. Later the manufacture of straw and felt hats became the town's principal export industry until 1956.

Mansions for the hat manufacturing owners were built near the factory on North Street. Seasonal workers lived in boarding houses throughout the town. During the busy season as many as 1,000 were employed at the straw hat shop.

The Hartford and Dedham Turnpike was established in 1806 and its stage coaches stopped at Clark's Tavern, adjacent to the Peak House. The "Middle Post Road" stage route passed through Medfield, but Sudbury's "Upper Post Road" route had better taverns and was preferred by travelers. From the discontinuance of the stage coaches until the establishment of the first passenger train of the New York and Boston Railroad, Medfield had no public transportation.

By 1870, Medfield became an important rail junction and freight depot on both the Framingham to Mansfield line and the Bellingham to Boston line. From 1899 to 1924, the electric trolley connected Medfield from Dedham to the east, Mendon to the west, and Rhode Island to the south.



Map source: Norwottuck Network, Inc. collection

With the election of an abolitionist senator representing Medfield, Medfield prepared for the Civil War. During the war, 84 men served in the army and navy. 14 gave their lives for the preservation of the

Union.

Medfield remained a rural farming village through the nineteenth century, with green fields, lush meadows, and winding rivers. In 1900, for example, personal property taxes were levied on 431 cows, 64 other cattle, 31 swine, 1,637 fowl, and 256 horses. Associated trades and small industry flourished, including three sawmills, and slaughterhouses, a tannery and two cider mills. In addition to the hat factory, Medfield also hosted a wire factory, a box factory, and a steam packing mill, and the J.H. Baker's manufacture of wagons known nationally for their quality.

In 1896, the "asylum," later Medfield State Hospital, was established. By 1900, Medfield's population grew to over 3,000 (including 1,400 patients), with 335 dwellings. The hospital employed over 600 people from Medfield and surrounding area.

At the turn of the century, Medfield had a tax rate of 1.1% of property value, based on town wide valuation of \$1,454,265, to finance \$17,347 of spending. In comparison, with far more public services, facilities, and expectations today than at that time, Medfield's Fiscal Year 2023 tax rate has only risen to 1.54% of assessed property value (or \$15.43 per \$1,000).

At the turn of the century, as today, education had the highest share of the Town budget; \$5,375 for 283 students enrolled in grades one through nine. Medfield established its High School in 1870. In 1899, to save expenses, it changed to a two-year high school with students sent to Walpole and Dedham High to finish their final two years. In 1903, the Medfield High School closed and all four grades were held at Dedham and Walpole High. The School opened again in 1904 as a two year school, expanding to three years in 1906, and a full four year high school in 1907.

Long before the 19th Amendment to the U.S. Constitution prohibited voting discrimination based on sex (1920), Medfield encouraged the voting rights of women. In 1900, seven women paid a poll tax and qualified to vote. As early as 1881 women voted for the school committee and by 1916 women were permitted to serve on the school committee, as overseers of the poor, and as trustees of the public library. When the Massachusetts constitution was amended to allow women to vote, 48 of the 381 votes were cast by women.

Medfield's open space and pastoral countryside has long been celebrated in paintings. Charles Innes, sometimes referred to as the father of American landscape painting, painted *Medfield Meadows, Evening in Medfield*, and his famous *Peace and Plenty* during his stay in Medfield from 1859 to 1864. Many of his paintings are in the New York Metropolitan Museum of Art and the Boston Museum of Fine Arts. Twenty-five years later, in 1889, the impressionist Dennis Miller Bunker spent the summer in Medfield painting landscapes. Two of his works, *The Pool, Medfield* and *The Brook at Medfield* are displayed in the Boston Museum of Fine Arts and Isabella Stewart Gardner museum, respectively. John A.S. Monks and John Francis added to the list of important artists who painted in Medfield.



Evening in Medfield, Charles Innes.

Source <https://artvee.com/main/?s=charles+innes&tc=pd>

Buses and automobiles replaced steam and electric trains in the early twentieth century. The Medfield Electric Light and Power Company powered the electricity on the street railway and the lights for the post office and the Select Board's office in Town Hall. In 1906, the company was sold to the Boston Electric Illuminating Co.

In 1921, the Town took over the operation of the Medfield Water Company. In 1924, the Town established a Planning Board to prevent haphazard growth. Also in 1924, the Peak House was restored and turned over to the Medfield Historical Society.

In 1947, the town acquired Baker's Pond, which was renamed Meetinghouse Pond by Town Meeting in 1976.

In 1962, Medfield established a Conservation Commission to conserve wetlands and open space. In 1964, the town completed a Master Plan to plan for projected growth. Medfield continued to grow as a desirable, residential suburb with new subdivisions developed in a controlled fashion. Industrially zoned land, and industrial demand, has been limited to light industry.

Since 1989, Medfield has adopted four local historic districts (see district maps on the following page).

- **John Metcalf Historic District (1989, expanded 1996 and 2004).** On west Main Street and the oldest portion of Vine Lake Cemetery.
- **Hospital Farm Historic District (1994).** The 228 district at Medfield State Hospital has 78 contributing buildings, sites, structures, and objects, including 53 buildings at the Medfield State Hospital and the surrounding historic landscape.
- **Clark-Kingsbury Farm Historic District (1997)** on Spring Street. This provides some protection to the unique grouping of the 18th century farmhouse, outbuildings, and pond with grist mill.
- **Town Center Historic District (2000)** protecting the historic downtown.



Significant downtown investments include the town approving the purchase of land for a post office site (1995), agreeing to assist the historical society's preservation and long-term restoration of the Dwight Derby House (1996), originally built in 1651 and one of the oldest houses in the United States, a full renovation of Town Hall (1998), constructing a major addition to the library (1998), and building a new post office (1998).

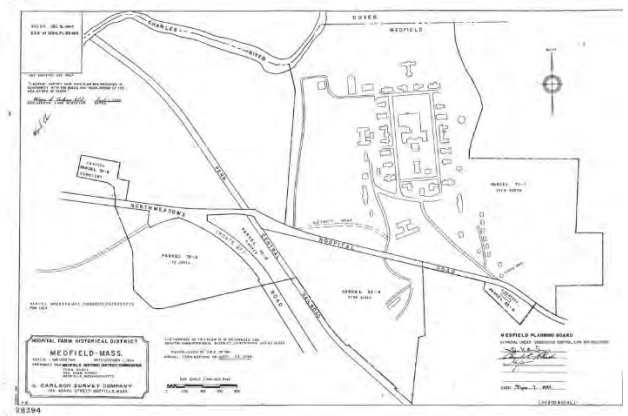
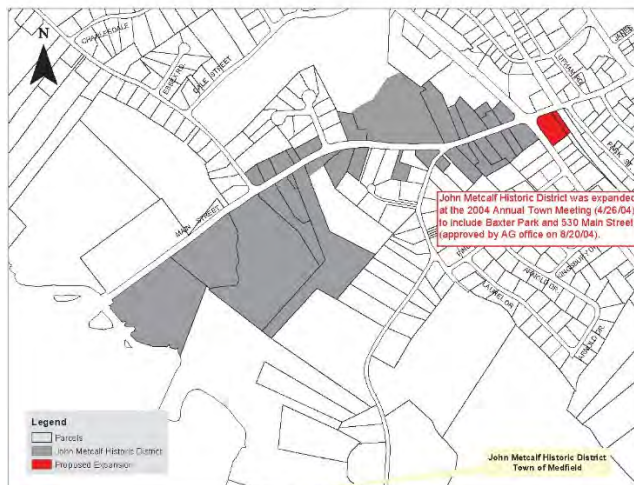
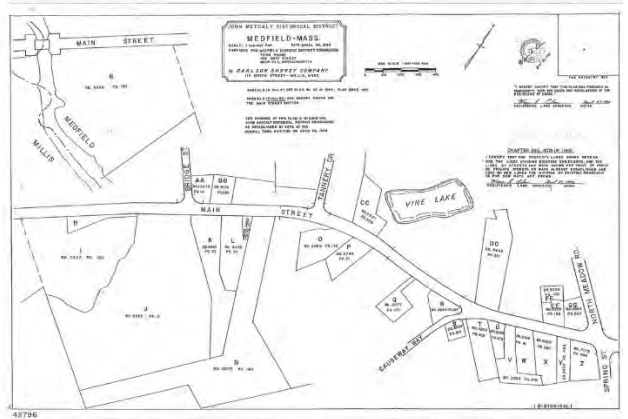
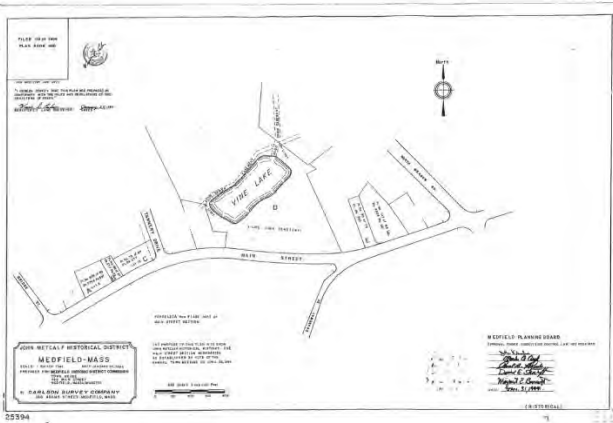
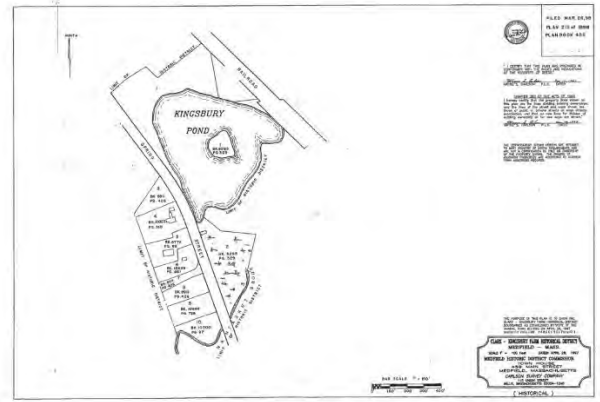
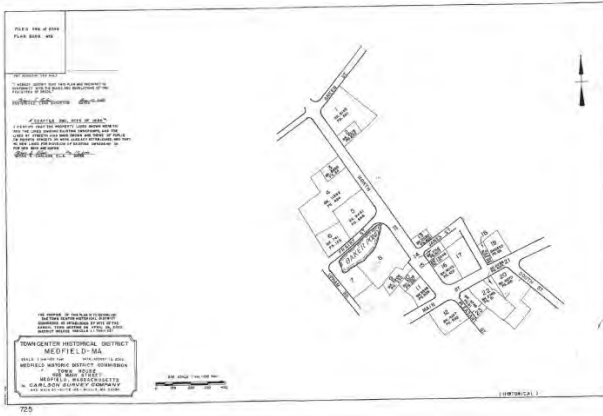


The most relevant sites on the National Register of Historic Places (NRHP) for the **Open Space and Recreation Plan** are the former Medfield State Hospital and the Vine Lake Cemetery. Other important history properties are the First Parish Unitarian/Universalist church, Baptist Church, Dwight Derby House, Peak House, and Inness Studio, all on the NRHP. Historic properties not on the registry that date to the 17th century include Castle Hill Farm, 260 North St., Clark-Allen House, 230 North St., Mason House, 190 North St., Fisher House, 435 Main St., Metcalf House, 589 Main St., Adams House, 72 Elm St., Turner House, 100 South St., Boyden House 58 Pound St., Hamant House, 7 Philip St., Bachelor's Row House, 7 Oak St. and Rev. Wilson House, 18 Green St. More detailed information on 502 historic Medfield properties is available on the Mass Historical Commission's Massachusetts Cultural Resources Information System.

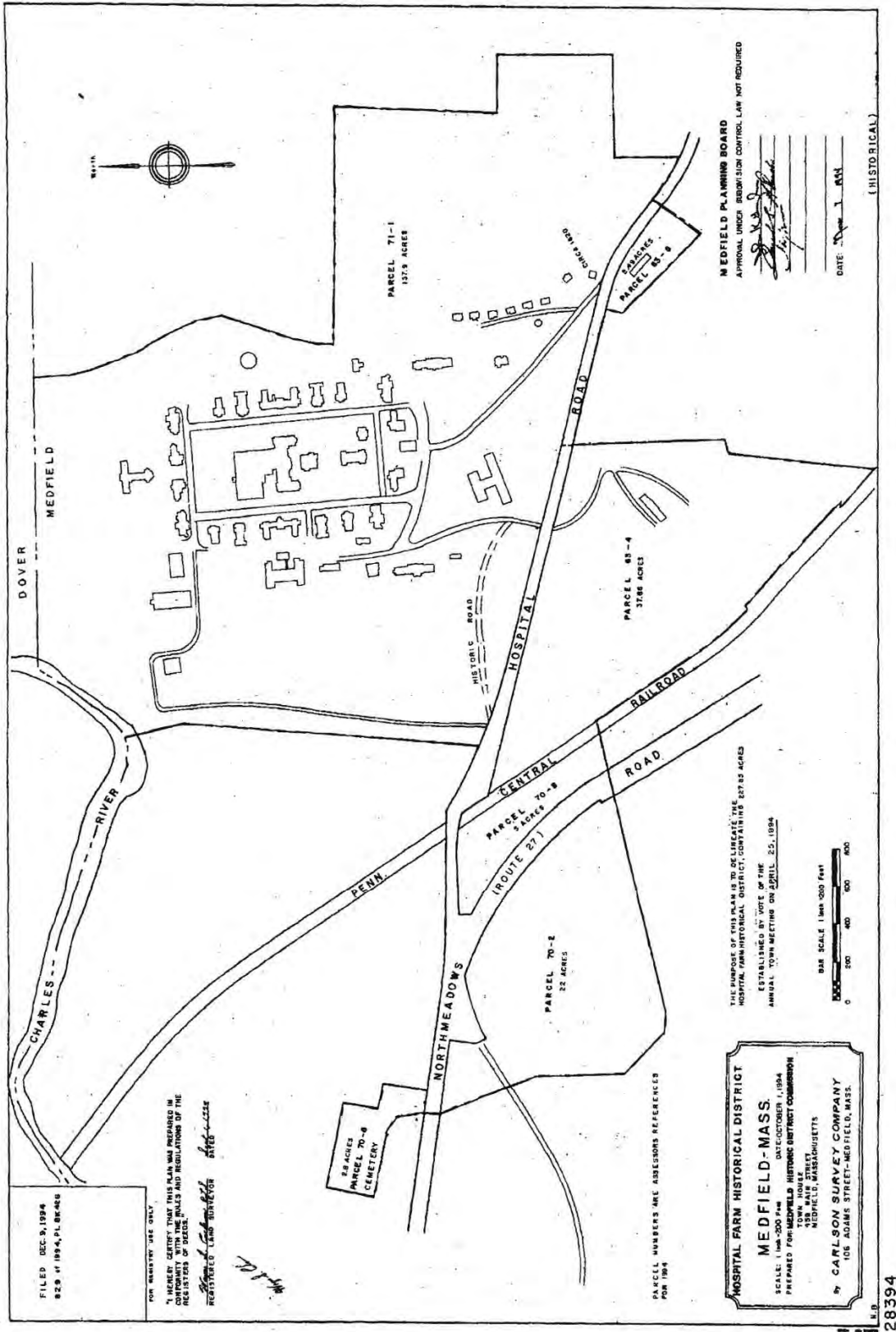
Sources for History: *History of Medfield* (Town of Medfield), Medfield Historical Society (<https://medfieldhistoricalsociety.org/historic-medfield/medfields-town-history>), *History of the Town of Medfield, Massachusetts: 1650-1886* (William S. Tilden, 1887), *Medfield Reflections, 1651-1976* (Town of Medfield, 1976), *History of the Town of Medfield, Massachusetts 1887-1925* (Richard DeSorgher, 1999), *The Norfolk Hunt- 100 Years of Sport* (Norman M. Fine, William F. Weld, and David W. Lewis Jr., 1997), the Massachusetts Historic Cultural Resources Information System (<https://mhc-macris.net>), David F. Temple, President Medfield Historical Society, and Richard DeSorgher, town historian.



Medfield State Hospital, with its historic and beautiful landscapes and buildings, is on the National Register of Historic Places



Medfield Historic Districts (see more detailed Hospital Farm Historic District map, below)



Hospital Farm Historic District

Population Characteristics

Population growth and population density

After a significant growth in both population and housing starts between 1896 and 2000, Medfield's population and population density has remained relatively stable, with relatively low levels of new housing construction. Medfield's density is about 5% higher than the entire state but lower than the Boston metropolitan area.

Table 1. Population and Population Density 1980 to 2020

Year	Population	Increase	Density (persons sq. mile)
1980	10,220		705
1990	10,531	3.0%	726
2000	12,273	16.5%	846
2010	12,024	- (2.0%)	829
2020	12,799	6.45%	883

Source: U. S. Bureau of the Census (14.5 sq. miles of land area)

Education

Medfield has substantially higher education levels, especially higher education, than the Commonwealth as a whole.

Table 2. Education (Residents age 25 and older)

Level completed	Medfield	Massachusetts
High School or more	98.6%	91.3%
College or more	73.4%	45.0%

Source: U. S. Bureau of the Census, American Community Survey, 2019

Income

Medfield has both higher per capita and higher per family income than the Commonwealth as a whole.

There are **no** environmental justice (EJ) areas within Medfield. The **Environmental Justice** map shows the environmental justice area in Millis that abuts Medfield on its eastern side for context.



Environmental Justice Areas (source: MassGIS MassMapper)

Table 3. 2019 Median Income

	Medfield	Massachusetts
Per Capita Income	\$ 68,444	\$ 46,241
Family Income	\$160,598	\$ 103,126

Sources: U. S. Bureau of the Census, American Community Survey, 2019

Employment

Not surprisingly, given the relatively high levels of education and income, a greater proportion of Medfield's residents hold professional or managerial positions and lower shares of residents are employed in production and service occupations. Many of these positions are well-suited for remote work, which served residents well during Covid and will continue to serve those employees with potential permanent shifts in where and how some professionals work.

Table 4. 2019 Employment by Occupation (Medfield residents)

Year	Medfield	Massachusetts
Managers/Professionals, Science, Health Care	62.7%	53.5%
Sales/Administrative Support	24.1%	17.2%
Service Occupations	6.5%	12.7%
Productions/Craft Repair	2.1%	9.2%
Construction, Maintenance	4.6%	7.5%

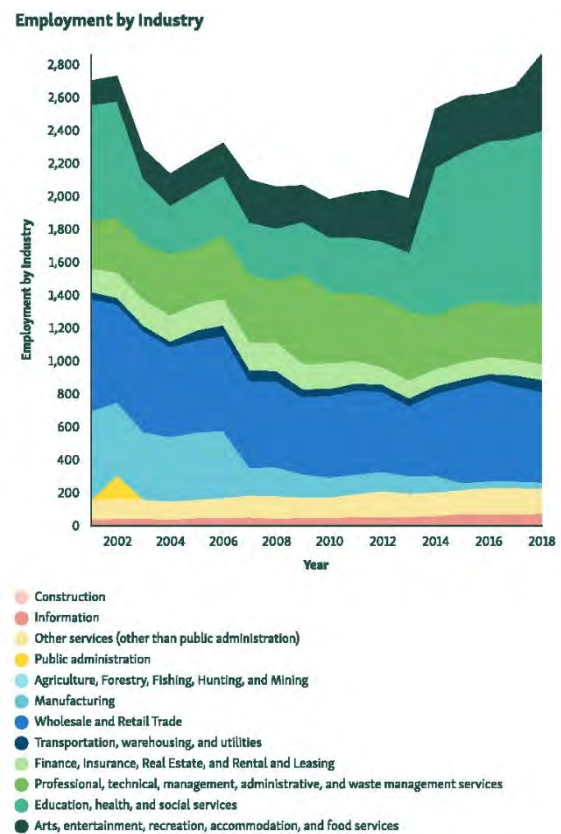
Source: U. S. Bureau of the Census, American Community Survey, 2019

The preponderance of retail, health care and professional/technical employers in Medfield reflects the town's residential character, its lack of industrial properties, and, except for retail, its higher median income. There is no heavy industry and very little land extensive industry. Retail is focused in downtown Medfield.

2002-2018 Employment by Industry (Medfield)

Just as a majority of Medfield workers (employment by occupation, above) are in professional jobs, a majority of businesses are also classified as professional industries. (To understand the differences: A manager of a retail service industry is recorded as being in retail in the Employment by Industry figure and a manager in employment by occupation, above.)

Source: Graphic Metropolitan Area Planning Council, citing data from Executive Office of Labor and Work Force Development



Age

Medfield has an older population (higher median age) than the Commonwealth, which itself is older than the nation. Medfield has a significantly higher proportions of youth under 20 than the Commonwealth. Medfield also has a higher proportion of people in their prime earning years (45-64). These trends are all common in wealthier suburban areas with good schools where most of the housing stock is owner-occupied single family homes and is not affordable to many first-time homeowners.

Table 5. Age and Median Age

Age	Medfield	Massachusetts
0 - 19	29.2%	22.6%
20 - 24	4.6%	7.1%
25 - 44	18.6%	26.4%
45 - 64	31.5%	27.2%
65 +	16.1%	16.6%
Median Age	43.5	39.5

Source: U. S. Bureau of the Census, American Community Survey, 2019

Growth and Development Patterns

Patterns and Trends

Medfield is primarily a suburban residential community with two strong nodes or centers, the town center and former Medfield State Hospital campus. Medfield's permanently protected open space and unprotected agricultural and rural lands, however, create a community that can feel very rural. Without its own limited access highways or many business and industrial properties, and with relatively easy access to Boston and Route 128, excellent schools, open space, and rural setting, from an investment perspective, residential uses are the highest and best use for most available undeveloped land.

Generally, denser development occurs in downtown Medfield and the adjacent residential neighborhoods. Almost 20% of the Town's residents live within a ten-minute walk of the town center. There is limited development west of Route 27 because of the extensive floodplain, wetlands, and permanently protected open space bordering the Charles River. During the 1980s and 1990s, some subdivision development occurred in southwest Medfield near Noon Hill and Indian Hill and in northeast Medfield towards Dover and Walpole.

Since approximately 2000, residential construction and housing starts has been very slow because of high land cost, limited land on the market, stringent building, subdivision, zoning, and wetlands regulations, and the 2008 Great Recession. While new subdivisions slowed dramatically starting in about 2000, significant residential investment continues. New residential investment is in residential renovation, residential teardown and replacement, multifamily housing, and single-family building lots. Non-residential commercial activity has primarily been in building renovation.

Infrastructure

Transportation and water and sewer utilities significantly influence development patterns.

Medfield has 77.6 miles of town-accepted roads (83 miles including unaccepted private and state roads). The primary arterial roads are Routes 27 and 109. Route 27, from southeast to northwest, connecting Medfield with Walpole and Sharon to the south and with Sherborn, Natick and other towns to the north. Route 109 crosses Route 27 east to west, connecting to Westwood, Dedham and Boston to the east and Millis, Medway and Milford to the west. Major connecting collectors are North, Pine, South, Causeway, and Hartford Streets, and Hospital Road.

The vast majority of Medfield residents travel alone (single-occupancy vehicles) to work (American Community Survey 2014-2018 and MAPC). Covid has changed transportation patterns and the professional nature of many Medfield jobs has increased the time workers spend working remotely.

There is currently no commuter rail service in Medfield and there is no longer a commuter bus to

Boston. The town, however, is served by stations in Westwood, Norwood, Walpole and Needham. In 2015, the MBTA purchased CSX Transportation's freight rail branch running parallel to and east of Route 27 for its potential to serve future transit.

The new Medfield Rail Trail, a shared use path that is 1.3-mile-long section of the Bay Colony, is on the former Bay Colony Railroad, Harding Street to the Dover town line.

Most of Medfield is served by town water, with six groundwater supply wells (Wells 1, 2, and 6 in the Charles River Aquifer, Wells 3 and 4 in the Neponset River Aquifer, and a new water supply well at the former Medfield State Hospital). Well 5 was not fully constructed due to high levels of iron and manganese. The water system also includes water storage tanks and 80± miles of water main. Wells 3 and 4 are currently being upgraded with a new water treatment plant under construction at that site.



Medfield's sanitary sewer serves one-third± of residents. The capacity of the wastewater treatment plant, located on the Charles River, is 1.5 million gallons per day (MGD) and it could be expanded to 5.0 MGD. The Town completed a water and sewer master plan in 1998.

Medfield demolished its former DPW public works facility and built a larger public works facility in 2015. Medfield also demolished its former public safety building (police and fire services) with a new larger building in 2017.

Long-Term Development Patterns

Medfield's primary land use control is zoning (see **Zoning Map** on next page). The zoning creates four residential districts ranging from 12,000 square feet minimum lot size and 80 feet of frontage to 80,000 square feet minimum lot size and 180 feet of frontage. Medfield has two commercial zones, an industrial zone, and an agricultural zone. Medfield also has Aquifer Protection, Watershed Protection and Floodplain Overlay districts. The overlay districts add additional requirements in those areas to protect water supply and water quality and to minimize flooding.

The zoning allows Open Space Residential (cluster) subdivision development. Such clusters are only allowed with a special permit, which may discourage developers, and requires that such projects cannot exceed the density allowed by the underlying zoning district, reducing incentives for cluster. Cluster allows building lots smaller than otherwise required, which can reduce road and infrastructure costs, in return for the developer donating a minimum 25% of the entire development tract as permanently protected open space. Four such cluster subdivision developments have been completed since 1986 with 63± acres of related open space donated to the Town. A planning consultant recently completed a zoning analysis which may lead to future zoning changes.

The Conservation Commission administers both the Massachusetts Wetlands Protection Act and the Medfield Wetlands Bylaw.

Single family home production has been remarkably stable, but creation of new multifamily units has increased significantly. New residential development may put some stress on schools, but multi-family units traditionally consume less land per unit, creating far less stress on open space resources and providing more affordability to and diversity of residents.

Table 6. Medfield Housing Unit Building Permits 2003-2022

	Single-Family units	Multi-family units	Total housing units
2003	28	0	28
2004	26	0	26
2005	12	0	12
2006	6	0	6
2007	15	0	15
2008	7	0	7
2009	17	0	17
2010	16	0	16
2011	20	0	20
2012	16	0	16
2013	19	0	19
2014	19	92	111
2015	22	52	74
2016	12	10	22
2017	12	0	12
2018	33	0	33
2019	24	0	24
2020	12	56	68
2021	18	71	89
2022	14	2	16

Source: State of the Cities Data Systems, U.S. HUD (HUD Building permit data contains errors but allows comparison across municipalities)

Future Development

Residential construction will be driven by population trends, including growth or contraction in the number of residents, changes in demographics, a change towards multifamily housing, driven in large part by the skyrocketing costs of new single family homes, and future transit service. The Medfield trend towards more multifamily housing and modest but steady single family home starts will probably continue.

Multifamily home development has steadily increased since Medfield adopted its first Housing Production Plan (2016) and will continue with the redevelopment of the Medfield State Hospital. Generally, multifamily housing has included affordable housing approved with a Comprehensive Permit under Massachusetts General Law chapter 40B.

In addition to the municipal drinking water well upgrade and treatment plant development discussed earlier, the largest municipal infrastructure project currently planned is the replacement of the functionally obsolete Dale Street elementary school.

The redevelopment of the historic Medfield State Hospital is tailored to meet the contemporary housing and recreational needs of the Medfield community, by preserving this spectacular open space for public enjoyment, while reimagining the existing historic buildings as new homes for a wide range of residents. The campus is rich in history, with an array of buildings and open spaces that were originally designed to rehabilitate mental health patients in a healthful residential setting. The redevelopment plan will adaptively use these buildings to again provide rewarding housing and recreational opportunities. This hillside location, with its stately buildings, old growth tree canopy, and spectacular open space, will be embraced as an enriching environment for residents and neighbors alike, reconnecting them to a greater public realm.

The renewal plan respects and enhances the historic character of the campus, while strengthening its identity as a mixed-use environment. Built in a Queen Anne style typical of this generation of hospital

institutions, the historic buildings will be renovated to offer a decidedly residential feel. Residential apartments will be combined with artist-focused amenities to complement the new Bellfonge Arts Center. Open spaces will be reinvigorated to create a more accessible, inviting, and usable areas. The plan connects open space elements across the site, encouraging walking and casual meetings for residents.

Twenty-seven existing historic contributing buildings are proposed for reuse (not including Buildings 24 and 25 targeted for redevelopment by the Cultural Alliance of Medfield ("CAM"). The buildings to be rehabilitated for multi-family residential use are located on the Core Campus, West Slope and North Field sub-zones within the Medfield State Hospital District, as established under Section 300-20.3 of the Zoning Bylaw. The following is a break-down of land use per building, as proposed by the Project:

- 25 historic, contributing buildings will be used for residential homes (Buildings 1,2,3,4,5,6,7,8,9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 22A, 23, 27A and 29).
- 2 historic, contributing buildings will be used for amenity features including fitness, management, amenity space (Buildings 26 and 28 will be amenity buildings for the residences).
- Up to 2 non-contributing historic structures may be used for maintenance, storage and repairs. (These are buildings 10 and the shed.)

Given that these buildings were constructed for therapeutic residential use, they can readily be converted to unique and comfortable apartments, celebrating the historic character. Adaptive use will preserve all "character defining features" of the exterior and interior, including entries, corridors, and stairways. There may be some connectors and service additions that were added on over the years that would be removed at the direction of the preservation consultant to determine which elements may be modified. The existing entry lobbies will be reused and incorporate additional exterior doors into unit entrances (if they meet accessibility guidelines); this will allow improved visibility and activity throughout the site. Broad porches will again provide a place to sit and enjoy the outdoors.

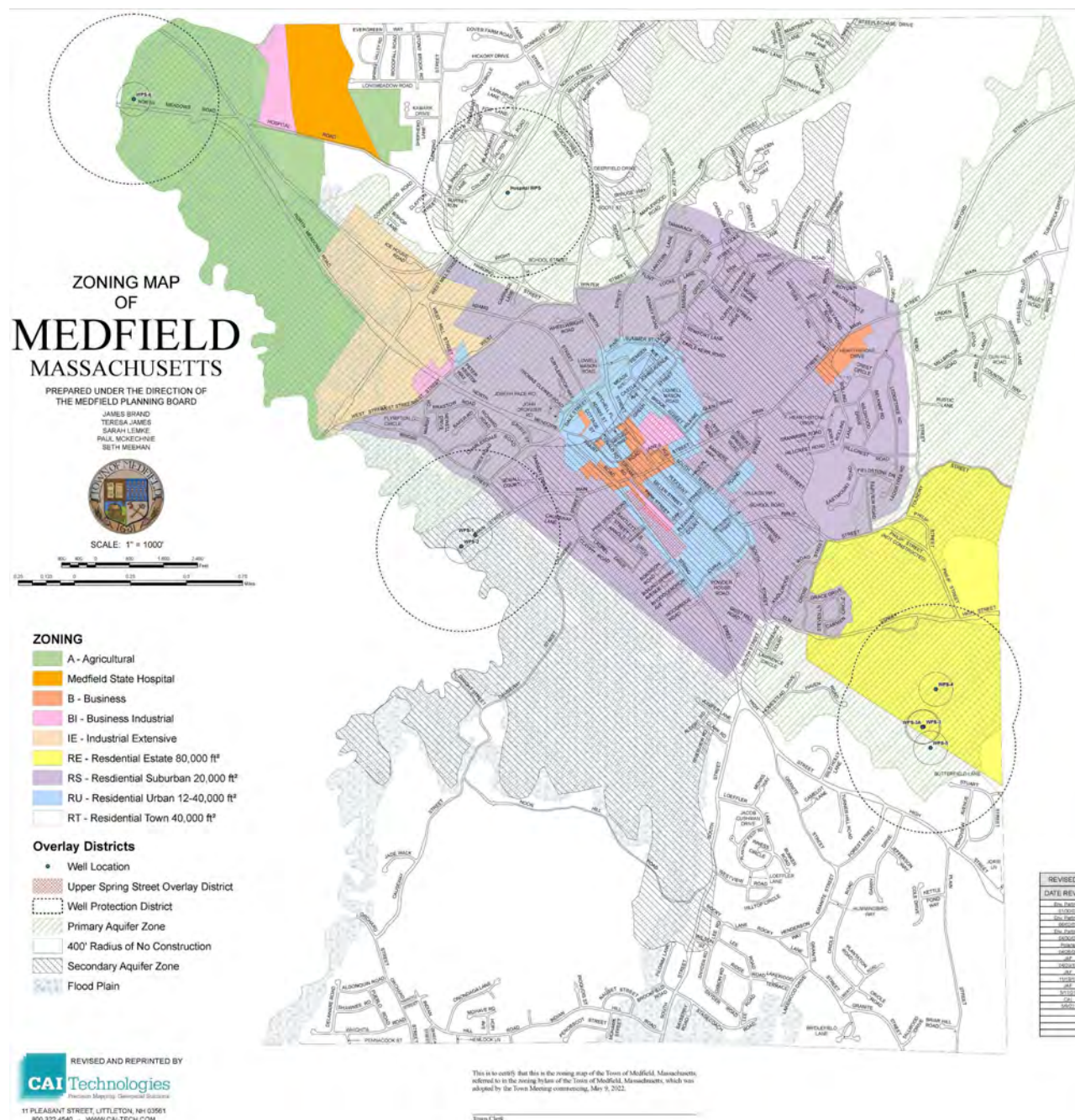
The developer will work within the Secretary of the Interior's standards for the Treatment of Historic Properties regulations, respecting the historic integrity of these buildings. While major new additions are not expected, entry stoops/ramps in select locations for accessible building entrances may need to be added. These new additions will complement, rather than replicate, the historic character of the site and buildings.

In total, 334 apartments are proposed, consisting of studios, and one, two, and three-bedroom apartments, and varying in size from 350 to 1400 square feet. Various housing types and common area interior and exterior amenity spaces will be distributed across the improved site, and each apartment will meet or exceed the market-rate quality of housing in the Medfield area, embracing the unique features of the historic interiors, while providing modern living amenities. Surplus basement areas may be used as residential storage. All housing will be designed to meet the needs of "adaptability" with 5% considered Group 2 accessible under Massachusetts Accessibility regulations (MAAB) – these units will be designed to accommodate mobility issues, hearing impairment, and be supportive to all age groups and disabilities.

Open space as a development pattern

Open space of all kinds is one of Medfield's character defining features. Residents are reminded every day of these features and their visibility helps shape future development:

- Visual and physical access to and along the Charles River, its wetlands, meadows, and tributaries, with multiple and connecting trails and informal boat launches (Causeway and Bridge St. bridges).



Medfield Zoning Map (source: Town of Medfield)

Section Four – Environmental Inventory and Analysis

Geology, Soils, and Topography

Medfield is part of the gradual transition from the Seaboard Lowland in eastern Massachusetts to the beginning of relative highlands in central Massachusetts. It has significant topographic relief (hills) compared to areas to the east, but its total topographic differences are relatively limited.

Medfield's primary bedrock formation is Dedham granite and diorite. The hilly northern area of Town has numerous bedrock outcrops, especially the Medfield/Dover Rocky Woods area with historic small-scale granite quarrying (including "Courthouse Ledge"). The hills southerly area of town has some bedrock outcrops in the Noon and Indian Hills, Rocky Lane and Forest/Granite Streets area. The Dedham granite is a light gray-pink to green-gray equigranular (similar sized crystals) to slightly porphyritic rock. The diorite is a medium-grained hornblende diorite metamorphosed in part to amphibolite and hornblende gneiss.

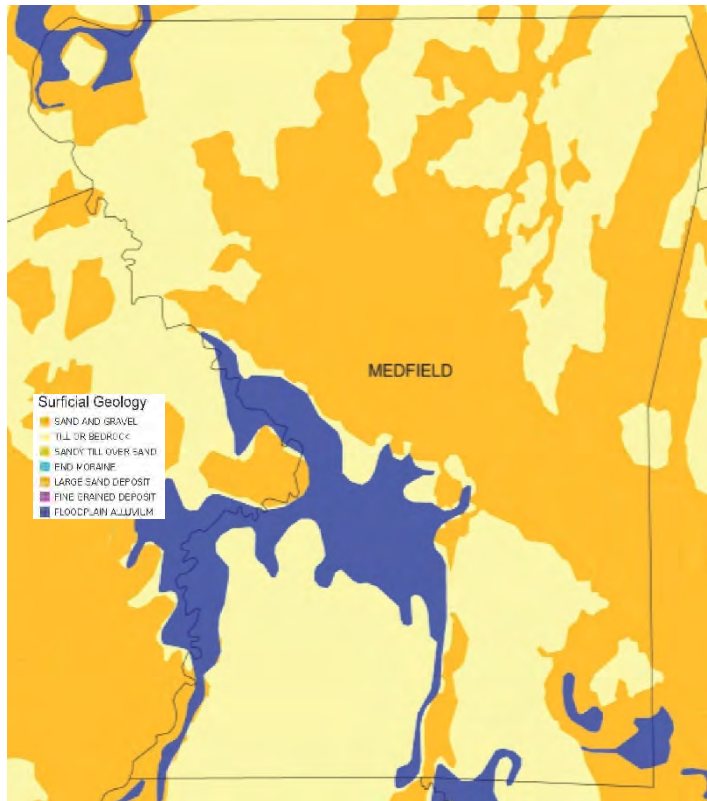
More than 13,000 years ago, much of what is now Charles River basin in Medfield, Millis, Norfolk, and Walpole, including the majority of Medfield, was covered by proglacial Lake Medfield. Formed by glacial ice and glacial deposited moraines, the lake created delta depositions (primarily sand, gravel, stones, and boulders), the Medfield delta, until the dam melted and burst and Nantasket (or Horse) Brook cut a channel through the delta. Some wind-blown (Aeolian) fine sediment and sand deposits covered the upper surface of the delta.

The Charles River wetland and meadow complex and other wetlands in Medfield have rich poorly drained organic soil, which is especially good at sequestering carbon. Natural Resource Conservation Service (NRCS) classified most of these area as the Muck-Whitman series. These soils cover approximately one-quarter of Medfield.

Medfield center to the relatively flat to slightly sloping area extending southeast from the center to beyond the Wheelock School property contains extensive a delta at the level of historic proglacial Lake Medfield. Glacial outwash soils (stratified sands and gravels mixed with lighter and smaller silt and clay particles carried by melting glacial waters) are primarily classified by the NRCS as Merrimack and Hinkley series. These soils cover slightly more than one-third of Medfield. These are well-drained, fine sandy loams, often with deep soils, that are well suited for development and agriculture.

Medfield is relatively flat the context of the state as a whole, but slopes around the hills on the north and south sides of town are often quite significant, especially when compared to much of the area east of Medfield.

Outside of the delta and outwash area and above the elevation of proglacial Lake Medfield, much of Medfield is underlain by glacial till soils. These soils that were dropped in place (not carried away by melting water as in outwash plains) as glaciers melted at the end of the Ice Age (Pleistocene). This includes much of the higher elevation areas in Noon and Indian Hills, with outwash areas in the lower values. The NRCS classifies these soils as Hollis, Canton, Millis, Woodbridge, and Paxton series. They are typically rockier, steeper, shallower, and more mixed than outwash soils. Medfield's glacial tills vary significantly in depth to bedrock, depth to water table, drainage, soil texture (i.e., mixture of sand, silt, and clay), soil structure (e.g. columnar, platy, or massive), permeability, and productivity.



Surficial Geology (source: MassGIS MassMapper)

Both the glacial outwash soils and, to a lesser extent, the glacial till soils support agriculture. Medfield has retained its rural character in part because of its agricultural landscapes. Although there is less acreage under cultivation today than in the past, small farming areas, equestrian uses, and community gardens, take advantage of the soils suitability for agriculture.

Medfield retains significant prime agricultural soils, federally determined prime soils, state determined soils of statewide importance, and other farmland soils of unique importance. Because most of the Charles River buffer has been preserved, as has many of the hillier areas of local significance, the remaining parcels of the greatest threat are often those parcels with rich farmland soils.

The sandy outwash plain soils that dominate much of Medfield are generally easy areas to develop.



Prime and Important Farmland Soils (source: MassGIS MassMapper)

The rich organic soils along the Charles River and in narrower bands along other water features are not generally developable. Most of that area is now in permanently protected open space or, if not, largely protected by the Massachusetts and Medfield Wetlands Protection regulatory systems.

The glacial tills, especially on steep slopes and on shallow soils to bedrock, generally, have significant development constraints, but those are consistent with the less intense suburban development pattern and zoning. Likewise, much of the alluvial soils are also wetlands, but when they are not wetlands they have significant constraints to development because of poor drainage.



Soils and Geological Features (source: MassGIS MassMapper)

Medfield cannot, however, rely on natural soil and geological limits to growth. If Medfield wants to preserve land away from wetlands, land preservation focused purchases and regulatory requirements and incentives are needed. As land values rise, technical solutions to some site constraints (e.g., extending sewer to areas with shallow depth to ledge or groundwater) allow some areas with significant site constraints to be developed. Wetlands and water features, however, largely remain undevelopable because of state and local regulations.

Drainage, shown on the Soils and Geological Features map, along with slopes, depth to bedrock, and water resources, create the most significant limits to development.

Sources

Ritchie, Duncan. 2021. "Archaeological Site Examination Wells 3 & 4, Water Treatment Plant." Public Archaeology Laboratory. town.medfield.net/DocumentCenter/View/5381.
 Natural Resource Conservation Service soil survey. websoilsurvey.sc.egov.usda.gov/.
 MassGIS MassMapper. <https://maps.massgis.digital.mass.gov/MassMapper/MassMapper.html>
 All accessed 11/25/22.

Landscape Character

The Charles River and its adjacent wetlands complex, Medfield's hilltops, and the former Medfield State Hospital are unique features that set Medfield apart.

The Charles River, the longest river in the Boston Metropolitan Area, is Medfield's western boundary. The river and the rich wetlands and meadows complexes along it is Medfield's the most ecologically significant area. Along with the hilltops to the north and south, these are the most valuable natural scenic resource and are visible on a daily basis to many residents. These features help define Medfield more than any other natural feature.

Virtually the entire eastern bank and floodplain of the Charles River in Medfield is permanently protected open space (Federal, State, Town, land trust, and other private ownership with easements and restrictions). Much of the river and its wetlands are part of the Charles River Natural Valley Storage Project, a critical flood control measure. At the same time, the river offers fishing, canoeing and

kayaking, wildlife viewing, walking, and accessible open space. The Charles River Link to the Bay State Circuit trail network runs along the river.

The Medfield Rail Trail (1.5 miles) is located near the hillier sections of northern Medfield. It also highlights the network of unused and underutilized railroad rights-of-way and the potential they have to provide a greater network of connected shared use paths.

At the same time, all of the hilltops in town (Noon Hill - 370', Mine Hill - 370', Cedar Hill - 436', Mt. Nebo - 246', and Castle Hill - 285'), with their unique appearance, ledge outcrops, and limited views, are the most unique topographic features in Medfield, especially from the context of the lower topography to the east of Medfield. Three large protected parcels owned by The Trustees of Reservations (TTOR) contain extensive trails and ponds and feature the Town's highest points. Rocky Woods Reservation is a 491-acre site laced by 6.5 miles of trails meandering through woods and wetlands and to the top of 436-foot high Cedar Hill. At adjacent Fork Factory Brook, a trail network traces hay fields and climbs wooded uplands across a 135-acre landscape that once supported both farms and mills. Mill Brook flows through the Fork Factory wetlands and southeast to the Neponset River while Vine Brook, on the Rocky Woods side, flows southwest into the Charles River. A high water table forms wetlands throughout the reservation and these varied habitats attract songbirds including the towhee. Bullfrogs and painted turtles live in Rocky Woods' four man-made ponds.

Noon Hill Reservation comprises 204 acres of wooded hills with over 7.9 miles of trails. Thousands of years ago, glacial action carved depressions through the hill. Exposed bedrock along the tops of the ridges is further evidence of the glacial activity that shaped the land. The 370-foot high Noon Hill rises gently above the surrounding landscape and provides views south to Walpole and Norfolk. A short trail extension across Causeway Street connects Noon Hill to the Trustees' 198-acre Shattuck Reservation. The Medfield portion of Noon Hill, 286 acres, abuts TTOR's land.

The Medfield State Hospital, the subject of extensive redevelopment planning, land acquisition, and master developer selection, is unique for historic, scenic, and passive and recreational values. It is a development node that competes with downtown for prominence, but its vistas, protected open space, and potential future open space help define it and Medfield.



The ever popular Medfield State Hospital grounds

See Unique Features Map, below.

Water Resources

Medfield is in the middle section of the 300 square mile Charles River drainage basin (Worcester Plateau to Boston Harbor). The river, flowing from generally south to north in Medfield (and southwest to northeast overall), is the westerly boundary between Medfield and Millis and Sherborn. The very wide (in some cases more than one mile wide) marsh and wetlands complex adjacent to the Charles River in Millis and Medfield create one of the most important natural areas in the region, rich in wildlife and plant habitat, critical for naturally cleaning and storing water, and with amazing and character defining open space values.

The human history of Medfield began with the river - travel, fishing, and harvesting of the river's

abundance by Native Americans in the pre-contact period (prior to European colonization). The straw in the rivers floodplain attracted early European-decent settlers, and eventually a hat industry.

Approximately 1,000± acres of floodplain and wetlands adjacent to the Charles River is part of the U.S. Army Corps of Engineers Natural Valley Storage Area. Preserving this floodplain is the most cost-effective way of preventing downstream flooding, protecting downtown Boston. This has the benefit or preserving this amazing ecological complex. The work of Mass DEP, US EPA, the Charles River Watershed Association, and the MAPC has led to a dramatic improvement in water quality since the Clean Water Act (1972, PL 92-500) was passed. (Famously highlighted in 1996, in the far dirtier section of the river through Boston and Cambridge, where then Governor Weld jumped into the river in his suit.)



Charles River and Charles River Basin

Wooded wetlands and uplands in much of Medfield drain into the Charles River, including on numerous brooks and streams (Stop River, Nantasket Brook, Great Brook, Vine Brook, and Sewall Brook). Stop River is the largest Medfield tributary. It flows from Norfolk, around Noon Hill, under the Causeway Street Bridge, at a great informal canoe and kayak launch, before it enters the Charles River. All of these streams and their bordering vegetated wetlands complement the Charles River complex for ecological and conservation values and for passive recreation.

Most of Medfield is in the Charles River watershed. There is a watershed divide, however, between the Charles River and the Neponset River, in eastern Medfield. There Mill Brook, which becomes Mine Brook, drains into the Neponset River. Jewell's Pond, an early source of water power, feeds a gristmill and mill race that remains a historic landmark. The Neponset watershed extends into Walpole, upriver to Foxborough and downriver through the Fowl Meadow marsh system, eventually draining into the estuary and salt marsh system on the southern edge of Boston Harbor. Small tributary streams also important for habitat and environmental protection.

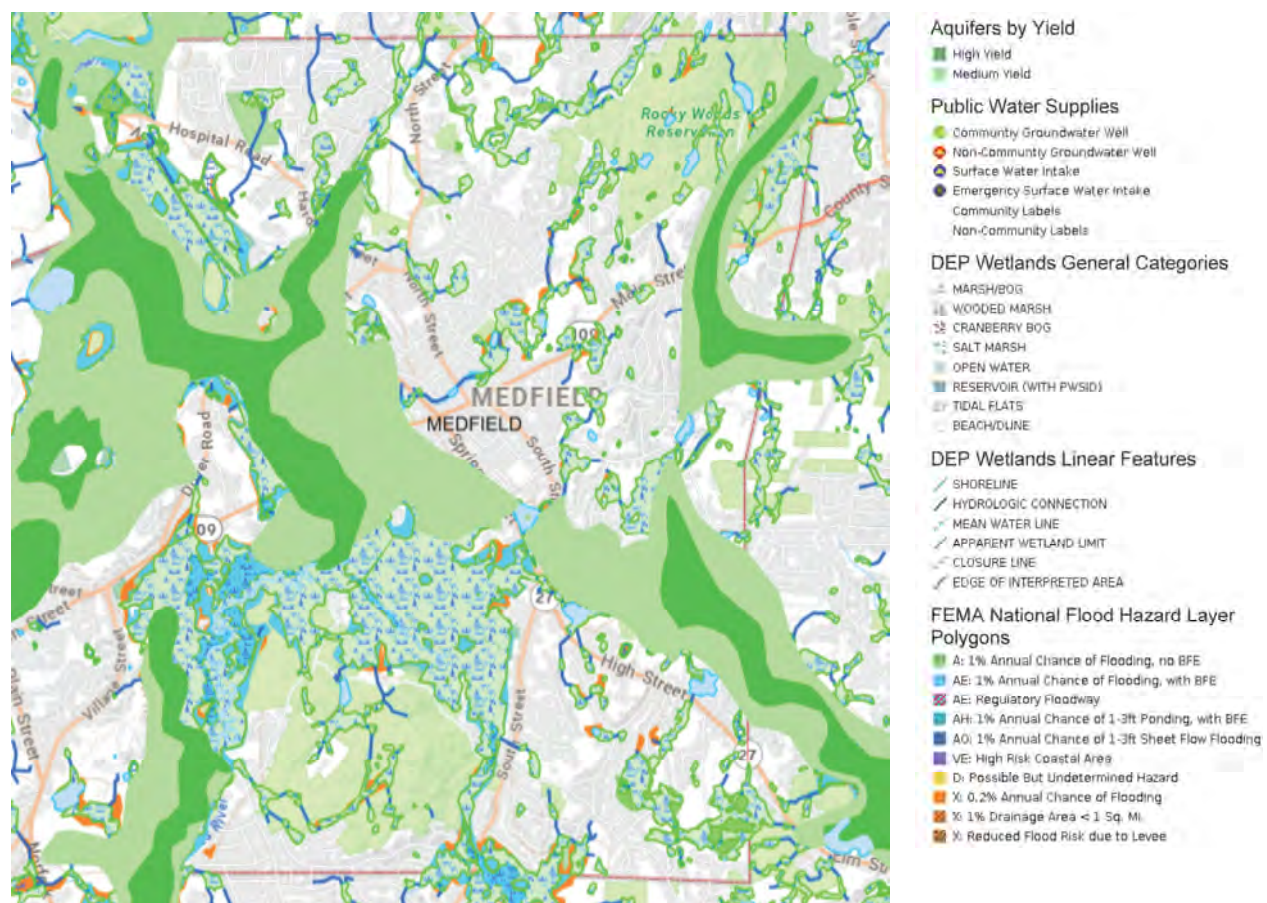
Besides Jewell's Pond, Baker's Pond or Meetinghouse Pond in the town center, Vine Lake in Vine Lake Cemetery, Kingsbury Pond by the historic Kingsbury Homestead, Hinkley Pond (a town swimming pond), Holt Pond at Noon Hill, and Chickering Pond at TTOR's Rocky Woods Reservation, are all important water, conservation, and recreation resources.

There are drinking water aquifers in Medfield in both the Charles River and the Mine Brook/Neponset River watersheds. The Zoning Map (in Section Three) shows the current wellheads and zoned aquifer protection areas (primarily the DEP Zone I and II area). The Neponset River watershed includes productive drinking water aquifers used by Medfield, including the current municipal Wells 3 and 4 capital improvement. The Charles River watershed includes the relatively recently municipally acquired the Medfield State Hospital wellfield.

The Wetland Resource map, below, shows all of MassGIS's mapped water resources. All of these features (floodplains, open water, water courses, wetlands, and high and medium yield aquifer recharge areas) are sensitive environmental receptors that need strong protection. There are aquifer protection

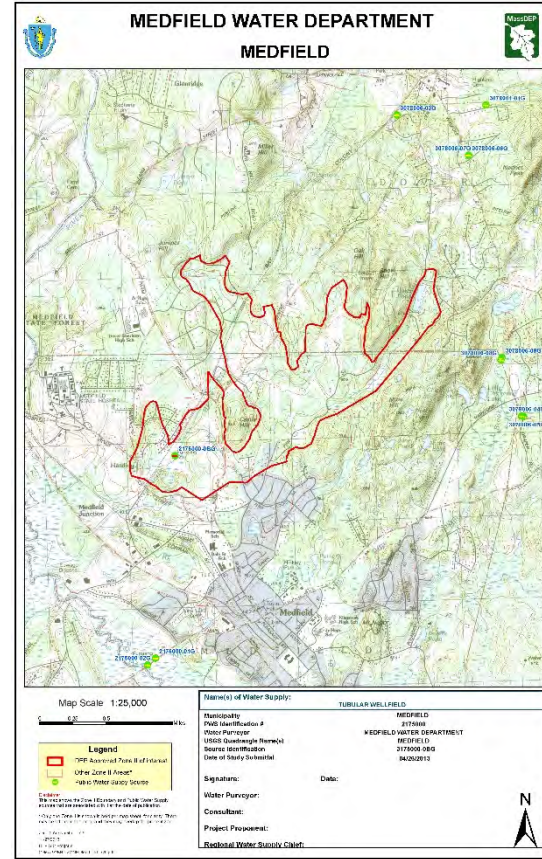
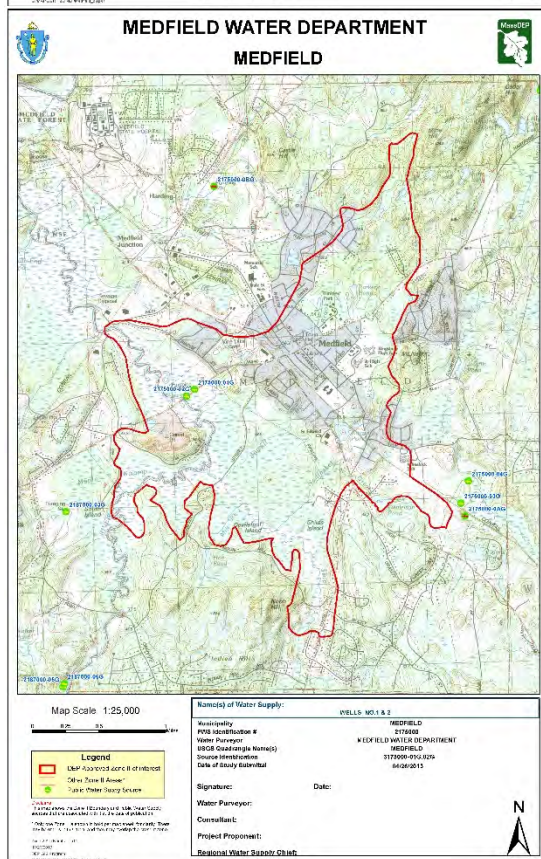
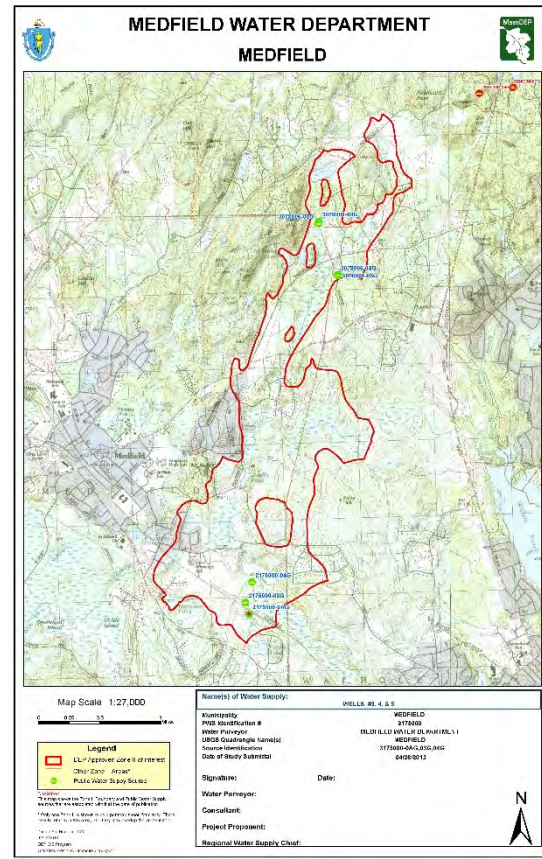
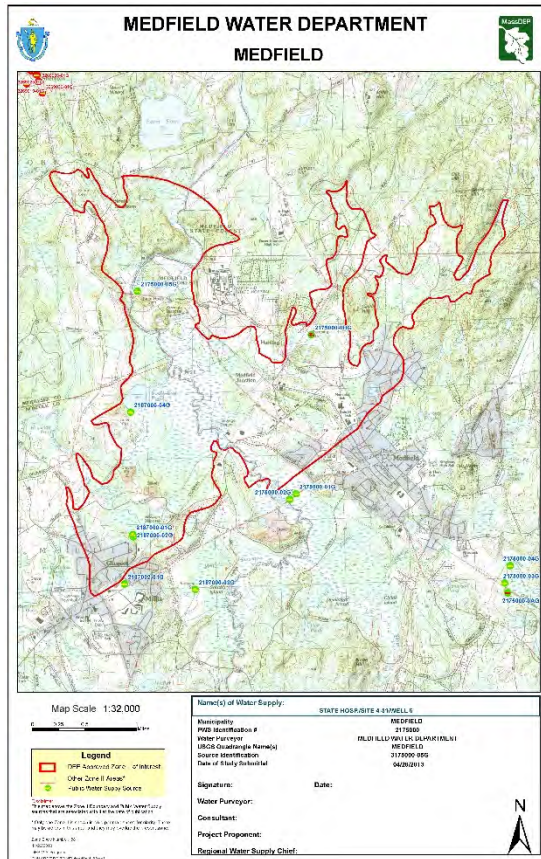
areas but there are no surface water supply watersheds in Medfield. Much of that protection, in the form of land ownership and regulatory systems, is already in place. The above referenced Zoning Map shows all the zoning areas of water resource regulatory protection (well protection, aquifers, and flood zone).

Local and state wetlands regulatory systems apply to wetlands and waterbodies wherever they occur. Federal regulations apply to more limited water of the United States and waters and wetlands with a significant nexus to those waters. (As of this writing, the US Supreme Court is reexamining that significant nexus test and may weaken it.) In addition, the Medfield Board of Health and the DPW Stormwater Regulations control discharges of stormwater and address both water quality and water quantity. Wetland mapping at the scale of this map, from remote sensing, tends to under-represent wetlands, so we assume that there are more wetlands than shown that will only show up at a site specific investigation.-



Water Resources Map (source: MassGIS MassMapper)

See also the Medfield Water Department maps of drinking water supply aquifer protection areas (DEP Zone IIs) below.



Vegetation

The U.S. Department of Agriculture maps Medfield in Plant Hardiness Zone 6. With a warming climate, however, it will eventually be in Zone 7. Cold winters with frozen soils, warm to hot summers, a wide annual temperature range, with an average of 49± inches of precipitation supports a natural deciduous forest with some mixed and limited boreal forest. No pre-contact virgin forest remains, but heavy transitional and immature forests have developed over the past century.

The traditional dairy farming, vegetable farming, and commodity farming operations have shrunk over the past century, with smaller commercial, non-commercial, and equestrian operations remaining. Glacial till soils vary in productivity, primarily forested or residential, with very limited farming operations. Valley glacial outwash plains and lower till hillsides hold the remaining farming potential.

White pine, hemlock, and mountain laurel concentrate on forested northern slopes with some oaks, maples, and woody and herbaceous cover. Southerly slopes are more likely dominated by oaks, birch, maples, bayberry, beech, limited white pine, and denser woody, euonymus, and herbaceous cover. Yellow and black birches, dogwoods, alders, red maples, and others thrive at the borders of wetlands. Wetlands range from open water, wet marshes, and permanent meadows, to drier wooded swamps.

The MassWildlife Natural Heritage and Endangered Species Program maps 1,265 acres in Medfield as BioMap Core Habitat and 1,052 acres as BioMap Critical Natural Landscape. This reflects the entire ecosystem health, including but not limited to the vegetation.

Medfield's tree canopy mitigate extreme heat, stormwater, and air pollution. These trees sequester 4,473 tons of carbon/year, worth over \$760,000 in ecosystem services. They mitigate 226 tons/year of air pollutants (CO, NO₂, O₃, PM 2.5, SO₂, PM 10) worth \$1.5 million, and avoid 76 million gallons of runoff a year, saving Medfield \$680,000 a year in avoided stormwater runoff expenses. (MAPC, 2019, *Medfield Municipal Vulnerability Preparedness Community Resilience Building Summary of Findings.*)

Medfield has planted shade trees along many of its road, and designed several roads as Scenic Roads (Massachusetts Scenic Road Act), providing greater protection to the historic rural character of those roads over and above usual shade tree requirements (Massachusetts Shade Tree Act). See list under Scenic Resources and Unique Environments, below.

Zoning, especially for multifamily housing and commercial uses, often requires open space and protection of shade trees, and new landscaping.

Fisheries and Wildlife

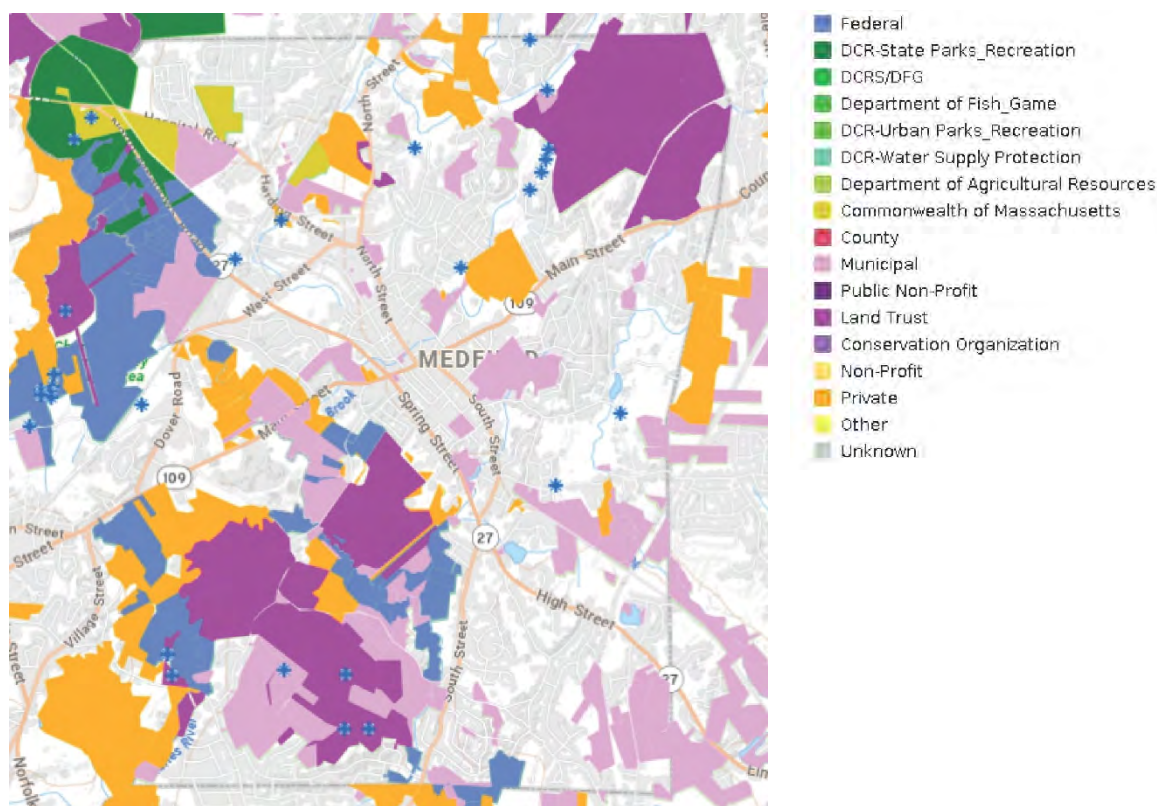
Over a third (38±%) of Medfield is permanently protected open space, protecting a wide variety of fisheries and waterfowl and migratory birds (especially in the Charles River Basin, the Stop River and wetlands and ponds all over town) as well as upland wildlife over town. The Charles River and Stop River are among the most important wetland habitats in the Charles River. Medfield is part of the Atlantic Flyway.

The Charles River wetlands complex, including ACOE's Natural River Storage Area, supports migrating and nesting waterfowl, including limited numbers of black, wood, and mallard ducks, and songbirds, and a wide variety of mammals including muskrat, mink, otter, beaver, and deer. Massachusetts Division of Fisheries and Wildlife (MassWildlife) stocks the ACOE lands with pheasant and snowshoe rabbit. MassWildlife has also worked to support populations of American shad, rainbow smelt, alewife, and

blueback herring in the Charles River.

Common resident and visiting animals include squirrels, chipmunks, raccoons, skunks, foxes, coyotes, fishers, possum, white tailed deer, wild turkeys, muskrats, grouse, bobolinks, owls, hawks, migratory geese and numerous types of songbirds. Amphibian species include box turtles, snapping turtles, salamanders, newts and water snakes. Fish present in Medfield waters includes very limited trout populations, large-mouth bass, chain pickerel, redbin pickerel, common sunfish, perch yellow bullhead, brown bullhead, bluegill sunfish, and carp.

Amphibians are among the most endangered class of species. They rely on small ponds or pools to lay their eggs, but only in pools that dry out part of the year. Otherwise the ponds would attract fish, and fish predation would destroy the eggs. There are 25 vernal pools in Medfield which have been certified with the Natural Heritage and Endangered Species Program. There are potentially many more pools that are eligible for certification. Approximately half of the certified vernal pools are on protected open space parcels. See Vernal Pool Map.



Vernal Pools in blue asterisks (source: MassMapper)

Potential rare or endangered species in Medfield (Natural Heritage and Endangered Species Program. 2020. Rare and Endangered Species database)

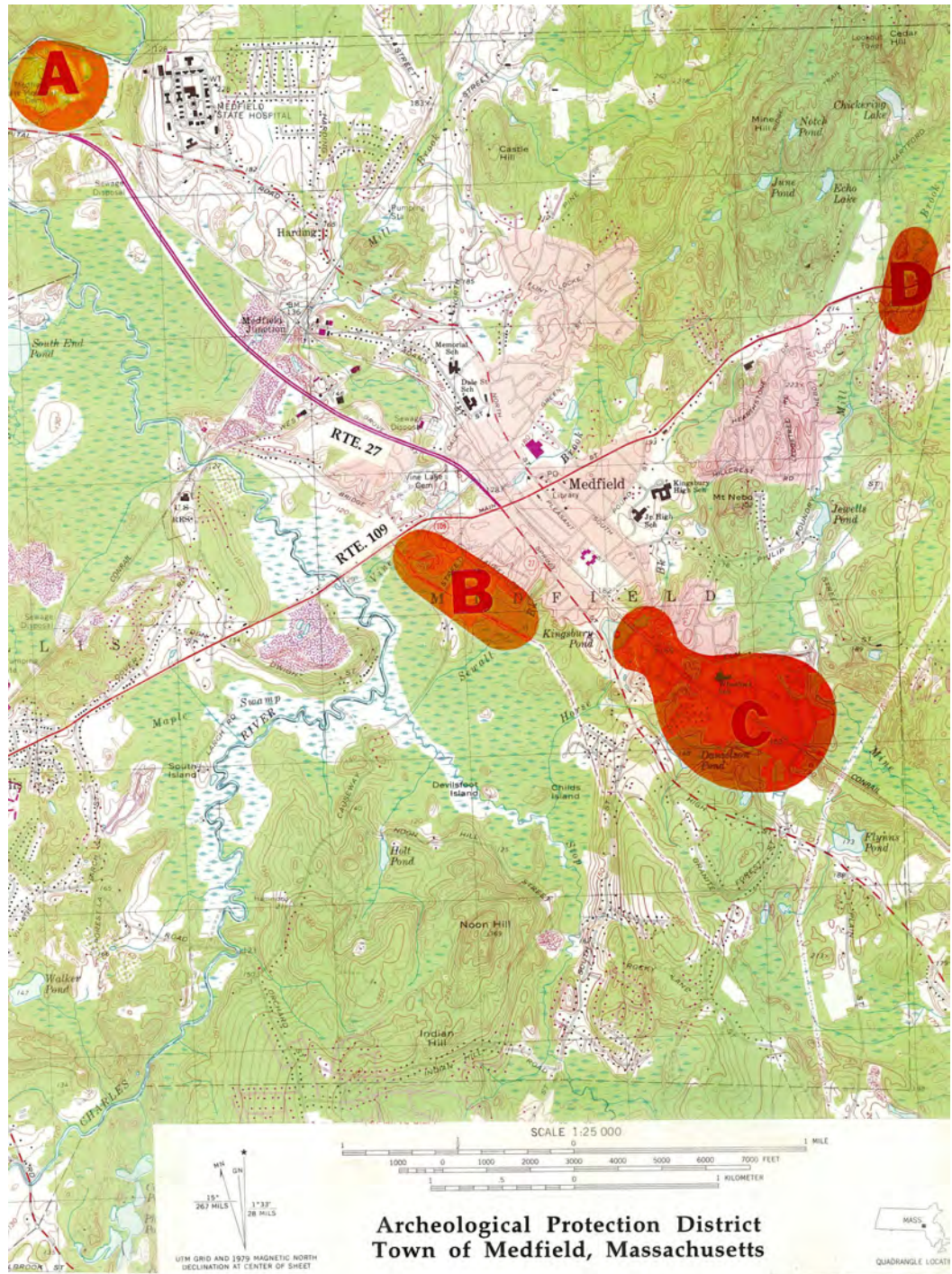
- Purple Milkweed (*Asclepias Purpurascens*) - endangered (last sighted 1945)
- American Bittern (*Botaurus Lentiginosus*) - endangered (last sighted in the 1970s)
- Sedge Wren (*Cistothorus platensis*) - endangered (last sighted 1884)
- Eastern Pondmussel (*Ligumia nasuta*) - special concern (last sighted 2007)

- Lion's Foot (*Nabalus serpentarius*) - endangered (last sighted 1921)
- Great Laurel (*Rhododendron maximum*) - threatened (last sighted 2018)
- Long's Bulrush (*Scirpus longii*) - threatened (last sighted 2001)
- Britton's Violet (*Viola brittoniana*) - threatened (last sighted 1886)

Archeological Features

Medfield has a rich archeological history, from Native American pre-European contact through to the 19th Century Medfield State Hospital. Specific sites and findings are confidential due to the risk of thoughtless collectors, but the Town of Medfield has mapped Archeological Protection Districts where greater care is needed.

In addition, anything along the banks of any river, especially the Charles River, has a greater likelihood of archeological findings.



Scenic Resources and Unique Environments

As discussed above (Landscape Character), the Charles River and its wetlands complex, Medfield's starkest hilltops, and the former Medfield State Hospital are the town's unique features.

- The most scenic area in Medfield is arguably the Charles River Basin. This is Medfield's, and possibly the entire Charles River's, most ecologically significant complex and most unique environment.
- The most dramatic hilltops at Noon Hill and Rocky Hill Reservation, stand out as unique geological features, with unusually steep hills for eastern Massachusetts, bedrock outcrops, and winter views.
- The former Medfield State Hospital, with its views of the Charles River basin, its unique history and buildings, and its beautiful campus landscape.

Other scenic, although less unique features, are the many brooks, ponds, hills, parks, and, of course, downtown Medfield.



Medfield Unique Features (landscapes, geology)

Medfield has designed 15 Scenic Roads (under the Massachusetts Scenic Road Act) as being especially scenic and historic: Causeway Street, Elm Street, Farm Street, Foundry Street, Hartford Street, Millbrook Road, Nebo Street, Noon Hill Street, North Street (Harding Street to the Dover line), Orchard Street, Philip Street, Pine Street (Cedar Lane to the Dover line), Plain Street, School Street, and Wight Street.

Environmental Challenges

Medfield's most significant environmental challenges are from climate change, invasive plants, animals, and diseases, side effects of land use, and over-loving and over-use of conservation and recreation resources.

Climate change is the biggest environmental threat Medfield faces – an existential threat to Medfield's

healthy environment. The **Medfield Municipal Vulnerability Preparedness Community Resilience Building Summary of Findings** (MAPC, 2019) identified the biggest threats as:

- Extreme heat/heat waves
- Inland and riverine flooding (from a greater frequency of intense storm events)
- Extreme cold/severe winters (ice storms, tornados, Nor'easters, and blizzards)
- Drought/Fire

The Medfield Hazard Mitigation Plan (MAPC, 2019) addresses some of these risks in greater detail with a specific plan of action. This plan allows Medfield to be eligible for certain Federal Emergency Management Agency (FEMA) funds, directly from FEMA and through the Massachusetts Emergency Management Agency (MEMA).

All of these threats impact on the natural environment, could displace many native species, and can destroy the healthy ecosystem balance. Droughts pose special challenges to the riverine and wetlands ecosystem that are uniquely rich in Medfield and to forest cover already challenged by disease. Even with more average annual rainfall, drought in natural systems may be a bigger risk than ever. With climate change, storms in Medfield are likely to bring in less snow cover and fewer light rains, both of which support groundwater recharge, and Medfield is likely to experience more severe storms, where much of the stormwater rapidly runs off the surface. Preservations and restoration of wetlands and carbon rich soils, which excel at holding both stormwater and carbon, takes on new urgency with climate change.

The existing problem of **invasive non-native plants, animals, and diseases** will worsen with climate change. Non-native invasive plants, animals, and diseases is already a significant problem, leading to less diverse ecosystems, threatening native trees, and bringing diseases to plants, wildlife, and humans. Disease carrying insect vectors post the most immediate human health risk. Even absent climate change, non-natives species have been degrading the quality of the natural environment for decades, and will only worsen. Even as more land has been preserved over the years, Medfield is losing ground with common non-native invasive species (e.g., Oriental Bittersweet, Japanese Knotweed, Common Reed/Phragmites, Buckthorn, Garlic Mustard, and Purple Loosestrife). Some have potential control mechanisms (e.g., parasitic beetles for Purple Loosestrife) and some are extremely difficult to control (e.g., Japanese Knotweed, especially at the forest edge). There are currently no significant town wide invasive species control efforts underway.

Land use patterns that are land and impervious surface intensive (e.g., larger parking lots and sprawling development patterns) can lead to more **heat island** effect and **polluted and warmer stormwater runoff**. Shaw's Grocery, Medfield High School, and Medfield State Hospital (buildings and parking lots) pose some local heat island threats. The trend in recent years of development on existing frontage lots, in multifamily housing, and soon at the former Medfield State Hospital, with fewer new subdivision roads, is very positive at reducing this risk. Development pressures in the upper Charles River and Neponset River watersheds in and outside of Medfield, however, continue to create environmental threats when that development is not well planned.

Greater use of conservation and recreation resources can lead to damaged playing fields, erosion, wildlife displacement, litter and other problems. These are solvable with more maintenance and management resources, but that requires planning and new resources. For example, trail erosion can be addressed by boardwalks and bridges over wet area, but there are very limited resources for this work on Town-owned properties.

Medfield is probably too developed to be a key corridor for plants and animals migrating due to climate change. The Nature Conservancy's Resilient Land Mapping Tool does not include most of Medfield because "Developed Lands: Low, Medium, High Density Developed Lands and Roads were not included in the analysis." That said, the Charles River corridor is certainly a resilience migration path.

The Medfield Landfill (65 North Meadows Road) was used for municipal solid waste disposal. It is adjacent to the Turtle Brook wetland complex, but tightly regulated and inspected by the Massachusetts Department of Environmental Protection (DEP). The former Medfield State Hospital construction and demolition debris disposal area, located near one of the town wells, has been remediated by the Commonwealth. MassGIS (MassMapper) does not show other landfills (capped or uncapped) in Medfield.

There are a few **DEP tier-classified sites with hazardous materials releases**. These are at 26 Spring Street (three sites) and at Medfield State Hospital (also three sites). None pose imminent hazard risks. There are also former hazardous materials releases with Activities and Use Limitations (AULs), referred to as institutional controls at the federal level (105 Adams Street and Medfield State Hospital). AULs create the ground rules for what uses can safely be carried on (e.g., no basement day care centers) customized to the risk assessment of the site. Assuming the AULs are followed those are in compliance and do not pose significant risks. The Massachusetts Department of Environmental Protection audits all AULs after those sites get their permanent solutions.

Medfield does not have any environmental justice areas, so there is no obvious environmental justice challenges (e.g., hazardous or undesirable land uses or food or recreation deserts) that unequally challenge historically underserved, low income, or minority (global majority) populations. Most significant for this plan, Medfield is very well served by open space and recreation with all populations having equitable access. The lack of high quality transit is the biggest challenge for equitable access. (Note: The Trust for Public Land's "Parkscore" which shows who has access to open space is not accurate for Medfield because it shows parks and recreation but not the vast areas of Town that are other kinds of protected open space.)

Section Five - Inventory of Lands of Conservation and Recreation Interest

Introduction

Medfield has extensive open space and recreation resources, covering slightly more than a third of Medfield and including miles of trails (walking, mountain biking, road biking, equestrian trails). Open space includes recreation land, conservation land, agricultural land, and any undeveloped land.

Open space is important for a many reasons. These include, but are not limited to:

- Protection of plant and animal habitat and migration paths
- Ecosystem services that clean and store water, clean air, cool temperatures, sequester carbon
- Passive recreation (e.g., walking, fishing, picnicking, community gardens)
- Active recreation (e.g., field sports, basketball, tennis)
- A restorative environment for residents and visitors
- Reduces incidence of heart disease, strokes, diabetes and other chronic diseases
- Adds to town property values and attracts business investments
- Contributes to community character and placemaking, it helps define
- Provides low carbon footprint healthy outdoor opportunities

Medfield has inventoried all open space (undeveloped or recreation land) that is either permanently protected (protected in perpetuity) or has temporary protection.

Open space can be preserved by any of a number of mechanisms.

Method	Property owner	Permanence
Purchase or donation of open space (in fee-simple ownership). Donations and bargain sales are tax deductible and avoid capital gains taxes.	Federal, state, town open space, park, natural resource and water supply agencies, and land trusts.	Permanent
Purchase or donation of less than fee interests (conservation and agriculture preservation restrictions and rights of way)	Private or public owner, if less than fee interest held by Federal, state, town open space, park, and natural resource agencies and land trusts.	Permanent
Conservation easements (common law), contracts, agreements, leases, licenses, and temporary dedications	Any property owner	Temporary
Purchase or donation if not dedicated to open space	School department, private owners without restrictions, etc.	Temporary
Easement appurtenant or in gross	Held by abutting property owners for their benefit (e.g., common law scenic easements)	Temporary

Permanent protection (in perpetuity) includes land:

- Owned by the Town of Medfield or the Commonwealth of Massachusetts in-fee (all the rights) or less than fee (conservation and agriculture preservation restrictions) for open space, recreation, natural resources, or water supply purchases. This land is subject to Article 97 of the Amendments to the Massachusetts Constitution and effectively means it can only be removed from those purposes with an agreement from the Town, a two-thirds roll call vote from the state legislature, and, under the Public Lands Preservation Act of 2022 (PLPA), the provision of replacement open space of equal or greater financial and conservation value. From the state guidance on the PLPA:

The Act applies to any change in use or disposition of land or interests in land subject to Art. 97. A change in use or disposition (referred to herein as an “Art. 97 Action”) means, and the PLPA applies to, any of the following when related to land or interests in land protected by Art. 97:

- 1. Transfer or conveyance of ownership or another property interest, whether by deed, easement, lease or any other instrument effectuating such transfer or conveyance;*
- 2. Change in physical or legal control; or*
- 3. Change in use of the land.*

- Owned by Federal for conservation purposes. Legally, the USA can change the laws and dispose of this property, but that is extremely rare.
- Owned by Land Trusts for conservation purposes. Legally, this land can be sold if there are not donor restrictions, but that goes against the purpose of land trusts, can create IRS tax issues, and is also extremely rare. Many communities use a belt and suspenders approach and hold conservation restrictions as a condition of any financial contribution they make when the land is protected.

Temporarily protected land includes:

- Owned by other non-profits, Medfield Schools, DPW, or generally in the care and custody of the town. This land may be converted to other uses, unless there are deed or other restrictions, at any time, but obviously it requires a Town consensus to convert or sell this land.
- Land voluntarily enrolled, in return for a dramatic reduction in property taxes, in the Commonwealth’s current use taxation programs, Chapter 61 for land in active forest protection, Chapter 61A for commercial farmland, and Chapter 61B for recreation land. None of these properties have any guaranteed protection.
- Common law easements, easements appurtenant or in gross, temporary dedications, leases, licenses, agreements, and contracts.

As part of this inventory, Medfield examined its trail networks, both on and off permanently protected open space. The trail networks provide connections within and between protected open space parcels, to networks in adjacent towns, and potentially can support an interconnected integrated trail network throughout Medfield and its abutting communities.

Unique features of conservation and recreation interest include the equestrian fox hunting tradition, the Bay Circuit and Charles River Link Trails, the Charles and Stop Rivers and related paddling and fishing opportunities, and a diversity of landscapes and valuable ecological resources. Open space can contribute to Medfield’s quality of life through the physical or visual access for quiet reflection, observation of native wildlife and vegetation, passive recreation and appreciation of scenic beauty, and the ecosystem value (e.g., flood prevention, water quality treatment, water supply, plant and animal habitat, carbon sequestration and storage, reduced heat island). Residents cite Medfield’s abundant protected open spaces as one of the Town’s greatest assets. Protected open space also enhances property values generally and especially those residences located nearby such lands.

Medfield has many partners in preserving and managing open space. On the table, below, owner is the agency that holds title and responsibility to the land. Partner includes lesser roles (maintenance partner, advocate, funding partner, etc.)

Open space and recreation resources are held by the town and many partners

Owner Type	Property Owner, Land Manager, and Partner/potential partner	Owner	Partner
Federal	U.S. Army Corps of Engineers (ACOE)		
Massachusetts	Division of Parks and Recreation (DCR) - protected under Article 97		
	Division of Capital Asset Management and Maintenance (DCAMM)		
	Division of Fisheries and Wildlife (MassWildlife) - protected under Article 97		
Town of Medfield	Conservation Commission - protected under Article 97. For land held directly by the Cons. Com also under M.G.L. Chapter 40, Section 8C.		
	Parks and Recreation- protected under Article 97. For land held directly by the Parks and Recreation, also under M.G.L. Chapter 45, Sections 3 and 14.		
	Water Commissioners – protected under Article 97 and M.G.L. Chapter 40, Sections 39B and 39E.		
	Town of Medfield (not under Article 97)- including sewer, Cemetery, Select Board, Council on Aging		
	Medfield Schools (not under Article 97)		
Land Trusts, Non-Profits, and Funding Partners	The Trustees of Reservations (TTOR)		
	Upper Charles Land Trust		
	Trust for Public Land		
	Medfield Foundation and Friends of Medfield Forests and Trails		
	Friends of Medfield Forests and Trails		
	Bay Circuit Trail Alliance (AMC)		
	Charles River Watershed Association		
	Neponset River Watershed Association		
	Norfolk Hunt Club (on property owned by Wardner Farm Trust)		
Protected land in Private Ownership	Subject to Conservation Restrictions and/or rights-of- way and other easements held by Town, ACOE, and TTOR (e.g., Stephen and Lynn Browne’s three Pinecroft Farm conservation restrictions and the MacLeod Farm conservation restriction) - Conservation Restrictions are protected by Article 97.		
Private Owner (not protected)	Many parcels of undeveloped land, large and small (e.g., Wardner Farm Trust, which owns the land managed by Norfolk Hunt Club)		
Other volunteer and management partners	SEMASS chapter of NEMBA (New England Mountain Bike Association) Scout Troop 89 and Troop 10 and Girl Scouts Soles of Medfield running club Middle and High School outdoor clubs Hinkley Helpers		

Some land is protected through current use taxation programs, also known as chapter lands. These provide the property owner with lower taxes in return for keeping their land as open space (MGL Chapter 61 in productive forestry, MGL Chapter 61A in productive commercial agriculture, and MGL 61B as active recreation land). These lands can be converted at any time, but the property owner does have to pay back some of the property tax savings and the Town gets a time limited right of first refusal to purchase the land.

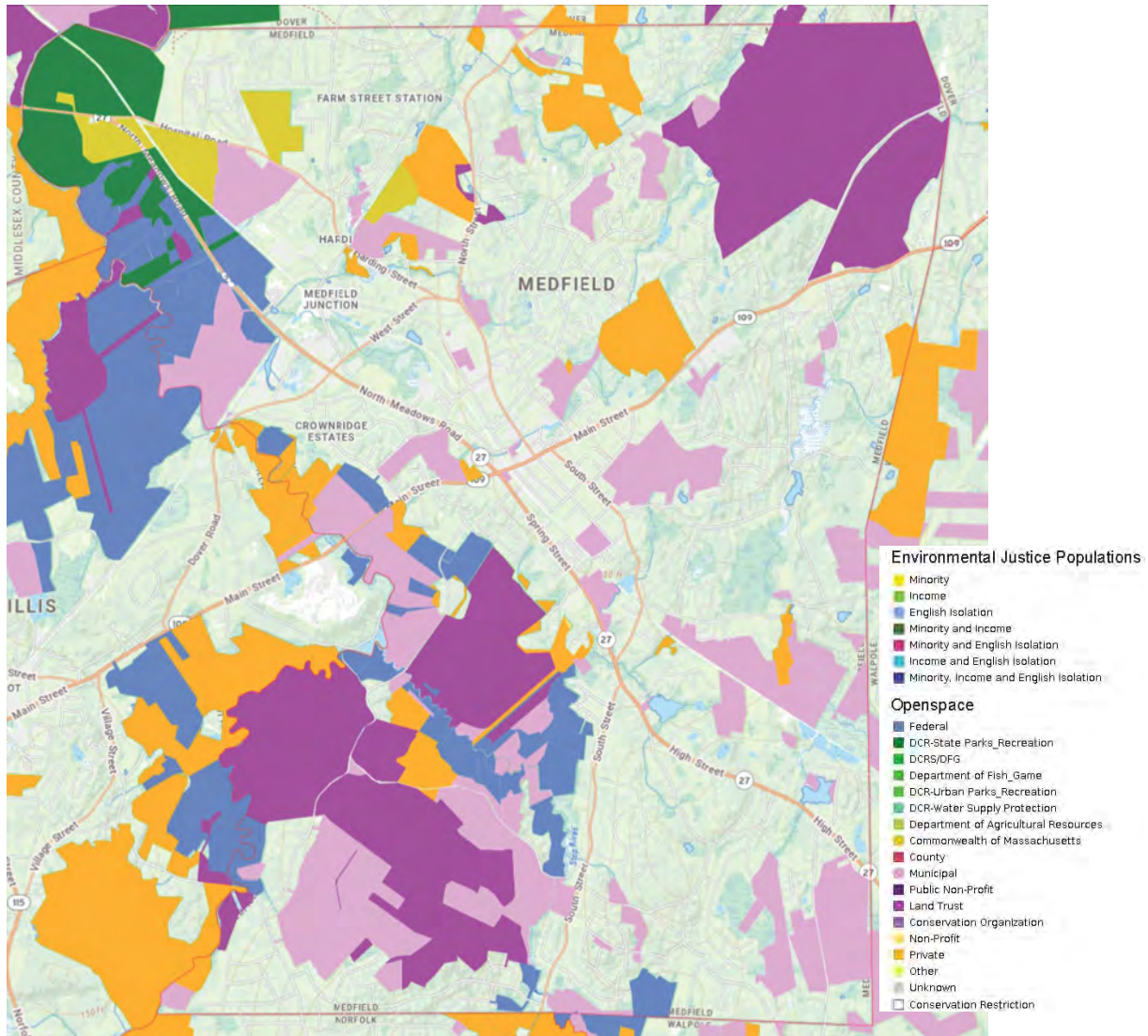
Properties in current-use taxation programs (chapter lands)

<i>Productive Forest Land (Chapter 61)</i>	<i>Map ID</i>	<i>Land use code</i>	<i>Acres</i>
FOUNDRY ST	45-054	601	15.89
FOUNDRY ST	45-055A	601	17.15
FOUNDRY ST	45-060	601	27.34
209 MAIN ST	51-024A	601	18.86
<i>Commercial Agriculture (Chapter 61A)</i>			
NORTH ST	74-012B	712	5.85
230 NORTH ST	57-023A	717	23.07
LINDEN CT	52-042	719	2.40
6R NEBO ST	52-047	719	4.71
160 MAIN ST	52-109	719	1.10
MAIN ST	60-025	719	6.64
<i>Recreation Land (Chapter 61B)</i>			
86 PHILIP ST	39-010B	803	10.77
NORTH ST	74-012A	803	15.80
250 NORTH ST	65-001	806	52.00
NORTH ST	73-013	806	3.50
150 PINE ST	74-001	806	21.40
NORTH ST	82-006	806	27.60
NOON HILL RD	21-001	814	1.30
75 NOON HILL RD	21-002	814	28.89
CAUSEWAY ST	27-001	814	14.50
25 TRAILSIDE RD	53-011	814	11.30

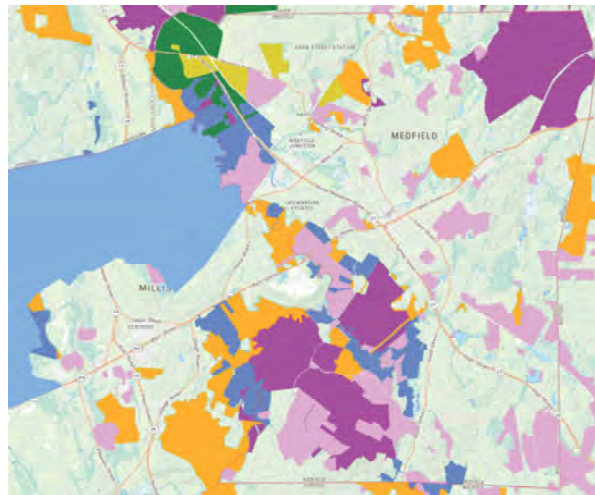
The **Inventory of Open Space map** (below) shows permanently protected open space in Medfield.

There are no environmental justice areas within Medfield (see Section Three-Community Setting). Needs do not end at the town line, however, and there is an environmental justice area adjacent to Medfield in the Town of Millis. The **Park Equity/EJ Priority map** shows Medfield open space in relationship to the Millis EJ is included below. Note, however, that there is only one bridge across the Charles River, at the southerly edge of the Millis EJ area, which is the only place for actual physical access from the EJ area to Medfield open space.

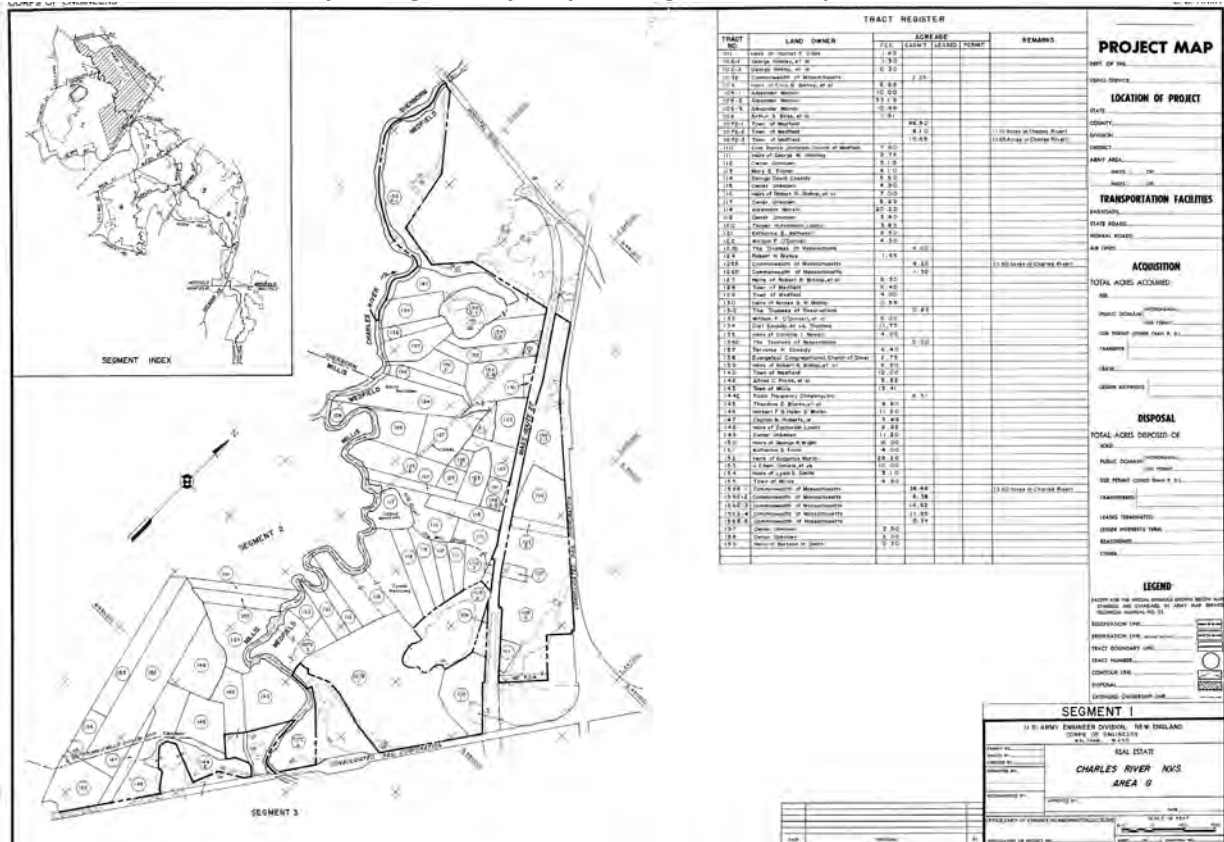
Inventory of Open Space (MassMapper)



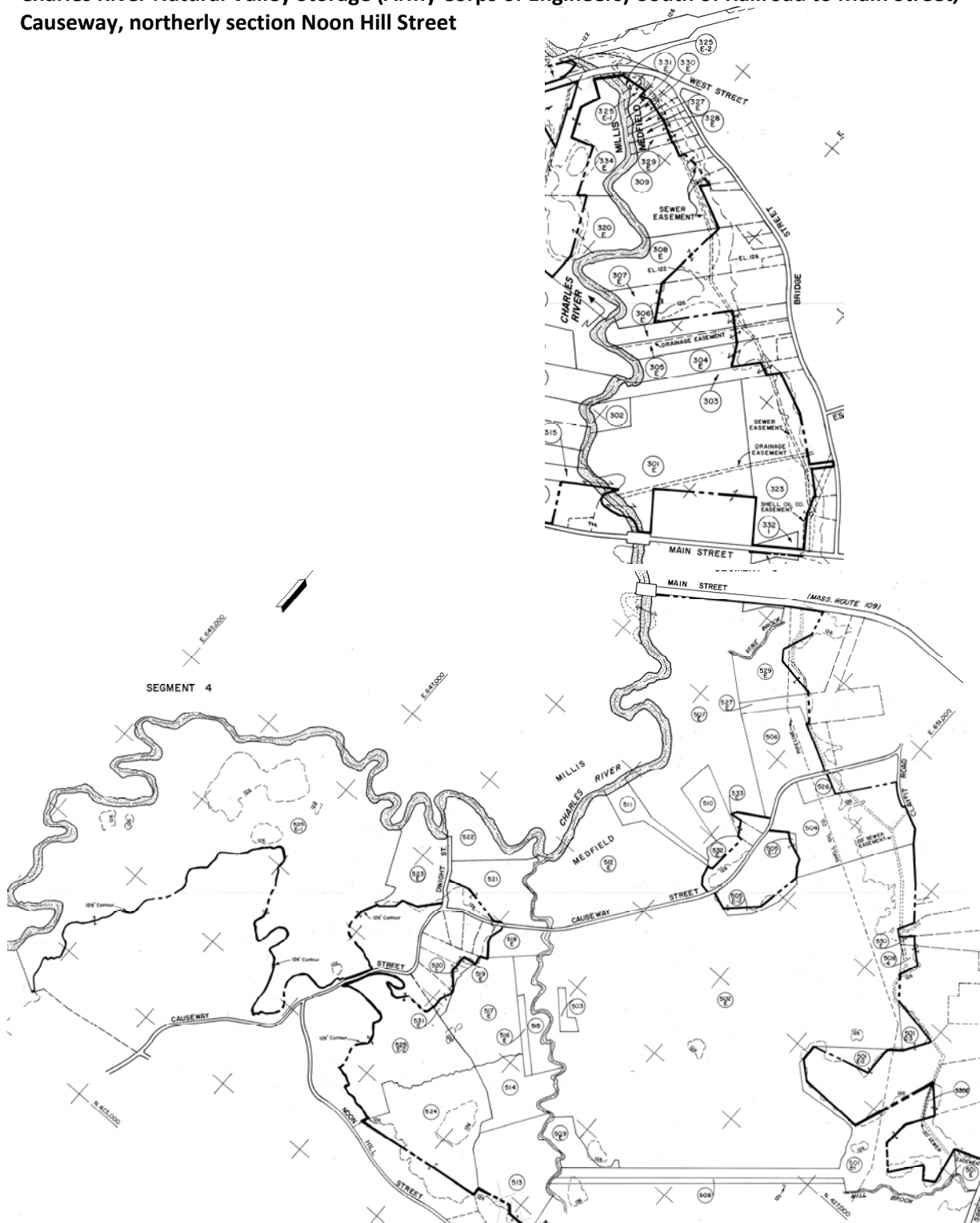
Park Equity/EJ Priority (MassMapper)



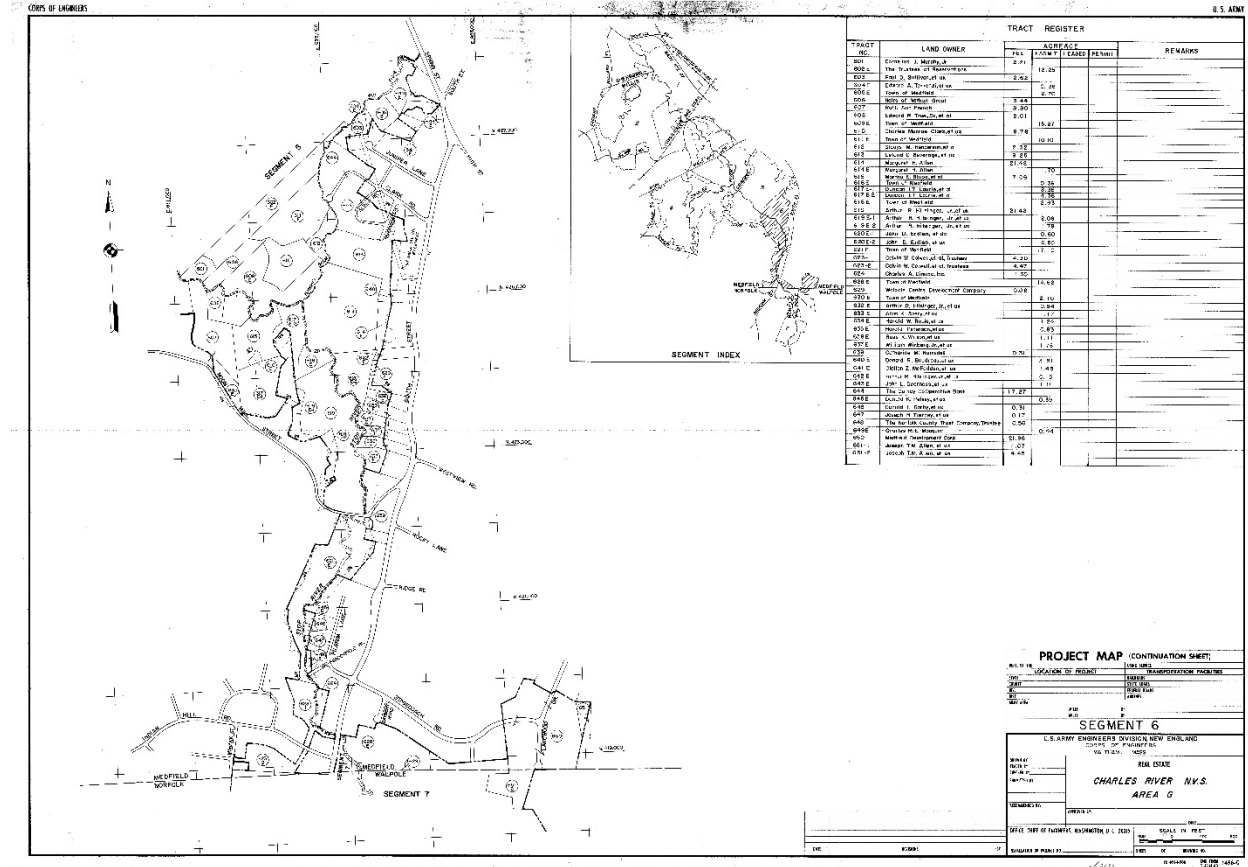
Charles River Natural Valley Storage (Army Corps of Engineers)- Hospital Road south to Railroad



Charles River Natural Valley Storage (Army Corps of Engineers)-South of Railroad to Main Street, Causeway, northerly section Noon Hill Street



Charles River Natural Valley Storage (Army Corps of Engineers)-Lower section Noon Hill Road to Walpole town line



Open Space Detailed Inventory

Below are two open space inventories. The first inventory is a list of all relevant town owned open space and provides an overview of all of these open space and related parcels. The inventory that follows that provides more details and covers both town, state, federal, and land trust properties.

These inventories are for overall planning purposes. The Conservation Commission, as part of their own short to medium term action plan, is working on a more detailed fine-grained inventory for land management purposes.

OSRP Number					Map		Parcel		Owner 1 - Town of Medfield Owner 2 - As Noted		Address		Care, Custody, and Control (from 2017 OSRP & Assessors database)		Comments / Maintenance Notes		Land Use Code	Size (Acres)	Legal Reference	Deed Date	Zoning	Grantor	Degree of Protection	Current Use	Public Access	Recreation Potential	Condition / Features	Grant
1	1.	1	2	Town of Medfield				WHICHITA RD		Conservation Commission		Indian Hill area; Flood space; CR held by Millis?	930	8.62	14625-059	12/28/2000	RT	Greaves	Ch. 40, Sec 8C				creation purposes	Yes	poor	riverfront	N	
2	2.			Charles River						Conservation Commission		exists?		4			n/a	Bacigalupo	Ch. 40, Sec 8C							poor	riverfront	N
3	3.	2	42	Conservation Commission				NOON HILL RD		Conservation Commission		Noon Hill; trails	932	8.10	5188-711	12/1/1975	RT	Suereth	Art. 10 ATM 1974					No	Fair	Trail	N	
4		4	2	Town of Medfield				3 INDIAN HILL RD		Select Board		Wet - beginning of Indian Hill Road; flood space	930	1.20	11866-398	6/24/1997	RT	Hoover Realty Trust					open space	No	Poor	open space	N	
5		4	3	Town of Medfield				5 INDIAN HILL RD		Select Board		Wet - beginning of Indian Hill Road; flood space	930	0.80	11866-398	6/24/1997	RT	Hoover Realty Trust					open space	No	Poor	open space	N	
6		4	4	Town of Medfield				7 INDIAN HILL RD		Select Board		Wet - beginning of Indian Hill Road; flood space	930	0.73	11866-398	6/24/1997	RT	Hoover Realty Trust					open space	No	Poor	open space	N	
7		4	5	Town of Medfield				9 INDIAN HILL RD		Select Board		Wet - beginning of Indian Hill Road; flood space	930	0.70	11866-398	6/24/1997	RT	Hoover Realty Trust					open space	No	Poor	open space	N	
8		4	11	Town of Medfield				8 INDIAN HILL RD		Select Board		Wet - beginning of Indian Hill Road; flood space	930	0.78	11866-398	6/24/1997	RT	Hoover Realty Trust					open space	No	Poor	open space	N	
9		4	12	Town of Medfield				6 INDIAN HILL RD		Select Board		Wet - beginning of Indian Hill Road; flood space	930	0.70	11866-398	6/24/1997	RT	Hoover Realty Trust					open space	No	Poor	open space	N	
10		4	14	Town of Medfield				4 INDIAN HILL RD		Select Board		Wet - beginning of Indian Hill Road; flood space	930	0.69	11866-398	6/24/1997	RT	Hoover Realty Trust					open space	No	Poor	open space	N	
11		4	15	Town of Medfield				2 INDIAN HILL RD		Select Board		Wet - beginning of Indian Hill Road; flood space	930	0.69	11866-398	6/24/1997	RT	Hoover Realty Trust					open space	No	Poor	open space	N	
12	4.	4	25	Conservation Commission				Bayberry Road (end)		Conservation Commission		wet - opposite Indian Hill; flood space	932	14.00	4922-096	3/1/1973	RT	Medfield Development Corp.	Ch. 40, Sec 8C				conservation	Yes	Poor	Swamp	N	
13	5.	4	68	Conservation Commission				6 BAYBERRY RD		Conservation Commission		wet - opposite Indian Hill; flood space	932	0.52	4922-096	12/20/1973	RT	Huna Rosenfeld	Ch. 40, Sec 8C				conservation	Yes	Fair	vacant	N	
14		4	69	Town of Medfield				SOUTH ST		Select Board		wet - opposite Indian Hill (pumping station at norfolk line)	930	0.43	11004-240	1/22/1996	RT	Tax Title					open space	No	Poor	vacant	N	
15	6.	6	8	Conservation Commission				PLAIN ST		Conservation Commission		rear of Plain Street. Not abutting other Town land; forested	932	3.10	5172-001	10/22/1975	RT	Morse	Ch. 40, Sec 8C				protect water resources	Yes - Walpole	Fair	Upland	N	
16	7.	6	10	Conservation Commission				Plain Street (rear)		Conservation Commission		rear of Plain Street. Long thin parcel not abutting other Town land; forested	932	0.07	5172-001	10/22/1975	RT	Morse	Ch. 40, Sec 8C				conservation	Yes - Walpole	Fair	trails to Trustees of Reservation	N	
17	8.	8	13	Conservation Commission				ORCHARD ST		Conservation Commission		Noon Hill Reservation; Forested/trails	932	100.00	5189-017	12/23/1975	RT	Hoover Realty Trust	Art. 10 ATM 1974				protect water resources	Yes	Good	trails / upland	N	
18	9.	8	21	Conservation Commission				NOON HILL RD		Conservation Commission		Noon Hill Reservation; Forested	932	4.00	5294-594	12/23/1976	RT	Tripp	Art. 10 ATM 1975				protect water resources	Yes - Walpole	Good	trails / upland	N	
19	10.	8	22	Conservation Commission				NOON HILL RD		Conservation Commission		Noon Hill Reservation; Forested/trails	932	3.90	5259-655	9/1/1976	RT	Allen	Art. 10 ATM 1976				conservation	Yes	Good	trails / upland	N	
20	11.	9	3	Conservation Commission				NOON HILL RD		Conservation Commission		Noon Hill Reservation; Forested/trails	932	24.80	5194-269	12/1/1976	RT	F. Vernon	Art. 10 ATM 1977				wetlands	Yes	Good	trails / upland	N	
21	12.	9	4	Conservation Commission				CAUSEWAY ST		Conservation Commission		Noon Hill Reservation; Forested/trails	932	5.40	5259-656	9/1/1976	RT	Kraulits	Art. 10 ATM 1974				protection of riverfront	Yes	Fair	trails	N	
22	13.	9	5	Conservation Commission				NOON HILL RD		Conservation Commission		Noon Hill Reservation; Forested/trails	932	22.00	5188-712	12/1/1975	RT	Kingsbury	Art. 10 ATM 1974				conservation	Yes	Poor	Hilly/Ledge	N	
23	14.	10	12	Conservation Commission				NOON HILL RD		Conservation Commission		Noon Hill Reservation; Forest/flood space	930	25.50	5189-029	12/1/1975	RT	Purchase	Ch. 40, Sec 8C / Art. 10 ATM 1975				riverfront	Yes	Good	trails to Noon Hill	N	
24	15.	10	14	Conservation Commission				NOON HILL RD		Conservation Commission		Noon Hill Reservation - abutting South Street (sledding)	932	9.49	5283-732	11/1/1976	RT	Ramsdell				protection of riverfront	Yes	Poor	Swamp	N		
25	16.	10	42	Town of Medfield				ROCKY LN		Conservation Commission		North of Rocky Lane; Forested	930	5.00	6438-216	3/12/1991	RT	Tax Title	Tax Title				wetlands	No	Poor	swamp	N	
26	17.	10	74	Town of Medfield				10 RIDGE RD		Conservation Commission		Parcel and Ridge and Oxbow; Forested	930	1.55	8747-009	9/20/1990	RT	Stop River Oaks Subdivision	Ch. 40, Sec 8C				protect water resources	Yes	Poor	Swamp	N	
27	18.	11	12	Town of Medfield				ROCKY LN		Conservation Commission		South of Rocky Lane; Forested	930	7.40	8511-278	12/14/1989	RT	B. Leighton	Ch. 40, Sec 8C				conservation	No	Fair	upland	N	
28		11	81	HISTORICAL COMMISSION				2-R LAKEWOOD TERR		Historical Commission		Rear of Lakewood Ter / Ridge Road (drainage?)	930	0.07	9689-515	12/31/1992	RT	Copeland					open space	No	Poor	vacant	N	
29	19.	11	102	Conservation Commission				LIBERTY RD		Conservation Commission		Holmquist; Forested	930	5.00	778-124	8/2/1999	RT	Holmquist	Ch. 40, Sec 8C				open space	Yes	Good	trail	N	
30	20.	11	107	Town of Medfield				20 RIDGE RD		Conservation Commission		Rear of Lakewood Ter / Ridge Road; Forested	930	0.83	5981-295	3/1/1982	RT	Stop River Oaks Subdivision					conservation	Yes	Good	vacant	N	
31	21.	11	108	Town of Medfield				21 RIDGE RD		Conservation Commission		Rear of Lakewood Ter / Ridge Road; Forested	930	0.70	5981-295	3/1/1982	RT	Stop River Oaks Subdivision					conservation	Yes	Good	trail	N	
32		12	1	Town of Medfield				LIBERTY RD		Select Board		Abuts Holmquist, rear of Liberty; Forested	930	9.00	14603-503	12/18/2000	RT	Gamble					open space	No	Fair	upland	N	
33	22.	12	4	Town of Medfield				PLAIN ST		Conservation Commission		Holmquist. 4H Thunder Barn; Farmers mow but when they can't DPW mows. Yearly mows if farmer. Farmer will mow twice. Audobon rules and regs.	931	47.50	778-124	8/2/1999	RT	Holmquist	Ch. 40, Sec 8C				agriculture	Yes	Good	agricultural	N	
34	23.	12	5	Town of Medfield				Plain Street (High St.)		Conservation Commission		Holmquist; Forested	930	15.60	778-124	8/2/1999	RT	Holmquist	Ch. 40, Sec 8C				agriculture	Yes	Good	agriculture	N	
35	24.	12	6	Town of Medfield				Plain Street (off High St.)		Conservation Commission		Holmquist; Forested	930	13.30	6537-417	11/1/1984	RT	F. W. Hill	1984				conservation	Yes	Good	upland	N	
36		12	7	Town of Medfield				HIGH ST				Holmquist; Forested	930	1.60	6492-677	9/1/1984	RT	Tax Title	1984				open space	No	Fair	upland	N	
37	25.	12	8	Town of Medfield				COLE DR / (rear) Plain Street		Conservation Commission		Holmquist; Pasture; Farmers mow but when they can't DPW mows. Yearly mows if farmer. Farmer will mow twice. Audobon rules and regs.	930	4.00	778-124	8/2/1999	RT	Holmquist	Ch. 40, Sec 8C				conservation	Yes	Good	upland	N	
38	26.	12	9	Town of Medfield				COLE DR		Conservation Commission		High tension wires; utility company maintains under wires	930	42.78	768-059	11/5/1998	RT	Wallingford	Ch. 40, Sec 8C				Utility easement	Yes	Good	Grasslands / Rocky	N	
39	27.	12	14	Town of Medfield				PLAIN ST		Conservation Commission		pasture; Farmers mow but when they can't DPW mows. Yearly mows if farmer. Farmer will mow twice. Audobon rules and regs. Farmers will till lots in community gardens.	930	22.59	13639-212	8/2/1999	RT	Holmquist	Ch. 40, Sec 8C				protect water resources	Yes	Good	upland	N	
40	28.	13	2	Town of Medfield				(rear) Orchard Street		Conservation Commission		Rear of Orchard / Causeway; Forested. Charles river. Little flood plain	930	5.66	11158-277	12/18/1995	RT	Brook Run Dev					protect water resources	Yes	Good	Trail/Upland	N	
41	29.	14	16	Town of Medfield				196 CAUSEWAY ST		Conservation Commission		Forested. House (14-016A) is still in family. Bequeathed to Town of Medfield after family dies.	930	21.82	4764-461	8/1/1971	RT	Harris	Art. 10 ATM 1974				protect water resources	Yes	Good	Upland	N	
42		14	16A	Town of Medfield				196 CAUSEWAY ST		Select Board		House	931	7.80	5414-337	12/1/1977	RT	Harris					open space	Yes	Good	House	N	
43	30.	15	1	Town of Medfield				(rear) Noon Hill		Conservation Commission		Noon Hill Reservation; Forested/trails	932	5.90	5003-145	12/1/1973	RT	Kelly	Ch. 40 Sec 8C				conservation	Yes	Good	upland	N	
44	31.	15	3	Town of Medfield				Noon Hill		Conservation Commission		Noon Hill Reservation; Forested/trails	932	2.00	4812-418	3/1/1972	RT	Kelly	Ch. 40 Sec 8C				conservation	Yes	Fair	trails	N	
45	32.	15	4	Town of Medfield				(rear) Noon Hill		Conservation Commission		Noon Hill Reservation; Forested/trails	932	2.00	4946-730	6/1/1973	RT	Kelly	Ch. 40 Sec 8C				conservation	Yes	Fair	trails	N	

OSRP Number	Map	Parcel	Owner 1 - Town of Medfield Owner 2 - As Noted	Address	Care, Custody, and Control (from 2017 OSRP & Assessors database)			Land Use Code	Size (Acres)	Legal Reference	Deed Date	Zoning	Grantor	Degree of Protection	Current Use	Public Access	Recreation		
					Potential	Condition / Features	Grant												
46	33.	16	1	Town of Medfield	Noon Hill	Conservation Commission	Noon Hill Reservation; Forested/Trails	932	18.69	5188-679	12/1/1975	RT	Laurie	Art. 10 ATM 1974	ACOE easement open space	Yes	Fair	riverfront	N
47	34.	16	51	Conservation Commission	Noon Hill (South St.)	Conservation Commission	Noon Hill Reservation; Forested/floodplain	932	9.30	6739-709	7/25/1985	RT	Laurie	Ch. 40 Sec 8C	ACOE easement riverfront	Yes	Fair	riverfront	N
48		17	10	Town of Medfield	HILLTOP CIR	Select Board	Small parcel off Hilltop Circle; old ROW	930	0.13	00000-000	4/12/1991	RT	Johnson		open space	No	Fair	upland	N
49	35.	18	28	Town of Medfield	149 HIGH ST	Conservation Commission	Holmquist; Forested	930	5.40	778-124	8/2/1999	RT	Holmquist	Ch. 40 Sec 8C	conservation open space	Yes	Good	trail	N
50		18	89	Town of Medfield	PLAIN ST	Select Board	Standalone parcel off Plain Street; Forested	930	2.28	25451-470	1/23/2008	RT	Coras		open space	No	Fair	vacant	N
51	36.	20	2	Town of Medfield	CAUSEWAY ST	Conservation Commission	Noon Hill Reservation; Forested; trails	932	2.30	5393-613	10/14/1977	RT	Weeber	Ch. 40 Sec 8C	conservation / recreation	No	Fair	vacant	N
52	37.	21	5	Town of Medfield	NOON HILL RD	Conservation Commission	trails	930	4.00	4304-662	11/1/1965	RT	Tax Title	Ch. 40 Sec 8C	ACOE Easement	No	Poor	riverfront	N
53	38.	21	9	Town of Medfield	NOON HILL RD	Conservation Commission	River; Flood plain/forested	932	2.60	4313-747	12/1/1965	RT	B. Carlson	Ch. 40, Sec 8C	ACOE Easement	No	Poor	riverfront	N
54	39.	21	11	Town of Medfield	NOON HILL RD	Conservation Commission	North of Noon Hill; Forested	932	6.29	4798-378	12/1/1971	RT	Gilmore	Ch. 40, Sec 8C	conservation / recreation	Yes	Good	Trail/Upland	N
55	40.	21	12	Town of Medfield	NOON HILL RD	Conservation Commission	Noon Hill Reservation; Forested/trails	932	4.09	4798-378	12/1/1971	RT	Gilmore	Ch. 40, Sec 8C	conservation / recreation	Yes	Good	Trail/Upland	N
56	41.	21	13	Town of Medfield	NOON HILL RD	Conservation Commission	Noon Hill Reservation; Forested; trails	932	4.50	5111-691	3/5/1975	RT	N. Marcionette	Ch. 40, Sec 8C	conservation / recreation	Yes	Good	Trail/Upland	N
57	42.	21	14	Town of Medfield	NOON HILL RD	Conservation Commission	North of Noon Hill; Forested	932	0.13	5111-691	3/5/1975	RT	N. Marcionette	Ch. 40, Sec 8C	conservation / recreation	Yes	Good	Trail/Upland	N
58	43.	21	15	Town of Medfield	NOON HILL RD	Conservation Commission	Noon Hill Reservation; Forested; trails	932	3.80	5111-694	3/5/1975	RT	Adams	Ch. 40, Sec 8C	conservation / recreation	Yes	Good	Trail/Upland	N
59	44.	21	16	Town of Medfield	NOON HILL RD	Conservation Commission	Noon Hill Reservation; Forested; trails	932	8.50	5111-696	3/5/1975	RT	Kelleher	Ch. 40, Sec 8C	conservation / recreation	Yes	Good	Trail/Upland	N
60	45.	22	1	Town of Medfield	NOON HILL RD	Conservation Commission	River; Forested. Flood plain	930	0.39	5003-145	12/6/1973	RT	Kelly	Ch. 40, Sec 8C	conservation	Yes	Poor	Wetlands	N
61	46.	22	3	Town of Medfield	NOON HILL RD	Conservation Commission	River; Forested. Flood plain	932	10.40	4640-497	12/6/1969	RT	Tax Title	Ch. 40, Sec 8C	riverfront	Yes	Poor	Wetlands	N
62	47.	22	7	Conservation Commission	NOON HILL RD	Conservation Commission	Waterfront and river; Forested. Flood plain	932	2.63	4514-568	5/28/1968	RT	Carlson		riverfront	Yes	Poor	Wetlands	N
63		23	40	Town of Medfield	HIGH ST	Select Board	Land between High St and rail line; Pasture. Plt. / Farmers mow. DPW if farmers won't.	930	21.28	9061-626	10/1/1991	RT	Palson		open space	No	Fair	vacant	N
64	48.	24	4	Town of Medfield	Flynn's Pond (Pondview Ave.)	Conservation Commission	waterfront of Flynn's Pond; Passive recreation; Conservation does pond maintenance.	932	11.40	11601-733	11/22/1996	RT	Alamo Construction	Ch. 40, Sec 8C	conservation	Yes	Fair	Trail/Stuart's Pond	N
65		24	8	Town of Medfield	HIGH ST	Select Board	Land between High St and rail line. Forested.	930	18.40	8678-433	6/29/1990	RT	Ridgewood Realty Corp		open space	No	Fair	vacant	N
66		24	9	Town of Medfield	HIGH ST	Select Board	Land between High St and rail line. Some cleared. Storage of gravel used to build roads. Well 5 not in service.	930	13.90	Not Indexed	1/2/1900	RT			open space	No	Fair	vacant	N
67		24	13	Town of Medfield	ELM ST	Select Board	North of rail line, abutting Walpole - wet; Forested	930	8.00	11215-620	2/7/1996	RE	Tax Title	1995	open space	No	Fair	vacant	N
68		24	14	Town of Medfield	ELM ST	Select Board	North of rail line - wet; Forested	930	10.00	4369-530	7/1/1966	RE	Standley	"Land with water pipes"	open space	No	Fair	vacant	N
69		24	15	Town of Medfield	ELM ST	Select Board	North of rail line, abutting Walpole - wet; Forested	930	3.50	4556-347	11/14/1968	RE	Tax Title	1968	open space	No	Fair	vacant	N
70		24	16	Town of Medfield	ELM ST	Select Board	North of rail line, abutting Walpole - wet; Forested	930	1.40	Not indexed	8/22/1978	RE	Howe		open space	No	Fair	vacant	N
71		24	44	Town of Medfield	HIGH ST	Select Board	Land between High St and rail line. Taken by eminent domain for a well field and public water protection (Article 14 of May 5, 1980 Special Town Meeting); forested, passive recreation	930	2.61	5949-092	12/1/1982	RT	Ridgewood Realty Corp	Art 14 STM 1980	open space	No	Fair	vacant	N
72	49.	27	2	Town of Medfield	Rear Causeway Street	Conservation Commission	behind Causeway - Forested. Wet. Stop River	930	1.39	4640-499	12/29/1969	RT	Tax Title	1969	wetlands	Yes	poor	Wetlands	N
73	50.	27	5	Town of Medfield	Causeway St. Bridge	Conservation Commission	On Causeway - Forested. Wet. Stop River	930	3.20	4144-524	3/1/1964	RT	Noon Hill Corp.		riverfront	Yes	poor	swamp	N
74	51.	28	1	Town of Medfield	Stop River Area	Conservation Commission	behind clark / south - Forested. Wet. Stop River	932	10.10	4295-126	9/1/1965	RT	Tora Inc	Ch. 40 Sec 8C	riverfront	No	poor	swamp	N
75	52.	28	24	Conservation Commission	off Spring Street	Conservation Commission	behind spring / juniper - Forested. Wet. Stop River	932	2.70	4640-498	12/29/1969	RT	Tax Title	Ch. 40 Sec 8C	conservation	Yes	poor	wetlands	N
76	53.	28	66	Town of Medfield	Juniper Lane	Conservation Commission	thin strip at juniper / south	930	0.05	17182-504	1/2/1900	RT	Tax Title		conservation	Yes	poor	wetlands	N
77	54.	29	31	Conservation Commission	HIGH ST / Haven Road	Conservation Commission	Conveyed from Holmquist to Town with Conservation restriction in the deed. 22 acres of the land on the plan, divided by the former stone wall. Note: reference to pond high water mark (Half forested and half mowed pasture) / DPW mows to maintain open space once a year	932	21.30	10668-001	9/21/1994	RT	Holmquist	Ch. 40, Sec 8C	open space	Yes	Good	Trails/Meadow	Self Help Program 1995
78		29	32	Town of Medfield	9 High Street, portion		small square. Town Pound Historic Site: If someone found a farm animal roaming and put it in the pound.	930	0.02	Not Indexed	1/2/1900	RT			Historic Site	No	Fair	Town Pound	
79	55.	29	36	Town of Medfield	Danielson Pond; HIGH ST	Conservation Commission	Danielson Pond. Gave us the dam and a little bit of property. Passive Recreation. 1 of 5 ponds that town owns. As needed treatments for invasive species.	930	7.98	10282-155	12/15/1993	RT	Ritchie	Ch. 40, Sec 8C	protect water resources	Yes	Good	boating / fishing	N
80	56.	30	3	Town of Medfield	ELM ST	Conservation Commission	near water wells, north of rail line, abutting Walpole; Forested	930	18.09	5790-136	10/9/1987	RE	White	Ch. 40, Sec 8C	wetlands	Yes	Good	trail	Self Help Program
81		30	4	WATER DEPARTMENT	ELM ST	DPW - Water Division	Wells 3 and 4; Forested. New Treatment Plant 3A / Min maintenance for well protection.	930	21.61	4438-648	6/30/1967	RE	Webster		protect water resources	No	Fair	vacant	N
82	57.	30	5	Conservation Commission	ELM ST	Conservation Commission	Conservation Commission Forested and wet. Near well 3.	932	1.00	4640-499	12/29/1969	RE	Tax Title	Ch. 40, Sec 8C	riverfront	Yes	Poor	Swamp	N
83	58.	30	6	Town of Medfield	ELM ST	Conservation Commission	Forested. Behind well 4. Wet. Mill Brook; Burgess land - wet? No maintenance?	930	3.30	4369-530	7/25/1966	RE	Standley	Ch. 40, Sec 8C / Article 97	protect water resources	Yes	Poor	wetlands	Self Help Program
84	59.	30	8	Town of Medfield	ELM ST	Conservation Commission	Forested. Wet. Abutting Mill Brook.	930	5.26	5136-699	2/28/1975	RE	White	Ch. 40, Sec 8C / Article 97	protect water resources	Yes	Poor	wetlands	Self Help Program

OSRP Number						Map	Parcel	Owner 1 - Town of Medfield Owner 2 - As Noted	Address	Care, Custody, and Control (from 2017 OSRP & Assessors database)	Comments / Maintenance Notes	Land Use Code	Size (Acres)	Legal Reference	Deed Date	Zoning	Grantor	Degree of Protection	Current Use	Public Access	Recreation Potential	Condition / Features	Grant
85	60.	30	13	Town of Medfield	ELM ST	Conservation Commission				Forested. North of Well 4. Abuts Mill Brook.		930	1.62	5136-699	6/1/1975	RE	White	Ch. 40, Sec 8C / Article 97	riverfront	Yes	Poor	wetlands	Self Help Program
86	61.	30	14	Town of Medfield	ELM ST	Conservation Commission				Forested.		930	18.39	5790-136	10/9/1980	RE	White	Ch. 40, Sec 8C / Article 97	protect water resources	Yes	Poor	wetlands	Self Help Program
87	62.	31	1	Town of Medfield	CAUSEWAY ST	Conservation Commission				river, rear of Causeway; wet		930	31.65	4304-662	11/1/1965	RT	Anderson	Ch. 40, Sec 8C	riverfront	Yes	Poor	wetlands	N
88	63.	31	4	Conservation Commission	(rear) Causeway St.	Conservation Commission				river, rear of Causeway; Forested.Wetland		930	4.10	4911-705	1/23/1973	RT	Ramsdell	Ch. 40, Sec 8C	riverfront	No	Fair	vacant	N
89	64.	31	12	Conservation Commission	CAUSEWAY ST	Conservation Commission				river, rear of Causeway; Forested.Wetland		932	37.42	4320-663	12/1/1965	RT	Conrick	Ch. 40, Sec 8C	riverfront	yes-boat only	Good	Boat Ramp	N
90	65.	32	33	Town of Medfield	SPRING ST	Conservation Commission				Kingsbury Pond - Forested. Grist Mill. Historic. / Passive Recreation. 1 of 5 ponds. Bottle and cans redemption for Grist Mill Fund. Maintained with this money. Grist Mill needs a new roof. Grist Mill Committee a subcommittee of the Conservation Committee.		931	13.47	8295-329	6/27/1989	RS	Kingsbury	Art 34 ATM 1988	protect water resources	Yes	Good	Kingsbury Pond	N
91		33	92	SCHOOL DEPARTMENT	17 ELM ST	Medfield School Committee				Wheelock School; Private company does the maintenance of the fields.		934	44.25	4373-746	8/1/1966	RE	Webster	Art 27 STM 1965	School/Recreation	Yes	Fair	Recreation	N
92	66.	33	104	Conservation Commission	ELM ST	Conservation Commission				Forested. Next to Wheelock.		932	4.34	4672-728	7/1/1970	RT	Wheelright	Ch. 40, Sec 8C	wetlands	Yes	Poor	Swamp / Pond	N
93	67.	34	3	Town of Medfield	ELM ST	Conservation Commission				north of Elm, rear of Philip; Forested. Tax Title?		930	0.57	5790-138	9/25/1980	RE	White	Ch. 40, Sec 8C	conservation	Yes	Good	Upland	Self Help Program
94	68.	34	8	Town of Medfield	PHILIP ST	Conservation Commission				Red Gate Farm (rear of Philip Street), abutting Walpole; Forested.		930	5.83	6570-546	12/1/1984	RE	Levesque	Ch. 40, Sec 8C	conservation	Yes	Good	Upland	N
95	69.	34	17	Town of Medfield	PHILIP ST	Conservation Commission				Red Gate Farm (rear of Philip Street), abutting Walpole; Forested.		930	5.83	5957-727	12/1/1981	RE	Levesque	Ch. 40, Sec 8C	conservation	Yes	Good	Upland	N
96	70.	34	19	Town of Medfield	ELM ST	Conservation Commission				north of Elm, rear of Philip; Forested. Tax Title?		930	1.51	5790-138	9/25/1980	RE	White	Ch. 40, Sec 8C	riverfront	Yes	Poor	Swamp	Self Help Program
97		34	25	Town of Medfield	107-R ELM ST					rear of Elm; Forested.		930	3.12	669-062	10/15/1990	RE	Levesque	Ch. 40, Sec 8C	open space	Yes	Poor	Vacant	N
98	71.	35	5	Conservation Commission	Main Street / BRIDGE ST	Conservation Commission				River - rear of Bridge Street / behind wells (Wet, Charles River. Interceptor goes through to treatment plant)		932	26.85	4533-447	8/1/1968	RS	Blanchard	Ch. 40, Sec 8C	riverfront	yes - boat ramp	Fair	boating / fishing	N
99	72.	35	12	WATER DEPT	MAIN ST	Water and Sewer per Assessors				Wet. Charles River.		930	11.30	3352-158	3/1/1955	RS	Blanchard	Art 2 STM 1954	protect water resources	Yes	Fair	boating / fishing	N
100	73.	35	13	WATER DEPT	MAIN ST	Water and Sewer per Assessors				Wet. Charles River (opposite wells - marsh)		930	2.35	3352-158	3/1/1955	RS	Blanchard	Art 2 STM 1955	protect water resources	Yes	Fair	boating / fishing	N
101	74.	35	14	WATER DEPARTMENT	MAIN ST	Water and Sewer per Assessors				Wells 1 and 2; wet / DPW - Water Division		931	8.00	3352-158	1/2/1900	RS	Blanchard	Art 2 STM 1956	protect water resources	Yes	Fair	boating / fishing	N
105	75.	36	59	Town of Medfield	LAUREL DR	Conservation Commission				Tax Taking? First subdivisions to go into medfield. struggling with inspections. Did sidewalk stop?		936	0.03	9226-262	2/28/1992	RS	Tax Title		conservation	Yes	Good	upland	N
106	76.	36	104	Town of Medfield	Claypit Rd. (Main St.) / CAUSEWAY ST	Conservation Commission				Forested. Wet.		930	0.47	11050-139	9/22/1995	RS	Borelli	Ch. 40, Sec 8C	conservation	Yes	Fair	uplands	N
107		36	122	PARKS AND PLAYGROUNDS	MAIN ST	?? Board of Selectmen - Parks and Playgrounds listed				Baxter Memorial Park. Municipal and open space. Parks and Recreation maintain.		930	0.89	9445-000	1/2/1900	RU	Harwood	Art 61 ATM 1956	Baxter Memorial Park	Yes	Fair	Memorial Park	N
108		37	23	Town of Medfield	39 SPRING ST	Select Board				Forested. Water outlet, drainage easement. Stormwater best management		930	0.67	4533-460	2/1/1968	RU	Platt		open space	Yes	Fair	uplands	N
109		37	54	METACOMET PARK	93 PLEASANT ST	Select Board				Metacomet Park/ Parks and Recreation maintain ballfield		930	8.69	4403-500	12/30/1966	RU	Bridge		Recreation	Yes	Good	Metacomet Park	N
110		37	62	Town of Medfield	PLEASANT CT	Select Board				End of Pleasant Court. Drainage? Pipe goes under railroad.		930	0.20	3136-477	12/1/1952	RU	Tax Title		open space	Yes	Poor	vacant	N
111		38	1	Middle and High Schools	24 POUND ST	Medfield School Committee				High School / Schools maintain.		934	61.49	19176-000	1/2/1900	RU	Bridge	Art 26 STM 1965	School/Recreation	Yes	Good	Middle and High Schools / Recreation	N
112		38	15	Town of Medfield	EASTMOUNT RD	Select Board				Eastmount storage tank. Water protection		930	10.79	5953-699	1/18/1982	RS	DeLapa	Art 15 STM 1980	protect water resources	No	Poor	Water Tank	N
113		38	28	WATER BOARD	21 EASTMOUNT RD	Select Board				More land by storage tank.		931	0.92	4065-699	4/1/1963	RS	DiGiando	Art 35 ATM 1965	protect water resources	No	Poor	Water Tank	N
114	77.	39	17	Town of Medfield	Philip Street (rear)	Conservation Commission				rear of Philip, abutting Walpole; Forested.		930	5.83	5634-140	8/1/1979	RS	Levesque	Ch. 40, Sec 8C	open space	Yes	Fair	overgrown trail to old scout land	N
115	78.	39	18	Town of Medfield	Philip Street (rear)	Conservation Commission				rear of Philip, abutting Walpole; Forested.		930	5.83	5957-726	12/1/1981	RE	Levesque	Ch. 40, Sec 8C	open space	Yes	Fair	overgrown trail to old scout land	N
116	79.	39	33	Town of Medfield	Philip Street	Conservation Commission				Forested. Partial field. Red Gate Farm; DPW helps mow field for open space.		930	30.79	32274-3	5/29/2014	RE	Kenny	Art 3 STM 2013; General municipal purposes for Open Space & Recreation	open space	Yes	Good	Red Gate Farm/Upland - Trails/ Vernal Pool	N
117	80.	40	3	Town of Medfield	Bridge Street	Conservation Commission				Old Bridge Street near WWTP and Animal Shelter		930	0.15	481-058	7/10/1973	RS	Transfer under Land Court	Ch. 40, Sec 8C	conservation	Yes	Fair	upland	N
118	81.	40	5	Town of Medfield	Bridge Street	Conservation Commission				Abuts WWTP and Animal Shelter. Wet		930	7.20	575-000	1/2/1900	IE	Atlantic Brick & Tile Co.		riverfront	Yes	Poor	wetland	N
119	82.	41	14	Town of Medfield	Bridge Street	Conservation Commission				New signage		930	11.80	1420368	4/29/2019	RS	Stockman	Art 3 STM 2018	conservation	Yes	Good	riverfront/meadow	N
120		41	66	Town of Medfield	DALE ST	Select Board				Paper access to a parcel before they did rockwood and essex streets. Perhaps took it in taxes or gave to town.		930	0.18	11004-239	7/11/1996	RS	Tax Title		open space	No	Poor	vacant	N
121		42	89	Town of Medfield	7 FRAIRY ST	Select Board				Dwight Derby House. Maintenance: Parks and Recreation along with Dwight Derby people? Historic Commission?		931	0.50	741-153	11/15/1996	RU	Transfer under Land Court		Historic Site	Yes	Poor	Historic Site	N
122		42	91	Town of Medfield	60 NORTH ST	Board of Selectmen - leased to Post Office				Land leased to United States Postal Service; maintenance done by Postal Service contractor		930	1.585	11382-484	6/4/1996				Post Office	Yes	Poor	Post Office	N
123		42	126	CEMETERY DEPARTMENT (Vine Lake Cemetery)	625 MAIN ST	Board of Selectmen ? Cemetery Commissioners ?				Vine Lake Cemetery / DPW - Cemetery Division / Cemetery Department though the DPW maintains.		930	31.59	11487-000	1/2/1900	RS	Town Property since 1651		Cemetery	Yes	Poor	Cemetery	N
124		42	140	HIGHWAY DEPARTMENT (DPW Garage)	55 NO MEADOWS RD	Board of Selectmen				DPW Building and Grounds / DPW - Highway		935	3.89	262-019	1/2/1900	RS	Transfer under Land Court		DPW Garage	Yes	Poor	DPW Garage	N

OSRP Number	Map	Parcel	Owner 1 - Town of Medfield Owner 2 - As Noted	Address	Care, Custody, and Control (from 2017 OSRP & Assessors database)	Comments / Maintenance Notes	Land Use Code	Size (Acres)	Legal Reference	Deed Date	Zoning	Grantor	Degree of Protection	Current Use	Public Access	Recreation Potential	Condition / Features	Grant	
125		42	209	Conservation Commission	609-R MAIN ST	Conservation Commission	Behind plaza and abuts cemetery. Some wetland.	932	0.96	37461-362	12/20/2019	RS	Taylor	Art 29 ATM 2019	open space	No	Poor	vacant	N
126		43	1	Town of Medfield	UPHAM RD	Select Board	Meetinghouse Pond and behind church; Parks and Recreation maintains land	930	1.00	2662-181	2/7/1947		Palmer		open space	Yes	Poor	Bakers Pond / Meetinghouse Park	N
127		43	22	Town of Medfield	19 NORTH ST	Select Board	Straw Hat Park; Privately maintained by Garden Continuum	930	0.12	13546-171	6/25/1999	B	MacDonald	Art 30 ATM 1999	public park	Yes	Poor	Straw Hat Park	N
128		43	24	TOWN HALL	459 MAIN ST	Board of Selectmen	Town Hall; Parks and Recreation maintains land	931	0.58	4042-000	1/2/1900	B	Not Indexed		Town Hall	Yes	Poor	Town Hall	N
129		43	25	Town of Medfield	15 JANES AVE	Select Board	Back Parking lot off Janes behind town hall; Maintenance depends on what needs to be done. DPW plows.	930	0.54	11318-075	4/22/1996	B	MacCready		public parking lot	Yes	Poor	Parking Lot	N
130		43	132	Town of Medfield	468 MAIN ST	Library Trustees	Library and historical commission building and gazebo; Parks and Recreation maintains land	931	0.94	5749-081	6/30/1980	B	Roman Catholic Archbishop of Boston		Library	Yes	Poor	Library	N
131	83.	47	4	Conservation Commission	BRIDGE ST	Conservation Commission	Forested. Wet. Flood plain	932	58.54	5463-000	12/22/1967		Bridge	Ch. 40 Sec 8C	riverfront	Yes	Poor	wetland	N
132	84.	47	5	Town of Medfield	99 BRIDGE ST	Conservation Commission	WWTP, Animal Shelter / Waste Water Treatment Plan employees maintain the land.	931	12.30	4157-045	4/1/1964		Allen	Ch. 40 Sec 8C	WWTP, Animal Shelter	Yes	Poor	WWTP, Animal Shelter	N
133		48	27	Town of Medfield	WEST ST	Board of Selectmen	Landfill / DPW - Highway / DPW maintains.	930	49.60	4660-680	5/11/1970	RS	Gaither	Art 38 ATM 1970	Former landfill	No	Poor	Former landfill	N
134		48	31	Town of Medfield	NO MEADOWS RD	Board of Selectmen	Landfill / DPW - Highway / DPW maintains.	930	0.48	525-138	8/1/1977	RS	Transfer under Land Court		Former landfill	No	Poor	Former landfill	N
135		48	32	Town of Medfield	NO MEADOWS RD	Board of Selectmen	Landfill / DPW - Highway / DPW maintains.	930	1.97	529-196	12/1/1977	RS	Transfer under Land Court		Former landfill	No	Poor	Former landfill	N
136	85.	48	36	Town of Medfield	NO MEADOWS RD	Conservation	Sliver of land	930	0.16	8867-505	3/7/1991	IE	Tax Title		conservation	Yes	Poor	wetlands	N
137		49	32	DALE STREET SCHOOL & MEMORIAL SCHOOL AT 59	45 ADAMS ST	Medfield School Committee	Dale Street School and Memorial School	934	16.98	742-000	1/2/1900	RS	Lougee	School/recreation	Yes	Fair	School/Recreation	N	
138	86.	49	40	MEDFIELD TOWN HALL	NORTH ST	Conservation	Forested and wetlands	930	5.50	563-041	1/2/1900	RS	Transfer under Land Court		riverfront	Yes	Poor	wetlands	N
139		49	84	PUBLIC SAFETY BUILDING	112 NORTH ST	Select Board	Public Safety Building and basketball court; Outside maintained by Parks and Recreation	935	2.80	2823-035	4/8/1949	RU	Goldthwait	civic uses	Police/Fire	Yes	Fair	Public Safety Building/Ball Courts adjacent	N
140		49	86	Town of Medfield (Pfaff Recreation)	124 NORTH ST	Parks and Recreation	Pfaff center	931	1.30	1287-555	7/30/1914	RU	Pfaff	municipal uses	Recreation	Yes	Good	Pfaff Center	N
141		50	114	Conservation Commission	55-59 GREEN ST	Conservation Commission	Hinkley Swim Pond and Lowell Mason House?	931	19.19	4560-143	11/29/1968	RU	Benedict	Ch. 40, Sec 8C / W&S (1921) > P&R ATM Vote (year)	Hinkley Pond / Lowell Mason House	Yes	Good	Recreation / Historic Site	N
142	87.	50	149	Town of Medfield	GREEN ST	Conservation Commission	Abuts Hinkley Swim Pond	930	2.65		1/2/1900	RS	Frank	trail	wetlands	Yes	Poor	trails	N
143	88.	51	61	Town of Medfield	ROLLING LN / Main Street (rear)	Conservation Commission	Forested	930	6.65	558-056	9/1/1980	RS	Transfer	Ch. 40, Sec 8C	protect water resources	Yes	Fair	Upland/Swamp	N
144	89.	52	36	Conservation Commission	MILLBROOK RD	Conservation Commission	Forested	930	5.33	473-174	11/30/1972	RT	Transfer	Ch. 40, Sec 8C	riverfront	Yes	Poor	Swamp	N
145		52	54	Town of Medfield	WOOD END LN	Select Board	Forested. Paper roads	930	0.18		4/12/1991	RT	Debra Ann Realty		old road layout	Yes	poor	open space	N
146		52	84	Town of Medfield	SAW MILL LN	Select Board	Forested.	930	0.10	401-069	1/2/1900	RT	Stivaletta		open space	Yes	poor	vacant	N
147		52	85	Town of Medfield	SAW MILL LN	Select Board	Forested.	930	0.15	479-181	6/1/1973	RT	Debra Ann Realty		open space	Yes	poor	open space	N
148	90.	52	92	Conservation Commission	MILLBROOK RD	Conservation Commission	Forested.	932	6.40	695-067	4/20/2004	RT	Dela Park	Ch. 40, Sec 8C? / Pumping Station for Development?	wetlands	Yes	Good	Trail/Riverfront	N
149		53	21	Town of Medfield	100 BIRCH RD	Select Board	Small Square plot	930	0.08	167333	4/20/2004	RT	Delapa		open space	Yes	poor	open space	N
150		56	36	Town of Medfield	WEST MILL ST	Select Board	Transfer Station and abutting forested wetland area	930	16.50	8540-727	1/17/1990	IE	Brookfield Acres		Transfer Station	Yes	Poor	Transfer Station	N
151		56	43	Town of Medfield	1 ICE HOUSE RD.	Council on Aging	COA and adjoining land. Portions of Hinkley South which is now sold for senior housing. Roadside mowing done by DPW, recreation trail through.	931	6.56	11040-253	9/14/1995	IE	B Franklin Bank		Senior Center	Yes	Fair	Senior Center	N
152		56	44	Town of Medfield	3 ICE HOUSE RD.	Select Board	Lot 3 - Forested. Drainage easement. Detention pond for copperwood.	930	11.20	11040-253	9/14/1995	IE	B Franklin Bank		vacant	Yes	Fair	vacant	N
153		56	45	Town of Medfield	2 ICE HOUSE RD.	Select Board	Kingsbury Club, groundlease	930	12.86	11040-253	9/14/1995	IE	B Franklin Bank		Kingsbury Club	Yes	Good	Recreation	N
154		56	46	Town of Medfield	135 NO MEADOWS RD	Select Board	Medfield Transfer station	931	3.76	6956-481	2/19/1986	IE	US Dept HHS		Transfer Station	Yes	Poor	Transfer Station	N
155		57	021R	BOARD OF WATER AND SEWER	19 WIGHT ST	BOARD OF WATER AND SEWER	Board of W/S listed as Owner 2 (Mike Cronin gave Town for passive recreation?)	930	33.10	25850-343	6/19/2008	RT	Cronin	Article 97	protect water resources	Yes	Fair	vacant	N
156	91.	57	52	MEDFIELD TOWN HALL	North & Winter	Conservation Commission	Wetland	930	0.65	5957-728	12/1/1981	RS	Bailey	Ch. 40 Sec 8C	wetlands	Yes	Fair	wetlands	N
157	92.	57	53	MEDFIELD TOWN HALL	North & Winter	Conservation Commission	Wetland	930	2.00	5957-729	12/1/1981	RS	Woodard	Ch. 40 Sec 8C	wetlands	Yes	Fair	wetlands	N
158		57	68	COMMISSION	SCHOOL ST	COMMISSION	abuts 19 Wight St owned by the Town; Forested.	930	2.00	25850-343	6/19/2008	RT	Cronin	Article 97	open space	Yes	Fair	vacant	N
159		58	1	Town of Medfield	KENNEY RD	Select Board	Forested lot surrounded by development	930	0.54	6404-257	5/1/1984	RS	McNeil & Associates		open space	No	Poor	vacant	N
160	93.	59	3	Town of Medfield	42 HATTERS HILL RD	Conservation Commission	Forested, wet end of development	930	0.46	6438-220	2/27/1991	RS	Tax Title		wetlands	Yes	Fair	wetlands	N
161		59	4	Town of Medfield	46 HATTERS HILL RD	Select Board	Forested, wet end of development	930	0.46	10669-705	9/22/1994	RS	Morley		wetlands	Yes	Poor	Open Space	N
162		59	5	Town of Medfield	50 HATTERS HILL RD	Select Board	Forested, wet end of development	930	0.46	10669-705	9/22/1994	RS	Morley		wetlands	Yes	Poor	Open Space	N
163		59	6	Town of Medfield	54 HATTERS HILL RD	Select Board	Forested, wet end of development	930	0.46	10669-705	9/22/1994	RS	Morley		wetlands	Yes	Poor	Open Space	N
164		59	7	Town of Medfield	HATTERS HILL RD	Select Board	Forested, wet end of development	930	0.29	10669-000	1/2/1900	RS	Morley		wetlands	Yes	Poor	Open Space	N
165		59	9	Town of Medfield	49 HATTERS HILL RD	Select Board	Forested, wet end of development	930	0.46	10669-705	9/22/1994	RS	Morley		wetlands	Yes	Poor	Open Space	N
166		59	10	Town of Medfield	45 HATTERS HILL RD	Select Board	Forested, wet end of development	930	0.50	10669-705	9/22/1994	RS	Morley		wetlands	Yes	Poor	Open Space	N
167		59	118	Town of Medfield	QUARRY RD	Select Board	Forested, wet end of development	930	2.52	35343-496	8/8/2017	RS	Hoover Realty Trust	Not indexed	drainage	Yes	Poor	Open Space	N
168		63	4	Town of Medfield	HOSPITAL RD	Board of Selectmen	"Sliding Hill" Farmers mow, DPW does once a year if the farmers don't do / partial CR	930	39.77	32740-401	12/3/2014	A	Commonwealth of Massachusetts		open space	Yes	Fair	Open Space	N
169		63	9	Town of Medfield	44 HOSPITAL RD	Board of Selectmen - did Town Meeting transfer to Parks and Recreation?	McCarthy Park; Deed restriction on use for school, associated recreational and similar municipal purposes; McCarthy Park, 56 acres. Ball fields, Parks and Rec handles fields. DPW manages small strip abutting Hospital Road	930	48.28	5745-140	6/1/1980	RT	Commonwealth of Massachusetts		Recreation	Yes	Good	McCarthy Park	N
170		64	1	Town of Medfield	HARDING ST	Select Board	Hinkley South portions of which may have been sold already, 10 acres	930	5.48	15619-203	10/12/2001	RT	Hinkley		Senior Housing (Hinkley South)	No	Poor	Senior Housing	N

OSRP						Care, Custody, and Control (from 2017 OSRP & Assessors database)		Land Use Code	Size (Acres)	Legal Reference	Deed Date	Zoning	Grantor	Degree of Protection	Current Use	Public Access	Recreation Potential	Condition / Features	Grant
OSRP Number	Map	Parcel	Owner 1 - Town of Medfield	Owner 2 - As Noted	Address	Comments / Maintenance Notes													
171		64	022A	Town of Medfield	112 HARDING ST	Select Board	Amnott Land	930	5.76	22738-16	8/4/2005	RT	Amnott		open space	Yes	Poor	open space	N
172	94.	64	37	Town of Medfield	83 BLACKSMITH DR	Conservation Commission	End of development, wet by stream	930	0.46	8620-185	4/20/1990	RT	Tax Title		protect water resources	Yes	Poor	wetlands	N
173		64	57	Town of Medfield	84 BLACKSMITH DR	Select Board	End of development, wet by stream	930	0.46	6854-100	11/1/1985	RT	Tax Title		open space	Yes	Poor	vacant	N
174		64	64	Town of Medfield	14 SURREY RUN		End of development, wet by stream	930	0.46	11307-393	4/12/1996	RT	Heald	Ch. 40, Sec 8C	open space	Yes	Poor	vacant	N
175	95.	64	65	Town of Medfield	18 SURREY RUN	Conservation Commission	End of development, wet by stream	930	0.46	8829-172	1/11/1991	RT	Tax Title		wetlands	Yes	poor	vernal pool	N
176	96.	64	66	Town of Medfield	85 COLONIAL RD	Conservation Commission	End of development, wet by stream	930	0.46	8620-184	4/24/1990	RT	Tax Title		wetlands	Yes	Poor	wetlands	N
177		64	72	Town of Medfield	COLONIAL RD	Select Board	Entrance to Hospital Well (entrance to rail trail); Maintenance on invasive species to prevent spread	930	0.14	6854-104	11/1/1985	RT	Tax Title		open space	Yes	poor	open space	N
178	97.	64	75	Town of Medfield	17 SURREY RUN	Conservation Commission	Near rail trail, wet	930	0.15	8620-183	4/24/1990	RT	Tax Title		wetlands	Yes	Poor	wetlands	N
179	98.	64	77	Town of Medfield	13 SURREY RUN	Conservation Commission	Near rail trail, wet	930	0.43	8620-183	4/24/1990	RT	Tax Title		wetlands	Yes	Poor	wetlands	N
180	99.	64	78	Town of Medfield	9 SURREY RUN	Conservation Commission	Near rail trail, wet	930	2.00	11307-393	4/12/1996	RT	Heald	Ch. 40, Sec 8C	wetlands	Yes	Poor	wetlands	N
181	100.	64	79	Town of Medfield	7 SURREY RUN	Conservation Commission	Near rail trail, wet	930	0.69	11307-393	4/12/1996	RT	Heald	Ch. 40, Sec 8C	wetlands	Yes	Poor	wetlands	N
182	101.	64	85	Town of Medfield	rear Harding St.	Conservation Commission	Near rail trail, wet	936	0.64	8867-503	3/7/1991	RT	Tax Title		wetlands	Yes	Poor	wetlands	N
183		64	111	Town of Medfield	HARDING ST	Select Board	Hinkley North	930	4.80	15619-203	10/12/2001	RT	Hinkley		wetlands	Yes	Poor	wetlands	N
184		65	6	Town of Medfield	North Street	Select Board	Near rail trail, wet	930	1.00	9729-700	3/18/1993	RT	Tax Title		open space	Yes	Poor	wetlands	N
185		65	12	Town of Medfield	North Street	Select Board	Old pump house state hospital water, wet	931	20.24	32563-417	9/19/2014	RT	Commonwealth of Massachusetts		protect water resources	Yes	Poor	open space	N
186	102.	65	33	Conservation Commission	DEERFIELD DR	Conservation Commission	OSRD	932	0.10	627-011	12/24/1986	RT	Transfer		vacant	Yes	Poor	open space	N
187	103.	65	37	Town of Medfield	15 CEDAR LN	Conservation Commission	Wet, end of development	930	1.20	755-130	12/18/1997	RT	Bartow		vacant	Yes	Poor	open space	N
188		66	11	Town of Medfield	PINE ST		Road layout	930	0.14	32374-130	7/7/2014	RT	Beard	Art 41 2014 ATM	old layout	Yes	Poor	vacant	N
189	104.	66	65	Town of Medfield	DEERFIELD DR	Conservation Commission	Forested land	930	9.27	627-011	12/24/1986	RT	Transfer	OSRD	protect water resources	Yes	Good	trail	N
190		66	119	Town of Medfield	3 HAWTHORNE DR	Select Board	Water department booster station	931	0.70	10987-002	8/2/1995	RT	Colwell	OSRD	protect water resources	Yes	Poor	open space	N
191	105.	66	120	Town of Medfield	HAWTHORNE DR	Conservation Commission	Forested.	930	19.54	10481-559	4/21/1994	RS	CHB Realty Corp	OSRD	protect water resources	Yes	Good	open space	N
192	106.	67	10	Town of Medfield	WALDEN CT	Conservation Commission	Forested.	930	21.34	10481-559	4/21/1994	RT	CHB Realty Corp	OSRD	protect water resources	Yes	Good	trails	N
193		67	22	Town of Medfield	FLINT LOCKE LN	Select Board	Forested.	930	13.08	11669-188	1/17/1997	RT	Hoover Realty Trust		open space	Yes	Poor	open space	N
194		71	1	Town of Medfield	HOSPITAL RD	Select Board	State Hospital Core Campus, LDA with Trinity / Town hires private landscaper	931	87.30	32740-407	12/3/2014	MSHD	Commonwealth of Massachusetts	Art 1 STM 2014	Core Campus / Redevelopment site	Yes	Poor	Redevelopment site	N
195		71	17	Town of Medfield	HOSPITAL RD	Select Board	Board of Water and Sewerage; area mowed by farmer	930	6.44	32740-401	12/3/2014	MSHD	Commonwealth of Massachusetts	Legislation	Water Tower	Yes	Poor	water resources	N
196		71	20	Town of Medfield	HOSPITAL RD	Commonwealth of Massachusetts	Laundry Parcel - retained by DCAMM until remediated								Remediation site	Yes	Poor	Remediation Site	N
197		72	75	Town of Medfield	PHEASANT RD	Select Board	Near road,	930	0.11	6854-102	11/1/1985	RT	Tax Title		open space	Yes	Poor	vacant	N
198	107.	73	9	Town of Medfield	34 COLONIAL RD	Conservation Commission	Rail trail, wet	936	0.47	8829-173	1/11/1991	RT	Tax Title		protect water resources	Yes	Poor	wetlands	N
199	108.	82	3	Conservation Commission	North Street	Conservation Commission	Forested, Dover line	930	2.07	5007-577	12/1/1973	RT	Taylor	Ch. 40, Sec 8C	wetlands	Yes	Fair	open space	N
200	109.	82	10	Town of Medfield	North Street	Select Board	Forested, Dover line	930	2.59	625-136	6/6/1986	RT	Transfer		open space (contains dam)	Yes	Good	wetlands	N
201	110.	82	11	Town of Medfield	North Street	Select Board	Forested, Dover line	930	2.13	5693-314	12/1/1979	RT	Taylor	Ch. 40, Sec 8C	riverfront	Yes	poor	wetlands	N
202	111.	82	12	Town of Medfield	North Street	Select Board	Field, Dover line; DPW mows	930	2.14	5693-314	12/1/1979	RT	Taylor	Ch. 40, Sec 8C	riverfront	Yes	poor	wetlands	N
203	112.	82	13	Town of Medfield	North Street	Select Board	Forested, Dover line	930	0.11	5693-314	12/1/1979	RT	Taylor	Ch. 40, Sec 8C	riverfront	Yes	poor	wetlands	N

MEDFIELD CONSERVATION COMMISSION									
CONSERVATION RESTRICTIONS									
Location	Map	Parcel	Acres	Grantor	Degree of Protection	Current Use	Public Access	Recreation Potential	Condition / Features
62 Bridge Street	41	17	8200 sf	Michael Curatola	Ch. 40	conservation	no	Poor	Flood
Bridlefield Lane	5	56,63,-65	15.4	Bridlefield HOA	Ch. 40	conservation	yes	Good	Scenic/trails
32 Erik Road	59	106/107	2.73	Canton Terrace /Musto	Ch. 40	conservation	no	Poor	Wooded
50- 60 Harding	13	22	4.56	Michael Larkin	Ch. 40	conservation	no	Poor	Water supply
off Homestead Drive	29	40	4.53	R & P Rowan Trust	Ch. 40	conservation	no	Poor	Open Space
589 - 560 Main	43	127	3.25	Michael / Teresa Taylor	Ch. 40	conservation	yes	Poor	Wetlands
North Street	57	21 / 22	6.89	Michael J. Cronin	Ch. 40	conservation	yes	Good	Open Space
North Street / Dover line	81	31	4.09	Randolph / Marian /Catlin	Ch. 40	conservation	yes	Good	Recreation / Open Space
120 Pine	74	5	3.92	Chris / Martha Smick	Ch. 40	conservation	yes	Good	Trails / Scenic
22 School	82	12	2.14	Michael / Barbara Cronin	Ch. 40	conservation	yes	Good	Open Space
Tubwreck Road	61	1,2	10.84	P.Borelli	Ch. 40	conservation	no	Poor	Access for abutters
19 Wight	57	21	7	Michael / Barbara Cronin	Ch. 40	conservation	yes	Good	Open Space

THE TRUSTEES OF RESERVATIONS									
CONSERVATION RESTRICTIONS									
Location	Map	Parcel	Acres	Grantor	Degree of Protection	Current Use	Public Access	Recreation Potential	Condition / Features
353 & 363 Main	43	22,67	11.98	Stephen & Lynn Brown	Ch. 40	conservation	no	Poor	Wetlands
337 North / Pine	74	3	54	Robert / Barbara McLeod	Ch. 40	conservation	no	Poor	Open Space
Orchard	7	11	100.7	Trustees of Reservations	Ch. 40	conservation	yes	Good	Open Space /

OTHER CONSERVATION RESTRICTIONS									
Location	Map	Parcel	Acres	Grantor	Degree of Protection	Current Use	Public Access	Recreation Potential	Condition / Features
Lot nine Sturbridge Road	67	20	8600 sf	Hoover Realty Trust	Ch. 40	conservation	yes	Good	Easement

UNITED STATES ARMY CORPS OF ENGINEERS							
04-013	INDIAN HILL RD	22-015	CLARK RD	35-007	MAIN ST	55-011	NO MEADOWS RD
04-018	351-R SOUTH ST	22-016	CLARK RD	36-120	CAUSEWAY ST	55-013	NO MEADOWS RD
04-066	12-R STAGECOACH RD	22-017	NOON HILL RD	41-096	BRIDGE ST	55-014	NO MEADOWS RD
04-067	INDIAN HILL RD	22-018	SOUTH ST	41-122	BRIDGE ST	55-015	NO MEADOWS RD
05-044	ALLEN LN	22-019	SOUTH ST	47-001	NO MEADOWS RD	55-016	NO MEADOWS RD
05-045	LAKEWOOD DR	22-020	SOUTH ST	47-002	NO MEADOWS RD	55-017	NO MEADOWS RD
10-035	7-R PILGRIM LN	26-001	DWIGHT ST	47-003	NO MEADOWS RD	55-018	NO MEADOWS RD
10-064	PILGRIM LN	26-002	DWIGHT ST	47-006	NO MEADOWS RD	55-019	NO MEADOWS RD
13-001	ORCHARD ST	26-012	CAUSEWAY ST	47-007	NO MEADOWS RD	55-020	NO MEADOWS RD
16-043	NOON HILL RD	27-003	CAUSEWAY ST	54-001	NO MEADOWS RD	55-021	NO MEADOWS RD
16-050	NOON HILL RD	27-004	CAUSEWAY ST	54-002	NO MEADOWS RD	55-022	NO MEADOWS RD
21-003	NOON HILL RD	28-003	CAUSEWAY ST	54-003	NO MEADOWS RD	55-027	NO MEADOWS RD
21-004	NOON HILL RD	28-071	JUNIPER LN	54-004	NO MEADOWS RD	62-001	NO MEADOWS RD
21-006	NOON HILL RD	28-072	JUNIPER LN	55-001	NO MEADOWS RD	62-002	NO MEADOWS RD
21-007	NOON HILL RD	31-002	CAUSEWAY ST	55-002	NO MEADOWS RD	62-003	NO MEADOWS RD
21-008	NOON HILL RD	31-003	CAUSEWAY ST	55-004	NO MEADOWS RD	62-004	NO MEADOWS RD
21-010	NOON HILL RD	31-009	CAUSEWAY ST	55-005	NO MEADOWS RD	62-005	NO MEADOWS RD
22-002	NOON HILL RD	31-010	CAUSEWAY ST	55-008	NO MEADOWS RD	63-001	NO MEADOWS RD
22-004	NOON HILL RD	35-004	BRIDGE ST	55-009	NO MEADOWS RD	63-002	NO MEADOWS RD
22-005	NOON HILL RD	35-006	8-R BRIDGE ST	55-010	NO MEADOWS RD		

TRUSTEES OF RESERVATIONS			
60-011	62.8	23 HARTFORD ST	Fork Factory farm fields
76-001	445.98	38 HARTFORD ST	Rocky Woods
55-007	4.5	NO MEADOWS RD	floodplain, west of Rt 27
28-002	12.25	CLARK RD	Noon Hill area
08-023	3.1	ONONDAGA LN	Noon Hill area
27-006	191.41	CAUSEWAY ST	Noon Hill area
07-011	10.7	ORCHARD ST	Noon Hill area
75-004	2.8	PINE ST	Rocky Woods
26-006	10.03	CAUSEWAY ST	Shattuck / West of Dwight's Causeway
19-001	5.65	CAUSEWAY ST	Noon Hill area
14-014	186.89	CAUSEWAY ST	Noon Hill area
14-015	1.1	CAUSEWAY ST	long thin parcel abutting 196 Causeway St & Big town noon hill parcel
77-001	10.5	HARTFORD ST	Rocky Woods
09-002	56.8	INDIAN HILL RD	Noon Hill area
77-004	56.59	MAIN ST	Fork Factory
20-001	182.58	CAUSEWAY ST	Shattuck Reservation
77-002	31.7	HARTFORD ST	Rocky Woods
68-005	19	HARTFORD ST	Fork Factory
09-006	19.6	NOON HILL RD	Noon Hill area
20-003	35.08	CAUSEWAY ST	Noon Hill area
61-007	6.1	MAIN ST	Fork Factory, trail near 109
63-003	0.84	NO MEADOWS RD	abutting Rt 27 (west side)
62-006	5	NO MEADOWS RD	floodplain west of 27
09-007	0.28	NAUSET ST	Noon Hill area
15-002	3.9	NOON HILL RD	Noon Hill area

Lands with Little Protection			
65-001	250 NORTH ST	Norfolk Hunt Club	main Hunt Club field off North Street
73-013	North Street	Norfolk Hunt Club	area bisected by old North Street ROW / paper road
74-001	150 Pine Street	Norfolk Hunt Club	Off Pine Street
82-006	North Street	Norfolk Hunt Club	Off North Street at Dover Line
53-011	25 Trailside Road	Westwood Gun Club	Trailside Road
21-002	75 Noon Hill Road	Medfield Sportsman's Club	Main Club
21-001	75 Noon Hill Road	Medfield Sportsman's Club	Area bisected by Noon Hill Road
27-001	Causeway Street	Medfield Sportsman's Club	Off Causeway Street

Commonwealth of Massachusetts				
Parcel ID	Address	ACRES	Owner	
71-019	HOSPITAL RD	38.66	COMM OF MASSACHUSETTS	PARCEL A 2 (west side of campus)
70-002	NO MEADOWS RD	21.99	COMM OF MASSACHUSETTS	Gun Range
32-050	CURVE ST	0.08	COMM OF MASSACHUSETTS	Curve St overpass over RR Tracks
71-018	HOSPITAL RD	36.79	COMM OF MASSACHUSETTS	PARCEL A 1 (east side of campus)
70-008	HOSPITAL RD	5	COMM OF MASSACHUSETTS	Outcrop between Rt 27 / Hospital Rd / Railline
70-006	HOSPITAL RD	2.8	COMM OF MASSACHUSETTS	donut hole shaped land North or East of Rt 27 abutting River
64-076	SURREY RUN	1.57	COMM OF MASSACHUSETTS	abutting railline / rail trail
DMH / DCR / DOT				
Parcel ID	Address		Owner	
63-008	40 HOSPITAL RD	2.49	DEPT OF MENTAL HEALTH	Group home on Hospital Road
55-006	NO MEADOWS RD	1.3	DEPT. OF CONS & RECREATION	floodplain, west of Rt 27
70-007	NO MEADOWS RD	76	DEPT. OF CONS & RECREATION	Charles River Reservation
55-024	NO MEADOWS RD	0.34	DEPT. OF CONS & RECREATION	sliver of land parallel to Rt 27, west side
63-005	NO MEADOWS RD	11.85	DEPT. OF CONS & RECREATION	wooded/wetland south of gun range, west of Rt 27
55-003	NO MEADOWS RD	6.4	DEPT. OF CONS & RECREATION	floodplain, west of Rt 27
63-006	NO MEADOWS RD	6.38	DEPT. OF CONS & RECREATION	wooded/wetland south of gun range, west of Rt 27
55-012	NO MEADOWS RD	2.25	Dept. of Conserv. and Recreation	wooded, east of 27, between 27 & Railline
70-005	HOSPITAL RD	11.64	DEPT. OF CONS & RECREATION	Between overlook & Railline
63-007	NO MEADOWS RD	14.63	DEPT. OF CONS & RECREATION	wooded, south of outcrop parcel, east of 27, between 27 & Railline
56-054	WEST ST	n/a	MASSACHUSETTS DEPT OF TRANSPOR	Railline
70-001	HOSPITAL RD	64.69	DEPT. OF CONS & RECREATION	Land around 70-006 (donut hole), North or East of Rt 27 abutting River

Inventory of Existing Indoor Recreation Facilities				
Facility Name	Parcel ID	Manager	Facilities	Activities
Memorial Elementary School	49-032	School Department	A combined gym-anditorium. With seating capacity around 250, basketball backboard, and piano. Cafeteria suitable for meeting and arts and crafts	Theater. indoor sports, meetings, arts and crafts
Dale Street School	49-032	School Department	Combined gym-auditorium with seating capacity around 350, two basketball backboards and stage. Cafeteria suitable for meetings and arts and crafts	Indoor sports including volleyball, gymnastics, basketball, movies, band and drill. Meetings, arts and crafts.
Hannah Adams Pfaff Community Center	49-086	Park and Recreation	Kitchen, meeting and activity rooms. Parking area, sand box, activity space, and picnic tables outside. Former High School converted to recreation use	Meetings, youth and senior citizen activities, dances, Park and Recreation Commission offices
Ralph Wheelock School	33-092	School Department	Cafeteria, auditorium with stage and seating capacity around 300. Two gyms with basketball courts.	Meetings, theater, arts and crafts, and indoor sports (basketball, volleyball, gymnastics)
Thomas A_ Blake Middle School	38-001	School Department	Cafeteria-auditorium with stage and seating capacity around 300. Gym with two sections (each with bleachers, basketball courts., and locker rooms). Total seating eapacity around 600.	Meetings, theater, movies, etc., Indoor sports such as badminton, volleyball. basketball, gymnastics, etc. and dances.
Amos C. Kingsbury High School	38-001	School Department	Gym with two sections (each with basketball courts, bleachers, and locker rooms. Audience capacity is 500, capacity for socials is 800. Auditorium with stage has capacity of 350, cafeteria has capacity around 225.	All types of indoor sports including Volleyball, basketball, badminton, and gymnastics. Large meetings, theater, movies, shows, etc. Meetings, arts and crafts. etc. weight room.
The Center at Medfield	56-043	Council on Aging	Large meeting room with ability to create two smaller rooms. Three smaller meeting and activity rooms.	Indoor activities such as fitness classes, games, movies, lectures, arts and crafts.

Inventory of Existing Outdoor Recreation Facilities					
Facility Name	Acreage	Parcel ID	Manager	Facilities	Activities
Hinkley Pond	19.2	50-114	PR	Swim Pond, 2 docks, play equipment, bathhouse, picnic tables, nature trails, bleachers, grills, shufflebord, unpaved parking area, volleyball court, playground	Swimming, children's play area, volleyball, picnicking; Vine Brook and associated trails traverse site
Baxter Park	1	36-122	PR	Grassy area, memorial monument, flag pole, announcement board	Passive recreation, tree lighting ceremony, Memorial Day ceremonies
Metacomet Park	8.7	37-054	PR	Fenced Little League field, with bleachers. concessions building with restrooms, lights, batting cages, multi-purpose field, lacrosse backstop, tot lot, picnic tables, parking area, four (4) lighted tennis courts	Little League baseball, soccer, field hockey, lacrosse, tennis, children's play area; Trail to Kingsbury Pond is planned
McCarthy Park/Fifty Six Acres	56.36	63-009	PR	Two softball fields, 2 regulation Little League fields, 2 smaller "Farm League" fields, 3 multi-purpose fields (soccer, lacrosse)	Softball, baseball, lacrosse, field hockey
Ralph Wheelock Fields	102.92	33-092	SD	Two softball fields, one multi-purpose field (soccer, field hockey), 5-6 soccer fields,, 3 basketball backboards on paved surface, play equipment, parking area	Softball, baseball, soccer football, basketball and children's play area
Dale Street Fields	20.9	49-032	SD	Play equipment, paved area with two basketball backboards, 3 playgrounds, multi-purpose field with one large baseball diamond and dugouts (Babe Ruth/JV), parking lot	Baseball, softball, flag football, children's play area; Town managed tennis court is across Dale Street Memorial School fields included
Medfield Jr/Sr High School	73.29	38-001	SD	One multi-purpose artificial turf field (football, soccer, field hockey), 1 baseball field, 1 field hockey field, 2 practice football fields, 1 softball field, 1 track, 2 paved tennis/basketball courts, 2 basketball courts. parking area	Football, baseball, field hockey, softball, track, basketball, tennis; South Plain Brook runs through site.
Baker's Pond / Meethouse Park	1	43-001	PR	Benches, green spaces, pond	Skating, fishing, site of annual Medfield Day
Memorial Park		43-132	PR	Gazebo, lawn	Concerts, weddings, sitting; ** Being Renamed**

Medfield Scenic Resources	
Scenic Resource	Characteristics
North Street	Entrance into Town from Dover, old walls, fields, historic house
Pine Street	Old walls, open land, woodlands, town designated scenic way (Developed in 1993)
Rocky Woods Reservation	Rocky, hilly woodlands, trails and ponds, maintained as a reservation by the Trustees of Reservations.
Hartford Street	Wooded wetlands and farmed field under control of The Trustees of Reservations to south of street, and Rocky Woods Reservation is to the north of the street
East Main Street (Route 109)	Fork Factory Brook Reservation and corridor, with brook and distinctive woodland (also of historic importance)
Route 109 at Walpole Line	Open rolling fields and distinctive old stonewalls. Important as primary entrance to Town, establishing country "character" which has always been a distinguishing feature of the Town. (Lost to Development)
North Street	Open rolling meadows, fences, walls, and wooded areas. Under long time use by Norfolk Hunt Club
Hospital Road	Farm buildings and open fields sloping to Charles River (At Risk)
Main Street at Peak House	"Streetscape" view down Main Street to Town Center, (large street trees lost), distinctive old houses and historic downtown buildings such as Baptist Church. Of prime significance in defining town character.
Main Street/North Meadows Road	Vine Lake Cemetery, a historic and beautiful site with rolling hills sloping to a small lake, handsome specimen trees, and direct visual access from two primary Town streets.
Eastmount Road	Mt. Nebo (site of water tower), distant views over town and beyond from wooded hilltop, and views to City of Boston skyline.
Foundry Street	Jewell's Pond, old stone walls and fields, the historic grist mill and mill race, and the old homestead and outbuildings in a carefully preserved setting. (Scenic Road)
Elm Street	Open fields between Wheelock School and town wells, sloping down to Mine Brook
Spring Street	Kingsbury Homestead and pond, of extreme local significance for the scenic beauty of the pond, the old mill race, and the historic house and outbuildings in their carefully preserved setting (Now and Historic District)
High Street (Route 27)	Danielson Pond and old homestead in setting of open fields, stonewalls, farm and outbuildings, all visible from primary town road. Open fields, stonewalls, farm and outbuildings are now gone.
Plain Street	Open fields, old walls, and an old homestead on narrow country road with important scenic value.
South Street (extension)	1998.
Noon Hill	Significant landmark feature of Medfield, rising between Stop River and Charles River, with unspoiled woodlands and a pond with historic earthen dam.

Medfield Historic Resources				
Historic Resource		Address	Significance	
Churches				
1	First Parish Unitarian Church	North Street	1789	Local History
2	United Church of Christ	Main Street	1877	Local History
3	Baptist Church	Main Street	1838	Local History
4	St Edward's Church	Spring Street		Local History (Destroyed by fire; nothing remains)
Public Buildings				
5	Town House	Main Street	1874	Architecture, Local History
6	Medfield Public Library	Main Street	1917	Architecture, Local and National History
National Register Properties: Historic Landmarks				
7	Peak House	347 Main Street	1680	Architecture, Local and National History, Part of Cluster with #8-#11
8	'Eliakim Morse House"	339 Main Street	1750	Architecture, Local History
9	"Clark Tavern"	355 Main Street	1740	Lorraine Laverty, Local History
10	344 Main Street	Main Street	1873	Architecture, Local History
11	10 Pound Street	Pound Street	1744	Architecture, Local History
12	Medfield State Hospital Property	Hospital Road	1892	Local and National History
Noted Personages				
13	Hannah Adams House	Elm Street		Local and National History
14	George Inness House	406 Main Street		Architecture, Local and National History
15	George Innes Studio	406R Main Street		National History of Art
16	Lowell Mason House	25 Adams Street relocated to Green Street		Architecture, Local and National History
Early New England Farm Homesteads with Outbuildings				
16	Kingsbury Homestead	145 Spring Street		Architecture, Local and National History
17	Kingsbury Pond Grist Mill	Spring Street		Dates back to 17th Century
18	86 Philip Street	Philip Street		17th Century Beginnings
19	Scribner Farm	112 Harding Street		
Historic Clusters Located at Approaches to Town Center				
20	260 North Street	North Street		17th Century, Architecture, Local History
21	243 North Street	North Street		Architecture, Local History
22	230 North Street	North Street		
23	Tannery Farm	653 Main Street	1798	
23a	661 Main Street	Main Street		Architecture, Local History
24	Vine Brook Cemetery	Main/Bridge/Dale Streets		Early 18th Century, Architecture, Local History
24a	679 Main Street	Main Street		Late 17th Century
25	671 Main Street	Main Street		Late 18th Century
26	669 Main Street			18th Century
Historic Resource				
27	3 Causeway Street			
28	Entrance to Town of Medfield beginning at Charles River (The Willows)			Entrance to Town

Open Space Inventory – for protected and non-protected land. See spreadsheet for protected status

Notes: “Condition” is a grade of the land condition, maintenance, signage, access, utilization and overall improvement for use as a sustainable, environmentally sensitive Open Space/Recreation asset.

In recommended actions and in recreation potential, there are varying references to 3 categories of signage: (1) “town ownership signage” refers to a sign identifying the property as a Conservation area or other asset of the Town of Medfield, including the property name if applicable; (2) “conservation rules” signage refers to a sign that includes rules such as closed at dark, no motor vehicles, no alcohol etc. – this sign already exists in several areas but just needs to be added in many more; (3) “trails signage” refers to the signage for “Medfield Trails” system with QR code to interactive online map, as recommended above in this Plan.

1. Name of area: Baxter Park

Parcel ID(s): 36-122

Size: .89 acre

Location: Center of town, southeast side of intersection of Main St and Spring St.

Managing Agency (agencies): Town of Medfield

Access: Fronts on both Main St (route 109) and Spring St (route 27).

Accessibility for different abilities:

Current Use: Park in the center of town, with veterans’ memorials and seating areas. Used for many community events.

Condition: Excellent

Immediate actions needed for protection of property and natural systems: None

Recreation potential: None beyond current use

2. Name of area: Public Library

Parcel ID(s): 43-132

Size: .94 acre

Location: 468 Main St

Managing Agency (agencies): Town of Medfield

Access: Main Street, and rear parking lot accessed by South St

Accessibility for different abilities:

Current use: Public library with park and gazebo bandstand where town holds summer concerts.

Condition: Excellent

Immediate actions needed for protection of property and natural systems: None

Recreation potential: None beyond current use

3. Name of area: Metacomet Field

Parcel ID(s): 37-054

Size: 8.69 acres

Location: Pleasant St.

Managing Agency (agencies): Town of Medfield, Parks + Rec

Access: Pleasant St frontage and parking

Accessibility for different abilities:

Current Use: Town recreation complex with sports field and tennis courts

Condition: Excellent

Immediate actions needed for protection of property and natural systems: None

Recreation potential: None beyond current use

4. Name of area: Rolling Lane Conservation Parcel

Parcel ID(s): 51-061

Size: 6.65 acres

Location: In between end of Rolling Lane and 258-292 Main St

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: End of Rolling Lane stub; rear parking lot of 266 Main St office complex

Accessibility for different abilities:

Current Use: Unmarked town conservation land. Mostly wet parcel, but contains short trail useful to make pedestrian/bike connection between Rolling Lane neighborhood and stores / offices on Main St, from Precision Auto to Shaw's Plaza, saving car trips for people in the Hillcrest neighborhood.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage at each access point.

Recreation potential: Include in Medfield Trails system and post trail map QR code signage.

5. Name of area: Lovell's Agricultural Parcels

Parcel ID(s): 60-025, 52-109, 52-047, 52-042

Size: 15.84 acres (in Medfield; the property extends over town line on to Walpole also)

Location: 6R Nebo St, 160 Main St, Linden Ct.

Managing Agency (agencies): Private property owned by George Lovell, dba Lovell's Florist & Nursery. Property is in Agricultural Use tax program with town of Medfield (Chapter 61A).

Access: Public retail establishment at 160 Main St.

Accessibility for different abilities:

Current use: Public retail Garden Center establishment for homeowner and commercial customers. Large field on Main St creates scenic entrance to town.

Condition: NA, private

Immediate actions needed for protection of property and natural systems: NA, private

Recreation potential: NA at this time but if Lovell's ever ceased to exist or decided to sell land, it would be priority for conservation acquisition, under town's Chapter 61A rights, for scenic views and continued agricultural use.

6. Name of area: Westwood Gun Club

Parcel ID(s): 53-011

Size: 12.3 acres (in Medfield; the property extends over town line on to Walpole also)

Location: 25 Trailside Dr.

Managing Agency (agencies): Private property owned by Westwood Gun Club, Inc. Property is in Recreation Use tax program with town of Medfield (Chapter 61B).

Access: No public access or amenities. Club facilities for Members only.

Accessibility for different abilities: NA, private

Current use: Private recreational shooting sports club with range facilities for archery, pistol, rifle, and shotgun (trap) shooting.

Condition: NA, private

Immediate actions needed for protection of property and natural systems: NA, private

Recreation potential: NA at this time but if club ever ceased to exist or decided to sell land, it would be priority for conservation acquisition, under town's Chapter 61B rights. The overall property also includes 27.3 acres in Walpole and directly abuts Adams Farm conservation area in Walpole (see Red Gate Farm description below).

7. Name of area: Medfield High School/Blake Middle School

Parcel ID(s): 38-001

Size: 61.49 acres

Location: 88 South St

Managing Agency (agencies): Town of Medfield Public Schools

Access: Drive access off Pound St + South St; pedestrian access on Philip St, and unmarked (but obvious) trail access off stub ends of Hillcrest Road (trail paved) and Cranmore Road.

Accessibility for different abilities:

Current use: High School/middle school complex. There is wooded section with trails and disc golf course between baseball/softball field and Hillcrest neighborhood and also large wooded section that abuts Mt. Nebo water tower parcel.

Condition: Excellent

Immediate actions needed for protection of property and natural systems: Post town ownership signage and School Dept. rules / regulations for use signage at pedestrian trail entrances on Hillcrest and Cranmore roads.

Recreation potential: Design / build trail to water tower off Eastmount road, for recreational use and additional pedestrian access to school (see Mt. Nebo Water Tower, below). Include all woods trails, including disc golf area, in Medfield Trails system and post trail map QR code signage.

8. Name of area: Medfield Housing Authority Pound Street parcel

Parcel ID(s): 43-077

Size: 6.78

Location: 30 Pound St

Managing Agency (agencies): Medfield Housing Authority

Access: Pound St

Accessibility for different abilities:

Current use: Senior housing complex on majority of property but one undeveloped section of woods, used as informal pedestrian trail access from Pound St to HS. This piece of the parcel is planned for development expanding the housing complex.

Condition: NA – not a public property although used that way for now until next phase of development completed

Immediate actions needed for protection of property and natural systems: None

Recreation potential: NA

9. Name of area: Mt. Nebo Water Tower land

Parcel ID(s): 38-015

Size: 10.79 acres

Location: Eastmount Rd

Managing Agency (agencies): Town of Medfield Water and Sewer

Access: Gate and driveway between #'s 23 and 19 Eastmount Road; unmarked trail from north end of Eastmount Road; unmarked trail from between #'s 25 and 27 Hillcrest Road

Accessibility for different abilities:

Current use: Wooded parcel that includes top of hill with water tower and mobile communications infrastructure, and long slope down through woods to back of HS.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership signage and Water Dept. rules / regulations for use signage at each access point.

Recreation potential: Great potential for walking/biking trail down through woods to back of HS. Would require small bridge over a stream. Include existing and any new trails in Medfield Trails system and post trail map QR code signage.

10. Name of area: Mill Brook Road Conservation Parcels

Parcel ID(s): 52-036, 52-092, 52-084, 52-085

Size: 11.98 acres total

Location: Between #'s 38 and 41 Mill Brook Road, both sides of road

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: Frontage on both sides of Mill Brook Road, the two larger parcels (52-036 + 52-092) kitty-cornered across from each other where Mill Brook crosses road. Other two parcels (52-084 + 52-085) are small slivers (totaling .25 acre, not contiguous with other two) at end of Saw Mill Lane.

Accessibility for different abilities:

Current use: Unmarked town conservation land, including Mill Brook and adjacent wetlands, on both sides of Mill Brook Road. Creates very scenic section of the road.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership signage and conservation rules signage, on both sides of Mill Brook Road.

Recreation potential: Just manage viewshed along road, no real trail potential.

11. Name of area: Foundry Street forestry parcels

Parcel ID(s): 45-054, 45-055A, 45-060

Size: 60.73 acres total

Location: north side of Foundry St

Managing Agency (agencies): Private property in Forestry Use tax program with town of Medfield (Chapter 61).

Access: Private property, no public access

Accessibility for different abilities:

Current use: Private property with extensive woods and wetlands and historic trails and stone walls.

Across Foundry St from Red Gate Farm area (see below), and partially contiguous at north end with Mill Brook Road conservation parcels (see above).

Condition: Excellent

Immediate actions needed for protection of property and natural systems: NA, private property

Recreation potential: NA, private property, but if property came on market it would be priority for conservation acquisition, under town's Chapter 61 rights, to add to Red Gate Farm conservation complex.

12. Name of area: Red Gate Farm

Parcel ID(s): 39-017, 39-018, 34-017, 34-008 (collectively, the former "Scoutland"); 39-033 (purchased by town in 2013).

Size: 54.11 acres total

Location: Area bounded by Foundry St, Philip St, Elm St and Walpole border

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: 3 Medfield access points: Foundry St. across from #44, Philip St. in between #'s 90 + 112; Elm St. next to # 114 (unmarked easement along town line); also trail access comes from Adams Farm in Walpole.

Accessibility for different abilities:

Current use: One of the town's premier conservation and passive recreation areas. Mix of pine forest, hardwood forest, and open fields. Formerly managed forestry land. Good network of double and single-track trails used for hiking, running, dog walking and mountain biking. Direct abutting access to Adams Farm conservation area in Walpole, making one contiguous open space parcel of several hundred acres and 25+ miles of trail network. Nature plaque from an Eagle Scout project.

Condition: Excellent

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage at trail access points from Elm St and from Walpole. (Signage at Foundry and Philip St access points is already good.)

Recreation potential: Trails are excellent, area can be used for organized trail walk events or other conservation programming. Include trails in Medfield Trails system and post trail map QR code signage at access points.

13. Name of area: Jewell's Pond

Parcel ID(s): 39-010B

Size: 54.11 acres total

Location: 86 Philip St

Managing Agency (agencies): Private property in Recreation Use tax program with town of Medfield (Chapter 61B).

Access: Private property, no public access

Accessibility for different abilities:

Current use: Private property with scenic pond, historic dam and mill site along Foundry St and Philip St. People stop and take pictures but are not allowed on the property. Partially contiguous with Red Gate Farm (see above).

Condition: Excellent

Immediate actions needed for protection of property and natural systems: NA, private property

Recreation potential: NA, private property, but if property came on market it would be priority for conservation acquisition, under town's Chapter 61B rights, to add to Red Gate Farm area.

14. Name of area: Elm Street Conservation Area a/k/a Wheelock School Outdoor Classroom

Parcel ID(s): 33-104

Size: 4.34 acres

Location: Elm St, also bounded by Wheelock School and bordered in rear by RR tracks.

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: Good frontage on Elm St. between #'s 11 and 23. There is also gate and path from side field of Wheelock School, however at present, gate is locked and path appears abandoned and overgrown and covered with debris.

Accessibility for different abilities:

Current use: Unmarked town conservation land. Wooded parcel sloping down to small pond, contiguous with Wheelock School (see below). Through at least early 2010's, property was used as "Outdoor Classroom" for nature study by Wheelock School. There was an Eagle Scout project which improved the area for nature study access down to the pond in approximately 2005-2008. There is still a sign stating "Wheelock School Outdoor Classroom" with a 2010 dedication plaque for memory of a former teacher. However, signage and school access trail all now appear abandoned and overgrown.

Condition: Fair

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage. Consult with school and find out intention for Outdoor Classroom use. If they want it, restore the Outdoor Classroom access and facilities, if not, remove the old signage and clean up and close access trail.

Recreation potential: Regardless of school plans, create a trail off Elm St frontage to loop down to the pond for nature observation. Include any new trail in Medfield Trails system and post trail map QR code signage.

15. Name of area: Wheelock School and fields

Parcel ID(s): 33-092

Size: 44.25 acres

Location: 17 Elm St

Managing Agency (agencies): Town of Medfield Public Schools

Access: Driveways and parking lot on Elm St.

Accessibility for different abilities:

Current use: Elementary school with large athletic fields complex in the rear, used for town youth sports, one of the town's top recreational assets. The complex was at one time an airstrip, and Walt Disney landed a private plane there. Gated driveway leads past fields down to access Water Dept. and conservation land behind (see Water and Conservation Parcels - Elm St to RR tracks, below). Bay Circuit Trail is routed off Elm St. from the east and down this driveway, to enter contiguous Water and Conservation Parcels- RR tracks to High St area (see below).

Condition: Excellent

Immediate actions needed for protection of property and natural systems: None

Recreation potential: Include driveway in Medfield Trails system and post trail map QR code signage.

16. Name of area: Water and Conservation Parcels - Elm Street to RR tracks

Parcel ID(s): 34-019, 34-003, 34-025, 30-014, 30-013, 30-006, 30-008, 30-005, 30-003, 24-014, 24-015, 24-013, 30-004, 24-016, 30-002.

Size: 111.37 acres total

Location: General area bounded by Elm St, Wheelock School, RR tracks and Walpole town line.

Managing Agency (agencies): Town of Medfield Conservation Commission all except 30-004 and 30-002; Town of Medfield Water + Sewer 30-004; NSTAR 30-002 (power line).

Access: Elm St via power line (partially in Walpole); Elm St via driveway along Wheelock School fields; trail along Mine Brook entering between #'s 73 and 81 Elm St., Water Dept. access driveway from Water and Conservation Parcels - RR tracks to High St area (see below).

Accessibility for different abilities:

Current use: This block consists of Medfield Water Supply wells #'s 3 and 4 and related infrastructure, and wide surrounding area of unmarked conservation land which is primarily wetland along Mine Brook and some upland portions of rugged eskers on both sides of power line, that see occasional use for hunting but otherwise very limited use. Bay Circuit Trail present route passes along power line side of the area entering from Walpole, then exits onto Elm St and passes along Elm St, then back down the driveway from Wheelock School fields reentering this property at water treatment plant. The whole block is contiguous with Wheelock School and fields (see above) and across RR tracks with Water and Conservation Parcels - RR tracks to High St area (see below).

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage at access points on power line and in Water Dept. land.

Recreation potential: Potential to reroute Bay Circuit Trail direct from where it enters from Walpole, across power line, then through center of this area to rejoin current route at water treatment plant, which would eliminate section (about .5 mile) walking on Elm St. It would require bridge and/or boardwalk over Mine Brook. Or just create trail to enjoy upland eskers east of Mine Brook. Include area in Medfield Trails system and post trail map QR code signage.

17. Name of area: Standley Conservation Restriction

Parcel ID(s): 34-012

Size: 9.72 acres

Location: 75 Elm Street

Managing Agency (agencies): Private property with permanent conservation restriction on portion of parcel held by town of Medfield

Access: frontage on Elm St

Accessibility for different abilities:

Current use: Private property. There is trail through the conservation restricted property section providing access to water and conservation parcels off Elm St (see above)

Condition: Excellent

Immediate actions needed for protection of property and natural systems: NA, private property.

Recreation potential: Include trail in Medfield Trails system if applicable.

18. Name of area: Water and Conservation Parcels - RR tracks to High Street

Parcel ID(s): 24-009, 24-044, 23-040, 29-031, 24-008, 24-010

Size: 88.69 acres total

Location: General area bounded by RR tracks, Pondview neighborhood, High St, Wild Holly Lane and Haven Road neighborhoods

Managing Agency (agencies): Town of Medfield Conservation Commission 23-040, 29-031; Town of Medfield Water + Sewer 24-009, 24-044, 24-008; NSTAR 24-010 (power line).

Access: End of Haven Road; Water access drive from Elm St along Wheelock fields; Water access drive from High St. (between #'s 88+94); Bay Circuit Trail at High St.

Accessibility for different abilities:

Current use: Water Department gravel pit and storage area close to RR tracks across from wells, otherwise, partially marked conservation land. Area is contiguous across RR tracks with Wheelock School and fields and with Water and Conservation Parcels - Elm St to RR tracks (see above for both). Includes large meadow area with trails (known as Haven Road conservation area), and a wooded area with esker. Bay Circuit Trail passes through from Wheelock School and fields area, crossing RR tracks and then on through wooded area and out to High St. via power line. There are other trails as well, forming a nice network, and the area is popular for hiking, running, dog walking and mountain biking. Recent Eagle Scout project built new bridge on wet section, replacing one that had been storm damaged. Gated access drive comes off of High St down to gravel pit and connects on to Wheelock School and fields drive.

Condition: Excellent

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage at access points and in Water Dept. land (one point, Haven Road, does have a conservation rules sign).

Recreation potential: Develop connection trail across power line to Flynn's Pond area (see below). Long term, consider rerouting Bay Circuit Trail out that way, and then out Pondview Drive and down Plain St,

to reduce exposure along Route 27. Include BCT and other trails in Medfield Trails system and post trail map QR code signage.

19. Name of area: Flynn's Pond

Parcel ID(s): 24-004, 24-011

Size: 12.6 acres total

Location: Pondview Ave.

Managing Agency (agencies): Town of Medfield (Conservation Commission)- (24-004, 11.4 acres); NSTAR (24-011, 1.2 acres)

Access: Area fronts on Pondview Avenue. In the back side, abuts power line which creates potential access there to Bay Circuit Trail in Water and Conservation Parcels (RR tracks to High St) (see above).

Accessibility for different abilities:

Current use: Unmarked town conservation land, consisting of scenic pond with town land around roughly 75% of shoreline. Several canoes and kayaks are scattered in the area near shore of pond amongst woods.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage. Make decision and implement town policy for allowing personal canoes, kayaks etc. to be stored on the site or not.

Recreation potential: Create actual landing and/or dock on the pond for canoe and kayak use. Create trail off the road down to the water's edge and along shore of pond around north side, all the way around to back side with access through power line to Water and Conservation Parcels (RR tracks to High St) (see above). Such trail would create potential reroute of Bay Circuit Trail to avoid hazardous section walking on Route 27. Include boat landing and new trail in Medfield Trails system and post trail map QR code signage.

20. Name of area: Danielson Pond

Parcel ID(s): 29-036

Size: 7.98 acres

Location:

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: Fronts on High St (route 27). Small parking area.

Accessibility for different abilities:

Current use: Pond with bench and picnic table, <100m from road, good for fishing, canoe/kayak, skating, nature observation. Eagle Scout project built the bench and improved area for access in approximately 2005-2008.

Condition: Good

Immediate actions needed for protection of property and natural systems: Clean up and beautify bench and picnic table area. Town ownership and conservation rules signs are good. **Recreation**

potential: Include area in Medfield Trails system and post trail map QR code signage. Consider improvements to parking and short walk to pond for full accessibility rating.

21. Name of area: Rowean Conservation Restriction

Parcel ID(s): 29-040

Size: 2.15 acres

Location: 14 Homestead Dr.

Managing Agency (agencies): Private property with permanent conservation restriction on portion of parcel held by town of Medfield

Access: NA, private

Accessibility for different abilities:

Current use: Private property with CR on wetland section.

Condition: NA

Immediate actions needed for protection of property and natural systems: NA, private property.

Recreation potential: NA

22. Name of area: Kingsbury Pond and Grist Mill

Parcel ID(s): 32-033

Size: 13.47 acres

Location: High St across from St. Edward's church

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: Frontage on High St (route 27). Small parking area.

Accessibility for different abilities:

Current use: Pond with historic grist mill powered by restored water wheel. One of the town's most scenic and historic sites. Popular for fishing, canoe/kayak, and skating.

Condition: Excellent

Immediate actions needed for protection of property and natural systems: None

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage. Consider improvements for full accessibility rating to access grist mill.

23. Name of area: Holmquist Conservation Land east of Plain Street ("Holmquist East")

Parcel ID(s): 18-028, 12-005, 12-004, 12-007, 12-006, 06-010, 06-008

Size: 86.57 acres total

Location: Between Plain St, High St and Walpole town line

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: Frontage on Plain St and on High St

Accessibility for different abilities:

Current use: Unmarked (on this side of Plain St) town conservation land. Mix of upland and wetland. Small fields and a barn on Plain St which was formerly 4H sheep operation. Nice 1 mile trail loop, with stone walls and interesting remnants of historical farming operation. Area is contiguous with 94.84 acre Goetz conservation area of Walpole, forming one 180 acre+ conservation complex.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage. Build bridge where existing trail crosses a stream (potential Eagle Scout project).

Recreation potential: This area, along with Holmquist West area (see below) is a jewel in town's conservation holdings but underutilized. Potential to add trail access from Old High St side that would have safe parking. Potential to create trail link to Walpole Goetz trail system and lead to the Medfield town corner bound monument which is very interesting place in the woods. Potential to route Bay Circuit Trail through area in a manner that replaces long paved road section on Forest St. Whether or not BCT, trail is key link in the "around Medfield" trail concept. Include area in Medfield Trails system and post trail map QR code signage.

24. Name of area: Holmquist Conservation Land west of Plain Street and related parcels ("Holmquist West")

Parcel ID(s): 12-008, 12-014, 12-009, 12-001, 11-102, 18-015, and 06-005

Size: 94.87 acres total

Location: Between Plain St. and Granite St./Oriole Rd./Garry Dr. neighborhood

Managing Agency (agencies): Town of Medfield Conservation Commission (12-008, 12-014, 12-009, 12-001, 11-102); NSTAR (18-015, 06-005 – power line)

Access: Frontage on Plain St, gate at end of Cole Dr., access at ends of Garry Dr. and Liberty Rd. but physically impractical due to wetlands, trail leads in from end of Tallwood Dr., town line leads in from Granite St.

Accessibility for different abilities:

Current use: Marked conservation land with large hayfields and Medfield Community Gardens. With Holmquist East across the street, creates one of the most scenic road sections in town. An approximately one mile long trail leads in past Community Garden to woods in back, then follows power line south to exit in Walpole or to Granite St. in Medfield. Contiguous with additional 1.7 acres of conservation land in Walpole as well as continuation of power line south in Walpole to Granite St and Lincoln Rd.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage at access points which do not already have signage (good town ownership signs at Plain St. and Cole Dr.). Create small off-street parking area for Garden to alleviate safety hazard of many cars (often 5+) parking in side of narrow Plain St.

Recreation potential: Accessible parking area and facilities can be created with accessible garden plots. Utilize town line off Granite St. (in conjunction with abutting Walpole conservation land) to create more established regular trail access from power line at Granite St. end, replacing Tallwood Dr. informal access that exists now. This would continue BCT reroute proposal and be the southern-most point in "around Medfield" loop. Include area in Medfield Trails system and post trail map QR code signage.

25. Name of area: Bridlefield Neighborhood Common Land

Parcel ID(s): 05-063, 05-064

Size: 3.29 acres total

Location: Bridlefield Lane

Managing Agency (agencies): Bridlefield Homeowners Association Trust

Access: Multiple points on Bridlefield Dr.

Accessibility for different abilities:

Current use: Common Homeowners Association open space land set aside in Bridlefield subdivision development under Open Space zoning provision. There is strip that surrounds the neighborhood behind all houses, and a common area in the middle. The surrounding strip has a trail encircling the neighborhood created at the time of the subdivision.

Condition: Fair

Immediate actions needed for protection of property and natural systems: Clear and maintain trail. Post ownership and rules signage.

Recreation potential: Work with HOA to include area in Medfield Trails system and post trail map QR code signage.

26. Name of area: Lakewood Drive to South Street conservation and flood control land

Parcel ID(s): 04-025, 04-069, 04-068, 05-044, 05-045, 04-066.

Size: 38 acres total

Location: Area roughly bounded by end of Lakewood Dr., Stagecoach Rd., South St., Norfolk Town line and Walpole town line

Managing Agency (agencies): Town of Medfield Conservation Commission (04-025, 04-069, 04-068); US Army Corps of Engineers (05-044, 05-045, 04-066).

Access: Trails enter at end of Lakewood Dr. and end of Stagecoach Rd.; there is also access at end of Bayberry Rd and. along South St. next to #364, however impractical due to wetland and Stop River

Accessibility for different abilities:

Current use: Mostly unmarked town conservation land and Army Corps of Engineers flood control for Stop River. There is sufficient upland in Army Corps parcel to create about .5 mile of trails that connects the south end of Lakewood Dr. and east end of Stagecoach Rd. as well as a scenic spot overlooking flood control area. There is interesting upland “island” on the town parcel near end of Bayberry Rd. but very difficult access because surrounded by wetland and Stop River. Contiguous with another 250 acres of conservation or other public land in Walpole and Norfolk.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage as appropriate for the parcel. Build small bridge where trail crosses stream just off Stagecoach Rd trail entrance (that is on Army Corps land).

Recreation potential: The trail link between Lakewood and Stagecoach is short but it facilitates key link in the “around Medfield” concept and potential BCT reroute away from road walking on Forest St. and Rocky Lane. Include area in Medfield Trails system and post trail map QR code signage.

27. Name of area: Ridge Road Conservation Parcel

Parcel ID(s): 10-074

Size: 1.55 acres

Location: Between end of Ridge Rd. and end of Oxbow Rd.

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: End of Ridge Rd. and end of Oxbow Rd.

Accessibility for different abilities:

Current use: Unmarked town conservation land. Leftover parcel from Ridge Rd. subdivision that was deeded to town. Has short trail that connects end of Ridge Rd. and end of Oxbow Rd., facilitating pedestrian/bike movement in the neighborhood.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage.

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage.

28. Name of area: Leighton Woods / Rocky Lane Conservation Parcels

Parcel ID(s): 11-012, 10-042

Size: 12.4 acres total

Location: Rocky Lane

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: Frontage on Rocky Lane

Accessibility for different abilities:

Current use: Partially marked town conservation land. Two wooded parcels across from each other on Rocky Lane. South parcel slopes down off road to a low area. Creates very scenic section of Rocky Lane.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership signage on north parcel, and conservation rules signage on both parcels.

Recreation potential: Potential to create short scenic loop trail on south parcel. Include area in Medfield Trails system and post trail map QR code signage.

29. Name of area: Indian Hill Road/Pilgrim Ln Stop River Parcels

Parcel ID(s): 04-002, 04-003, 04-004, 04-005, 04-011, 04-012, 04-015, 04-014, 04-067, 04-013, 04-018, 10-035, 10-064

Size: 16.43 acres total

Location: Indian Hill Road (both sides) where it turns off South St, and on South St where Stop River crosses

Managing Agency (agencies): Town of Medfield Conservation Commission (04-002, 04-003, 04-004, 04-005, 04-011, 04-012, 04-015, 04-014); US Army Corps of Engineers (04-067, 04-013, 04-018, 10-035, 10-064)

Access: frontage along both sides of Indian Hill Road, and on South St at Stop River crossing

Accessibility for different abilities:

Current use: Unmarked conservation land, mostly wetland along Stop River watershed. It is possible to put canoe or kayak in Stop River at the South St crossing

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership signage and conservation rules signage. Post signage about canoe/kayak access on Stop River.

Recreation potential: Improve Stop River canoe/kayak access and Include area in Medfield Trails system and post trail map QR code signage. Otherwise, no trail potential because all wetland.

30. Name of area: Orchard Street-Charles River conservation parcels

Parcel ID(s): 01-002, 01-004, 07-001

Size: 30.13 acres total

Location: Group of parcels along east bank of Charles River and south of Orchard St

Managing Agency (agencies): Town of Medfield Conservation Commission (01-002); Mass. Land Conservation Trust (01-004); Trustees of Reservations (07-001).

Access: Primarily wetland along Charles River, with one upland area on the town land accessible by canoe or kayak; other physical access off Orchard St. Parcel 01-004 under permanent conservation restriction held by Trustees of Reservations.

Accessibility for different abilities:

Current use: Unmarked conservation land along Charles River.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post land management and conservation rules signage in appropriate spots on river and on Orchard St.

Recreation potential: Include area in Medfield Trails system (mainly for water-based recreation) and post trail map QR code signage. No real trail potential on land.

31. Name of area: South Street Sledding Hill

Parcel ID(s): 10-014, 16-043

Size: 9.77 acres total

Location: South St and Noon Hill Road

Managing Agency (agencies): Town of Medfield Conservation Commission (10-014); US Army Corps of Engineers (16-043)

Access: Frontage and entrance on South St, entrance on Noonhill Rd.

Accessibility for different abilities:

Current use: Unmarked town conservation land. Primarily open field that slopes down from South St, then along Stop River. Trail crosses diagonally through open field from South St down to Noonhill Rd. and is a key link in “around Medfield” trail concept. Hill is popular for sledding in winter. Very scenic view where Stop River crosses Noonhill Rd.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership signage and conservation rules signage.

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage. Potential reroute of Bay Circuit Trail through here in a way that lessens road walking on Forest St and Rocky Lane.

32. Name of area: Jade Walk conservation parcels

Parcel ID(s): 13-002, 13-001

Size: 22.8 acres total

Location: Bounded by Charles River, Orchard St, Jade Walk, TTOR Shattuck Reservation

Managing Agency (agencies): Town of Medfield Conservation Commission (13-002); US Army Corps of Engineers (13-001)

Access: Jade Walk trail easement, frontage on Orchard St, trail entering from TTOR Shattuck Reservation (see below)

Accessibility for different abilities:

Current use: Partially marked conservation land, underutilized for its potential. Town parcel is attractive upland peninsula overlooking Charles River, acquired as result of Jade Walk development. Federal parcel surrounds town parcel and is primarily the wetland along river. Area is contiguous with Shattuck Reservation (see below).

Condition: Overall Fair

Immediate actions needed for protection of property and natural systems: Improve degraded trail access from Jade Walk, and post updated town ownership signage and conservation rules signage (there is a marker indicating trail access but it leads down steep slope, in poor condition). Post town ownership and conservation rules signage at entrance from Shattuck Reservation as well.

Recreation potential: This area is a beautiful spot that is rarely visited due to condition of access and being overshadowed by nearby Shattuck and Noon Hill Reservations. To realize potential, improve access from Jade Walk and improve trail entering from Shattuck Reservation to the north. There is also potential to extend trail to exit on Orchard St just before bridge over Charles River, which would create direct trail connection across bridge to TTOR Cedariver property in Millis. Include area in Medfield Trails system and post trail map QR code signage.

33. Name of area: Noon Hill Reservation and associated parcels – south of Noonhill Road

Parcel ID(s): 08-013, 08-021, 02-042, 08-022, 09-003, 14-016, 09-004, 09-005, 09-006, 10-012, 16-001, 20-002, 21-016, 15-001, 15-004, 15-003, 21-015, 21-013, 21-012, 08-023, 09-002, 14-015, 14-014, 15-002

Size: 542.69 acres total

Location: Area bounded by Noonhill Rd., Stop River, Indian Hill neighborhood and Causeway St., south of Noonhill Rd.

Managing Agency (agencies): Town of Medfield Conservation Commission (08-013, 08-021, 02-042, 08-022, 09-003, 14-016, 09-004, 09-005, 09-006, 10-012, 16-001, 20-002, 21-016, 15-001, 15-004, 15-003, 21-015, 21-013, 21-012); Trustees of Reservations (08-023, 09-002, 14-015, 14-014, 15-002)

Access: Two parking lots with trailheads on Noonhill Rd.; trail access points on Nauset St., Mojave Rd., Onondaga Ln., Indian Hill Rd.; multiple trail access points on Causeway St.

Accessibility for different abilities:

Current use: Regional open space gem property, open to public and managed by Trustees of Reservations (while town actually owns more than half of land). Well-developed single and double track trail network. Former farmland now reforested, with interesting stone walls throughout. Noon Hill summit has beautiful views to south and west. Very popular for hiking, trail running, mountain biking. Bay Circuit Trail passes through and along with section in Shattuck Reservation is the most scenic part of BCT in Medfield. Excellent mapping and trail signage throughout. Several trail bridge projects built by Eagle Scout candidates over the years.

Condition: Excellent

Immediate actions needed for protection of property and natural systems: Some trail access points need town ownership signage and conservation rules signage.

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage.

34. Name of area: Medfield Sportsmen's Club

Parcel ID(s): 21-001, 21-002, 27-001

Size: 45.61 acres total

Location: Noonhill Rd

Managing Agency (agencies): Private property owned by Medfield Sportsmen's Club Inc.

Property is in Recreation Use tax program with town of Medfield (Chapter 61B).

Access: NA, private property for members only. Some public events are held in the clubhouse.

Accessibility for different abilities:

Current use: Private recreational shooting sports club with range facilities for archery, pistol, rifle, and shotgun (trap) shooting.

Condition: NA, private property

Immediate actions needed for protection of property and natural systems: NA, private property.

Recreation potential: NA at this time but if club ever ceased to exist or decided to sell land, it would be priority for conservation acquisition, under town's Chapter 61B rights, due to being part of overall Noon Hill area and contiguous nature with surrounding protected land.

35. Name of area: Noon Hill Reservation and associated parcels – north of Noonhill Road

Parcel ID(s): 20-003, 27-005, 27-002, 21-014, 21-011, 21-009, 22-001, 16-051, 22-007, 27-003, 21-003, 21-004, 21-010, 21-008, 22-002, 22-017, 16-050

Size: 135.75 acres total

Location: Area north of Noonhill Rd bounded generally by Noonhill Rd, Causeway St, and Stop River

Managing Agency (agencies): Trustees of Reservations (20-003); Town of Medfield Conservation Commission (27-005, 27-002, 21-014, 21-011, 21-009, 22-001, 16-051, 22-007); US Army Corps of Engineers (27-003, 21-003, 21-004, 21-010, 21-008, 22-002, 22-017, 16-050). Much of area under permanent conservation restriction held by US Army Corps of Engineers.

Access: Trailheads and frontage on Noonhill Rd and Causeway St

Accessibility for different abilities:

Current use: Portion of Noon Hill Reservation north of Noonhill Rd. On Trustees parcel, active trail leading connecting Noonhill Rd and Causeway St providing loop access to Shattuck Reservation trails across Causeway St. The rest of area is unmarked conservation land sloping from Noonhill Rd down to Stop River and contains extensive Stop River floodplain.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership signage and conservation rules signage on the town parcels along Noonhill Rd.

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage.

36. Name of area: Henry Shattuck Reservation and associated conservation parcels

Parcel ID(s): 20-001, 19-001, 26-006, 26-002, 26-012, 26-001

Size: 214.18 acres total

Location: Area between Causeway St, Charles River, and Stop River

Managing Agency (agencies): Trustees of Reservations (20-001, 19-001, 26-006); US Army Corps of Engineers (26-002, 26-012, 26-001). Much of area under permanent conservation restriction held by US Army Corps of Engineers.

Access: Frontage on Causeway St with several trail entrances; also access along Charles River at two excellent landing spots.

Accessibility for different abilities:

Current use: Regional open space gem property, open to public and managed by Trustees of Reservations. Extensive frontage along east bank of Charles River, providing excellent canoeing/kayaking recreational activity. Well-developed single and double track trail network, popular for hiking, trail running, mountain biking, including section of Bay Circuit Trail which goes along river and provides scenic views. Dwight St. historic road (now only a cart path) leads from Causeway St. to Charles River at site of former Dwight's Bridge to Millis (washed out in 1936 and not rebuilt) where there is canoe/kayak landing and a swimming hole spot. Area north of Dwight St to intersection where Stop River flows in to Charles River is largely flood plain.

Condition: Excellent

Immediate actions needed for protection of property and natural systems: Upgrade signage at Dwight St canoe landing

Recreation potential: Include area in Medfield Trails system for trails and for water-based recreation and post trail map QR code signage.

37. Name of area: Childs Island and Devilsfoot Island Conservation parcels

Parcel ID(s): 22-018, 22-019, 22-020, 22-016, 22-015, 28-072, 28-071, 22-004, 22-005, 21-007, 21-006, 28-003, 28-024, 22-003, 28-001, 28-002

Size: 106.76 acres total

Location: Southern portion of area generally between South St and Stop River. Contiguous with Charles River Natural Valley Storage area conservation restrictions and Medfield Rhododendron Reservation area (see below).

Managing Agency (agencies): US Army Corps of Engineers (22-018, 22-019, 22-020, 22-016, 22-015, 28-072, 28-071, 22-004, 22-005, 21-007, 21-006, 28-003); Town of Medfield Conservation Commission (28-024, 22-003, 28-001); Trustees of Reservations (28-002). A portion of the town owned section is under permanent conservation restriction to the US Army Corps of Engineers.

Access: Canoe landings for upland portions on Stop River, trail access at end of Clark Rd for separate upland portion

Accessibility for different abilities:

Current use: Unmarked conservation land that is mostly Stop River floodplain and wetland but with two distinct upland "islands" in the floodplain. Devilsfoot Island is accessible by canoe landing on Stop River and is used for picnicking and camping. It has interesting old stone foundation and chimney from a long-ago homestead.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership signage where applicable and conservation rules signage.

Recreation potential: Include area in Medfield Trails system (mainly for water-based recreation) and post trail map QR code signage.

38. Name of area: Charles River Natural Valley Storage Area Conservation Restriction

Parcel ID(s): Various off Woodridge Rd and Preservation Way

Size: 22.28 acres total on private property

Location: Woodridge Rd and Preservation Way

Managing Agency (agencies): Private property with permanent conservation restriction on portions of parcels held by US Army Corps of Engineers

Access: NA, private

Accessibility for different abilities:

Current use: Private property. Contiguous with Medfield Rhododendron Reservation (see below) and Childs Island and Devilsfoot Island (see above). Long thin parcel extends to Stop River.

Condition: NA, private

Immediate actions needed for protection of property and natural systems: NA, private property.

Recreation potential: NA.

39. Name of area: Medfield Rhododendrons Reservation and related parcels

Parcel ID(s): 27-006, 21-005, 27-004, 31-010, 36-120

Size: 217.7 acres total

Location: Area generally between Route 27, Causeway St, Stop River and the Woodridge Road/Preservation Way conservation restriction parcels (see above)

Managing Agency (agencies): Trustees of Reservations (27-005); Town of Medfield Conservation Commission (21-005); US Army Corps of Engineers (27-004, 31-010, 36-120). Much of area under permanent conservation restriction to the US Army Corps of Engineers.

Access: Trail on easement passing over private property from parking area and Trustees of Reservations kiosk on Woodridge Road; frontage on Causeway St (all wetland however).

Accessibility for different abilities:

Current use: Trustees of Reservation property with upland stand of wild rhododendron, that is fenced with a gate for protection, surrounded by Stop River floodplain area. Stop River section is used for canoeing and kayaking and wildlife observation. Bay Circuit Trail passes along Causeway St section.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post conservation rules signage along Causeway St frontage.

Recreation potential: Include area in Medfield Trails system for trails and for water-based recreation and post trail map QR code signage.

40. Name of area: Causeway St-Charles River conservation parcels

Parcel ID(s): 31-001, 31-012, 31-004, 35-012, 35-013, 31-002, 31-003, 31-009

Size: 106.26 acres total

Location: Area bounded by Causeway St, Stop River, Charles River and Route 109

Managing Agency (agencies): Town of Medfield Conservation Commission (31-001, 31-012, 31-004, 35-012, 35-013); US Army Corps of Engineers (31-002, 31-003, 31-009). Much of area under permanent conservation restriction to the US Army Corps of Engineers.

Access: Frontage on Causeway St and Route 109 – however, land is all wetland floodplain. Excellent canoe / kayak access at Causeway St bridge over Stop River, used to put in for going up Stop River to Devilsfoot Island or down to Stop River to join Charles River. Spot is popular for fishing also. Bay Circuit Trail passes along Causeway St section.

Accessibility for different abilities:

Current use: Unmarked conservation land that is primarily wetland floodplain of Stop and Charles Rivers. Recreational use for canoeing, kayaking and fishing.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership signage and conservation rules signage.

Recreation potential: Include area in Medfield Trails system (mainly for water-based recreation) post trail map QR code signage.

41. Name of area: Medfield Town Pound

Parcel ID(s): 29-032

Size: .02 acre

Location: High St next to # 9

Managing Agency (agencies): Town of Medfield

Access: Frontage on High St

Accessibility for different abilities:

Current use: Town Pound historic site. Close to Danielson Pond and Kingsbury Grist Mill sites.

Condition: Good

Immediate actions needed for protection of property and natural systems: Upgrade town signage.

Recreation potential: Highlight as part of a historic sites tour of Medfield.

42. Name of area: Vine Lake Cemetery

Parcel ID(s): 42-126

Size: 31.59 acres

Location: Main Street

Managing Agency (agencies): Town of Medfield Cemetery Commission

Access: Entrances on Main St, Bridge St and Dale St

Accessibility for different abilities:

Current use: Town Cemetery. Small pond (Vine Lake) popular for fishing. The Bay Circuit Trail passes through, from Main St out to Dale St.

Condition: Excellent

Immediate actions needed for protection of property and natural systems: Post town ownership signage and conservation rules signage.

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage.

43. Name of area: Bridge St-Charles River conservation parcels

Parcel ID(s): 35-007, 35-006, 35-004, 41-096, 41-122, 35-005, 41-014

Size: 70.74 acres total

Location: Area bounded by Route 109, Bridge St and Charles River

Managing Agency (agencies): US Army Corps of Engineers (35-007, 35-006, 35-004, 41-096, 41-12); Town of Medfield Conservation Commission (35-005, 41-014). Much of area under permanent conservation restriction to the US Army Corps of Engineers.

Access: Area is primarily Charles River floodplain. Canoe / kayak access along Charles River north from Route 109; land access to small upland sections off Bridge St between #'s 14 and 18 and between #'s 54 and 58.

Accessibility for different abilities:

Current use: Primarily floodplain conservation area, with excellent canoeing, kayaking, fishing and nature observation along Charles River. Area marked as Carol Mae Meadows Conservation Land at the 54-58 Bridge St access.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post conservation rules signage.

Recreation potential: Include area in Medfield Trails system (mainly for water-based recreation) and post trail map QR code signage. Potential trail can be added at the 54-58 Bridge St access leading to Charles River.

44. Name of area: Medfield Waste Water Treatment plant

Parcel ID(s): 40-003, 40-005, 47-005

Size: 19.65 acres total

Location: West St

Managing Agency (agencies): Town of Medfield Water and Sewer

Access: Driveway off West St

Accessibility for different abilities:

Current use: Town Wastewater Treatment facility. Property also includes a ground-mounted solar installation, Medfield Animal Shelter, a canoe/kayak put-in on Charles River, and short trail behind the treatment plant leading to quiet spot on the river.

Condition: Good, except canoe/kayak landing needs improvement

Immediate actions needed for protection of property and natural systems: Repair erosion in the canoe/kayak put-in area. Post conservation rules signage for trail areas.

Recreation potential: Include area in Medfield Trails system (mainly for water-based recreation) and post trail map QR code signage.

45. Name of area: Medfield Charles River State Reservation and associated conservation parcels – west of Rt. 27

Parcel ID(s): 47-004, 47-006, 55-019, 47-007, 47-001, 47-002, 47-003, 55-018, 55-017, 55-016, 55-015, 55-013, 55-021, 55-022, 55-001, 55-002, 55-010, 55-004, 55-009, 54-004, 54-001, 55-005, 55-008, 54-002, 54-003, 63-001, 63-002, 62-005, 62-001, 62-002, 62-003, 62-004, 55-007, 62-006, 63-003, 55-003, 55-024, 55-006, 63-005, 63-006, 70-007, 70-002

Size: 351.67 acres total

Location: Area between West St, Route 27 and Charles River, excluding wastewater treatment plant area.

Managing Agency (agencies): Town of Medfield Conservation Commission (47-004); US Army Corps of Engineers (47-006, 55-019, 47-007, 47-001, 47-002, 47-003, 55-018, 55-017, 55-016, 55-015, 55-013, 55-021, 55-022, 55-001, 55-002, 55-010, 55-004, 55-009, 54-004, 54-001, 55-005, 55-008, 54-002, 54-003, 63-001, 63-002, 62-005, 62-001, 62-002, 62-003, 62-004); Trustees of Reservations (55-007, 62-006, 63-003); Comm. of Mass. Dept. of Conservation and Recreation (55-003, 55-024, 55-006, 63-005, 63-006, 70-007); Comm. of Mass. Dept. of Mental Health (70-002)

Access: Frontage on Route 27, including parking area and trail access across from Hospital Road, and parking area for canoe/kayak put-in at bridge.

Accessibility for different abilities:

Current use: Mostly floodplain conservation land along Charles River. Upland sections at north end closer to Route 27 bridge are largely state land and marked as Medfield Charles River State Reservation with trail loop through woods and fields providing excellent views. Area is stocked for pheasant hunting in the fall, and also popular for deer hunting and fishing. There is “old route 27” roadbed leading to location of former bridge over Charles River, which is historically significant spot from King Philip’s War. Canoeing and kayaking on Charles River is excellent. There is a put-in at current route 27 bridge. Current Bay Circuit Trail passes through this section entering from Sherborn although it is being relocated away to avoid walking on Route 27.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership signage where applicable and conservation rules signage. Improve eroded canoe/kayak access at Rt. 27 bridge.

Recreation potential: Include area in Medfield Trails system for both water-based and trail recreation and post trail map QR code signage.

46. Name of area: Medfield Rail Trail

Parcel ID(s): 56-054-POLE

Size: NA

Location: Parcel represents all of rail corridors in Medfield – active north-south line, + inactive east-west line from Dover town line to Charles River crossing. Leased portion for rail trail is only Ice House Road to Dover town line.

Managing Agency (agencies): Massachusetts Department of Transportation and Town of Medfield under lease for rail trail portion.

Access: Parking lot and access points at Ice House Road, Hospital Road and Farm St.

Accessibility for different abilities: Excellent

Current use: Crushed stone recreation path on former rail line

Condition: Excellent

Immediate actions needed for protection of property and natural systems: None

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage.

- 47. Name of area:** Medfield Charles River State Reservation and associated conservation parcels – east of Rt. 27

Parcel ID(s): 70-001, 70-006, 71-019, 70-008, 63-007, 55-011, 55-012, 55-027, 55-014, 55-020

Size: 173.45 acres total

Location: Area between Rt. 27 and Medfield State Hospital core campus, north of Hospital Road + south of Hospital Road, area between Rt. 27 and RR tracks, excluding transfer station

Managing Agency (agencies): Comm. of Mass. Dept. of Conservation and Recreation (70-001, 63-007, 55-012); Comm. of Mass. Dept. of Mental Health (70-006, 70-008); Comm. of Mass. unspecified (71-019); US Army Corps of Engineers (55-011, 55-027, 55-014, 55-020).

Access: Frontage on Route 27 and on Hospital Road, including gate access for gravel driveway to MSH cemetery on Rt. 27 north of Hospital Rd intersection, and gate access for gravel driveway to model airplane field on Hospital Road.

Accessibility for different abilities:

Current use: Mix of wetland Charles River floodplain and upland fields and woods. Includes town water supply well, historical cemetery of Medfield State Hospital, and scenic field commonly used for flying radio-controlled model airplanes. Trails cross through area enabling walking or bike access between Rt. 27 and MSH campus with bypass of Rt. 27 and Hospital Rd intersection.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post ownership and conservation rules signage where applicable.

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage. Highlight historical cemetery.

- 48. Name of area:** Medfield State Hospital core campus

Parcel ID(s): 71-001, 71-017

Size: 93.74 acres total

Location: Hospital Road

Managing Agency (agencies): Town of Medfield

Access: Access drive off Hospital Road; other pedestrian/bike access from gate entrances on Hospital road and at end of Longmeadow Rd

Accessibility for different abilities:

Current use: Former state hospital campus, with architecturally significant buildings, on National Register of Historical Places. Includes Bellfonge Arts Center. Many public events including music festivals, running races and bike rides on the property. Popular for running, hiking, dog walking, mountain biking, with access to more extensive trails along Charles River in Dover, on DCR and town of Dover open space. Parking area with scenic overlook and canoe/kayak put-in on river. Unoccupied buildings are being redeveloped into rental housing pursuant to town redevelopment plan. Charles River Link long distance hiking trail passes through.

Condition: Good

Immediate actions needed for protection of property and natural systems: Redevelopment plan will include posting ownership and conservation rules signage where applicable.

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage. Highlight history of property.

49. Name of area: Hospital Campus-Harding St conservation parcels

Parcel ID(s): 71-018, 64-022A

Size: 42.55 acres total

Location: Area of fields east of Medfield State Hospital core campus, with access out to Harding St

Managing Agency (agencies): Comm. of Mass. unspecified (71-018); Town of Medfield Conservation Commission (64-022A).

Access: Frontage on Hospital Road, entrance from Harding St between #'s 112 and 122

Accessibility for different abilities:

Current use: Open hay fields with trails across, leading from hospital campus out to Hospital Road and to Harding St.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage.

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage.

50. Name of area: McCarthy Park and Sledding Hill

Parcel ID(s): 63-004, 63-009

Size: 88.05 acres total

Location: Hospital Road, opposite from State Hospital campus. Land is also contiguous with Ice House Road town parcels to the south.

Managing Agency (agencies): Town of Medfield

Access: Frontage on Hospital Road, with access drive leading to parking lots. Trail access from Ice House Road.

Accessibility for different abilities:

Current use: Sports fields (baseball, softball, lacrosse); grassy hill used for sledding in the winter, parking to watch sunset; high school cross-country running course; Bay Circuit Trail passes through property.

Condition: Excellent

Immediate actions needed for protection of property and natural systems: Improved conservation rules signage as appropriate.

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage.

51. Name of area: 40 Hospital Road DMH facility

Parcel ID(s): 63-008

Size: 2.49 acres

Location: 40 Hospital Road

Managing Agency (agencies): Comm. of Mass. Dept. of Mental Health

Access: Hospital Road

Accessibility for different abilities:

Current use: DMH residential facility

Condition: Good

Immediate actions needed for protection of property and natural systems: NA

Recreation potential: None at present. If DMH ever ceases to operate facility parcel would be priority for town acquisition due to being contiguous with other town land.

52. Name of area: Town Transfer Station

Parcel ID(s): 56-046, 56-036

Size: 20.26 acres total

Location: North Meadows Road (Rt. 27)

Managing Agency (agencies): Town of Medfield DPW

Access: Entrance on North Meadows Road (Rt. 27)

Accessibility for different abilities:

Current use: Town transfer station, recycling facility and swap area

Condition: Good

Immediate actions needed for protection of property and natural systems: None

Recreation potential: None

53. Name of area: Ice House Road town parcels

Parcel ID(s): 56-045, 56-043, 56-044, 64-001, 64-111

Size: 41.38 acres total

Location: Ice House Road is off West Mill St.

Managing Agency (agencies): Town of Medfield

Access: Ice House Road

Accessibility for different abilities:

Current use: Industrial zoned area, acquired by town in 1990s and subdivided into several lots for variety of municipal uses. Additional parcel added in 2000s. Uses today include the Council on Aging's Center at Medfield, leased land to Kingsbury Club (health club and tennis facility), and a senior restricted housing development with affordable component. One parcel in the group (56-044) remains unimproved, with only town gravel pile storage. The Bay Circuit Trail passes through Ice House Road, then through trail at rear parcel to link with McCarthy Park. Rail Trail has parking lot and terminus at front of Ice House Road.

Condition: Good

Immediate actions needed for protection of property and natural systems: Town ownership and conservation rules signage in back parcel with trail through to McCarthy Park.

Recreation potential: Build fully accessible trail in rear of Center at Medfield, connecting to rail trail and taking BCT off of Ice House road. This will create short fully accessible loop trail around Center, as a benefit for mobility impaired users of Center. Include area in Medfield Trails system and post trail map QR code signage.

54. Name of area: Town Garage + former landfill

Parcel ID(s): 48-032, 48-031, 48-027, 42-140

Size: 55.94 acres total

Location: North Meadows Rd (Rt 27)

Managing Agency (agencies): Town of Medfield DPW

Access: Frontage and access drive on North Meadows Rd, Access road off Dale St, trail entrance on West St.

Accessibility for different abilities:

Current use: Town garage and former landfill, with area of woods behind. The Bay Circuit Trail passes through, entering through Rt 27 access road and traversing behind former landfill through area of woods out to West St.

Condition: Good

Immediate actions needed for protection of property and natural systems: Town ownership and conservation rules signage in wooded portion.

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage.

55. Name of area: Turtle Brook Way Common Land

Parcel ID(s): 49-119, 42-207

Size: 2.0 acres total

Location: Turtle Brook Way

Managing Agency (agencies): Village in Medfield Homeowners Assoc

Access: Turtle Brook Way

Accessibility for different abilities:

Current use: Common Homeowners Assoc land set aside in Turtle Brook Way subdivision development under Open Space zoning provision.

Condition: Good

Immediate actions needed for protection of property and natural systems: None, private.

Recreation potential: None

56. Name of area: Meetinghouse Pond + Dwight Derby House

Parcel ID(s): 43-001, 42-089

Size: 1.5 acres total

Location: Frairy St and Upham Rd

Managing Agency (agencies): Town of Medfield

Access: Frairy St and Upham Rd

Accessibility for different abilities:

Current use: Park with benches in front of small pond, and historic 17th century home, now a museum. Adjacent to First Parish Medfield with historic meetinghouse, creating scenic complex that is true jewel of the center of town.

Condition: Good

Immediate actions needed for protection of property and natural systems: Improved signage.

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage. Highlight historic nature. Consider enhancement project for improving park and lawn.

57. Name of area: Medfield Fire + Police headquarters

Parcel ID(s): 49-084

Size: 2.8 acres

Location: Spanning North St, Dale St, Adams St, south of Dale St

Managing Agency (agencies): Town of Medfield

Access: Entrances and parking on Dale and North Streets.

Accessibility for different abilities:

Current use: Combined police and fire department headquarters building. Outdoor basketball court on Adams St side of parcel.

Condition: Good

Immediate actions needed for protection of property and natural systems: Maintenance of basketball court.

Recreation potential: Maintain and improve basketball court.

58. Name of area: Memorial + Dale Schools, and Pfaff Center

Parcel ID(s): 49-032, 49-086

Size: 18.1 acres total

Location: Spanning North St, Dale St, Adams St, north of Dale St

Managing Agency (agencies): Town of Medfield

Access: Entrances and parking on North St, Dale St, Adams St.

Accessibility for different abilities:

Current use: Elementary Schools (Memorial and Dale) and Park and Rec facility (Pfaff Center), with recreational fields and playgrounds to go with the schools.

Condition: Good

Immediate actions needed for protection of property and natural systems: None

Recreation potential: This area in flux, potential school project may reconfigure the building and uses.

59. Name of area: North Street Conservation Area

Parcel ID(s): 49-040, 57-053, 57-052

Size: 8.15 acres total

Location: North St, just south of Winter St intersection

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: Frontage on North St

Accessibility for different abilities:

Current use: Unmarked town conservation land, mostly wetland. Creates scenic walking section of North St with sidewalk set off from roadway.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage

Recreation potential: No real trail potential other than existing sidewalk set off from roadway. Include area in Medfield Trails system and post trail map QR code signage.

60. Name of area: Harding Street Conservation Restriction

Parcel ID(s): 56-011

Size: 4.46 acres

Location: Harding and West Mill Streets

Managing Agency (agencies): Private lands with closed Conservation Easement granted to Town of Medfield Conservation Commission on portions.

Access: NA, private

Accessibility for different abilities:

Current use: NA, private

Condition: NA, private

Immediate actions needed for protection of property and natural systems: NA, private

Recreation potential: NA, private

61. Name of area: Cronin Conservation Restriction

Parcel ID(s): 57-021, 57-020

Size: 8.07 acres total

Location: Wight St. Private parcels, adjacent to Sawmill Brook Conservation area

Managing Agency (agencies): Private lands with closed Conservation Easement granted to Town of Medfield Conservation Commission on portions.

Access: NA, private

Accessibility for different abilities:

Current use: NA, private

Condition: NA, private

Immediate actions needed for protection of property and natural systems: NA, private

Recreation potential: NA, private

62. Name of area: Sawmill Brook Water Supply and Conservation Land

Parcel ID(s): 57-021R, 57-068, 65-012, 65-006

Size: 56.34 acres total

Location: Area bounded along School St, Wight St and rail trail

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: Frontage and trail access on School St and Wight St, and along rail trail

Accessibility for different abilities:

Current use: Largely unmarked town conservation property. Beaver pond creates scenic views along rail trail. Trails traverse eskers and woods. Includes town water supply well (formerly Medfield State Hospital water supply) and watershed protection area. Contiguous with Norfolk Hunt Club steeplechase course land and trails. Portion and corner of School St and North St designated for possible future recreational field.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage.

Recreation potential: Potential develop and improve trails to connect two sides of property over to rail trail. Include area in Medfield Trails system and post trail map QR code signage.

63. Name of area: McCombs Agricultural property

Parcel ID(s): 57-023A

Size: 23.07 acres

Location: 230 North St

Managing Agency (agencies): Private property in Agricultural Use tax program with town of Medfield (Chapter 61A).

Access: NA, private

Accessibility for different abilities:

Current use: Private property in agricultural use. Contiguous with Sawmill Brook town conservation parcels and Norfolk Hunt Club steeplechase course land. Trails pass through wooded section of this parcel, connecting those two areas.

Condition: NA, private

Immediate actions needed for protection of property and natural systems: NA, private

Recreation potential: Subject to working with landowner, include area in Medfield Trails system and post trail map QR code signage. If landowner ever decided to sell land, it would be priority for conservation acquisition, under town's Chapter 61A rights, for scenic views, continued agricultural use and recreational trail potential.

64. Name of area: Norfolk Hunt Club Steeplechase Course and fields

Parcel ID(s): 65-001, 73-013

Size: 55.5 acres total

Location: Area along North St, between North St and rail trail and south of Farm St intersection.

Managing Agency (agencies): Wardner Farm Trust. Property is in Recreational Use tax program with town of Medfield (Chapter 61B).

Access: Frontage and entrances along North St, and trail access from rail trail

Accessibility for different abilities:

Current use: Mixed fields and woodlands, hosting regular equestrian events for steeplechase, fox hunting and trail riding. Generally slopes downhill from North St to rail trail. Trails run through wooded sections.

Condition: Excellent

Immediate actions needed for protection of property and natural systems: NA, private

Recreation potential: Subject to working with Hunt Club, include area in Medfield Trails system and post trail map QR code signage. If landowner ever ceased to exist or decided to sell land, it would be priority for conservation acquisition, under town's Chapter 61B rights, for scenic views and recreational trail use.

65. Name of area: Upper Charles Conservation Inc. parcels

Parcel ID(s): 65-035, 65-034, 65-036

Size: 7.56 acres total

Location: A set of 3 parcels on both east and west sides of North St adjacent to #'s 243 and 260

Managing Agency (agencies): Upper Charles Conservation Inc.

Access: Frontage on North St

Accessibility for different abilities:

Current use: Private land trust conservation land, on west side of North St parcels are adjacent with Norfolk Hunt Club Steeplechase course

Condition: Good

Immediate actions needed for protection of property and natural systems: NA, private

Recreation potential: Subject to working with landowner, include area in Medfield Trails system and post trail map QR code signage.

66. Name of area: Castle Hill conservation parcel

Parcel ID(s): 66-065

Size: 9.27 acres

Location: Off Deerfield Drive

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: Unmarked easement off Deerfield Drive between #'s 16 and 17

Accessibility for different abilities:

Current use: Unmarked town conservation parcel, with wooded upland hill.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage. Post access signage at easement entrance and improve easement to be properly passable and visible.

Recreation potential: Improve trail to top of hill. Trails do connect with private trail network in area between North St and Pine St. As appropriate for what is public, include area in Medfield Trails system and post trail map QR code signage.

67. Name of area: Brajtbord Recreational property

Parcel ID(s): 74-012A

Size: 15.08 acres

Location: 315 North St

Managing Agency (agencies): Private property in Recreational Use tax program with town of Medfield (Chapter 61B).

Access: NA, private

Accessibility for different abilities:

Current use: Private property in recreational use. Contiguous with Castle Hill Conservation area and other parcels between North St and Pine St forming private trail network.

Condition: NA, private

Immediate actions needed for protection of property and natural systems: NA, private

Recreation potential: If landowner ever decided to sell land, it would be priority for conservation acquisition, under town's Chapter 61B rights, for scenic views and recreational trail potential.

68. Name of area: North St conservation parcels – near Dover line

Parcel ID(s): 82-003, 82-011, 82-012, 82-013, 82-010

Size: 9.04 acres total

Location: Parcels on both sides of North St, near Dover line.

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: Frontage on North St for 82-003; other parcels only access through Hunt Club land.

Accessibility for different abilities:

Current use: Unmarked town conservation land. Parcel 82-003 on W side of North St contiguous across town line with larger complex of Dover Conservation land. Parcels on E side of North St contiguous with Norfolk Hunt Club land in Medfield and Dover.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage.

Recreation potential: Potential trail in 82-003 to connect with Dover conservation network. Include area in Medfield Trails system and post trail map QR code signage.

69. Name of area: Catlin Conservation Restriction

Parcel ID(s): 81-031

Size: 4.09 acres

Location: 314 North St. Abuts rail trail and Dover town line with Dover conservation land.

Managing Agency (agencies): Private land under permanent conservation restriction held by Town of Medfield.

Access: NA, Private

Accessibility for different abilities:

Current use: NA, Private

Condition: NA, Private

Immediate actions needed for protection of property and natural systems: NA, Private

Recreation potential: NA, Private

70. Name of area: Norfolk Hunt Club – North St to Pine St section

Parcel ID(s): 82-006, 74-001

Size: 49.0 acres total

Location: Off Pine St (between #'s 138 and 164), extending to North St and Dover town line

Managing Agency (agencies): Wardner Farm Trust. Property is in Recreational Use tax program with town of Medfield (Chapter 61B).

Access: Frontage and trail entrance on Pine St, and trail entering from Center St in Dover

Accessibility for different abilities:

Current use: Open fields and woods used for equestrian recreation. Parcels contiguous with additional Hunt Club property in Dover.

Condition: Good

Immediate actions needed for protection of property and natural systems: NA, private

Recreation potential: Subject to working with Hunt Club, include area in Medfield Trails system and post trail map QR code signage. If landowner ever ceased to exist or decided to sell land, it would be priority for conservation acquisition, under town's Chapter 61B rights, for scenic views and recreational trail use.

71. Name of area: MacLeod Farm Conservation Restriction

Parcel ID(s): 74-003, 74-004, 74-009, 82-001

Size: 45.17 acres total

Location: Extending between Pine St and North St

Managing Agency (agencies): Private lands with closed Conservation Easement granted to Trustees of Reservation on portions.

Access: NA, private

Accessibility for different abilities:

Current use: NA, private. There is network of private trails through the property connecting with adjacent Hunt Club property.

Condition: NA, private

Immediate actions needed for protection of property and natural systems: NA, private

Recreation potential: NA, private

72. Name of area: Smick Conservation Restriction

Parcel ID(s): 74-005

Size: 3.54 acres

Location: 120 Pine St

Managing Agency (agencies): Private land with closed Conservation Easement granted to Trustees of Reservation on portions.

Access: NA, private

Accessibility for different abilities:

Current use: NA, private

Condition: NA, private

Immediate actions needed for protection of property and natural systems: NA, private

Recreation potential: NA, private

73. Name of area: Medfield Town Hall and Straw Hat park

Parcel ID(s): 43-024, 43-022

Size: .70 acre total

Location: 459 Main St and 19 North St

Managing Agency (agencies): Town of Medfield

Access: Frontage on Main and North Streets

Accessibility for different abilities:

Current use: Town Hall and a small park with benches and tables, creating attractive outdoor sitting area among several food service establishment and stores

Condition: Excellent

Immediate actions needed for protection of property and natural systems: NA

Recreation potential: NA

74. Name of area: Hinkley Pond + related conservation parcel

Parcel ID(s): 50-114, 50-149

Size: 21.84 total

Location: 55-59 Green St

Managing Agency (agencies): Town of Medfield Parks and Rec (50-114); Town of Medfield Conservation Commission (50-149)

Access: Frontage with entrance and parking lot on Green St. Walking trail access from Wilkins Glen Road through woods.

Accessibility for different abilities:

Current use: Swim Pond with bath facilities, volleyball court, children's playground, and site of Lowell Mason historic home; in rear behind pond, conservation land with trail that leads to Frank memorial bench and Pinecroft Farm, and ultimately trail connection to Rocky Woods.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage in conservation parcel behind pond.

Recreation potential: Improve conservation trail, with bridge/boardwalk over Vine Brook. Include area in Medfield Trails system and post trail map QR code signage.

75. Name of area: 63 Green Street Conservation Restriction

Parcel ID(s): 50-162

Size: .88

Location: 65 Green Street (behind the current # 63)

Managing Agency (agencies): Private land with Open Access Conservation Easement granted to Town of Medfield Conservation Commission on portion.

Access: CR area is adjacent to Hinkley Pond

Accessibility for different abilities:

Current use: Wetlands Protection in Vine Brook area

Condition: Good

Immediate actions needed for protection of property and natural systems: NA

Recreation potential: None – all wetland

76. Name of area: Peak House Museum

Parcel ID(s): 43-068, 45-153

Size: .11 acres total

Location: 347 Main St

Managing Agency (agencies): Medfield Historical Society

Access: frontage on Main St

Accessibility for different abilities:

Current use: 17th century historic home, preserved as museum, one of town's most visible and well-known historic sites

Condition: Excellent

Immediate actions needed for protection of property and natural systems: NA

Recreation potential: Enhance visibility as a historic site when construction finishes on abutting parcel

77. Name of area: Parkinson Conservation Restriction (a/k/a Pinecroft Farm)

Parcel ID(s): 51-001, 51-072

Size: 75.49 acres total

Location: 303 Main St

Managing Agency (agencies): Private land with Open Access Conservation Easement granted to Trustees of Reservations.

Access: NA, Private off of Main St. Trail access from Hinkley Pond conservation parcel to south and from Quarry Rd-Hatters Hill conservation parcels to north and from end of Cypress St.

Accessibility for different abilities:

Current use: Private property with private trail network, including link creating continuous trail from Hinkley Pond to Rocky Woods.

Condition: NA, private

Immediate actions needed for protection of property and natural systems: NA, private

Recreation potential: Subject to working with landowner, include area in Medfield Trails system and post trail map QR code signage.

78. Name of area: Quarry Rd – Hatters Hill Conservation Parcels

Parcel ID(s): 59-118, 59-009, 59-010, 59-003, 59-004, 59-005, 59-006, 59-007

Size:

Location: Between Quarry Road and end of Hatters Hill Road

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: Trail entrance on Quarry Road next to # 14. Access from Hatters Hill side all over wetland.

Accessibility for different abilities:

Current use: Unmarked town conservation land. Trail starting from Quarry Road connects in to Pinecroft Farm, forming important link in Hinkley Pond to Rocky Woods route.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage, and clearly mark trail entrance.

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage.

79. Name of area: Meaney Forestry Land

Parcel ID(s): 51-024A

Size: 18.86 acres

Location: 209 Main St

Managing Agency (agencies): Private property in Forestry Use tax program with town of Medfield (Chapter 61).

Access: NA, Private. There is old town fire road right of way entering from Main St and Boyden Road.

Accessibility for different abilities:

Current use: Private land in forestry use. Old town right of way (Cheney Pond trail) crosses property on west side.

Condition: NA, private

Immediate actions needed for protection of property and natural systems: NA, private

Recreation potential: Subject to working with landowner, include Cheney Pond right of way in Medfield Trails system and post trail map QR code signage. If landowner ever decided to sell land, it would be priority for conservation acquisition, under town's Chapter 61 rights, for conservation and recreational trail use.

80. Name of area: Hawthorne Conservation area - south

Parcel ID(s): 66-120

Size: 19.54 acres

Location: Area between Hawthorne Dr, Pine St, Tamarack Rd and Carol Ann Dr

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: Unmarked trail easement entrance on Hawthorne Dr between #'s 17 and 19, unconstructed and unmarked right of way (stub end of old proposed road) off Tamarack Rd between #'s 13 and 15.

Accessibility for different abilities:

Current use: Unmarked town conservation land.

Condition: Fair

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage, and properly mark easement entrances.

Recreation potential: Improve a trail from Hawthorne Dr to Tamarack Road, which will connect the Hawthorne and Pine Needle Park neighborhoods for pedestrian and bike access in a way that avoids much longer trip around on busy Pine St., promoting safety and fewer car trips. Include area in Medfield Trails system and post trail map QR code signage.

81. Name of area: Hawthorne / Woodcliff Conservation parcels

Parcel ID(s): 67-010, 67-022

Size: 34.42 acres total

Location: Area between Hawthorne Dr and Minuteman Rd neighborhoods and contiguous with Rocky Woods to the north

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: Multiple unmarked trail access easements or direct connections: end of town Cheney Pond right of way, between #'s 137 and 139 Pine St; end of Walden Ct between #'s 11 and 14; end of Alcott Way between #'s 5 and 7; direct connection at end of Flintlocke Lane between #'s 81 and 86; Flintlocke Lane between #'s 78 and 82; Erik Rd at end next to # 32; Quarry Rd between #s 23 and 19 (this and Erik Rd entrance lead to easement trail passing behind all of #'s 6, 10, 14 Minuteman); Minuteman Rd between #'s 14 and 18.

Accessibility for different abilities:

Current use: Unmarked town conservation land, with trail network that functions as extension of Rocky Woods, popular for hiking, dog walking, mountain biking, running.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage, and clearly mark trail easement entrances. Establish agreement for Trustees of Reservations to include area on Rocky Woods mapping and manage trails, in same arrangement as Noon Hill reservation area, which includes multiple town-owned parcels.

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage.

82. Name of area: Rocky Woods Reservation

Parcel ID(s): 75-004, 76-001, 77-001, 77-002

Size: 490.98 acres total (in Medfield; this excludes additional parcels in Dover that are part of the overall property).

Location: Between Hartford St, Woodcliff and Hawthorne neighborhoods, Pine St, and Dover town line

Managing Agency (agencies): Trustees of Reservations. A 6.72 acre conservation restriction exists on northeast corner of property for benefit of Dover Board of Water Commissioners.

Access: Frontage with driveway and parking lot on Hartford St. Other trail access includes: unmarked old town Cheney Pond trail right of way, on Boyden Rd between #'s 18 and 22; unmarked easement on Sturbridge Rd between #'s 4 and 7; unmarked easement on Minuteman Rd between #'s 31 and 36; unmarked easement off Steeplechase Dr, status unclear; and direct entrances from Pond St, High Rock Rd and Tower Dr in Dover.

Accessibility for different abilities:

Current use: Crown jewel of Medfield's open space inventory and one of TTOR's most visited locations. Rugged rocky terrain, most of which was never able to be farmed and used only for woodlots. Extensive trail network, popular for hiking, dog walking, running, mountain biking, skiing. Ponds popular for ice skating and wildlife observation. Visitor center with bath and shower facilities. Campground operates seasonally. Canoe and kayak program. Historic site of former granite quarry used for construction of 19th century buildings in Boston area. Extensive scenic views from top of Cedar Hill. Contiguous across Hartford St to additional TTOR property, Fork Factory Brook.

Condition: Excellent

Immediate actions needed for protection of property and natural systems: Town should work with Trustees to properly mark all unmarked trail easement entrances from town roads, and post appropriate ownership/conservation rules signage.

Recreation potential: Include area as the flagship of Medfield Trails system and post trail map QR code signage.

83. Name of area: Newell parcel

Parcel ID(s): 75-005

Size: 7.9 acres

Location: Off end of Quail Run (with no direct abutting to road), and otherwise surrounded by Rocky Woods and town conservation land.

Managing Agency (agencies): Unclear – property records show private ownership, but Trustees of Reservations includes parcel in Rocky Woods mapping.

Access: Through Rocky Woods or town conservation land; trail from end of Quail Run.

Accessibility for different abilities:

Current use: Functionally, open space as part of Rocky Woods. Used for deer hunting in fall.

Condition: Good

Immediate actions needed for protection of property and natural systems: Determine ownership and management status. Should be priority for town acquisition if appropriate. There were discussions about town purchase in 1990s but not completed. Subject to determining status of parcel, place ownership and conservation rules signage as appropriate.

Recreation potential: Subject to determining status of parcel, include area in Medfield Trails system and post trail map QR code signage.

84. Name of area: Fork Factory Brook

Parcel ID(s): 60-011, 68-005, 77-004, 61-007

Size: 144.49 acres total

Location: Between Hartford St and Main St (Rt. 109)

Managing Agency (agencies): Trustees of Reservations

Access: Frontage and several trail entrances on Hartford St and Rt 109

Accessibility for different abilities:

Current use: Public open space property, managed with Rocky Woods across the street. Wooded and fields. Trails popular for hiking and mountain biking, somewhat less used than Rocky Woods trails. Large fields used for farming operation.

Condition: Excellent

Immediate actions needed for protection of property and natural systems: Improved signage at certain trailheads, mainly on Rt 109

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage.

85. Name of area: Tubwreck Neighborhood Common Land

Parcel ID(s): 61-001, 61-002

Size: 10.85 acres total

Location: Tubwreck Road

Managing Agency (agencies): The Meadows Common Land Trust

Access: Multiple points on Tubwreck Dr.

Accessibility for different abilities:

Current use: Common Homeowners Association open space land set aside in Tubwreck subdivision development under Open Space zoning provision. There are two strips, one on either side of Tubwreck Road.

Condition: Fair

Immediate actions needed for protection of property and natural systems: Clear and maintain trails. Post ownership and rules signage as appropriate for HOA.

Recreation potential: Trails can connect with TTOR Fork Factory Brook trail network to create safer exit to Rt. 109, with needed maintenance. Work with HOA to include area in Medfield Trails system and post trail map QR code signage.

Section Six - Community Vision

The Town of Medfield's recently adopted **Townwide Master Plan** (2021) establishes Medfield's unified community vision. It applies comprehensively to all Town plans, policies, and action, including open space and recreation. Open space and recreation policies and actions are keystones for holding up and achieving Medfield's vision for itself.

A VISION FOR MEDFIELD'S FUTURE: A Medfield that...

...**retains its small-town feeling**, even enhances the community's feeling of being close knit, by welcoming newcomers and increasing communication between the Town and its residents, holding more festivals and events and using social media to communicate and stay connected.

... has created a range of formal opportunities for people to meet, to involve themselves in athletic and non-sports activities in a new and expanded **Recreation Center/ Community Center**, which provides family activities, and programs and other opportunities to for the community to gather. Intergenerational interaction is encouraged. Additional programs geared at older adults and teens support their specific needs for socializing and recreating.

... has continued to improve its **downtown** so that it is a vibrant living room for the Town's residents to dine, shop and run into each other. The center has become more pleasing aesthetically and presents an improved pedestrian experience.

... reuses its vacated **State Hospital** and it is now a vibrant and vital part of the Town. The chapel has been converted to a cultural and arts center, the historic buildings have been renovated for a variety of uses, and the historic landscape provides opportunities for recreation including hiking, kayaking on the Charles River and enjoyment of the beautiful views.

... **preserves** and promotes its **historic features** by protecting historic structures and telling and promoting Medfield's unique stories in a number of ways.

... **connects** and acquires additional **open space** and it is made available to residents for passive and active recreation. **Natural features** such as woods and lakes are protected for residents to enjoy.

...addresses traffic safety and congestion issues by providing alternatives to travel by automobile including safe and pleasant pedestrian and bicycle infrastructure as well as public transportation options.

... continues to support excellence in **education** by maintaining state-of-the-art **schools** and supporting the library in its efforts to provide lifelong learning and programming for all ages.

... **attracts** residents from diverse socio-economic, ethnic and racial backgrounds, celebrates this **diversity**, enriching the lives of all its residents.

... **supports older adults** who wish to **age in place** by expanding programming that provide opportunities for socializing, health and wellness, and transportation. Also provides appropriately designed and located, smaller and moderately priced housing units in which to downsize.

... **provides** a variety of **housing** types that are attractive to young adults, those who live with a disability, seniors, and others wishing to live independently or common quarters.

... diversifies its **tax base** so that more funding is available to pay for updating and expanding facilities and services, local jobs are created and more establishments locate in Town to expand the available goods and services and “things to do.”

...**supports** the expansion of its **cultural and arts community**, making it more accessible to all and integrating it into the Town’s creative economy.

...**provides** wholesome activities for **teens**, including places for them to “hang out,” activities and programs that help them reduce stress and prevent substance abuse and other unhealthy behaviors.

... **attains sustainability and future resiliency** goals including becoming carbon zero, increases its use of renewable energy sources, continues to recycle, is mindful of water usage, and implements other measures to protect the environment and mitigate for negative impacts of climate change.

...**improves** transparency and communication in **town government** and continues to engage citizens in decision-making and recruits a broader cross-section of volunteers.

...**Public facilities** are well-maintained, a preventive maintenance plan is systematically implemented, and state-of-the-art **services** are provided to all residents.

Section Seven - Analysis of Needs

This analysis of open space and recreation needs is based on:

1. The community, environment, and open space resource assessments in the preceding sections.
2. Related Medfield plans, including the MVP resilience assessment, the master plan, the Medfield State Hospital planning, and the ADA transition plan.
3. Community engagement.
4. Recognizing that Medfield has made incredible investments and has amazing open space and recreation resources, while exploring the opportunities to address the remaining needs for improvement.
5. Review of State Comprehensive Outdoor Recreation Plan (SCORP)

The analysis in the goals and objectives sections that follow this section all build on these needs.

This OSRP identifies eleven specific needs. Each of those needs are directly reflected in the Seven Year Action Plan that follows this section. The Action Plan provides specific and actionable recommendations.

First, and cutting across all needs, Medfield needs secure open space and recreation financing, including through the adoption of the Community Preservation Act. Given how much money Medfield has dedicated through bond issues and appropriations (e.g., open space purchases and affordable housing trust), adopting CPA will not only provide steady financing, but it will bring in state matching funds that are lacking today. Other tools, such as improving maintenance to reduce town liabilities (especially for violations of ADA and other risks), and the value of ecological and human services (e.g., preventing floods, preserving clean drinking water), may offset the costs of those programs.

Second, Medfield needs to improve its park and recreation facilities and programming. Medfield has strong park and recreation facilities that are the envy of other communities, but there remains the need for improvements to serve the community.

- Some facilities are not adequate for today's needs (e.g., basketball and tennis court surfaces, playgrounds, lighting for evening activities, and the Pfaff Community Center).
- Some new facilities are needed for evolving needs (e.g., disc golf course, pickle ball courts, indoor sports facilities for all ages but especially youth, and bicycle skills development opportunities, and a dog park) and to serve neighborhood needs.
- Some programmatic expansion would help engage more people (e.g., walking and biking, some of the most commonly used recreation resources for which there is no current programming).

Third, Medfield needs to preserve additional conservation and greenway parcels. While Medfield has preserved 38% of its land area and does not need to go on a conservation buying spree, there are critical gaps in its inventory (e.g., some areas adjacent to the Norfolk Hunt Club or on Noon Hill). There are also always going to be opportunities that if not acted on might be lost forever. In particular, there are opportunities to preserve land to connect existing protected open space together, to resources, and to population centers as well as to ensure a wider mix of passive recreation opportunities. There are also opportunities to preserve properties which enhance climate change resilience/adaptation and mitigation/regeneration efforts. Resources can be protected through management, acquiring properties in-fee (all the interests in the land), and acquiring less than fee property interests (conservation or agricultural preservation restrictions and/or rights-of-way easements).

Fourth, Medfield needs to improve the accessibility of its conservation and recreation lands for people

with disabilities. While many accessibility improvements have been made, especially at Metacomet Park, many residents are left out of the opportunity to enjoy Medfield's open space because of mobility and disabilities. The ADA standard of reasonable accommodation requires a move towards adding some additional accessibility improvements to every single recreation facility and to some conservation facility. ADA standards should be a floor, not a ceiling, for accessibility improvements. This includes the Hinkley Swimming Pond, the best potentially accessible swimming area in Medfield.

Fifth, Medfield needs to improve the public availability of information, through outreach, branding, and materials, for its recreation and conservation facilities. The Town has made many investments in preserving and improving resource areas and facilities, but many residents are unaware of these opportunities. Even repeat users sometimes find that open space areas are not as user-friendly as they should be. This effort is relatively low cost and low effort and complements Medfield's current focus on wayfinding in general.

Sixth, Medfield needs to emphasize equity in its open space and recreation planning to fulfill the values of its residents. This is a lens in which to consider all actions, addressing **distributional equity** (who gets society's goods and burdens), **structural or institutional equity** (addressing past institutional inequities and where the power balance lies), **procedural equity** (who is at the table in making decisions), **intergenerational equity** (considering the effects of decisions on future generations), and **cultural equity** (ensuring that decisions are fair to all cultures and not only to a dominant culture). It also includes some specific needs such as ensuring that open space and recreation serves all populations and that what could be unanticipated consequences (e.g., does purchasing open space drive up the cost of housing) are addressed fairly and early.

Seventh, Medfield needs to improve how its land use and regulatory systems support its open space and recreation efforts. For example:

- Zoning needs to make open space residential (cluster), which preserves land and reduces the amount of impervious surface, than "cookie-cutter" subdivisions which have more adverse environmental impacts.
- Zoning needs to incentivize open space donations.
- Subdivision regulations need to encourage cluster developments instead of cookie-cutter subdivisions through infrastructure requirements and roadway incentives.
- Wetland and subdivision regulations need to end the practice of having the same standards everywhere and adopt stricter standards in areas where development will be more damaging to the environment (e.g., development away from downtown and in lacustrine (clay) soils, soils rich in organic content, glacial tills, soils shallow to ledge or on steep slopes almost certainly create more adverse environmental impacts to wetlands, wildlife, and the areas important to climate adaptation).

Eighth, Medfield needs to maintain and expand its shared use and connecting path network.

Maintenance and trail expansions are needed to serve more of Medfield and connect to larger regional trail systems would serve Medfield residents. These efforts range from regional Bay Colony Rail Trail and the Bay Circuit Trail, the Charles River Walk, and numerous local trails that could be transformed from individual trails into a trail network.

Ninth, Medfield needs to consider climate change mitigation and resilience in all actions. Climate change is the greatest existential threat to Medfield's quality of life. Medfield needs to address both climate mitigation (reducing greenhouse gas emissions) and resilience (adapting to a changing climate).

Like equity, the need is to both create a lens through which to view all proposed policies, investments and actions and a series of specific needs (e.g., land acquisitions and management actions to sequester carbon and mitigate climate impacts such as more flooding, drought, disease insect vectors, and major storms). Climate change stresses all built and social systems and can exacerbate the discrepancies between those with resources ("haves") and those without resources ("have nots"). Open space that serves climate vulnerable populations can rebuild the social compact and, in doing so, build social capital that will be needed as systems are further stressed.

Tenth, Medfield needs to improve its parks and recreation facilities maintenance and management.

Medfield does a superb job of maintenance, but there are opportunities to make improvements as part of routine work orders that will reduce future capital costs. These range from some of the accessibility needs (need three above) to some of the wayfinding needs (need four above) to some of the climate change resilience and drainage needs (need eight above).

Eleventh and finally, Medfield needs to improve its conservation and greenway management and maintenance. Medfield, has amazing conservation resources and relies heavily on volunteers and partners to maintain and manage that resource. In doing so, it has a mixed record. Great trail resources wayfinding, and maintenance in some areas that are worthy of celebration and benign neglect in others. There needs to be a centralized prioritizing and tracking system with follow through as needed.

State Comprehensive Outdoor Recreation Plan-Medfield Needs Assessment Cross References

SCORP Goals and Objectives	Medfield Needs Assessment (above)
Goal 1. Access for Underserved Populations	See Need 6, above: Medfield needs to emphasize equity in its open space and recreation planning to fulfill the values of its residents.
Goal 2. Support the Stateside Trails Initiative	See Need 8, above: Medfield needs to maintain and expand its shared use and connecting path network
Goal 3. Increase the Availability of Water-based Recreation	See Need 4, above: Medfield needs to improve the accessibility of its conservation and recreation lands for people with disabilities... This includes the Hinkley Swimming Pond, the best potentially accessible swimming area in Medfield.
Goal 4. Support the Creation and Renovation of Neighborhood Parks	See Need 2 above: Medfield needs to improve its park and recreation facilities...to serve all ages but especially youth, and bicycle skills development opportunities, and a dog park) and to serve neighborhood park and recreation needs; and See Need 6, above: Medfield needs to emphasize equity in its open space and recreation planning to fulfill the values of its residents and more generally Needs

Section Eight - Goals and Objectives

The Town of Medfield's recently adopted **Townwide Master Plan** (2021) establishes Medfield's goals and objectives.

As the plan states "The **Townwide Master Plan** is a document intended to guide decisions and actions over the next twenty years. In effect, it is the Town's 'To-Do List' for the next generation."

This "To-Do List" or guide applies comprehensively to all town actions, including open space and recreation.

Medfield Master Plan community engagement:

- 125 participants at a 2019 Town-wide Forum (2019)
- 98 participants at the first virtual forums (2020)
- 45 participants at the second virtual forums (2020)
- 456 respondents to an on-line survey
- 30 leadership interviews with Town staff
- 130 high school students' input
- 10 person on the street interviews
- 14 Master Plan Committee meetings
- Additional youth visioning exercises

In addition to the goals in the **Townwide Master Plan**, the Medfield Select Board's "**Strategic Town Goals**" (adopted 2023) guide Medfield's executive branch priorities.

All of the goals and objectives in the **Townwide Master Plan** and the Select Board's **Strategic Town Goals** are relevant to the OSRP. For example, open space resources attract footloose businesses to Medfield, businesses that could locate anywhere and make their locational decisions in large part by the quality of life of a community.

That said, some of the goals and objectives are more directly related to open space and recreation. The notes highlight those objectives that are especially relevant to this plan.

Townwide Master Plan Goals and Objectives

GOAL 1.0 Honor Medfield's TOWN CHARACTER

- **Objective 1.1. Celebrate the DOWNTOWN and work to increase its vitality.**
Open space helps define and celebrate downtown's character, especially the Vine Lake Cemetery east of downtown, Meetinghouse Pond Park and Baxter Park at the edge of downtown, and, to a lesser extent, Pfaff Community Center.
- **Objective 1.2. Preserve and enhance Medfield's HISTORIC RESOURCES**
Open space often includes historic and heritage landscapes that are historical resources, especially Meetinghouse Pond Park and the entire Medfield State Hospital with its associated open space.
- **Objective 1.3. Protect, enhance, and connect existing NATURAL FEATURES and acquire additional OPEN SPACE**
This objective goes to the core purpose of Medfield's open space program
- **Objective 1.4. Guide DEVELOPMENT and REDEVELOPMENT so that is in keeping with the Town's character.**
The regulatory system creates incentives (or if not well done disincentives) for open space and recreation that strengthens the Town's character.

GOAL 2.0 Make GETTING AROUND TOWN safe and pleasant

- **Objective 2.1. Reduce traffic congestion and make traveling by AUTOMOBILE safer.**
Trails, especially shared use trails, can provide alternative transportation and reduce driving too far away recreation resources, and reduce traffic congestion. Often a very small diversion of trips is enough to reduce traffic congestion.
- **Objective 2.2. Improve parking when/where possible.**
The OSRP considers parking needs for open space and recreation uses.
- **Objective 2.3. Improve existing infrastructure and connect PEDESTRIAN and BICYCLE networks**
The plan includes a strong focus on trails and shared use paths that carry pedestrians and bicycles.
- **Objective 2.4. Explore the possibilities for providing PUBLIC TRANSPORTATION**
It is very desirable for parks and recreation to be served by public transportation for social equity.

GOAL 3.0 Encourage ECONOMIC ACTIVITY

- **Objective 3.1. Diversify the TAX BASE**
Document tax benefits of open space from higher property values and visitor spending.
- **Objective 3.2 Become more BUSINESS-FRIENDLY**

GOAL 4.0 Provide a range of HOUSING options

- **Objective 4.1. Provide smaller units for older adults, younger adults and others looking for more AFFORDABLE housing**
- **Objective 4.2. Encourage the development of alternative housing types**

GOAL 5.0 Provide PUBLIC FACILITIES and SERVICES that meet the needs of all residents.

- **Objective 5.1. Support excellence in EDUCATION**
- **Objective 5.2. Continue to plan, manage and maintain municipal FACILITIES**
The planning, managing, and maintaining Town owned recreation and conservation properties is a core part of the OSRP.
- **Objective 5.3. Improve municipal UTILITIES**
Green infrastructure on open space lands can reduce the need for grey stormwater infrastructure.

GOAL 6.0 Support the reuse of the STATE HOSPITAL

- **Objective 6.1. Implement the Medfield State Hospital Master Plan**
- **Objective 6.2. Reuse the buildings and campus to meet TOWN NEEDS**
Reusing parts of the campus for open space and recreation is part of the plan, both the areas that have already been set aside for permanent open space (subject to Article 97 of the amendments to the state constitution) and the open areas transferred to the Town currently being used for open space.

GOAL 7.0 Support HEALTH AND WELLNESS of residents

- **Objective 7.1. Maintain existing and provide additional opportunities for RECREATION**
This objective goes to one of the core purposes of Medfield's open space program

- **Objective 7.2. Promote HEALTHY LIFESTYLE choices, especially for YOUTH**

This objective goes to the core purpose of Medfield's open space program

- **Objective 7.3. Support older adults to AGE IN PLACE**

This is part of having diverse recreation and conservation resources

- **Objective 7.4. Attract a more DIVERSE POPULATION to live in Town**

This is part of having diverse recreation and conservation resources

- **Objective 7.5. Expand opportunities for COMMUNITY GATHERING**

This is part of having diverse recreation and conservation resources

GOAL 8.0 Improve GOVERNANCE and plan for FUTURE RESILIENCE

- **Objective 8.1. Improve TOWN GOVERNANCE**

- **Objective 8.2. Promote measures that respect and protect the ENVIRONMENT**

This objective goes to the core purpose of Medfield's open space program

Medfield Select Board's ***Strategic Town Goals*** (with relevant key focus areas)

GOAL #1 - Manage Town Finances: Charting a course for the town calls for an unwavering commitment to prudently impose financial burdens on taxpayers, while also ensuring that essential, or, in some cases, highly desired services are provided to the town's residents and businesses. The natural tension between these two imperatives requires that a thoughtful balance between the two be maintained.

- **Maintain a Responsible/Fiscally Prudent Financial Position**
- **Keep the Town's Operating Budgets within the limits imposed by Prop 2 ½ and overall town debt at or below the size of the town budget**
- **Reduce Reliance on the Residential Tax Base for Revenues by either diversifying the tax base and/or building revenue positive housing**

Part of the reason to adopt the Community Preservation Act (CPA) is to bring in state matching funds beyond the residential tax base. CPA will provide opportunities for Medfield to pay for open space, recreation, historic preservation, and affordable housing costs upfront and with less need to incur debt for those costs. Such investments provide the quality of life that attract foot-loose businesses who make business location decisions heavily on quality of life issues.

GOAL #2 - Manage Town Finances: Many decisions made by the town carry long-term financial implications that can easily be missed if they are not consciously taken into account. Hiring decisions; major capital acquisitions; program expansions; and even public or state "seed money" contributions in support of new initiatives can all introduce long-term financial ramifications for the town that should be recognized up front before an initial financial decision is made. Unexpected major capital requirements; significant structural budget deficits; and unfunded long-term financial liabilities should rarely if ever, arise.

- **Align long-range plans with financing policies that are capable of supporting those plans**
- **Recognize and plan for the full costs associated with expansions of town staff, programs, and services**
- **Explore options for establishing reserve accounts to accrue funds to support long-range maintenance/ replacement expenditures**

This is part of acknowledging the costs of addressing liability, from funded and unfunded mandates such as liability exposure, ADA responsibilities, avoidance of future cleanups, and valuing the ecological and social services provided by open space and recreation, as well as maximizing new revenue sources such as CPA and the state CPA match.

GOAL #3 – Community Housing: Medfield does a good job of producing responsible citizens who live with confidence in the safety and support of their community, regardless of economic or social status. Medfield residents can be confident that the town cares about them and will support them where possible. One of the most visible ways for the town to demonstrate its commitment to its residents is to work to address specific housing needs of long-standing town residents and other residents with particular needs that the town is in a position to help address.

- **Achieve 40B Affordable Housing Goals to Enable Medfield to Control Its Development Path**
- **Achieve 10% Affordable Housing mandate imposed by Chapter 40B within the next 8 years**
- **Increase Availability of Senior Housing to Enable Seniors to Afford to Live in Medfield**
- **Provide a minimum of 120 additional units of senior housing across the economic spectrum**

Although not a major emphasis in the plan, examining open space purchases for limited affordable housing development can help achieve this goal.

GOAL #4 - Healthy development of Medfield's youth: Medfield has a long-standing tradition of consciously working to instill in Medfield's youth an appreciation for what it takes to form a vibrant, respectful, and supportive community to provide the best life possible for all who live in it. This appreciation doesn't arise on its own. It is the result of conscious action by teachers, adult leaders, community leaders, neighbors, and youth organizations to introduce the town's youth to town history, principles of democracy in action, public events and activities that encourage reflection and involvement in actions to bring a community together. Town government isn't always the initiator or driver of these activities, but town government should always remain cognizant of them and should work to support these activities where needed and feasible.

- **Support the Cultural/Physical/Emotional/Civic Development of Our Children**
- **Develop and implement a thoughtful framework for addressing the full range of challenges confronting the town's young people**
- **Support and strengthen the opportunities available to the town's young people to help them realize their full potential in life**

This goal is addressed, in part, by providing parks, recreation, and open space facilities and programming, with a focus on youth.

GOAL #5: Medfield is a unique town because of its character, history, and heritage. Built upon the principles, ideals, and values of our country, Medfield has taken that foundation and refined it to

build a town that recognizes the importance of preserving the heritage, values, and culture that have made Medfield the community that it has become. This goal focuses on ensuring that the best parts of Medfield are preserved for future generations and that Medfield retains its unique identity and character.

- **Preserve/ Protect the Town's Character, Understanding of its History, and its Historic/ Cultural Resources**
- **Support Environmental Protection Efforts and Promote the Public's Responsible Use of Our Natural Resources**
- **Support and Protect/ Maintain Attractive Open Space Acquisitions to Enhance Recreational Opportunities and to Maintain the Open Character of the Town**

This goal is the core of what the Open Space and Recreation Plan addresses.

GOAL 6: Sustainability (under development by the Select Board)

- **Key focus:**

This goal and key focus is supported by the sustainability section of recommendations

Section Nine – Seven-Year Action Plan

The Seven-Year Action Plan provides specific actionable steps Medfield and its partners can take to achieve the town's vision and goals. At the same time, however, the plan is not merely a blueprint for action. The action plan is aspirational and the recommended actions are **not** fiscally constrained **nor** all achievable in the next seven years. They are listed so Medfield can take advantages of opportunities as they arise and start taking the actions necessary for success beyond this plan's seven year time horizon.

The proposed actions (described in more detail below) are, in no particular order:

- Action 1: Adopt the Community Preservation Act (CPA) and explore other fiscal opportunities.
- Action 2: Expand parks and active recreation field opportunities on existing or new parcels.
- Action 3: Preserve additional conservation and greenway parcels.
- Action 4: Improve accessibility on conservation and recreation land.
- Action 5: Improve information resources, outreach, and branding.
- Action 6: Expand the emphasis on equity in open space and recreation planning.
- Action 7: Link land use and regulatory systems with open space purchase and management.
- Action 8: Maintain and expand the shared use and connecting path network.
- Action 9: Include sustainability and climate change mitigation and resilience in all actions.
- Action 10: Maintain and manage parks and recreation facilities.
- Action 11: Improve conservation and greenway management and maintenance.

Action 1: Adopt the Community Preservation Act (CPA) and explore other fiscal opportunities.

Open space and recreation investments, like all municipal expenditures, are usually fiscally constrained. As a cross-cutting action, Medfield should adopt the CPA in 2024, building on the high turnout likely from a presidential election and explore other fiscal stabilization opportunities.

This crosscutting action is consist with one of the top 12 key recommendations to come out of the ***Townwide Master Plan (2021)***: "Evaluate the benefits of the COMMUNITY PRESERVATION ACT as a source of funding." It is also consistent with the Medfield Select Board's ***Strategic Town Goals (2023)*** of "Manage Town Finances" and other town plans (e.g., Hazard Mitigation Plan).

Adopting CPA would provide both steady funding and, with the state match, bring in additional dollars. CPA funding come from:

- A property tax surcharge of between 1% and 3%, at Medfield's choice; and
- CPA matching funds (which have widely varied between 10% and 50%, with 40% a recent safe estimate. The match will certainly drop during recessions, but would remain significant.

In addition, several state grants provide bonus points for communities who adopt CPA in evaluating application. It is hard to estimate the value of these credits, since it depends on whether those bonus points were critical to grants Medfield received.

OFFICIAL BALLOT
SPECIAL TOWN ELECTION
MEDFIELD, MASSACHUSETTS
MONDAY, JUNE 5, 2017 *Carol Mayer*
TOWN CLERK

INSTRUCTIONS TO VOTER

A. TO VOTE, complete the arrow pointing to your choice.
B. If you tear, deface or wrongly mark this ballot, return it and get another.

TO VOTE, COMPLETE THE ARROW(S) ← ■ POINTING TO YOUR CHOICE(S) LIKE THIS: ←

PROPOSITION 2 ½ DEBT EXCLUSION QUESTION

Shall the Town of Medfield be allowed to exempt from the provisions of Proposition two and one-half, so-called, the amounts required to pay for the bond issued for the purposes of acquiring public land and/or public property, designing and/or constructing affordable public housing within the Town, and for the payment of all costs incidental and related thereto, the proceeds of said bond to be transferred to the Medfield Affordable Housing Trust Fund for said purposes?

904 votes for YES ←
180 votes against NO ←

CPA could have capitalized or partially capitalize the Affordable Housing Trust, reducing local costs by bringing in state matching funds.

CPA provides funding for open space, recreation, affordable housing, and historic preservation. Many of these areas Medfield is already funding (e.g., open space land acquisitions, the Affordable Housing Trust bond issue).

Many projects that request or receive Town Funds could be at least partially CPA funded. Such funding can reduce demands on property tax and other municipal revenue while increasing funding for important projects. (See table of CPA-Eligible Projects Completed or Seeking Funds. At least a major portion of these projects would have been eligible under the current rules, if CPA was adopted.)

CPA-Eligible Projects Completed or Seeking Funds	When
Housing Production Plan (\$6,000)	2016
Housing Production Plan update (\$11,000)	2012
Affordable Housing Trust Action Plan (\$5,000)	2018
Housing Production Plan (\$20,000)	2022
Affordable Housing Trust Action Plan (\$15,000)	Pending
Open Space and Recreation Plan (\$25,000)	2022
Assessment of Danielson/Richie's Pond (\$90,000)	2019
Affordable Housing Trust (\$1 million)	2017
Senior affordable housing wetlands delineation (\$20,000)	2017
Dwight Derby House improvements (\$10,000)	2017
Design Medfield Rail Trail	2017
Upgrade High School multipurpose field	2016
Parks and Recreation facility preliminary plans	2016
Construction of park off North Street	2015
Holmquist Farm agriculture preservation restriction	2015
Lease Holmquist Farm	2014
Construct pocket park off North Street	2014
Purchase Red Gate Farm	2013
Feasibility Medfield Rail Trail	2012
Purchase Sawmill Brook	2008
Design Parks and Recreation Facility	2008
Repair Town Clock and clock tower	2008
Lease Holmquist Farm	2008
Improve baseball/softball field	2008

Medfield residents already contribute to the state CPA match. The CPA match is partially funded from the \$50 Registry of Deeds CPA recording fee surcharge, \$25 for Municipal Lien Certificates. Medfield does not benefit, however, because it has not adopted CPA. (See Medfield Fees to CPA table.)

Medfield should exempt the first \$100,000 of residential value from CPA (the maximum allowed by the CPA), to make it a more progressive fee, and consider exempting the first \$100,000 of commercial and industrial value to avoid transferring costs to the non-residential sector (commercial and industrial properties make up 5.1% of total levy but require the least services and provide many jobs).

Medfield Fees to CPA	
Year	Transfer fees
2015	\$53,570
2016	\$54,710
2017	\$46,150
2018	\$44,150
2019	Not available
2020	\$166,440
2021	\$201,000
2022	\$103,400

Projected annual cost and revenue if Medfield adopts Community Preservation Act

		1%	3%
Mean single-family home property tax bill (FY23)	\$12,962		
Mean single-family home assessed value (FY23) (\$15.43 per \$1,000)	\$840,000		
Mean single-family home value for CPA with residential exemption	\$740,000		
Mean single-family home CPA surcharge		\$114	\$342
Projected revenue from adopting CPA (property tax surcharge, less exemptions, plus state match at a conservative 30%)		\$600,000	\$1,800,000

In addition, although more complicated, and requiring a great deal of volunteer time, Medfield could create an open space and/or recreation endowment through private fundraising. Some communities,

either through the communities or with partner foundations, have created endowment funds to provide some long term stability. In an endowment fund, the principal is never touched and increases overtime with investment, but the income (typically planned at 4 or 4.5% return with the principle growing) can be used for investments. For example, a community fundraising of \$1 million dollars invested in the Medfield Foundation or another community foundation could return \$40,000+ a year. While not enough to cover all management costs it could help cover extraordinary improvements that are often not possible using city appropriations. Donors are typically high-income or high net-worth individuals, retirees required to take IRA/retirement minimum distributions, people holding appreciated securities subject to capital gains, bequests, and, if the foundation will allow, medium-net worth individuals who can benefit from a lifetime annuity providing guaranteed life income. Such an effort requires volunteers to coordinate, but a \$1 million endowment capitalization after a multi-year campaign is realistic in Medfield if it makes the pie bigger and does replace CPA and other funding sources. One approach would be to earn pledges that would only be fulfilled if CPA is adopted.

Action 2: Expand parks and active recreation field opportunities on existing or new parcels

This Action is consist with four of the top 12 key recommendations to come out of the ***Townwide Master Plan (2021)***:

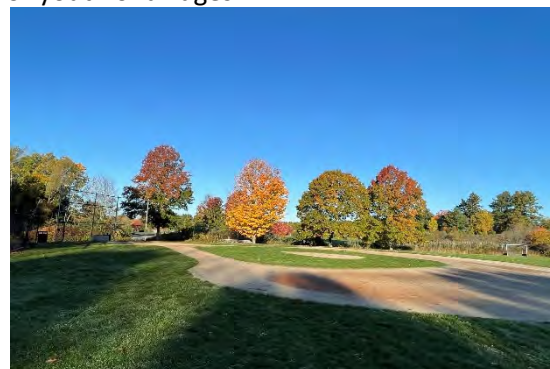
- “Support OLDER ADULTS who wish to age in community,
- “Support the SCHOOL DEPARTMENT’S efforts to update its facilities
- “Explore options for creating a new PARKS AND RECREATION FACILITY
- “Considering creating an intergenerational COMMUNITY CENTER.”

It is also consistent with two of the seven key and one additional capital expenditure identified in the ***Townwide Master Plan***: “Parks and Recreation Facilities, Intergenerational Community Center and Building a Dog Park.”

It is also consistent with the Select Board’s ***Strategic Town Goal of*** “Healthy development of Medfield’s youth.”

Medfield has excellent parks and recreation facilities. There are opportunities, however, for improved recreation at Medfield State Hospital, for the eventual development of a significant indoor facility especially targeting youth recreation, and for improving existing facilities, especially for youth of all ages.

- Explore whether permanently protected recreation fields could be created at Medfield State Hospital (transferring under Article 97 of the Amendments to the Massachusetts Constitution opens up funding sources), with appropriate parking.
- Ensure that recreation facilities serve people of all ages (i.e., young children, older youth, adults, older adults), as well as multigenerational shared facilities, with their differing recreation needs.
 - Larger recreation areas, especially Metacomet and the former state hospital, can serve multi-generational needs.
- Explore more child friendly recreation, beyond the few playgrounds in recreation areas.
 - Child-friendly recreation includes the planned improves to Hinkley Playground bring “it in compliance with current safety standards and ADA requirements.” That effort is receiving a \$100,000 earmark from Chapter 268 of the Acts of 2022 and local fundraising effort



(<https://hinkleyhelpers.com/>).

- Improve existing recreation facilities to serve new uses and users when possible to minimize the cost of purchasing new facilities.
- Maintain and, when needed, make capital improvements to any tired recreation and school playing fields.
- Improve basketball court surfaces and other necessary improvements, especially at the High School and by the Public Safety building.
- Improve lighting for night use as needed. There should be sufficient lighting for some night playing, with a special emphasis on basketball and any field sport that attracts youth. Improve Metacomet field lighting at the parking lot, fields, and tennis courts and provide lighting at least at two full-sized outdoor basketball court (e.g., Dale St.).
- Add pickle ball courts, one of the fastest growing sports in the United States serving users of all ages, as a new facility or to replace older underutilized facilities.
- Add a disc golf course, a passive recreation facility that gets people moving.
- Add facilities to serve indoor recreation needs, especially serving youth.
 - As a long-term action, Medfield should revisit the need for a youth activity and sports facility, either as part of new Parks and Recreation Facilities and/or as part of an Intergenerational Community Center (both highlighted in the ***Townwide Master Plan***).
 - As a shorter-term action, Medfield should explore the opportunities to use existing space (e.g., Center at Medfield/, Pfaff Community Center, existing schools after hours) for some of these indoor sports and youth needs).
- Improve the tennis courts at Medfield High School.
- Explore development of a mountain bike/BMX skills park (e.g., at Hinkley Pond, Noon Hill St, State Hospital, or McCarthy Park).
- Explore or develop a permanent skate park.
- Develop a dog park (this could be on recreation, conservation, or other town-owned land), especially near the Medfield State Hospital or at Wheelock Fields.
- Explore the opportunities for Parks and Recreation department (and when appropriate, School Department) information, public events, and programming to encourage walking, hiking, trail and cross-country running, mountain biking and races, road biking, triathlon/duathlons, equestrian (e.g., steeplechase, fox hunt), canoeing and kayaking, and other organized club activities. Such effort could also include Parks and Recreation and/or School department bicycle safety student curriculum (see Bicycle League of America recommendations: <https://bikeleague.org/content/resources-building-bicycle-friendly-community>)





Figure Northampton Safety Village as a sample

Action 3: Preserve additional conservation and greenway parcels

This action is consistent with one of the additional capital expenditures identified in the ***Townwide Master Plan***: “Acquiring of additional open space.”

It is also consistent with the Select Board’s ***Strategic Town Goals*** focus to “support and protect/maintain attractive open space acquisitions...”

Medfield and its partners have preserved an amazing conservation resource base, covering a higher percentage of Medfield than most communities in the Boston Metropolitan Area. While Medfield needs an improved emphasis on access and management of existing facilities, Medfield should continue to act on unique opportunities to preserve highly valuable conservation land. If missed, such unique opportunities may never come again. Open space ecosystem services from open space investments, such as flood storage, surface and groundwater treatment, property tax and community value enhancement, and passive recreation, are generally far more cost effective than any other public investment.

- Formalize an annual review of existing conservation properties and potential conservation targets with conservation partners, especially the Trustees of Reservations.
- Formalize an annual review of properties in and entering tax title due to back taxes to assess their suitability for open space and other town uses.
- Develop agreements with land trust partners to allow the town to move quickly if a property is leaving the Chapter 61 (forestry), 61A (agriculture), or 61B (recreation) current use taxation program when the Town has a right of first refusal (in conjunction with conservation, recreation, and affordable housing assessments).
- Assess high conservation value privately-owned properties that otherwise might be at risk of being developed. Depending on the owner’s interests, such properties can be 1) kept in private ownership with Medfield or one of its conservation partners acquiring conservation or agriculture restrictions and public access rights-of-way, 2) acquired for permanently protected conservation land, or 3) developed as a limited development, carving out frontage building lots and protecting the vast majority of the land as conservation land or private land with a conservation or agriculture restriction.
- Consult the [Charles River Watershed Association Climate Compact’s Charles River Flood Model](#) and the [Commonwealth’s Biomap](#) in assessing conservation priorities.
- **The Norfolk Hunt Club on North Street.** This property has high conservation, scenic, and public

access values. Ideally, the property remains in its current private and historic management and the town could purchase a conservation restriction with a trail right-of-way to ensure permanent protection and public access. Such a restriction and easement could allow the Hunt Club to close the property to the public for special events and periods so that their operations are not restricted.

- **Properties in and adjacent to Noon Hill**, one of the most valuable areas for conservation land with remaining swaths of available land. This area is especially attractive for partnerships with Trustees of Reservations.
- **Any property adjoining existing conservation** and protected open space.
- **Any property available to link conservation** and/or recreation parcels or resources.
- **Any property with significant amounts of wetlands**, water resources, and floodplains.
- **Any property with significant drinking water aquifer protection value** (see maps of aquifer protection areas in the environmental inventory).
- **Any property which significantly enhances climate change resilience/adaptation and mitigation/regeneration efforts.**
- **Properties to ensure a wide mix of passive recreation** including hiking, family walking, off-leash dog friendly activities, trail running, mountain biking, equestrian trail riding, camping, picnicking, all-person accessible trails, birding/nature observation, hunting, fishing, gardening-Plain St. community garden, canoeing and kayaking, on Charles and Stop Rivers and in ponds, disc golf, orienteering, XC skiing, snowshoeing, sledding, and ice skating.

Action 4 Improve accessibility on conservation and recreation land

This Action is consistent with one of the top 12 key recommendations to come out of the ***Townwide Master Plan (2021)***: “Support OLDER ADULTS who wish to age in community.” It is also consistent with Medfield’s ***ADA Self-Evaluation and Transition Plan (2021)***.

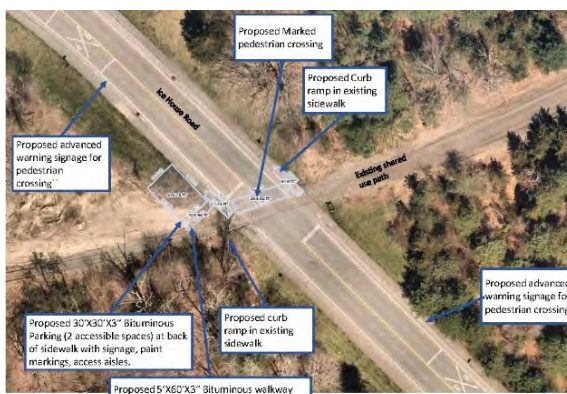
This action complements with the Select Board’s ***Strategic Town Goal*** of community housing with a focus on the needs of long-standing town residents and elderly.

Some of Medfield’s open space resources are accessible to populations with some mobility disabilities, but many areas could benefit from improvements. These investments are critical to comply with the Americans with Disabilities “reasonable accommodations” requirements, but more significantly to serve a large proportion of Medfield’s population. This need is both for people with disabilities and to serve an aging population. Medfield’s median age being older than that of the Commonwealth, which in turn is older than that of the United States (see Section 3: Community Setting, Population Characteristics), creating a need for such improvements.

- Implement ADA Self-Evaluation and Transition Plan recommendations for open space (see Appendix A)
- Provide accessible canoe/kayak launch and fishing at Causeway Bridge, Charles River Walk/Bridge Street bridge, and Kingsbury Pond.
- Implement the planned Hinkley Playground accessibility improvements (see recreation improvements earlier in the action plan list).



- Prioritize accessibility improvements that can be done easily and inexpensively. This includes
 - New “handicap” accessibility signs where there are only pavement markings or the existing signs have faded (e.g., most of the recreation areas). (Handicap is an outdated term, so it is better to use “accessible” parking or path instead of “handicap” signs except within road rights-of-way where the Manual of Uniform Traffic Control Devices requires “handicap.”)
 - Directional signs to accessible paths (e.g., south side of Pfaff Community Center/Park and Recreation building.)
 - Bring ramp entrance to Pfaff Community Center/Parks and Recreation building into compliance with current standards with landing at the door.
 - Expand ramp at Stephen Hinkley Memorial Park to reduce grade to 5%.
- Improve trail accessibility as opportunities arise
 - Develop accessible Bay Circuit Trail from Medfield Rail trail to Ice House Road at The Center at Medfield/Senior Center (AMC has offered technical assistance).
 - Make trail around Hinkley Pond and to Frank conservation parcel granite bench accessible, with a boardwalk as needed. Also replace steps on bridges at Hinkley Pond with ramps.
 - Make flat and scenic river trail at Medfield State Hospital accessible.
- Assess all new trail construction for opportunities for accessibility to provide at least some experiences for a variety of accessibility needs (mobility, sight impairment, etc.).
- Complete three projects which Medfield has completed concept plans and is seeking funding:
 - Meetinghouse Pond accessible parking, access and picnicking.
 - Ice House Road shared use path accessible parking and roadway crossing.
 - Plain Street Community Farm (Holmquist) accessible path, garden, and comfort station, and potentially parking.



Action 5: Improve information resources, outreach, and branding

This Action is consist with a part of one of the top 12 key recommendations to come out of the **Townwide Master Plan (2021)**: “Renew and revisit the vision for the DOWNTOWN.” It is also consistent with one of the additional capital expenditures identified in the **Townwide Master Plan**: “Developing a cohesive wayfinding signage system.”



It is also consistent with the Select Board’s **Strategic Town Goal** “that Medfield retains its unique identity and character.”

Medfield has amazing open space, conservation, and recreation resources. Many, if not most, members of the community, however, are not aware of all that is available. The most cost-effective way to improve public access is to ensure that the public understand all of the existing conservation and recreation resources. This would complement Medfield’s 2022 Wayfinding Planning effort which is focusing on downtown, and which is being aided by the new state earmark in Chapter 268 of the Acts of 2022.

- Improve town conservation, recreation, and trail wayfinding with clear branding (e.g., “Medfield Trails”) to help build public awareness and improve the visitor experience. Some conservation areas are not well marked (e.g., Charles River Walk and Causeway) and some trails (e.g., Jade Walk) are difficult to follow leaving the street. Such effort should include trailhead signage, trail markers, metal or high-pressure laminate signs with posted maps, and available paper maps.
- Improve town conservation property line signage with clear branding to build public awareness, improve ability to monitor encroachments, and reduce private property trespass.
- Improve web presence with QR codes on conservation and recreation area signs to provide more information, and non-mapping on-line experience to help the public understand the existing open space resources (e.g., short videos of open space and recreation areas for social media). Celebrate the successes (e.g., Medfield Rail Trail as an accessible site for all ages).
- Work with collaborative partner organizations to improving on-line, downloadable PDF maps, and curated trail app mapping to help the public understand the open space resources, with better integration between maps and websites maintained by open space partners. Highlight special features (e.g., Noon Hill peak, Charles River human-powered boat launches). Many existing trails apps and web resources that visitors use (e.g., Open Streets Map, GAIA GPS) are not curated, making it hard to distinguish between an old cart path or abandoned trail and an active trail. This is a focus area of MAPC, so Medfield should coordinate with them.
 - The Trustees of Reservations trail maps: http://www.thetrustees.org/places-to-go/?_location_search=42.18%2C-71.3%2C25%2C&search_term=Medfield%2C+MA
 - Metropolitan Area Planning Councils *Metro Boston's Regional Walking and Cycling Mapper*: <https://trailmap.mapc.org/>
 - Open Streets Map (the crowd source wiki map that is used by many of trails apps):



<https://www.openstreetmap.org>

- Google Street View to add the view from canoeing the Charles River in Medfield.
- Use naming conventions of conservation areas simplify public understanding of resources. The public doesn't care about acquisition histories.
 - Merge Charles River Walk and the Charles River Watershed brands
 - Merge South Meadow Hill into better recognized Noon Hill Reservation/Stop River
- Better document the economic value to the tax base, directly from increased visitor spending and indirectly from property value increases, from conservation and recreation.
- Provide information on where available parking is located for open space and trail resources.

Action 6: Expand the emphasis on equity in open space and recreation planning.

This Action is consist with two of the top 12 key recommendations to come out of the ***Townwide Master Plan (2021)***:

"Support OLDER ADULTS who wish to age in community,
"Develop a town-wide HEALTH AND WELLNESS CAMPAIGN."

This is also consistent with the Select Board's ***Strategic Town Goal*** of improving sustainability (of which equity is a key component).

Medfield has a higher median income and family income and a significantly lower poverty rate than the Commonwealth as a whole, but it still houses many people who are under-resourced, under-served, and historically marginalized, including elderly, those with disabilities, those in affordable housing, those who are cost-burdened because of high housing and transportation costs, and those without access to reliable transportation. As a result, there is still a need to focus on equity in open space and recreation.

- Consider whether active recreation programming and facilities meets the needs of all Medfield ages and cultures (e.g., youth, new residents, new Americans, global south cultures).
- Consider the need to create affordable and workforce housing opportunities to prevent community open space preservation from artificially inflating the value of land.
- Consider limited development projects creating some affordable housing in an assessment of any new large conservation or recreation land purchase, if appropriate to the site.
- Explore gateway events (e.g., bicycling, mountain biking, fishing, canoeing and kayaking) to introduce passive recreation to environmental justice populations.
- Explore ways to build social capital, build a trust in the public sector, for historically marginalized populations.

Action 7: Link land use and regulatory systems with open space purchase and management

This Action is consist with one of the top 12 key recommendations to come out of the ***Townwide Master Plan (2021)***: "Review, revise and update the ZONING BY-LAW."

This action is also consistent with the Select Board's ***Strategic Town Goals*** of managing town finances and sustainability.

As available land for new subdivision has decreased and the cost of infrastructure has increased, Medfield's former rapid rate of subdivision growth has ended. Nonetheless, new development and redevelopment will continue, especially an intensification of uses within existing developed areas. These can create burdens on open space resources or they can create opportunities to leverage new development to require that developers pay their own way to cover open space needs to serve their

projects. There are significant opportunities to tweak the local regulatory structure to incentive and require the provision of open space resources.

- Implement appropriate recent zoning review recommendations, to improve open space residential development/cluster (Dodson and Flinker) and general zoning diagnostics (Barrett Planning Group).
- Provide an easier permit path for open space residential (cluster) zoning than for traditional “cookie-cutter” subdivisions. Clusters would be more attractive to developers than traditional zoning if developers could have more density and/or an easier approval path (e.g., site plan approval for cluster and special permit for cookie-cutter subdivisions).
- Adopt other zoning incentives to encourage open space. For example, allowing off-site provision of open space to increase allowable density and allowing land donated to open space purposes to “count” for zoning purposes for density and dimensional requirements.
- Revise subdivision regulations to encourage open space and cluster development by increasing the required infrastructure requirements (e.g., require concrete sidewalks on both sides of a street), which creates an incentive for shorter roads, while waiving provisions of subdivision regulations when open space is created (e.g., extending the 500 foot dead end street limit by the width of any section of a road passing through newly protected open space).
- Revise wetland and stormwater regulations so instead of having one standard in all areas of Medfield, as currently exists, there are simpler regulations for areas close to downtown Medfield and on Medfield’s sandy outwash plains to minimize environmental impacts and reduce vehicle trip needs. At the same time, create a stricter standard for more sensitive sites away from downtown, in lacustrine (clay) soils, soils rich in organic content, glacial tills, soils which are shallow to ledge or on steep slopes, and near vernal pools where development has more adverse environmental impacts to wetlands, wildlife, and the climate.
- Strengthen climate change resilience as part of all regulatory programs and town standard operating procedures, with green infrastructure, open space preservation, and open space enhancement part of the resilience toolbox.
- Incorporate Medfield State Hospital Master Planning (The Green and North Field) into open space efforts.
- Incorporate **Townwide Master Plan** (2021) into conservation and recreation, more directly linking goals of the plan with open space activities (e.g., for affordable housing).

Action 8: Maintain and expand the shared use and connecting path networks.

This action is consistent with one of the top 12 key recommendations to come out of the **Townwide Master Plan (2021)**: “Develop a network of PEDESTRIAN and BIKE paths and connections to open spaces.” It is also consistent with one of the additional capital expenditures identified in the **Townwide Master Plan**: “Connecting bike and pedestrian network.”

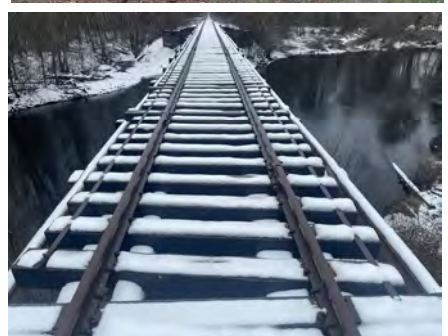
This action is also consistent with the Select Board’s **Strategic Town Goal** of building on the unique character of Medfield.

The new Medfield Rail Trail (1.3-mile-long section of the Bay Colony Rail Trail) is already a popular shared use path. There is clear evidence of user interest in expanding such trails on other unused railroad corridors, rail with trail adjacent to active rail, and other developing other shared use paths.



(Medfield also has many shared walking, mountain biking, and equestrian trails, but typically shared use paths by definition are fully accessible and accommodate road bicycles, like the Medfield Rail Trail.)

- Clarify which Town agency is responsible for maintaining the Medfield Rail Trail (DPW) and Bay Circuit Trail (DPW or conservation/planning with new resources).
- Cooperate with the Metropolitan Area Planning Council's Landline Greenway Plan (see adjacent plan), plan for an expanded greenway, trail, and shared use path network.
- Examine all railroad rights-of-way for rail trails and rails-with-trail opportunities.
- Expand the network of on-road bicycle lanes and sidewalks to fill off-road trail gaps between popular origins and destinations and between parks, recreation areas, natural areas, and schools
- Promote the Medfield Rail Trail and Old Colony Rail Trail and expand the shared use opportunities to build a comprehensive network of trails appropriate for walking, running, and biking. Extend the Medfield Rail Trail to the Senior Center.
- Continue to grow and maintain the Bay Circuit Trail (www.baycircuit.org/). Eventually, this trail can connect to Boston. Within Medfield, re-route the trail off of Route 27 (with Dover and Sherborn), rebuild of trail behind Center at Medfield as accessible trail, and reroute at south end of town to reduce road walking, utilizing the Plain St conservation parcel.
- Extend trails that dead end at private property by acquiring access licenses or easements.
- Acquire access licenses or easements, when possible, on private land to allow public use of existing trails (e.g., Pinecroft Farm and Norfolk Hunt Club, completing the Hinkley Pond to Rocky Woods trail.)
- Connect and develop a full Medfield loop trail and a center of town to Rocky Woods route.
- Plain Street conservation area –improve trails and bridge wet spots. Potentially connect to Walpole conservation trails.
- Jade Walk conservation area – improve trail and bridge wet spots. Link to the Noon Hill/ Shattuck trail network along Charles River and potentially through ACOE property to Cedar River in Millis.
- Hinkley Pond/Frank conservation area – improve trail to access the granite bench spot.
- Hawthorne conservation parcel – create/enhance through trail from Hawthorne to Tamarack Road.
- Nebo water tower – improve trails to back of high school
- Protect and provide permanent public access for equestrian uses on some of the key private parcels where they exist and on existing and new conservation areas.



minimize new insect disease vectors that will thrive in hotter weather. The Charles River Watershed Association and their [Charles River Flood Model](#) can assist in this assessment.

- **Prioritize open space preservation which enhance climate change mitigation and regeneration.** Properties which store large amounts of carbon like woodlands or, because soils store more carbon in Massachusetts than trees, properties with deep organic and/or wetland soils. In addition, such priorities should include properties that might otherwise be developed in land use patterns that are more damaging to climate change than existing Medfield development patterns.
- **Management and capital investments in conservation and recreation resources which enhances climate resilience and mitigation.** This can include green infrastructure (discussed in Actions 9 and 10), enhancing bicycling and walking networks (discussed in Actions 4 and 7, among others).
- **Assess and map properties** to better understand what properties meet the above criteria. Specifically, mapping areas with deep organic soils, wetlands, water resources, and current and predicted future flooding. Likewise, mapping land uses which generate the smallest carbon footprints (e.g., well managed farmland, dense development with lower impervious areas per dwelling unit or other use, land uses which have or potentially could have the smallest transportation footprint from single occupancy car use).



Action 10: Maintain and manage parks and recreation facilities.

This action is consistent with one of the top 12 key recommendations to come out of the *Townwide Master Plan (2021)*: “Continue to support FACILITIES MANAGEMENT PRACTICES.”

This action is also consistent with the Select Board’s *Strategic Town Goal* of managing town finances.

Medfield does an excellent job managing existing parks and recreation facilities and it is probably the envy of many of its peer communities. Nonetheless, there are opportunities to address some opportunities with improved parks and recreation maintenance and management.

- Implement some of the simple actions recommended herein (e.g., some of the items in Action 3: Improve accessibility on conservation and recreation land and Action 7: Improve conservation and greenway management and maintenance) with existing staff by building these tasks into work programs and work orders.
- Focus on good maintenance of fields to avoid the need for artificial turf (for expense and environmental reasons) that can be needed when there are too few or too poorly maintained fields.
- Add green stormwater infrastructure (e.g., rain gardens, bioswales, restored and artificial wetlands, stormwater retention and infiltration facilities, and tree pits or trees packed in structural soils) in town parks and recreation areas to improve climate resilience and address stormwater flood control and water quality. Green infrastructure can be more cost effective than grey infrastructure (pipes and conveyances) and may be more durable to address a changing climate. These improvements can also help the town comply with state and federal Municipal Separate Storm Sewer (MS4) permit requirements.
- Ensure that DPW maintains the Medfield Rail Trail, which Parks and Recreation does not have the resources to maintain. In 2022, volunteers did an enormous amount of work maintaining the rail trail, but it needs a more formal agreement as to what work DPW does and what work volunteers do.

Action 11: Improve conservation and greenway management and maintenance

This action is consistent with one of the top 12 key recommendations to come out of the **Townwide Master Plan (2021)**: “Continue to support FACILITIES MANAGEMENT PRACTICES.”

This action is also consistent with the Select Board’s **Strategic Town Goal** of managing town finances.

Conservation land requires the least public expenditure per acre to manage and maintain of any Medfield capital investment, but it is not zero. A combination of state and non-profit partner, volunteer, and Town resources can meet the needs with relatively low effort.

- Ensure adequate resources for basic maintenance of conservation areas, in accordance with the basic **conservation maintenance and management plan** that follows this action item, while recognizing that most maintenance and management work will continue to be done by partner agencies and volunteers:
 - Assign DPW with adequate resources, to critical conservation maintenance work; or
 - Assign Parks and Recreation staff for critical conservation work, but only if the model of Parks and Recreation being user-fee funded changes and significant Town resources are provided; or
 - Create a part-time position in planning or conservation commission for conservation maintenance; or
 - Fund partner agencies for conservation maintenance.
- Explore more formal memorandums of understanding with partner organizations, ranging from large partners such as The Trustees of Reservations, small organizational partners such as the Medfield Foundation (youth and recreation and other programs), and all volunteer partners such as the Friends of Medfield Forests & Trails and the Friends of Medfield Rail Trail.
- Build on the existing very strong volunteer base to create a formal adopt a conservation area or adopt a trail programs.
- Improve user experience on trails (e.g. better trail markings on the trail easements off Jade Walk and better marking the Town parking lot on its portion of Noon Hill).



Conservation Maintenance and Management Plan

Regardless of who maintains Medfield-owned conservation areas, the town should be assessing, tracking and coordinating what is being done to address maintenance and management gaps.

As discussed above, there are a number of ways to improve the Town of Medfield's maintenance and monitoring needs. Almost certainly the final solution will be some combination of the following:

First, benign neglect, which is not recommended in this plan. Conservation agent and planning staff and the Conservation Commission have a general overview of what is going on and an active and engaged community often volunteers to help. This is the current model low budget approach and has avoided any major problems. It does not, however, allow conservation areas to be user-friendly to invite in new users to the public open space resources that Medfield has acquired. In the long term, this approach be more expensive if the Town has to eventually address abutters' encroachment onto the public domain and damage to resource areas.

Second, fund the Conservation Agent and/or Planning to allow an oversight role. This would be just a few hours (0.25 to 0.50 full time equivalent, or FTE) to allow routine monitoring, simple maintenance, and coordination with other partners. The most time consuming maintenance work for DPW and/or Parks and Recreation maintenance staff is any work far away from roads, so that might be more appropriate for a lower cost and lower equipment needed planning or conservation staff person to do that work.

Third, assign DPW and/or Parks and Recreation maintenance staff for basic maintenance. This could cover signage, parking lots, trailheads, and, depending on the level of effort, trails and resources that are more distant from roads. Except for removal of fallen or hazard trees, which requires expertise and a crew, all work could be limited to improvements at road frontage, parking lots, and trailheads.

Fourth, formalize and improve volunteer and partnerships. This would require conservation agent/planning staff to coordinate, but could be the best way for a very limited public investment to leverage trail, property boundary, and off-road signage improvements.

Any maintenance and management effort included at least two clear elements. First, routine **annual coordination, monitoring, and maintenance** (see table below). There are simple tools for routine monitoring (e.g., the GAIA app and many hunting apps allow GPS tracking and photo recordation), but any simple reporting format that can easily be replicated in the field is sufficient. Routine work can be done by staff, volunteers, partner organizations, or usually some combination. It is important, however, to document who does what and track unmet needs. Resources should be lined up to allow this work.

Second, plan for longer term improvements, capital investments, and major management improvements. These tasks are, in reality, often going to lag behind annual work programs and are resource dependent. The top priority for long term improvements are those tasks that threaten resources (e.g., significant erosion) and to track needs for future resource funding cycles. Any long term project, however, requires advance planning and identifying priorities and seeking funding to start projects should be part of the annual work program.

Annual Conservation Maintenance and Management Tasks

Overall Task	Specific Annual Tasks
Coordinate volunteers and adopters.	<ul style="list-style-type: none"> • Maintain list of volunteers and adopters. Identify gaps. • Outreach for new volunteers as needed. • Formalize simple agreements with volunteer sector on partnerships (e.g., boy scouts). • Maintain liability release forms for volunteers working on Town property (see sample, below)
Coordinate with formal partners.	<ul style="list-style-type: none"> • Maintain Memorandum of Understanding with partner organizations (e.g., TTOR, Friends of Medfield Forests and Trails) identifying who does what. • Conduct annual coordination meetings.
Coordinate with internal town partners.	<ul style="list-style-type: none"> • Ensure that DPW, Planning, Conservation, and Parks and Recreation all agree on their roles and share appropriate work-order systems.
Walk boundaries of all conservation areas (potentially skip boundaries conservation partner-owned lands, e.g., TTOR).	<ul style="list-style-type: none"> • Identify what areas are so sensitive that they are not suited to passive recreation (e.g., trails). • Report on encroachments, dumping, and property boundary markers (survey quality monuments, property boundary blazing, and property boundary markers), with photographic and GPS record. • Identify high-risk trees along boundaries. • Notice, enforcement if needed, cleanup, and posting of markers. • Identify if a surveyor is needed to re-establish any boundary markers.
Walk the boundaries of all Town owned conservation restrictions and easements.	<ul style="list-style-type: none"> • Identify and document violations of CR or terms. • Notice and, if needed, enforcement.
Walk all trails	<ul style="list-style-type: none"> • Identify trail needs, especially those causing damage to resources (erosion, wet areas that users walk around, drainage needs, treadway/trail surface needs, brush encroaching on the trail, blowdowns, potential widow-markers/risky trees) • Identify trail marking needs (blazing, posted trail markers, trail maps) • Identify encroachments, trash, user abuse • Identify invasive plants and other management needs • Install simple wayfinding signs with unified approach to maps, conservation area signs, and trail signs at all trail junctions. • For larger capital projects, track the need and plan future projects.
Visit trailheads, parking lots, and conservation frontage	<ul style="list-style-type: none"> • Identify where wayfinding signage or information signs are needed to be maintained or installed along frontage. • Identify where trailhead signage and maps are needed to be maintained or installed. • Install simple wayfinding signs with unified approach to maps, conservation area signs, and trail signs at all trailheads and the frontage of all conservation areas. • Identify where parking signage is needed to be maintained or installed. • If parking is provided, ensure that ADA requirements for accessible spaces are met. • Identify trash and other signs of abuse.

Overall Task	Specific Annual Tasks
	<ul style="list-style-type: none"> Create plan and work orders for what can be done as routine work. Document work that will be needed in the longer term.
Identify opportunities for nature-based or green infrastructure	<ul style="list-style-type: none"> Map and review all grey infrastructure (pipes, culverts, catch basins, hard surfaces) and assess whether they can be replaced with nature based solutions or green infrastructure (e.g., rain gardens, bioswales, restored and artificial wetlands, stormwater retention and infiltration facilities). Identify simple projects (e.g., replacing unnecessary asphalt, concrete or other materials with plantings) and implement. Identify more complex projects (e.g., removal of culverts, removal of curbs along a roadway that channels water to stormwater pipes to allow it to run into conservation land) as part of longer term feasibility, assessment, design, and implementation projects.
Visit canoe and kayak launches and fishing access points	<ul style="list-style-type: none"> Identify whether signage is needed to be installed or maintained. Identify unsafe conditions for boaters and those who are fishing. Consider installing fishing line disposal facilities Identify if any improvements (e.g., kayak launch) can be made more accessible
Adopt annual reviews with Conservation Commission	<ul style="list-style-type: none"> Consider providing designated camping by permission for Scouting and youth groups. Evaluate trails to determine if any allowed uses (e.g., mountain e-bikes) needs to be restricted to preserve the resource.
Annually review deer culling program on conservation lands	<ul style="list-style-type: none"> Deer culling reduces the car/deer collisions but has little impact on deer ticks. Unless female deer are culled, the effect on long-term population is minimal.
Update open space inventory (see Section Five –Inventory...)	<ul style="list-style-type: none"> Update and maintain to ensure all public and private open space access, easements, public ways, legal status, and trails.
Identify standards	<ul style="list-style-type: none"> Create standards for signs, graphics, graphic materials, bog bridge materials, etc. for a consistent look and feel and to simplify maintenance palette.
Plan for longer term tasks	<ul style="list-style-type: none"> Create an annual work element to begin advancing long term tasks (see table below)

Long term tasks	Specific task
Identify longer term management needs and a plan for implementing those needs	<ul style="list-style-type: none"> Identify significant management needs and opportunities, including addressing unstable or unsafe conditions, restoring and improving natural habitats, and removing unnecessary human-built structures and historic debris. (Such needs will be addressed in the longer terms, but they should be tracked annually.) Identify opportunities and partnerships for removing non-native invasive plants and animals, Identify potential management funding partners to track grants that could cover the work (e.g., ACOE, Massachusetts Division of Ecological Restoration, and Municipal Vulnerability Program). Review mowing needs to identify mowing needed to protect rare habitat.

Long term tasks	Specific task
Identify longer term visitor experience needs and a plan for implementing those needs	<ul style="list-style-type: none"> • Identify clear goals for Holmquist and Red Gate Farms. • Identify needs and opportunities from boardwalks, formalized canoe and kayak launches, accessibility improvements, duck blinds, vista clearance, etc. • Make improvements for a mix of passive recreation: hiking-all distances, family walking, including off leash dog friendly, trail running, mountain biking, equestrian trail riding, camping, picnicking, all person accessible trails, birding/nature observation, hunting, fishing, gardening-Plain St. community garden, canoeing and kayaking, on Charles and Stop Rivers and in ponds, disc golf, orienteering, XC skiing, snowshoeing, sledding, and ice skating. • Identify potential visitor experience funding partners (e.g., Massachusetts Office on Disabilities, Land and Water Conservation Fund).

Sample Liability Release Form for Volunteers Working on Conservation Land

I, the undersigned, agree to forever release the Town of Medfield and all their employees, agents, board members, volunteers and any and all individuals, organizations, and partners assisting or participating in any conservation and trail project of the Town, "the Releases," from any and all claims, rights of action and causes of action that may have arisen in the past, or may arise in the future, directly or indirectly, from personal injuries or property damage resulting from my participation in the Town of Medfield voluntary conservation, recreation, park and trail projects.

I also promise to indemnify, defend, and hold harmless the releases against any and all legal claims and proceedings of any description that may have been asserted in the past, or may be asserted in the future, directly or indirectly, arising from my personal injuries or my property damage or those of my minor children resulting from participation in these voluntary projects. (This release is **not** asking you to release third parties but it is also not providing you with any protection from third party claims.)

I further affirm that I have read this Consent and Release Form and that I understand the contents. I understand that my participation in these programs is voluntary and that I am free to choose not to participate in said programs. By signing this Form, I affirm that I have decided to participate in these projects with full knowledge that the Releases will not be liable to anyone for personal injuries and property damage I may suffer in these voluntary Medfield projects.

Print name and date

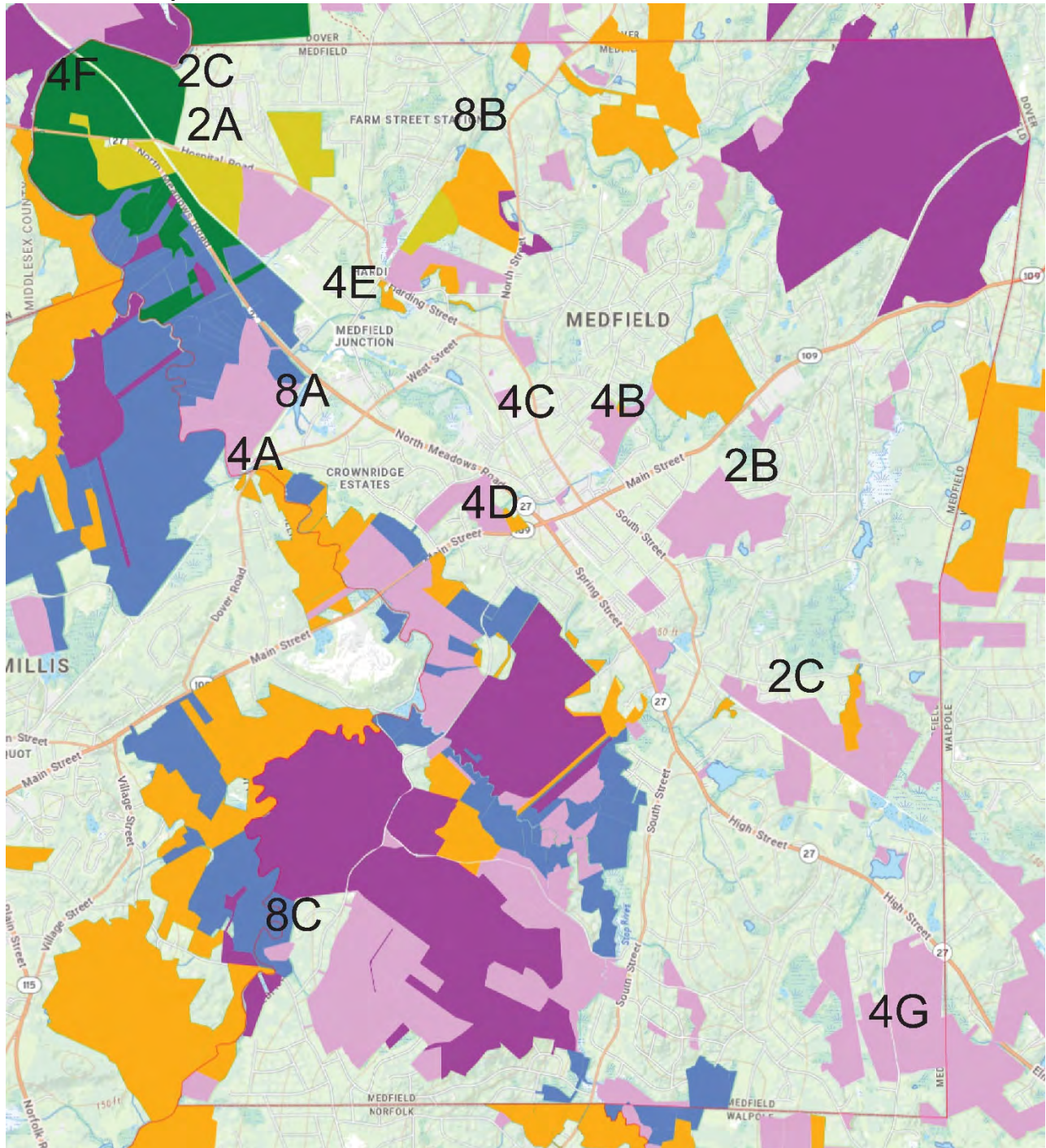
Sign name

Seven Year Action Plan Summary Table (summary only - see text above for details)

Action	Specifics	Lead	Timeline*	Map**
1. Adopt CPA; other fiscal opportunities	Adopt the Community Preservation Act (CPA)	Volunteers	Short	N/A
	Explore capitalizing an open space endowment	Volunteers	Medium	N/A
2. Expand parks and recreation opportunities	Permanently protect new recreation at the Medfield State Hospital	Select Board	Medium	2A
	Ensure recreation for people of all ages	Parks & Rec	Medium	N/A
	Explore playgrounds and more child friendly recreation			N/A
	Improve existing recreation facilities to serve new uses			N/A
	Make capital improvements to any tired playing fields			N/A
	Improve basketball court surfaces and related			N/A
	Improve lighting for night use as needed			N/A
	Add pickle ball courts			N/A
	Add a disc golf course			N/A
	Add indoor recreation/sports and community facility		Long	N/A
	Improve the tennis courts at Medfield High School	Schools	Long	2B
	Mountain bike/BMX skills park	Parks & Rec Planning	Medium to Long	N/A
	Develop a permanent skate park			N/A
	Develop a dog park, e.g., Medfield State or Wheelock			2C4B
	Explore programming for all outdoor activities			N/A
3. Preserve conservation and greenway parcels	Review conservation targets with partners (e.g., TTOR)	Planning & Conservation	Annual	N/A
	Annually review tax title parcels for open space suitability			N/A
	Develop rights-of-first refusal agreements with partners			N/A
	Assess high conservation value private land for open space			N/A
4. Improve open space accessibility	ADA Self-Evaluation and Transition Plan (see Appendix A)	Parks & Rec	Medium	N/A
	Provide accessible Charles River canoe launch and fishing	Planning	Medium	4A
	Hinkley Playground accessibility improvements	Parks & Rec	Short	4B
	Accessible parking signs in compliance ADA		Short	4B/4C
	Accessible entrance direction signage at Pfaff		Short	4C
	Ramp to Pfaff Community Center to ADA standards		Short	
	Ramp at Stephen Hinkley Memorial Park ramp to ≤5%		Short	4B
	Meetinghouse Pond accessibility		Medium	4D
	Accessible trail from Medfield Rail Trail to Ice House	DPW	Long	4E
	Ice House Road shared-use path accessible parking		Medium	4E
	Accessible trail Hinkley Pond and to Frank conservation	Planning & Conservation	Medium	4B
	Accessible river trail at Medfield State Hospital			4F
	Plain Street/Holmquist Farm accessibility			4G
	Assess all new trail construction for accessibility			N/A
5. Improve information resources	Improve open space and trail wayfinding and branding	Planning & Conservation	Short	N/A
	Improve conservation property line signage and branding			N/A
	Improve web presence for conservation and recreation			N/A
	Collaborate with partner for joint maps, trail apps etc.			N/A
	Simplify naming conventions of conservation areas			N/A
	Document the economic value from open space			N/A
6. Expand open space equity emphasis	Consider whether recreation meets the needs of all	Parks & Rec	Medium	N/A
	Create housing opportunities to balance open space	Planning & Conservation	Medium	N/A
	Consider limited development projects			N/A
	Explore gateway events to introduce passive recreation			N/A
	Build social capital for historically marginalized			N/A

Action	Specifics	Lead	Timeline*	Map**
7. Link regulations to open space	Implement recent consultant zoning recommendations	Planning	Short	N/A
	Provide an easier permit path for open space/cluster			N/A
	Adopt other zoning incentives to encourage open space			N/A
	Revise subdivision to encourage open space and cluster			N/A
	Context sensitive wetland and stormwater regulations			N/A
	Climate change resilience as part of all regulations		Medium	N/A
	Protect Green and North Fields at the Medfield State Hospital as permanent open space	Select Board	Medium	N/A
	Incorporate Master Plan goals with open space	Planning		N/A
8. Expand shared use and connecting paths	Clarify who maintains Medfield Rail and Bay Circuit Trails	DPW	Short	N/A
	Cooperate with the MAPC’s Landline Greenway Plan	Planning	Long	N/A
	Examine railroad rights-of-way for shared use paths	Planning		8A
	Use bicycle lanes and sidewalks to fill off-road trail gaps	DPW	Long	N/A
	Promote the Medfield Rail Trail/Old Colony Rail Trail	Planning	Medium	8B
	Grow and maintain the Bay Circuit Trail	Planning & Conservation		N/A
	Extend trails that dead end at private property		Long	N/A
	Acquire public access easements on private trails			N/A
	Connect loop and network trails			N/A
	Improve trails at the high school and Plain St., Jade Walk, Hinkley Pond, Frank, and Hawthorne conservation parcels			4B, 4D, 8C
	Provide public access for equestrian uses		N/A	
	Allow Class 1 pedal-assist e-bikes on shared use paths	Select Board	Short	N/A
	9. Bring sustainability to all open space actions	Prioritize open space preservation for climate resilience	Planning and Conservation	Medium
Prioritize open space preservation for climate mitigation		N/A		
Manage open space for climate resilience and mitigation		N/A		
Assess open space for climate resilience and mitigation		N/A		
10. Manage parks and recreation facilities	Prioritize accessibility and maintenance – fix it first	Parks & Rec	Medium	N/A
	Invest in fields to avoid need for artificial turf			N/A
	Add green stormwater infrastructure			N/A
	Ensure DPW maintains the Medfield Rail Trail	DPW	Annual	8B
11. Manage conservation facilities	Ensure resources (staff and other) for basic conservation areas maintenance (see maintenance plan, above)	Select Board	Medium	N/A
	Sign memorandums of understanding with partners	Planning & Conservation	Short	N/A
	Create adopt a conservation area and trail programs			N/A
	Improve user experience on trails			N/A
*Timelines are projected at short term 2023-2024, medium term (2024-2030), long term (starting during this plan horizon but probably extending beyond), and annual. **Map is the key shown on the Action Plan Map, below. N/A means town-wide action that can’t be mapped.				

Action Plan Map



Section Ten - Public Comments and Survey Results

See description of all the public participation and community engagement used in Chapter One- Introduction.

All of the public comments received (summarized below) from all of the different public participation venues were considered carefully by the Open Space and Recreation Plan Committee. Similar or overlapping comments have been merged together for clarity. In some form or other, this plan incorporates **all** of the comments Section Nine: Seven Year Action Plan and elsewhere in the plan.

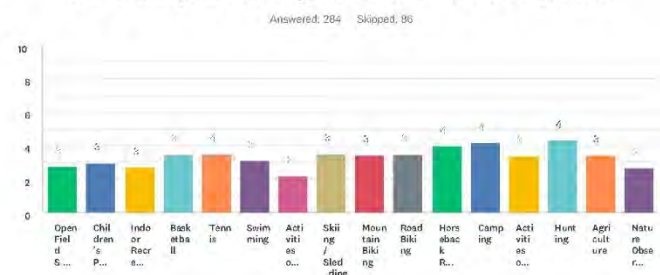
Community Survey (2019) results (368 respondents): The 2019 survey helped identify what the community love and wants. With a large sample size (N), and respondents from all over Medfield, the results are reliable to measure community aspirations absent the inevitable limited resources and tradeoffs require to actually fund improvements.

Survey respondents reported very wide spread use of most of Medfield's open space resources, especially open fields sports, playgrounds, walking and skiing, and nature observation. There was also a very significant use of all other recreation resources, swimming, and mountain biking. The most common open space gap reported, from the comments since there was not a question, was the lack of for indoor sports facilities and a dog park. Respondents reporting using many facilities, but many were not aware of many less obvious facilities, especially conservation areas, even as the single largest recreation use reported (63% said often or occasionally with an additional 26% reporting rarely) was for nature observation. Comments supported that wayfinding was difficult, and most respondents visit Noon Hill, Rocky Woods, or the Charles River basin for their nature enjoyment. Finding recreation areas did not, however, presented wayfinding challenges.

Generally, satisfaction in field sports, walking, skiing, and nature observation was extremely high (over 50%). Leaving out non-users (don't know/don't care), respondents were generally satisfied with most activities. Swimming (42%), playground (35%) showed the greatest dissatisfaction, with most recreation and passive recreation resources showing significant (10-20%) ratings of needs repair or expansion. Poorly marked trails were the biggest shortcoming of conservation areas (25% of respondents, but with only half of survey participants responding).

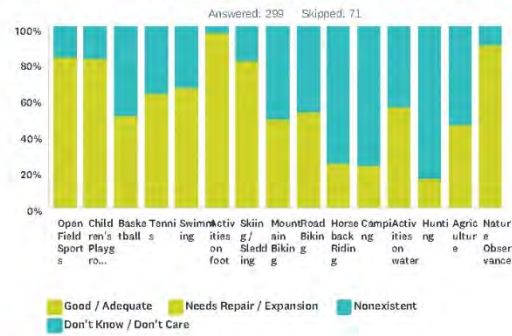
The largest area of consensus was the desire to preserve resources for historic values, farmland, open space in a natural state, open space for recreation, access to water, trails, open space for property values, and almost every form of open space (over 70% of respondents saying important or very important). In a forced choice question of what was most

Rate the five activities that are most important to you as 1, 2, 3, 4, and 5, with "1" being the most important and "5" the least important.

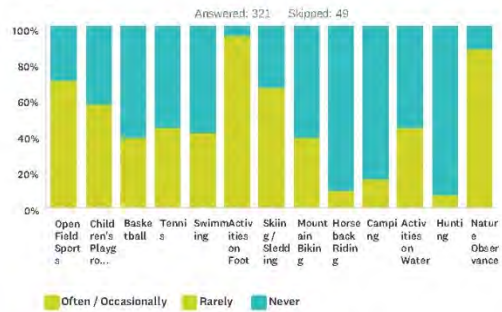


important, respondents wanted everything, with open field sports, playground, indoor facilities, activities on foot, activities on water, and nature observation the most highly ranked. (Active sports individually, such as basketball, tennis, mountain biking were all lower, but collectively active sports were equally high.)

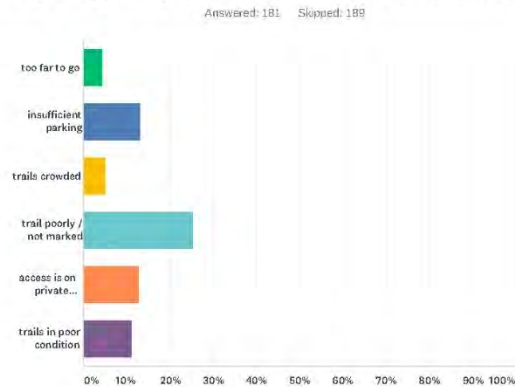
How do you rate the opportunities for the following activities in Medfield:



How often do you use Medfield's open space and recreational facilities for:



What factors, if any, limit your participation in recreational and open space activities?



Community Survey (2023) results

The 2019 survey, the surveys and engagement associated with the ***Townwide Master Plan*** and the Medfield State Hospital Planning, and the first 2022 OSRP forum provide excellent indicators of Medfield’s aspirations. As a result the final 2023 OSRP forum and the 2023 survey focused more on setting priorities for the 2023 OSRP Seven Year Action Plan.

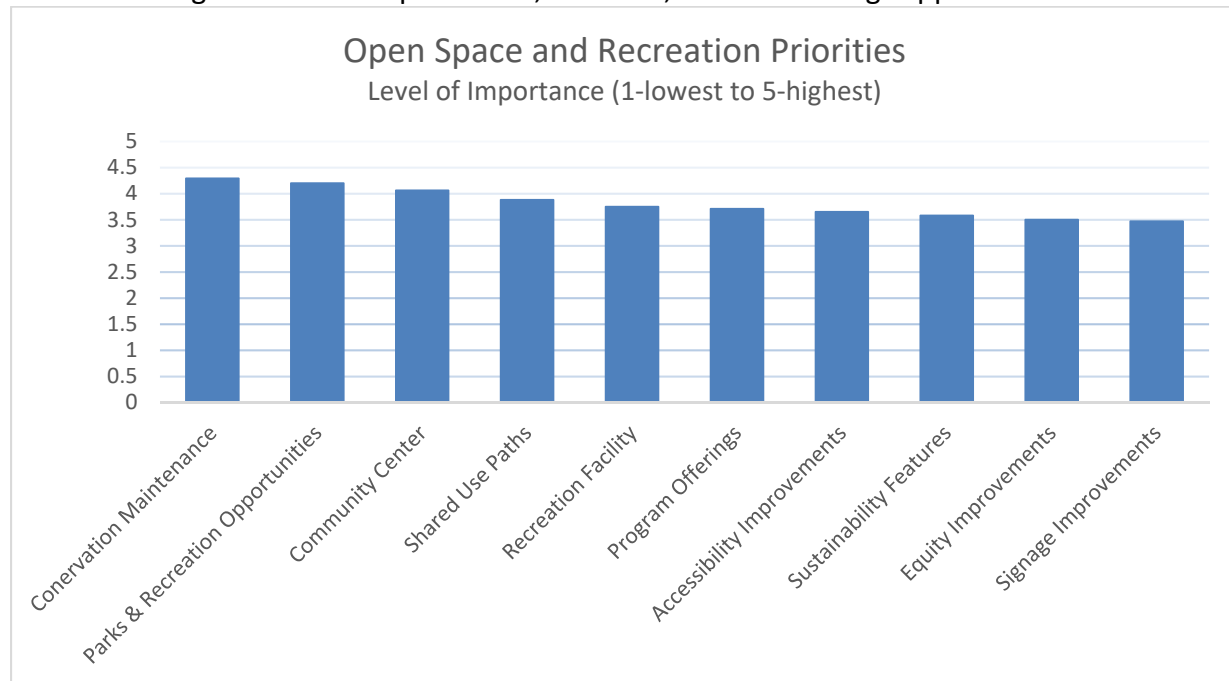
There were 451 survey respondents who completed all of the survey, a large sample size. Half of the survey respondents have lived in Medfield for over a decade and another quarter of the respondents lived in town for 5 to 10 years. Respondents were slightly skewed to more female and older population than the population as a whole, but the large sample size and demographics reasonably close to community makeup provide a comfort level that the sample does represent the community. Survey respondents do self-select (not a random sample).

The survey asked four substantive questions plus collected demographic information. The short accessible survey both drove a significant sample size and reduced the risk of a complex survey leaving out some respondents with limited time.

The first question asked respondents to rate the importance of Action Plan proposed actions. Respondents’ top priorities, in order, were

- Continued and enhanced maintenance of conservation land.
- Maintenance and expansion of parks and active recreation field opportunities on new or existing parcels.
- The development of a new parks and recreation facility or community center.

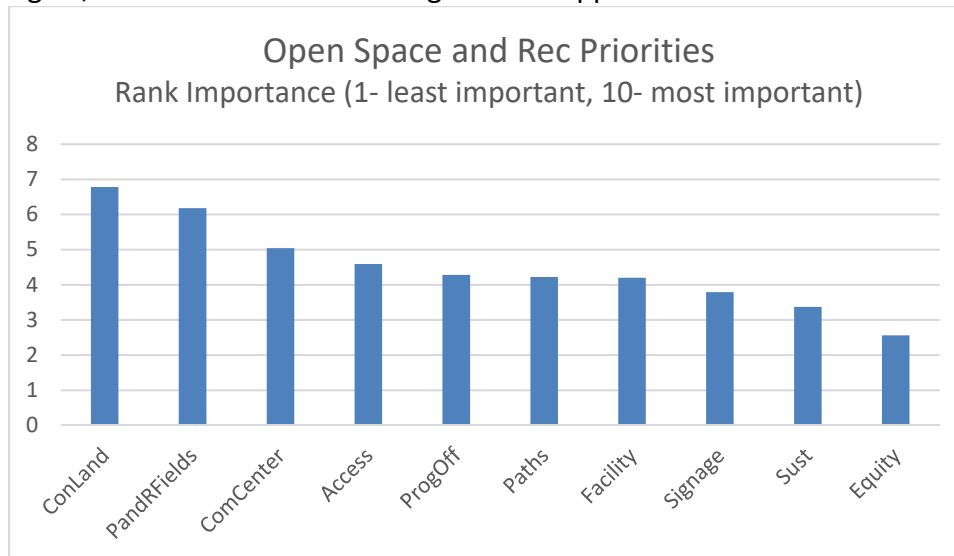
All of the categories of action plan items, however, received strong support.



The second question forced respondents to rank order those same Action Plan proposed actions. This forced choice, resulted in an affirmation of the top three priorities, in the rank order shown:

- Conservation Maintenance
- Parks and Recreation Opportunities
- Community Center

Again, all the choices received significant support.

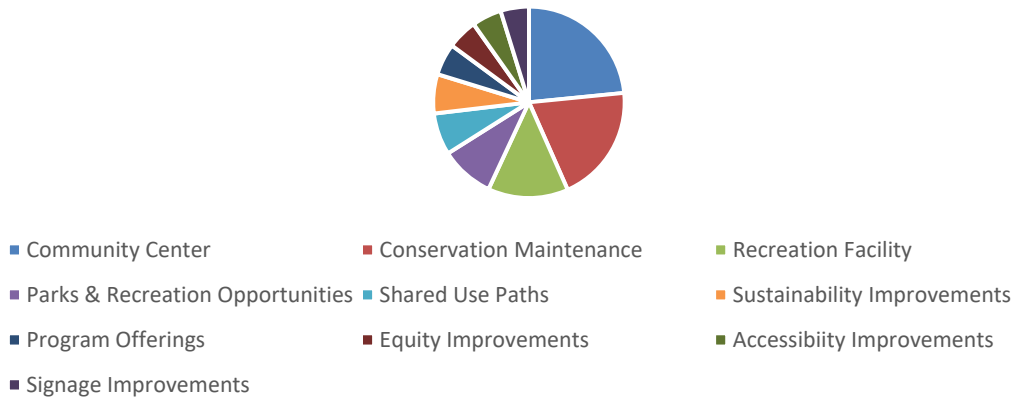


The third question asked respondents to specifically score each of the Action Plan actions. While similar to question two, this approach gives respondents more choice to bullet their top priorities or to spread out their points. This approach, which closely represents a budgeting process, resulted in reordering of some priorities. In order, the top three priorities were:

- Community Center
- Conservation Maintenance
- Recreation Facility

Again, all the choices received significant support.

Open Space and Recreations Priorities Points allocation (100 is the highest)



The final question asked respondents, using a score of 1 (strongly disagree) to 5 (strongly agree) where they were familiar with the Community Preservation Act (CPA), wanted to learn more about it, and/or thought that Medfield should explore CPA as a new source of funding.

Understanding, interest, and support for the CPA varied significantly. In spite of that, the mean score for Medfield should explore CPA was 3.53, between neutral and agree. That shows community support, but far from universal community support, for exploring CPA.

Public Comments

Comment (with source of comment shown)	2019 survey	Town committee input	Scoping forum	Written comments	2023 survey	OSRP final forum and hearing
Continue the great recreation area maintenance.						
Add pickle ball courts, as new installation or converting existing and poor condition facilities (e.g., tennis courts at Medfield High School, South Street entrance), and at multi-use sites (e.g., MHS tennis courts, basketball courts for pickle ball)						
Be sensitive that recreation needs (e.g., walking and running, activities, field sports, playgrounds) depends on where people are in their life cycle (e.g. children versus adults of ages), but all are needed. Medfield is especially strong in walking, biking, sledding, field spots, equestrian, playgrounds, relaxing, and swimming.						
Address youth sports and gathering spot needs. Recreation fields and Hinkley Pond are especially strong at serving youth needs, but not indoor needs. Some areas, especially Metacomet and the former state hospital, are especially effective at serve multi-generational needs and can be expanded to further meet those needs.						
Explore the previously considered youth activity/sports facility with diverse facilities. Middle and High School children, especially those without access to cars, need such space for greater but safe independence. Several speakers emphasized the long-time frame for this action and suggested that the Senior Center or after-school building use might serve for a transition period. Space rental could help pay for the operation of the facility.						
Add Parks and Recreation information, public events, docent curated events, and youth and adult programming to encourage walking, trail hiking, mountain biking and races, trail running and races, triathlon/duathlons, equestrian (e.g., steeplechase, fox hunt), nature study, fishing, canoeing and kayaking, and other organized club activities.						
Improve promotion of existing natural areas and trails with wayfinding signage, paper maps, on-line maps, a curated trail app, metal posted maps, boundary markers, trail markers, QR codes on conservation and recreation area signs to refer to more information, improved web site presence, and integration between maps and websites maintained by open space partners, and in presentations at schools and public events. Adopt a unified open space and trail naming and branding (e.g., "Medfield Trails" logo) and install consistent brand logo "Medfield Trails" at trailheads, access points, and trail junctions. (The Historic Commission's signage budget may be a resource for signage gaps.) Getting people to open space serves people and builds community support (TTOR).						
Improve trail maintenance work (e.g., trailhead, treadway and trail surface, drainage, brush and invasive clearing, as well as signage mentioned above).						
Monitor town natural area and trail easements for encroachments, legibility, and to ensure that they are no effectively privatized limiting						

Comment (with source of comment shown)	2019 survey	Town committee input	Scoping forum	Written comments	2023 survey	OSRP final forum and hearing
clear public access.						
Address trail and sidewalk gaps needed to provide safe access, especially for youth, to and between parks, recreation areas, natural areas, and schools.						
<p>Improve trail connections and town and regional trail networks, but this work cannot fall to Parks and Recreation (which is user-fee funded).</p> <ul style="list-style-type: none"> • Extend a shared use path connection from the current Medfield Rail Trail to the Senior Center. • Continue to grow the Charles River Link Trail that will eventually connect the Bay Circuit Trail from Medfield to Boston (www.baycircuit.org/). Re-route to reduce road walking at Route 27 (with Dover and Sherborn) and at Plain Street conservation area on the south side of town. Rebuild of trail behind Center at Medfield to make it accessible. • Promote the Old Colony Trail/Medfield Rail Trail. Add trails on available railroad rights of way or rails with trails and assist Dover in developing their section. • Extend trails that dead end at private property by acquiring access licenses or easements. • Connect and develop a full Medfield loop trail and a center of town to Rocky Woods route • Plain Street conservation area –improve trails and bridge wet spots. Potentially connect to Walpole conservation trails. • Jade Walk conservation area – improve trail and bridge wet spots. Link to the Noon Hill/ Shattuck trail network along Charles River. • Hinkley Pond/Frank conservation area – improve trail to access the granite bench spot. • Hawthorne conservation parcel – create/enhance through trail from Hawthorne to Tamarack Road. • Nebo water tower – improve trails to back of high school 						
Protect equestrian opportunities and provide permanent public access (by horse and on foot) on major private equestrian trails.						
Provide designated camping for Scouting and youth groups, while developing partnerships for youth service.						
Preserve key open space parcels, taken advantage of one-time opportunities, even when the primary focus is to improve existing resources. Acquisitions can pay for themselves with the “free” ecosystem services they provide (e.g., flood storage, water supply protection, water quality improvements). The Charles River Watershed Association (CRWA) offered assistance to identify funding to preserve open space in the Charles River Watershed. Identify likely new areas of flooding as a result of climate change. Publicize opportunities for landowners to offer revocable or permanent trail access agreements to expand trail system opportunities. Address Castle Hill conservation area access. Examine tools such as the Charles						

Comment (with source of comment shown)	2019 survey	Town committee input	Scoping forum	Written comments	2023 survey	OSRP final forum and hearing
River Flood Model to support this activity.						
<p>Improve and develop playing fields and basketball courts:</p> <ul style="list-style-type: none"> • Improve Metacomet field lighting at the parking lot, fields, and tennis courts. • Improve lighting at least at two full-sized outdoor basketball court (e.g., Dale St.). • Improve basketball courts surfaces at the high school and near the public safety building. • Improve the tennis courts at Medfield High School. • Explore development of a mountain bike/BMX skills park (e.g., Noon Hill St, State Hospital, or McCarthy Park). • A permanent skate park 						
Avoid artificial turf (because of PFAS and environmental issues).						
Undertake a new effort to adopt the Community Preservation Act, with partners such as CRWA available to assist, consistent with the recommendations from a number of previous town plans.						
Explore a bicycle training park to teach safety to children (e.g., safety village/town or bike skills track approach)						
Medfield is great in part because of its diverse open spaces (e.g., active recreation, conservation, Medfield State Hospital, Hunt Club, Rocky Woods, Rocky Narrows, Wildlife Management area).						
Consider opportunities for green stormwater infrastructure in all current and future open space (e.g., rain gardens, bioswales and infiltration chambers and tree pits) to reduce flooding and improve water quality. The CRWA can assist with this task.						
Celebrate Medfield's amazing open space assets and recreation opportunities, with a third of the land as open space, miles of trails in an extensive trail network, diverse landscapes and ecological features, and opportunities to even better connect these resources.						
Build shared agreement for land management and land preservation with all of Medfield open space owners and managers: federal, state, land trust/non-profits, town, private agencies, and property owners.						
Work with partners and stakeholders with interests in open space and recreation in the town who can provide volunteers, promotion and resources.						
Acquire public access easements on existing trails on private land, especially Pinecroft Farm and Norfolk Hunt Club (and complete Hinkley Pond to Rocky Woods trail).						
Plan for the all the desired outdoor recreation uses (dog park, enjoyment, hiking-all distances, family walking, including off leash dog friendly, trail running, mountain biking, equestrian trail riding, camping, picnicking, all person accessible trails, birding/nature observation, hunting, fishing, gardening-Plain St. community garden, canoeing and kayaking, on Charles and Stop Rivers and in ponds, disc golf, orienteering, XC skiing, snowshoeing, sledding, and ice skating.						
Maintain the comprehensive open space inventory with all access,						

Comment (with source of comment shown)	2019 survey	Town committee input	Scoping forum	Written comments	2023 survey	OSRP final forum and hearing
easements, public ways, legal status, trails, parking, and strategic opportunities.						
Work with Medfield State Hospital developer for appropriate parking and access agreements to surrounding open space.						
Acquire land to protect public drinking water supplies.						
Strengthen advocacy for Community Preservation Act adoption						
Strengthen focus on sustainability and climate change						
Create clearer goals for Holmquist and Red Gate Farm conservation areas						
Manage some sensitive conservation land primarily for conservation values, not passive recreation.						
Consider wide range of management (e.g., trails, no trail, deer culling, invasive removal, mowing, trail crews, accessibility, community rowing)						
Add a disc golf course						
Expand inventory with more land use information						
Provide information on open space and trail parking						
Extend Jade Walk to Cedar River in Millis						
OSRP's focus on equity is critical (CRWA). Trail connections and access to open space is part of equity so all can access open space.						
OSRP's focus on climate resilience, nature based solutions, and flood mitigation is critical. (The Trustees of Reservations and CRWA.)						
Hinkley Pond is partially Parks & Recreation and partially (2.7 acres) Conservation Commission jurisdiction, with a						
The former Medfield Landfill may not be protected open space, but it has clear wildlife benefits.						
Educate property owners on how land can be preserved and opportunities to help.						

Section Eleven - References

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Appendix A – ADA Access Self Evaluation

Part 1: Administrative Requirements- Designation of an ADA Coordinator



Kristine Trierweiler
Town Administrator

TOWN OF MEDFIELD

Office of

BOARD OF SELECTMEN

TOWN HOUSE, 459 MAIN
STREET
MEDFIELD, MASSACHUSETTS
02052-0315

(508) 906-3011 (phone)

(508) 359-6182 (fax)

March 22, 2021

To Whom It May Concern:

This letter confirms that I, Kristine Trierweiler, serve the ADA Coordinator for the Town of Medfield, as voted by the Board of Selectmen at their meeting on October 1, 2019. I confirm that the Town's employment practices are consistent with ADA requirements.

If you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

Kristine Trierweiler
Town Administrator

Part 1: Administrative Requirements- Grievance Procedure/Public Notification Requirements



KRISTINE TRIERWEILER
Town Administrator

TOWN OF MEDFIELD

Office of

BOARD OF SELECTMEN

TOWN HOUSE, 459 MAIN STREET
MEDFIELD, MASSACHUSETTS 02052-0315

(508) 359-8505

PUBLIC NOTICE

In accordance with the requirements of title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Medfield will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities.

Employment: The Town of Medfield does not discriminate on the basis of disability in its hiring or employment practices and complies with all regulations promulgated by the U.S. Equal Employment Opportunity Commission under title I of the ADA.

Effective Communication: The Town of Medfield will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in Town of Medfield programs, services, and activities, including qualified sign language interpreters, documents in Braille, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments.

Modifications to Policies and Procedures: The Town of Medfield will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities. For example, individuals with service animals are welcomed in Town of Medfield offices, even where pets are generally prohibited.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the Town of Medfield should contact the office of Kristine Trierweiler (Town Administrator and ADA Coordinator) as soon as possible but no later than 48 hours before the scheduled event.

The ADA does not require the Town of Medfield to take any action that would fundamentally alter the nature of its programs or services, or impose an undue financial or administrative burden.

Complaints that a program, service, or activity of the Town of Medfield is not accessible to persons with disabilities should be directed to Kristine Trierweiler (Town Administrator and ADA Coordinator), 508-359-3011, ktrierweiler@medfield.net.

The Town of Medfield will not place a surcharge on a particular individual with a disability or any group of individuals with disabilities to cover the cost of providing auxiliary aids/services or reasonable modifications of policy, such as retrieving items from locations that are open to the public but are not accessible to persons who use wheelchairs.

Part 1: Administrative Requirements- Participation of Organizations Representing the Disabled Community

Need letter on letterhead from ADA Coordinator to this effect:

I attest that both I, in my role as Medfield's ADA Coordinator, and the Medfield Disability Commission worked with Plan Sustain, Inc. and the Medfield Open Space and Recreation Plan Committee on the development of the ADA Access Self-Evaluation.

Our comments have been incorporated and we endorse the final Self-Evaluation.

Sincerely,

Insert signature

Kristine Trierweiler
Town Administrator and ADA Coordinator

Part 2: Program Accessibility- Facility Inventory- Conservation Areas and Greenways

From site inspections and ADA Checklist and Transition Plan. See Part 3 - Transition Plan

Facility Inventory																			
Activity	Equipment	Notes	Bayberry Preserve	Causeway Bridge	Charles River Watershed and Walk	Danielson Pond	Elm Street @ Walpole line	Hinkley Pond to Rocky Woods Rd	Holmquist Farm	Community Garden	Hope-Morse-Wallingford	Jade Walk/Island	Kingsbury Pond	Noon Hill Reservation, Stop River. South Meadow	Red Gate Farm	Route 109 Bridge	Wheelock Conservation	Wheelock Fields	
Picnic Facilities	N/A		NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	
Trails		Surface material	Earth	Grav-el	Grav-el	None	Earth	Earth	Earth	Earth	Earth	None	Earth	Grav-el	None	Earth	Earth		
		Dimensions	3'	6'	4-8'	n/a	3'	3'	3'	3'	3'	n/a	3'	n/a	n/a	3'	3'		
		Rails	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None		
		Signage for visually impaired	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None		
Swim Facilities	N/A		None	None	None	None	None	None	None	None	None	None	None	None	None	None	None		
Play Areas (tot lots)	N/A		None	None	None	None	None	None	None	None	None	None	None	None	None	None	None		
Game Areas	N/A		None	None	None	None	None	None	None	None	None	None	None	None	None	None	None		
Fishing Facilities & Boat Docks	Access Routes	Located adjacent to accessible paths	N/A	Not accessible	Not accessible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
		Handrails	N/A	None	None	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	Equipment	Arm rests, bait shelves, & fish cleaning tables	N/A	None	None	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
		Handrails	N/A			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Program ming & Services	Information available in alternative formats, i.e. visually impaired		NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO		
	Process to request interpretive services?		Through Medfield ADA Coordinator																

OFF STREET Parking (does not include on-street or off-site parking)															
Specifications for accessible spots	Bayberry Preserve	Causeway Bridge	Charles River Watershed and Walk	Danielson Pond	Elm Street @ Walpole line	Hinkley Pond to Rocky Woods Rd	Holmquist Farm	Community Garden	Hope Morse Wallingford	Jade Walk/Island	Kingsbury Pond	Noon Hill Reservation, Stop River, South Meadow Red Gate Farm	Route 109 Bridge	Wheelock Conservation	Wheelock Fields
Number of spaces/accessible spaces (on-site, not in other properties or on-road parking)	0/0	1/0	8/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0	8/0	8/0	0/0	1/0	0/0
Accessible space located closest to accessible entrance	N/A	NO	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	N/A	N/A	N/A
Where spaces cannot be located within 200' of accessible entrance, drop-of area is provided within 100'	N/A	NO	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	N/A	N/A	N/A
Minimum width of 13' includes 8' space plus 5' access aisle	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	N/A	N/A	N/A
Van space – minimum of 1 van space for every accessible space, 8' wide plus 8' aisle	N/A	N/A	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	N/A	N/A	N/A
Sign with intl. symbol of accessibility at each space or pair of spaces, min. 5', max. 8' to top	N/A	NO	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	N/A	N/A	N/A
Sign minimum 5', maximum 8' to top of sign	N/A	N/A	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	N/A	N/A	N/A
Surface evenly paved or hard-packed (no cracks)	N/A	N/A	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	N/A	N/A	N/A
Surface slope less than 1:20, 5%	N/A	N/A	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	N/A	N/A	N/A
Curb cut on pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Curb cut min. width of 3', excluding sloped sides, all slopes not to exceed 1:12, & textured or painted yellow	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Ramps																
Specifications	Bayberry Preserve	Causeway Bridge	Charles River Watershed and Walk	Danielson Pond	Elm Street @ Walpole line	Hinkley Pond to Rocky Woods Rd	Holmquist Farm	Community Garden	Hope Morse Wallingford	Jade Walk/Island	Kingsbury Pond	Noon Hill Reservation, Stop River, South Meadow	Red Gate Farm	Route 109 Bridge	Wheelock Conservation	Wheelock Fields
Slope maximum 1:12	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum width 4' between handrails	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Handrails on both sides if ramp is longer than 6'	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Handrails at 34" & 19" from ramp surface	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Handrails extend 12" beyond top & bottom	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Handgrip oval or round & smooth surface	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Handgrip diameter between 1 ¼" & 2"	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Clearance of 1 ½" between wall and wall rail	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Non-slip surface	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Level platforms (4') at every 30', at top, bottom, direction change	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Site Access, Path of Travel, Entrances																
Accessible path of travel from passenger disembarking area & parking area to accessible entrance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	N/A	N/A	N/A
Disembarking area at accessible entrance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	N/A	N/A	N/A
Surface evenly paved or hard-packed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	N/A	N/A	N/A
No ponding of water	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	N/A	N/A	N/A
Path does not require use of stairs	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	YES	YES	N/A	N/A	N/A
Path is stable, firm, and slip resistant	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	N/A	N/A	N/A
3' wide minimum	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	YES	YES	N/A	N/A	N/A
Slope max. 1:20 (5%) & max. cross pitch is 2% (1:50)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	N/A	N/A	N/A
Continuous common surface, no changes in level greater than ½"	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Any objects protruding onto pathway must be detected by person w/ visual disability, using cane	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Objects protruding more than 4" from wall must be within 27" of ground, or higher than 80"	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Curb on pathway must have curb cuts at drives, parking, & drop of area	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Primary public entrances accessible to person using wheelchair, must be signed, gotten to independently, & NOT be service entrance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Level space extending 5 f from door, interior & exterior of entrance doors	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Minimum 32" clear width opening (i.e. 36" door with standard hinge)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
At least 18" clear floor area on latch, pull side of door	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Door handle <= 48" high and operable with closed fist	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Vestibule is 4 f plus width of door swinging into space	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Entrance(s) on level that makes elevators accessible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Door mats less than ½" thick are securely fastened	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Door mats more than ½" thick are recessed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Grates in path of travel have openings of ½" maximum	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Signs at non-accessible entrance(s) indicate direction to accessible entrance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Emergency egress – alarms with flashing lights & audible signs, sufficiently lit	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

Part 2: Program Accessibility- Facility Inventory- Park and Recreation Areas

From site inspections and ADA Checklist and Transition Plan. See **Part 3 - Transition Plan**.

Facility Inventory										
Activity	Equipment	Notes	Baxter Park	Medfield Rail Trail Bay Colony (DPW, not Parks & Recreation)	Meetinghouse Pond Park	Metacomet Park	Pfaff Community Center Parks & Rec	Stephen Hinkley Memorial Park/Pond	William E. McCarthy Memorial Field	
Picnic Facilities	Access	All facilities (tables, benches, grills, trash cans, picnic shelters, etc.) are adjacent to accessible paths & open spaces	NO	N/A	NO	NO	NO	NO	NO	
	Tables & Benches		NO	N/A	NO	NO	N/A	NO	NO	
	Grills		N/A	N/A	N/A	N/A	N/A	NO	NO	
	Picnic Shelters		N/A	N/A	N/A	N/A	N/A	NO	NO	
Trails		Surface material	Paver	TRG	N/A	Conc.	HMA	Conc	Gravel	
		Dimensions	4-5'	11'	N/A	4'	4'	4-5'	5'	
		Rails	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
		Signage (for visually impaired)	NO	NO	NO	NO	No	NO	NO	
Swimming Facilities	Pools & Beaches	Location from accessible path to pool/into water	N/A	N/A	N/A	N/A	N/A	NO	N/A	
		Location from accessible parking	N/A	N/A	N/A	N/A	N/A	NO	N/A	
		Safety features	N/A	N/A	N/A	N/A	N/A	NO	N/A	
		Handrails	N/A	N/A	N/A	N/A	N/A	YES	N/A	
		Shade provided	N/A	N/A	N/A	N/A	N/A	YES	N/A	
Play Areas (tot lots)	All Play Equipment	Same experience provided to All	N/A	N/A	N/A	NO	N/A	NO	N/A	
	Access Routes	Located adjacent to accessible paths	N/A	N/A	N/A	YES	N/A	NO	N/A	
		Enough space between equipment for wheelchairs	N/A	N/A	N/A	YES	N/A	NO	N/A	
Game Areas	Access Routes	Located adjacent to accessible paths	N/A	N/A	N/A	Most	N/A	N/A	NO	
	Equipment	Berm cuts onto courts	N/A	N/A	N/A	YES	N/A	N/A	NO	
		Height & dimensions	N/A	N/A	N/A	YES	N/A	N/A	NO	
		Spectator seating	N/A	N/A	N/A	YES	N/A	N/A	NO	
Fishing Facilities & Boat Docks	Access Routes	Adjacent to accessible paths	N/A	N/A	NO	N/A	N/A	NO	N/A	
		Handrails	N/A	N/A	NO	N/A	N/A	NL	N/A	
	Equipment	Armrests, bait shelves, & fish cleaning tables	N/A	N/A	NO	N/A	N/A	NO	N/A	
		Handrails	N/A	N/A	NO	N/A	N/A	NO	N/A	
Program ming & Services	Special programs at facilities		YES	YES	NO	YES	YES	YES	NO	
	Information available in alternative formats		NO	NO	NO	NO	NO	NO	NO	
	Process to request interpretive services		YES, through town ADA Coordinator							

OFF STREET Parking (does not include on-street or off-site parking)								
Specifications for accessible spots	Baxter Park	Medfield Rail Trail Bay Colony (DPW, not Parks & recreation)	Meetinghouse Pond Park	Metacomet Park	Pfaff Community Center Parks & Rec Building	Stephen Hinkley Memorial Park/Pond	William E. McCarthy Memorial Fields	
Number of spaces/accessible spaces (on-site, not in other properties or on-road parking)	0/0	0/0	0/0	50/2	28/2	40/2	56/2	
Accessible space located closest to accessible entrance	N/A	N/A	N/A	YES	YES	YES	NO	
Where spaces cannot be located within 200' of accessible entrance, drop-of area is provided within 100'	N/A	N/A	N/A	N/A	N/A	N/A	NO	
Minimum width of 13' includes 8' space plus 5' access aisle	N/A	N/A	N/A	YES	YES	YES	NO	
Van space – minimum of 1 van space for every accessible space, 8' wide plus 8' aisle	N/A	N/A	N/A	NO	YES	YES	NO	
Sign with intl. symbol of accessibility at each space or pair	N/A	N/A	N/A	YES	YES	NO	NO	
Sign minimum 5', maximum 8' to top of sign	N/A	N/A	N/A	YES	YES	NO	NO	
Surface evenly paved or hard-packed (no cracks)	N/A	N/A	N/A	YES	YES	NO	NO	
Surface slope less than 1:20, 5%	N/A	N/A	N/A	YES	YES	NO	NO	
Curb cut on pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present	N/A	N/A	N/A	YES	N/A	N/A	N/A	
Curb cut min. width of 3', excluding sloped sides, all slopes exceeding 1:12, & textured or painted yellow	N/A	N/A	N/A	YES	NO	NO	YES	
Ramps (building or facility ramps but not sidewalk ramps)								
Slope maximum 1:12	NO	NO	NO	NO	NO	NO	YES	
Minimum width 4' between handrails	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Handrails on both sides if ramp is longer than 6'	N/A	N/A	N/A	N/A	NO	N/A	N/A	
Handrails at 34" & 19" from ramp surface	N/A	N/A	N/A	N/A	NO	N/A	N/A	
Handrails extend 12" beyond top & bottom	N/A	N/A	N/A	N/A	NO	N/A	N/A	
Handgrip oval or round & smooth surface	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Handgrip diameter between 1 ¼" & 2"	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Clearance of 1 ½" between wall and wall rail	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Non-slip surface	N/A	N/A	N/A	N/A	NO	N/A	N/A	
4' Level platforms at every 30', at top, bottom, direction change	N/A	N/A	N/A	N/A	NO	N/A	NO	

Site Access, Path of Travel, Entrances								
Specifications	Baxter Park	Medfield Rail Trail Bay Colony (DPW, not Parks & recreation)	Meetinghouse Pond Park	Metacomet Park	Pfaff Community Center parks & Rec Building	Stephen Hinkley Memorial Park/Pond	William E. McCarthy Memorial Fields	
Accessible path of travel from passenger disembarking area & parking area to accessible entrance	YES	YES	YES	YES	NO	NO	NO	
Site Access-Disembarking area at accessible entrance	YES	YES	NO	YES	YES	NO	NO	
Site Access-Surface evenly paved or hard-packed	YES	YES	NO	YES	YES	NO	NO	
Site Access-No ponding of water	YES	YES	NO	YES	YES	NO	NO	
Path of Travel								
Path does not require use of stairs	YES	YES	YES	YES	YES	YES	YES	
Path is stable, firm, and slip resistant	YES	YES	YES	YES	YES	NO	NO	
3' wide minimum	YES	YES	YES	YES	YES	YES	YES	
Slope max. 1:20 (5%) & max. cross pitch is 2% (1:50)	YES	YES	NO	YES	NO	NO	NO	
Continuous common surface, no changes in level > than ½"	YES	YES	YES	YES	NO	NO	NO	
Any objects protruding onto pathway must be detected by person w/ visual disability, using cane	YES	YES	YES	YES	NO	YES	YES	
Objects protruding more than 4" from wall must be within 27" of ground, or higher than 80"	YES	YES	YES	YES	NO	YES	YES	
Curb on pathway must have curb cuts at drives, parking, & drop-off area	YES	YES	YES	YES	YES	YES	YES	
Entrances (building entrance only)								
Primary public entrances accessible to person using wheelchair, signed, gotten to independently, & NOT a service entrance	N/A	N/A	N/A	YES	YES	N/A	N/A	
Level space extending 5' from door, interior & exterior of entrance doors	N/A	N/A	N/A	YES	NO	N/A	N/A	
Minimum 32" clear width opening (i.e. 36" door with standard hinge)	N/A	N/A	N/A	YES	NO	YES	YES	
At least 18" clear floor area on latch, pull side of door	N/A	N/A	N/A	YES	YES	N/A	N/A	
Door handle no higher than 48" & operable with closed fist	N/A	N/A	N/A	YES	YES	N/A	N/A	
Vestibule is 4' plus width of door swinging into space	N/A	N/A	N/A	YES	YES	N/A	N/A	
Entrance(s) on level that makes elevators accessible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Door mats less than ½" thick are securely fastened	N/A	N/A	N/A	YES	YES	N/A	N/A	
Door mats more than ½" thick are recessed								
Grates in path of travel have openings of ½" maximum	N/A	N/A	N/A	YES	YES	N/A	N/A	
Signs at non-accessible entrance(s) indicate direction to accessible entrance	N/A	N/A	N/A	N/A	NO	NO	NO	
Emergency egress alarms with flashing lights & audible signs, sufficiently lit	N/A	N/A	N/A	NO	NO	NO	NO	

Stairs, Doors, Restrooms, Floors, Drinking Fountains, Telephones								
Specifications	Baxter Park	Medfield Rail Trail/ Bay Colony (DPW, not Parks & recreation)	Meetinghouse Pond Park	Metacomet Park	Pfaff Community Center Parks & Rec Building	Stephen Hinkley Memorial Park/Pond	William E. McCarthy Memorial Fields	
Stairs, Doors, Phone, Swimming Pool—NO stairs, public phones, or swimming pool at any recreation facility								
Doors-Minimum 32" clear opening	N/A	N/A	N/A	YES	NO	YES	YES	
Doors-At least 18" clear floor space on pull side of door	N/A	N/A	N/A	NO	YES	YES	N/A	
Doors-Closing speed min. 3 seconds to within 3" of latch	N/A	N/A	N/A	YES	YES	YES	N/A	
Doors-Maximum pressure 5 lbs. interior doors	N/A	N/A	N/A	YES	YES	YES	N/A	
Doors-Threshold maximum ½" high, beveled on both sides	N/A	N/A	N/A	YES	NO	YES	N/A	
Doors-Hardware operable with closed fist (no conventional door knobs or thumb latch devices)	N/A	N/A	N/A	YES	NO	NO	N/A	
Doors-Hardware minimum 36", maximum 48" above floor	N/A	N/A	N/A	YES	YES	YES	N/A	
Doors Level floor space extends 5' from both sides of door	N/A	N/A	N/A	YES	NO	YES	N/A	
Door adjacent to revolving door is accessible & unlocked	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Doors opening into hazardous area: hardware knurled or roughened	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Doors-5' turning space measured 12" from floor	N/A	N/A	N/A	YES	YES	YES	N/A	
Bathroom-1 sink clear floor space 30" by 48" for forward approach	N/A	N/A	N/A	YES	NO	YES	NO	
Bathroom-One sink mounted without pedestal or legs, height 34" to top of rim	N/A	N/A	N/A	YES	NO	YES	NO	
Bathroom-One sink extends at least 22" from wall	N/A	N/A	N/A	YES	NO	YES	NO	
Bathroom-One sink open knee space minimum 19" deep, 30" width, & 27" high	N/A	N/A	N/A	YES	NO	YES	NO	
Bathroom-One sink covered exposed pipes with insulation	N/A	N/A	N/A	YES	NO	YES	N/A	
Bathroom-One sink faucets operable with closed fist (lever or spring activated handle)	N/A	N/A	N/A	YES	NO	YES	NO	
Bathroom-One stall is accessible to person using wheelchair at 60" wide by 72" deep	N/A	N/A	N/A	YES	NO	YES	NO	
Bathroom-One stall door is 36" wide, swings out, is self-closing, & has a pull latch	N/A	N/A	N/A	YES	NO	YES	YES	
Bathroom-Lock on one stall door 32" above floor and operable with closed fist	N/A	N/A	N/A	YES	NO	YES	NO	
Bathroom-Coat hook is 54" high (greater than 48")	N/A	N/A	N/A	NO	NO	NO	NO	
Toilet-16"-18" from center to nearest side wall	N/A	N/A	N/A	YES	NO	NO	YES	
Toilet- 42" minimum clear space: center to farthest wall or fixture	N/A	N/A	N/A	YES	YES	YES	YES	
Toilet- Top of seat is 17"-19" above floor	N/A	N/A	N/A	YES	NO	YES	YES	
Grab Bars-On back & side wall closest to toilet	N/A	N/A	N/A	YES	YES	YES	YES	
Grab Bars-1 ¼" diameter	N/A	N/A	N/A	YES	YES	YES	YES	
Grab Bars-1 ½" clearance to wall	N/A	N/A	N/A	YES	YES	YES	YES	
Grab Bars-Located 30" above & parallel to floor	N/A	N/A	N/A	YES	YES	YES	YES	
Grab Bars-Acid-etched or roughened surface	N/A	N/A	N/A	YES	YES	YES	YES	
Grab Bars-42" long	N/A	N/A	N/A	YES	YES	YES	YES	
Fixtures- Toilet paper dispenser 24" above floor, 12" above grab	N/A	N/A	N/A	YES	NO	NO	YES	

bar, 7-9" from toilet								
Fixtures- 1 mirror set maximum 38" to bottom (if tilted, 42")	N/A	N/A	N/A	NO	NO	NO	NO	
Fixtures- Dispensers (e.g., towels, soap) min one of each, maximum 42" above floor	N/A	N/A	N/A	YES	NO	NO	NO	
Floors-Non-slip surface	N/A	N/A	N/A	YES	NO	YES	YES	
Floors-Carpeting – no carpeting	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Floors-Corridor width minimum 3'	N/A	N/A	N/A	YES	YES	YES	N/A	
Floors-Objects (signs, ceiling lights, fixtures) can protrude 4" into path of travel from height of 27" to 80" above floor	N/A	N/A	N/A	YES	YES	NO	YES	
Drinking Fountains-Spouts 36" or less from floor to outlet	N/A	N/A	N/A			N/A	N/A	
Drinking Fountains-Hand operated push button or lever	N/A	N/A	N/A			N/A	N/A	
Drinking Fountains-Spouts located near front with stream of water as parallel to front as possible	N/A	N/A	N/A			N/A	N/A	
Drinking Fountains-If recessed, recess minimum 30" width & no deeper than depth of fountain	N/A	N/A	N/A			N/A	N/A	
Drinking Fountains- If no clear knee space underneath, clear floor space 30" 48" to allow parallel approach	N/A	N/A	N/A			N/A	N/A	
Switches & controls for light, heat, ventilation, windows, fire alarms, thermostats, etc. must be between 36" (min.) and 48" (max.) above floor for forward reach, max. 54" for side reach	N/A	N/A	N/A			N/A	N/A	
Electrical outlets centered no lower than 18" above floor	N/A	N/A	N/A				N/A	
Warning signals must be visual as well as audible	N/A	N/A	N/A				N/A	
Swimming Pond (Hinkley)- accessibility	N/A	N/A	N/A	N/A	N/A	NO	N/A	
Shower Rooms- Stalls 36" 60" minimum, with 36" door opening	N/A	N/A	N/A	N/A	N/A		N/A	
Shower Rooms- Floors drain to corner farthest from entrance	N/A	N/A	N/A	N/A	N/A		N/A	N/A
Shower Rooms- Floors are non-slip surface	N/A	N/A	N/A	N/A	N/A		N/A	
Shower heads attached to flexible metal hose	N/A	N/A	N/A	N/A	N/A		N/A	
Controls located on center wall adjacent to hinged seat	N/A	N/A	N/A	N/A	N/A		N/A	
Shower heads attached to wall mounting adjustable from 42" to 72" above floor	N/A	N/A	N/A	N/A	N/A		N/A	
Seat is hinged, padded & at least 16" deep, folds upward, securely attached to side wall. Height is 18" to top of seat & ≥ 24" long	N/A	N/A	N/A	N/A	N/A		N/A	
Soap trays without handhold features must support 250 lbs.	N/A	N/A	N/A	N/A	N/A		N/A	
2 grab bars are provided, one 30" & one 48" long, or one continuous L' shaped bar	N/A	N/A	N/A	N/A	N/A		N/A	
Grab bars are placed horizontally at 36" above floor	N/A	N/A	N/A	N/A	N/A		N/A	
Picnicking								
≥5% of all tables are accessible. Clear space under tabletop ≥ 30" wide and 19" deep per seating space & ≥27" clear ground to underside of table; Plus 29" clear space (totaling 48") extending beyond 19" clear space under table.								
For tables without toe clearance, knee space under table must be at least 28" high, 30" wide, & 24" deep								
Top of table no higher than 32" above grade								
Surface of clear ground space under/around table stable, firm, slip-resistant, & evenly graded. Maximum slope of 2% in all directions								
Accessible tables, grills, & fire rings have ≥ 36" clear ground space								

Part 2: Program Accessibility- Transition Plan (Extract of open space and recreation sections)
Full ***ADA Self-Evaluation and Transition Plan*** available at Town Hall and on-line

Part 3: Employment Practices - letterhead from ADA Coordinator to this effect:

I attest that the Town of Medfield's employment practices are in compliance with the Americans with Disabilities Act, including Recruitment, Personnel Actions, Leave Administration, Training, Tests, Medical Exams/Questionnaires, Social and Recreational Programs, Fringe Benefits, Collective Bargaining Agreements, and Wage and Salary Administration.

Sincerely,

Insert signature

Kristine Trierweiler
Town Administrator and ADA Coordinator

OSRP Number						Map		Parcel		Owner 1 - Town of Medfield Owner 2 - As Noted		Address		Care, Custody, and Control (from 2017 OSRP & Assessors database)		Comments / Maintenance Notes		Land Use Code		Size (Acres)		Legal Reference		Deed Date		Zoning		Grantor		Degree of Protection		Current Use		Public Access		Recreation Potential		Condition / Features		Grant	
1	1.	1	2	Town of Medfield	WHICHITA RD	Conservation Commission	Indian Hill area; Flood space; CR held by Millis?	930	8.62	14625-059	12/28/2000	RT	Greaves	Ch. 40, Sec 8C	open space	Yes	poor	riverfront	N																						
2	2.			Charles River		Conservation Commission	exists?		4			n/a	Bacigalupo	Ch. 40, Sec 8C			poor	riverfront	N																						
3	3.	2	42	Conservation Commission	NOON HILL RD	Conservation Commission	Noon Hill; trails	932	8.10	5188-711	12/1/1975	RT	Suereth	Art. 10 ATM 1974	creation purposes	No	Fair	Trail	N																						
4		4	2	Town of Medfield	3 INDIAN HILL RD	Select Board	Wet - beginning of Indian Hill Road; flood space	930	1.20	11866-398	6/24/1997	RT	Hoover Realty Trust		open space	No	Poor	open space	N																						
5		4	3	Town of Medfield	5 INDIAN HILL RD	Select Board	Wet - beginning of Indian Hill Road; flood space	930	0.80	11866-398	6/24/1997	RT	Hoover Realty Trust		open space	No	Poor	open space	N																						
6		4	4	Town of Medfield	7 INDIAN HILL RD	Select Board	Wet - beginning of Indian Hill Road; flood space	930	0.73	11866-398	6/24/1997	RT	Hoover Realty Trust		open space	No	Poor	open space	N																						
7		4	5	Town of Medfield	9 INDIAN HILL RD	Select Board	Wet - beginning of Indian Hill Road; flood space	930	0.70	11866-398	6/24/1997	RT	Hoover Realty Trust		open space	No	Poor	open space	N																						
8		4	11	Town of Medfield	8 INDIAN HILL RD	Select Board	Wet - beginning of Indian Hill Road; flood space	930	0.78	11866-398	6/24/1997	RT	Hoover Realty Trust		open space	No	Poor	open space	N																						
9		4	12	Town of Medfield	6 INDIAN HILL RD	Select Board	Wet - beginning of Indian Hill Road; flood space	930	0.70	11866-398	6/24/1997	RT	Hoover Realty Trust		open space	No	Poor	open space	N																						
10		4	14	Town of Medfield	4 INDIAN HILL RD	Select Board	Wet - beginning of Indian Hill Road; flood space	930	0.69	11866-398	6/24/1997	RT	Hoover Realty Trust		open space	No	Poor	open space	N																						
11		4	15	Town of Medfield	2 INDIAN HILL RD	Select Board	Wet - beginning of Indian Hill Road; flood space	930	0.69	11866-398	6/24/1997	RT	Hoover Realty Trust		open space	No	Poor	open space	N																						
12	4.	4	25	Conservation Commission	Bayberry Road (end)	Conservation Commission	wet - opposite Indian Hill; flood space	932	14.00	4922-096	3/1/1973	RT	Medfield Development Corp.	Ch. 40, Sec 8C	conservation	Yes	Poor	Swamp	N																						
13	5.	4	68	Conservation Commission	6 BAYBERRY RD	Conservation Commission	wet - opposite Indian Hill; flood space	932	0.52	4922-096	12/20/1973	RT	Huna Rosenfeld	Ch. 40, Sec 8C	conservation	Yes	Fair	vacant	N																						
14		4	69	Town of Medfield	SOUTH ST	Select Board	wet - opposite Indian Hill (pumping station at norfolk line)	930	0.43	11004-240	1/22/1996	RT	Tax Title		open space	No	Poor	vacant	N																						
15	6.	6	8	Conservation Commission	PLAIN ST	Conservation Commission	rear of Plain Street. Not abutting other Town land; forested	932	3.10	5172-001	10/22/1975	RT	Morse	Ch. 40, Sec 8C	protect water resources	Yes - Walpole	Fair	Upland	N																						
16	7.	6	10	Conservation Commission	Plain Street (rear)	Conservation Commission	rear of Plain Street. Long thin parcel not abutting other Town land; forested	932	0.07	5172-001	10/22/1975	RT	Morse	Ch. 40, Sec 8C	conservation	Yes - Walpole	Fair		N																						
17	8.	8	13	Conservation Commission	ORCHARD ST	Conservation Commission	Noon Hill Reservation; Forested/trails	932	100.00	5189-017	12/23/1975	RT	Hoover Realty Trust	Art. 10 ATM 1974	protect water resources	Yes	Good	trails to Trustees of Reservation	N																						
18	9.	8	21	Conservation Commission	NOON HILL RD	Conservation Commission	Noon Hill Reservation; Forested	932	4.00	5294-594	12/23/1976	RT	Tripp	Art. 10 ATM 1975	protect water resources	Yes - Walpole	Good	trails / upland	N																						
19	10.	8	22	Conservation Commission	NOON HILL RD	Conservation Commission	Noon Hill Reservation; Forested/trails	932	3.90	5259-655	9/1/1976	RT	Allen	Art. 10 ATM 1976	conservation	Yes	Good	trails / upland	N																						
20	11.	9	3	Conservation Commission	NOON HILL RD	Conservation Commission	Noon Hill Reservation; Forested/trails	932	24.80	5194-269	12/1/1976	RT	F. Vernon	Art. 10 ATM 1977	wetlands	Yes	Good	trails / upland	N																						
21	12.	9	4	Conservation Commission	CAUSEWAY ST	Conservation Commission	Noon Hill Reservation; Forested/trails	932	5.40	5259-656	9/1/1976	RT	Kraulits	Art. 10 ATM 1974	protection of riverfront	Yes	Fair	trails	N																						
22	13.	9	5	Conservation Commission	NOON HILL RD	Conservation Commission	Noon Hill Reservation; Forested/trails	932	22.00	5188-712	12/1/1975	RT	Kingsbury	Art. 10 ATM 1974	conservation	Yes	Poor	Hilly/Ledge	N																						
23	14.	10	12	Conservation Commission	NOON HILL RD	Conservation Commission	Noon Hill Reservation; Forest/flood space	930	25.50	5189-029	12/1/1975	RT	Purchase	Ch. 40, Sec 8C / Art. 10 ATM 1975	riverfront	Yes	Good	trails to Noon Hill	N																						
24	15.	10	14	Conservation Commission	NOON HILL RD	Conservation Commission	Noon Hill Reservation - abutting South Street (sledding)	932	9.49	5283-732	11/1/1976	RT	Ramsdell		protection of riverfront	Yes	Poor	Swamp	N																						
25	16.	10	42	Town of Medfield	ROCKY LN	Conservation Commission	North of Rocky Lane; Forested	930	5.00	6438-216	3/12/1991	RT	Tax Title	Tax Title	wetlands	No	Poor	swamp	N																						
26	17.	10	74	Town of Medfield	10 RIDGE RD	Conservation Commission	Parcel and Ridge and Oxbow; Forested	930	1.55	8747-009	9/20/1990	RT	Stop River Oaks Subdivision	Ch. 40, Sec 8C	protect water resources	Yes	Poor	Swamp	N																						
27	18.	11	12	Town of Medfield	ROCKY LN	Conservation Commission	South of Rocky Lane; Forested	930	7.40	8511-278	12/14/1989	RT	B. Leighton	Ch. 40, Sec 8C	conservation	No	Fair	upland	N																						
28	11	81		HISTORICAL COMMISSION	2-R LAKEWOOD TERR	Historical Commission	Rear of Lakewood Ter / Ridge Road (drainage?)	930	0.07	9689-515	12/31/1992	RT	Copeland		open space	No	Poor	vacant	N																						
29	19.	11	102	Conservation Commission	LIBERTY RD	Conservation Commission	Holmquist; Forested	930	5.00	778-124	8/2/1999	RT	Holmquist	Ch. 40, Sec 8C	open space	Yes	Good	trail	N																						
30	20.	11	107	Town of Medfield	20 RIDGE RD	Conservation Commission	Rear of Lakewood Ter / Ridge Road; Forested	930	0.83	5981-295	3/1/1982	RT	Stop River Oaks Subdivision		conservation	Yes	Good	vacant	N																						
31	21.	11	108	Town of Medfield	21 RIDGE RD	Conservation Commission	Rear of Lakewood Ter / Ridge Road; Forested	930	0.70	5981-295	3/1/1982	RT	Stop River Oaks Subdivision		conservation	Yes	Good	trail	N																						
32		12	1	Town of Medfield	LIBERTY RD	Select Board	Abuts Holmquist, rear of Liberty; Forested	930	9.00	14603-503	12/18/2000	RT	Gamble		open space	No	Fair	upland	N																						
33	22.	12	4	Town of Medfield	PLAIN ST	Conservation Commission	Holmquist. 4H Thunder Barn; Farmers mow but when they can't DPW mows. Yearly mows if farmer. Farmer will mow twice. Audobon rules and regs.	931	47.50	778-124	8/2/1999	RT	Holmquist	Ch. 40, Sec 8C	agriculture	Yes	Good	agricultural	N																						
34	23.	12	5	Town of Medfield	Plain Street (High St.)	Conservation Commission	Holmquist; Forested	930	15.60	778-124	8/2/1999	RT	Holmquist	Ch. 40, Sec 8C	agriculture	Yes	Good	agriculture	N																						
35	24.	12	6	Town of Medfield	Plain Street (off High St.)	Conservation Commission	Holmquist; Forested	930	13.30	6537-417	11/1/1984	RT	F. W. Hill	1984	conservation	Yes	Good	upland	N																						
36		12	7	Town of Medfield	HIGH ST		Holmquist; Forested	930	1.60	6492-677	9/1/1984	RT	Tax Title	1984	open space	No	Fair	upland	N																						
37	25.	12	8	Town of Medfield	COLE DR / (rear) Plain Street	Conservation Commission	Holmquist; Pasture; Farmers mow but when they can't DPW mows. Yearly mows if farmer. Farmer will mow twice. Audobon rules and regs.	930	4.00	778-124	8/2/1999	RT	Holmquist	Ch. 40, Sec 8C	conservation	Yes	Good	upland	N																						
38	26.	12	9	Town of Medfield	COLE DR	Conservation Commission	High tension wires; utility company maintains under wires	930	42.78	768-059	11/5/1998	RT	Wallingford	Ch. 40, Sec 8C	Utility easement	Yes	Good	Grasslands / Rocky	N																						
39	27.	12	14	Town of Medfield	PLAIN ST	Conservation Commission	pasture; Farmers mow but when they can't DPW mows. Yearly mows if farmer. Farmer will mow twice. Audobon rules and regs. Farmers will till lots in community gardens.	930	22.59	13639-212	8/2/1999	RT	Holmquist	Ch. 40, Sec 8C	conservation	Yes	Good	upland	N																						
40	28.	13	2	Town of Medfield	(rear) Orchard Street	Conservation Commission	Rear of Orchard / Causeway; Forested. Charles river. Little flood plain	930	5.66	11158-277	12/18/1995	RT	Brook Run Dev		protect water resources	Yes	Good	Trail/Upland	N																						
41	29.	14	16	Town of Medfield	196 CAUSEWAY ST	Conservation Commission	Forested. House (14-016A) is still in family. Bequeathed to Town of Medfield after family dies.	930	21.82	4764-461	8/1/1971	RT	Harris	Art. 10 ATM 1974	protect water resources	Yes	Good	Upland	N																						
42		14	16A	Town of Medfield	196 CAUSEWAY ST	Select Board	House	931	7.80	5414-337	12/1/1977	RT	Harris		open space	Yes	Good	House	N																						
43	30.	15	1	Town of Medfield	(rear) Noon Hill	Conservation Commission	Noon Hill Reservation; Forested/trails	932	5.90	5003-145	12/1/1973	RT	Kelly	Ch. 40 Sec 8C	conservation	Yes	Good	upland	N																						
44	31.	15	3	Town of Medfield	Noon Hill	Conservation Commission	Noon Hill Reservation; Forested/trails	932	2.00	4812-418	3/1/1972	RT	Kelly	Ch. 40 Sec 8C	conservation	Yes	Fair	trails	N																						
45	32.	15	4	Town of Medfield	(rear) Noon Hill	Conservation Commission	Noon Hill Reservation; Forested/trails	932	2.00	4946-730	6/1/1973	RT	Kelly	Ch. 40 Sec 8C	conservation	Yes	Fair	trails	N																						

				Owner 1 - Town of Medfield Owner 2 - As Noted		Care, Custody, and Control (from 2017 OSRP & Assessors database)		Comments / Maintenance Notes		Land Use Code	Size (Acres)	Legal Reference	Deed Date	Zoning	Grantor	Degree of Protection	Current Use	Public Access	Recreation Potential	Condition / Features	Grant
OSRP Number	Map	Parcel			Address												open space	Yes			
46	33.	16	1	Town of Medfield	Noon Hill	Conservation Commission	Noon Hill Reservation; Forested/trails	932	18.69	5188-679	12/1/1975	RT	Salvucci			Art. 10 ATM 1974	ACOE easement riverfront	Yes	Fair	riverfront	N
47	34.	16	51	Conservation Commission	Noon Hill (South St.)	Conservation Commission	Noon Hill Reservation; Forested/floodplain	932	9.30	6739-709	7/25/1985	RT	Laurie			Ch. 40 Sec 8C			Fair	riverfront	N
48		17	10	Town of Medfield	HILLTOP CIR	Select Board	Small parcel off Hilltop Circle; old ROW	930	0.13	00000-000	4/12/1991	RT	Johnson				open space	No	Fair	upland	N
49	35.	18	28	Town of Medfield	149 HIGH ST	Conservation Commission	Holmquist; Forested	930	5.40	778-124	8/2/1999	RT	Holmquist			Ch. 40 Sec 8C	conservation	Yes	Good	trail	N
50		18	89	Town of Medfield	PLAIN ST	Select Board	Standalone parcel off Plain Street; Forested	930	2.28	25451-470	1/23/2008	RT	Coras				open space	No	Fair	vacant	N
51	36.	20	2	Town of Medfield	CAUSEWAY ST	Conservation Commission	Noon Hill Reservation; Forested; trails	932	2.30	5393-613	10/14/1977	RT	Weeber			Ch. 40 Sec 8C	conservation / recreation	No	Fair	vacant	N
52	37.	21	5	Town of Medfield	NOON HILL RD	Conservation Commission	trails	930	4.00	4304-662	11/1/1965	RT	Tax Title			Ch. 40 Sec 8C	ACOE Easement	No	Poor	riverfront	N
53	38.	21	9	Town of Medfield	NOON HILL RD	Conservation Commission	River; Flood plain/forested	932	2.60	4313-747	12/1/1965	RT	B. Carlson			Ch. 40, Sec 8C	ACOE Easement	No	Poor	riverfront	N
54	39.	21	11	Town of Medfield	NOON HILL RD	Conservation Commission	North of Noon Hill; Forested	932	6.29	4798-378	12/1/1971	RT	Gilmore			Ch. 40, Sec 8C	conservation / recreation	Yes	Good	Trail/Upland	N
55	40.	21	12	Town of Medfield	NOON HILL RD	Conservation Commission	Noon Hill Reservation; Forested/trails	932	4.09	4798-378	12/1/1971	RT	Gilmore			Ch. 40, Sec 8C	conservation / recreation	Yes	Good	Trail/Upland	N
56	41.	21	13	Town of Medfield	NOON HILL RD	Conservation Commission	Noon Hill Reservation; Forested; trails	932	4.50	5111-691	3/5/1975	RT	N. Marconette			Ch. 40, Sec 8C	conservation / recreation	Yes	Good	Trail/Upland	N
57	42.	21	14	Town of Medfield	NOON HILL RD	Conservation Commission	North of Noon Hill; Forested	932	0.13	5111-691	3/5/1975	RT	N. Marconette			Ch. 40, Sec 8C	conservation / recreation	Yes	Good	Trail/Upland	N
58	43.	21	15	Town of Medfield	NOON HILL RD	Conservation Commission	Noon Hill Reservation; Forested; trails	932	3.80	5111-694	3/5/1975	RT	Adams			Ch. 40, Sec 8C	conservation / recreation	Yes	Good	Trail/Upland	N
59	44.	21	16	Town of Medfield	NOON HILL RD	Conservation Commission	Noon Hill Reservation; Forested; trails	932	8.50	5111-696	3/5/1975	RT	Kelleher			Ch. 40, Sec 8C	conservation / recreation	Yes	Good	Trail/Upland	N
60	45.	22	1	Town of Medfield	NOON HILL RD	Conservation Commission	River; Forested. Flood plain	930	0.39	5003-145	12/6/1973	RT	Kelly			Ch. 40, Sec 8C	conservation	Yes	Poor	Wetlands	N
61	46.	22	3	Town of Medfield	NOON HILL RD	Conservation Commission	River; Forested. Flood plain	932	10.40	4640-497	12/6/1969	RT	Tax Title			Ch. 40, Sec 8C	riverfront	Yes	Poor	Wetlands	N
62	47.	22	7	Conservation Commission	NOON HILL RD	Conservation Commission	Waterfront and river; Forested. Flood plain	932	2.63	4514-568	5/28/1968	RT	Carlson				riverfront	Yes	Poor	Wetlands	N
63		23	40	Town of Medfield	HIGH ST	Select Board	Land between High St and rail line; Pasture. Plt. / Farmers mow. DPW if farmers won't.	930	21.28	9061-626	10/1/1991	RT	Palsen				open space	No	Fair	vacant	N
64	48.	24	4	Town of Medfield	Flynn's Pond (Pondview Ave.)	Conservation Commission	waterfront of Flynn's Pond; Passive recreation; Conservation does pond maintenance.	932	11.40	11601-733	11/22/1996	RT	Alamo Construction			Ch. 40, Sec 8C	conservation	Yes	Fair	Trail/Stuart's Pond	N
65		24	8	Town of Medfield	HIGH ST	Select Board	Land between High St and rail line. Forested.	930	18.40	8678-433	6/29/1990	RT	Ridgewood Realty Corp				open space	No	Fair	vacant	N
66		24	9	Town of Medfield	HIGH ST	Select Board	Land between High St and rail line. Some cleared. Storage of gravel used to build roads. Well 5 not in service.	930	13.90	Not Indexed	1/2/1900	RT					open space	No	Fair	vacant	N
67		24	13	Town of Medfield	ELM ST	Select Board	North of rail line, abutting Walpole - wet; Forested	930	8.00	11215-620	2/7/1996	RE	Tax Title			1995	open space	No	Fair	vacant	N
68		24	14	Town of Medfield	ELM ST	Select Board	North of rail line - wet; Forested	930	10.00	4369-530	7/1/1966	RE	Standley			"Land with water pipes"	open space	No	Fair	vacant	N
69		24	15	Town of Medfield	ELM ST	Select Board	North of rail line, abutting Walpole - wet; Forested	930	3.50	4556-347	11/14/1968	RE	Tax Title			1968	open space	No	Fair	vacant	N
70		24	16	Town of Medfield	ELM ST	Select Board	North of rail line, abutting Walpole - wet; Forested	930	1.40	Not indexed	8/22/1978	RE	Howe				open space	No	Fair	vacant	N
71		24	44	Town of Medfield	HIGH ST	Select Board	Land between High St and rail line. Taken by eminent domain for a well field and public water protection (Article 14 of May 5, 1980 Special Town Meeting); forested, passive recreation	930	2.61	5949-092	12/1/1982	RT	Ridgewood Realty Corp			Art 14 STM 1980	open space	No	Fair	vacant	N
72	49.	27	2	Town of Medfield	Rear Causeway Street	Conservation Commission	behind Causeway - Forested. Wet. Stop River	930	1.39	4640-499	12/29/1969	RT	Tax Title			1969	wetlands	Yes	poor	Wetlands	N
73	50.	27	5	Town of Medfield	Causeway St. Bridge	Conservation Commission	On Causeway - Forested. Wet. Stop River	930	3.20	4144-524	3/1/1964	RT	Noon Hill Corp.				riverfront	Yes	poor	swamp	N
74	51.	28	1	Town of Medfield	Stop River Area	Conservation Commission	behind clark / south - Forested. Wet. Stop River	932	10.10	4295-126	9/1/1965	RT	Tora Inc			Ch. 40 Sec 8C	riverfront	No	poor	swamp	N
75	52.	28	24	Conservation Commission	off Spring Street	Conservation Commission	behind spring / juniper - Forested. Wet. Stop River	932	2.70	4640-498	12/29/1969	RT	Tax Title			Ch. 40 Sec 8C	conservation	Yes	poor	wetlands	N
76	53.	28	66	Town of Medfield	Juniper Lane	Conservation Commission	thin strip at juniper / south	930	0.05	17182-504	1/2/1900	RT	Tax Title				conservation	Yes	poor	wetlands	N
77	54.	29	31	Conservation Commission	HIGH ST / Haven Road	Conservation Commission	Conveyed from Holmquist to Town with Conservation restriction in the deed. 22 acres of the land on the plan, divided by the former stone wall. Note: reference to pond high water mark (Half forested and half mowed pasture) / DPW mows to maintain open space once a year	932	21.30	10668-001	9/21/1994	RT	Holmquist			Ch. 40, Sec 8C	open space	Yes	Good	Trails/Meadow	Self Help Program 1995
78		29	32	Town of Medfield	9 High Street, portion		small square. Town Pound Historic Site: If someone found a farm animal roaming and put it in the pound.	930	0.02	Not Indexed	1/2/1900	RT					Historic Site	No	Fair	Town Pound	
79	55.	29	36	Town of Medfield	Danielson Pond; HIGH ST	Conservation Commission	Danielson Pond. Gave us the dam and a little bit of property. Passive Recreation. 1 of 5 ponds that town owns. As needed treatments for invasive species.	930	7.98	10282-155	12/15/1993	RT	Ritchie			Ch. 40, Sec 8C	protect water resources	Yes	Good	boating / fishing	N
80	56.	30	3	Town of Medfield	ELM ST	Conservation Commission	near water wells, north of rail line, abutting Walpole; Forested	930	18.09	5790-136	10/9/1987	RE	White			Ch. 40, Sec 8C	wetlands	Yes	Good	trail	Self Help Program
81		30	4	WATER DEPARTMENT	ELM ST	DPW - Water Division	Wells 3 and 4; Forested. New Treatment Plant 3A / Min maintenance for well protection.	930	21.61	4438-648	6/30/1967	RE	Webster				protect water resources	No	Fair	vacant	N
82	57.	30	5	Conservation Commission	ELM ST	Conservation Commission	Conservation Commission Forested and wet. Near well 3.	932	1.00	4640-499	12/29/1969	RE	Tax Title			Ch. 40, Sec 8C	riverfront	Yes	Poor	Swamp	N
83	58.	30	6	Town of Medfield	ELM ST	Conservation Commission	Forested. Behind well 4. Wet. Mill Brook; Burgess land - wet? No maintenance?	930	3.30	4369-530	7/25/1966	RE	Standley			Ch. 40, Sec 8C / Article 97	protect water resources	Yes	Poor	wetlands	Self Help Program
84	59.	30	8	Town of Medfield	ELM ST	Conservation Commission	Forested. Wet. Abutting Mill Brook.	930	5.26	5136-699	2/28/1975	RE	White			Ch. 40, Sec 8C / Article 97	protect water resources	Yes	Poor	wetlands	Self Help Program

OSRP Number						Map	Parcel	Owner 1 - Town of Medfield Owner 2 - As Noted	Address	Care, Custody, and Control (from 2017 OSRP & Assessors database)	Comments / Maintenance Notes	Land Use Code	Size (Acres)	Legal Reference	Deed Date	Zoning	Grantor	Degree of Protection	Current Use	Public Access	Recreation Potential	Condition / Features	Grant
85	60.	30	13	Town of Medfield	ELM ST	Conservation Commission				Forested. North of Well 4. Abuts Mill Brook.		930	1.62	5136-699	6/1/1975	RE	White	Ch. 40, Sec 8C / Article 97	riverfront	Yes	Poor	wetlands	Self Help Program
86	61.	30	14	Town of Medfield	ELM ST	Conservation Commission				Forested.		930	18.39	5790-136	10/9/1980	RE	White	Ch. 40, Sec 8C / Article 97	protect water resources	Yes	Poor	wetlands	Self Help Program
87	62.	31	1	Town of Medfield	CAUSEWAY ST	Conservation Commission				river, rear of Causeway; wet		930	31.65	4304-662	11/1/1965	RT	Anderson	Ch. 40, Sec 8C	riverfront	Yes	Poor	wetlands	N
88	63.	31	4	Conservation Commission	(rear) Causeway St.	Conservation Commission				river, rear of Causeway; Forested.Wetland		930	4.10	4911-705	1/23/1973	RT	Ramsdell	Ch. 40, Sec 8C	riverfront	No	Fair	vacant	N
89	64.	31	12	Conservation Commission	CAUSEWAY ST	Conservation Commission				river, rear of Causeway; Forested.Wetland		932	37.42	4320-663	12/1/1965	RT	Conrick	Ch. 40, Sec 8C	riverfront	yes-boat only	Good	Boat Ramp	N
90	65.	32	33	Town of Medfield	SPRING ST	Conservation Commission				Kingsbury Pond - Forested. Grist Mill. Historic. / Passive Recreation. 1 of 5 ponds. Bottle and cans redemption for Grist Mill Fund. Maintained with this money. Grist Mill needs a new roof. Grist Mill Committee a subcommittee of the Conservation Committee.		931	13.47	8295-329	6/27/1989	RS	Kingsbury	Art 34 ATM 1988	protect water resources	Yes	Good	Kingsbury Pond	N
91		33	92	SCHOOL DEPARTMENT	17 ELM ST	Medfield School Committee				Wheelock School; Private company does the maintenance of the fields.		934	44.25	4373-746	8/1/1966	RE	Webster	Art 27 STM 1965	School/Recreation	Yes	Fair	Recreation	N
92	66.	33	104	Conservation Commission	ELM ST	Conservation Commission				Forested. Next to Wheelock.		932	4.34	4672-728	7/1/1970	RT	Wheelright	Ch. 40, Sec 8C	wetlands	Yes	Poor	Swamp / Pond	N
93	67.	34	3	Town of Medfield	ELM ST	Conservation Commission				north of Elm, rear of Philip; Forested. Tax Title?		930	0.57	5790-138	9/25/1980	RE	White	Ch. 40, Sec 8C	conservation	Yes	Good	Upland	Self Help Program
94	68.	34	8	Town of Medfield	PHILIP ST	Conservation Commission				Red Gate Farm (rear of Philip Street), abutting Walpole; Forested.		930	5.83	6570-546	12/1/1984	RE	Levesque	Ch. 40, Sec 8C	conservation	Yes	Good	Upland	N
95	69.	34	17	Town of Medfield	PHILIP ST	Conservation Commission				Red Gate Farm (rear of Philip Street), abutting Walpole; Forested.		930	5.83	5957-727	12/1/1981	RE	Levesque	Ch. 40, Sec 8C	conservation	Yes	Good	Upland	N
96	70.	34	19	Town of Medfield	ELM ST	Conservation Commission				north of Elm, rear of Philip; Forested. Tax Title?		930	1.51	5790-138	9/25/1980	RE	White	Ch. 40, Sec 8C	riverfront	Yes	Poor	Swamp	Self Help Program
97		34	25	Town of Medfield	107-R ELM ST					rear of Elm; Forested.		930	3.12	669-062	10/15/1990	RE	Levesque	Ch. 40, Sec 8C	open space	Yes	Poor	Vacant	N
98	71.	35	5	Conservation Commission	Main Street / BRIDGE ST	Conservation Commission				River - rear of Bridge Street / behind wells (Wet, Charles River. Interceptor goes through to treatment plant)		932	26.85	4533-447	8/1/1968	RS	Blanchard	Ch. 40, Sec 8C	riverfront	yes - boat ramp	Fair	boating / fishing	N
99	72.	35	12	WATER DEPT	MAIN ST	Water and Sewer per Assessors				Wet. Charles River.		930	11.30	3352-158	3/1/1955	RS	Blanchard	Art 2 STM 1954	protect water resources	Yes	Fair	boating / fishing	N
100	73.	35	13	WATER DEPT	MAIN ST	Water and Sewer per Assessors				Wet. Charles River (opposite wells - marsh)		930	2.35	3352-158	3/1/1955	RS	Blanchard	Art 2 STM 1955	protect water resources	Yes	Fair	boating / fishing	N
101	74.	35	14	WATER DEPARTMENT	MAIN ST	Water and Sewer per Assessors				Wells 1 and 2; wet / DPW - Water Division		931	8.00	3352-158	1/2/1900	RS	Blanchard	Art 2 STM 1956	protect water resources	Yes	Fair	boating / fishing	N
105	75.	36	59	Town of Medfield	LAUREL DR	Conservation Commission				Tax Taking? First subdivisions to go into medfield. struggling with inspections. Did sidewalk stop?		936	0.03	9226-262	2/28/1992	RS	Tax Title		conservation	Yes	Good	upland	N
106	76.	36	104	Town of Medfield	Claypit Rd. (Main St.) / CAUSEWAY ST	Conservation Commission				Forested. Wet.		930	0.47	11050-139	9/22/1995	RS	Borelli	Ch. 40, Sec 8C	conservation	Yes	Fair	uplands	N
107		36	122	PARKS AND PLAYGROUNDS	MAIN ST	?? Board of Selectmen - Parks and Playgrounds listed				Baxter Memorial Park. Municipal and open space. Parks and Recreation maintain.		930	0.89	9445-000	1/2/1900	RU	Harwood	Art 61 ATM 1956	Baxter Memorial Park	Yes	Fair	Memorial Park	N
108		37	23	Town of Medfield	39 SPRING ST	Select Board				Forested. Water outlet, drainage easement. Stormwater best management		930	0.67	4533-460	2/1/1968	RU	Platt		open space	Yes	Fair	uplands	N
109		37	54	METACOMET PARK	93 PLEASANT ST	Select Board				Metacomet Park/ Parks and Recreation maintain ballfield		930	8.69	4403-500	12/30/1966	RU	Bridge		Recreation	Yes	Good	Metacomet Park	N
110		37	62	Town of Medfield	PLEASANT CT	Select Board				End of Pleasant Court. Drainage? Pipe goes under railroad.		930	0.20	3136-477	12/1/1952	RU	Tax Title		open space	Yes	Poor	vacant	N
111		38	1	Middle and High Schools	24 POUND ST	Medfield School Committee				High School / Schools maintain.		934	61.49	19176-000	1/2/1900	RU	Bridge	Art 26 STM 1965	School/Recreation	Yes	Good	Middle and High Schools / Recreation	N
112		38	15	Town of Medfield	EASTMOUNT RD	Select Board				Eastmount storage tank. Water protection		930	10.79	5953-699	1/18/1982	RS	DeLapa	Art 15 STM 1980	protect water resources	No	Poor	Water Tank	N
113		38	28	WATER BOARD	21 EASTMOUNT RD	Select Board				More land by storage tank.		931	0.92	4065-699	4/1/1963	RS	DiGiando	Art 35 ATM 1965	protect water resources	No	Poor	Water Tank	N
114	77.	39	17	Town of Medfield	Philip Street (rear)	Conservation Commission				rear of Philip, abutting Walpole; Forested.		930	5.83	5634-140	8/1/1979	RS	Levesque	Ch. 40, Sec 8C	open space	Yes	Fair	overgrown trail to old scout land	N
115	78.	39	18	Town of Medfield	Philip Street (rear)	Conservation Commission				rear of Philip, abutting Walpole; Forested.		930	5.83	5957-726	12/1/1981	RE	Levesque	Ch. 40, Sec 8C	open space	Yes	Fair	overgrown trail to old scout land	N
116	79.	39	33	Town of Medfield	Philip Street	Conservation Commission				Forested. Partial field. Red Gate Farm; DPW helps mow field for open space.		930	30.79	32274-3	5/29/2014	RE	Kenny	Art 3 STM 2013; General municipal purposes for Open Space & Recreation	open space	Yes	Good	Red Gate Farm/Upland - Trails/ Vernal Pool	N
117	80.	40	3	Town of Medfield	Bridge Street	Conservation Commission				Old Bridge Street near WWTP and Animal Shelter		930	0.15	481-058	7/10/1973	RS	Transfer under Land Court	Ch. 40, Sec 8C	conservation	Yes	Fair	upland	N
118	81.	40	5	Town of Medfield	Bridge Street	Conservation Commission				Abuts WWTP and Animal Shelter. Wet		930	7.20	575-000	1/2/1900	IE	Atlantic Brick & Tile Co.		riverfront	Yes	Poor	wetland	N
119	82.	41	14	Town of Medfield	Bridge Street	Conservation Commission				New signage		930	11.80	1420368	4/29/2019	RS	Stockman	Art 3 STM 2018	conservation	Yes	Good	riverfront/meadow	N
120		41	66	Town of Medfield	DALE ST	Select Board				Paper access to a parcel before they did rockwood and essex streets. Perhaps took it in taxes or gave to town.		930	0.18	11004-239	7/11/1996	RS	Tax Title		open space	No	Poor	vacant	N
121		42	89	Town of Medfield	7 FRAIRY ST	Select Board				Dwight Derby House. Maintenance: Parks and Recreation along with Dwight Derby people? Historic Commission?		931	0.50	741-153	11/15/1996	RU	Transfer under Land Court		Historic Site	Yes	Poor	Historic Site	N
122		42	91	Town of Medfield	60 NORTH ST	Board of Selectmen - leased to Post Office				Land leased to United States Postal Service; maintenance done by Postal Service contractor		930	1.585	11382-484	6/4/1996				Post Office	Yes	Poor	Post Office	N
123		42	126	CEMETERY DEPARTMENT (Vine Lake Cemetery)	625 MAIN ST	Board of Selectmen ? Cemetery Commissioners ?				Vine Lake Cemetery / DPW - Cemetery Division / Cemetery Department though the DPW maintains.		930	31.59	11487-000	1/2/1900	RS	Town Property since 1651		Cemetery	Yes	Poor	Cemetery	N
124		42	140	HIGHWAY DEPARTMENT (DPW Garage)	55 NO MEADOWS RD	Board of Selectmen				DPW Building and Grounds / DPW - Highway		935	3.89	262-019	1/2/1900	RS	Transfer under Land Court		DPW Garage	Yes	Poor	DPW Garage	N

OSRP Number	Map	Parcel	Owner 1 - Town of Medfield Owner 2 - As Noted	Address	Care, Custody, and Control (from 2017 OSRP & Assessors database)	Comments / Maintenance Notes	Land Use Code	Size (Acres)	Legal Reference	Deed Date	Zoning	Grantor	Degree of Protection	Current Use	Public Access	Recreation Potential	Condition / Features	Grant	
125		42	209	Conservation Commission	609-R MAIN ST	Conservation Commission	Behind plaza and abuts cemetery. Some wetland.	932	0.96	37461-362	12/20/2019	RS	Taylor	Art 29 ATM 2019	open space	No	Poor	vacant	N
126		43	1	Town of Medfield	UPHAM RD	Select Board	Meetinghouse Pond and behind church; Parks and Recreation maintains land	930	1.00	2662-181	2/7/1947		Palmer		open space	Yes	Poor	Bakers Pond / Meetinghouse Park	N
127		43	22	Town of Medfield	19 NORTH ST	Select Board	Straw Hat Park; Privately maintained by Garden Continuum	930	0.12	13546-171	6/25/1999	B	MacDonald	Art 30 ATM 1999	public park	Yes	Poor	Straw Hat Park	N
128		43	24	TOWN HALL	459 MAIN ST	Board of Selectmen	Town Hall; Parks and Recreation maintains land	931	0.58	4042-000	1/2/1900	B	Not Indexed		Town Hall	Yes	Poor	Town Hall	N
129		43	25	Town of Medfield	15 JANES AVE	Select Board	Back Parking lot off Janes behind town hall; Maintenance depends on what needs to be done. DPW plows.	930	0.54	11318-075	4/22/1996	B	MacCready		public parking lot	Yes	Poor	Parking Lot	N
130		43	132	Town of Medfield	468 MAIN ST	Library Trustees	Library and historical commission building and gazebo; Parks and Recreation maintains land	931	0.94	5749-081	6/30/1980	B	Roman Catholic Archbishop of Boston		Library	Yes	Poor	Library	N
131	83.	47	4	Conservation Commission	BRIDGE ST	Conservation Commission	Forested. Wet. Flood plain	932	58.54	5463-000	12/22/1967		Bridge	Ch. 40 Sec 8C	riverfront	Yes	Poor	wetland	N
132	84.	47	5	Town of Medfield	99 BRIDGE ST	Conservation Commission	WWTP, Animal Shelter / Waste Water Treatment Plan employees maintain the land.	931	12.30	4157-045	4/1/1964		Allen	Ch. 40 Sec 8C	WWTP, Animal Shelter	Yes	Poor	WWTP, Animal Shelter	N
133		48	27	Town of Medfield	WEST ST	Board of Selectmen	Landfill / DPW - Highway / DPW maintains.	930	49.60	4660-680	5/11/1970	RS	Gaither	Art 38 ATM 1970	Former landfill	No	Poor	Former landfill	N
134		48	31	Town of Medfield	NO MEADOWS RD	Board of Selectmen	Landfill / DPW - Highway / DPW maintains.	930	0.48	525-138	8/1/1977	RS	Transfer under Land Court		Former landfill	No	Poor	Former landfill	N
135		48	32	Town of Medfield	NO MEADOWS RD	Board of Selectmen	Landfill / DPW - Highway / DPW maintains.	930	1.97	529-196	12/1/1977	RS	Transfer under Land Court		Former landfill	No	Poor	Former landfill	N
136	85.	48	36	Town of Medfield	NO MEADOWS RD	Conservation	Sliver of land	930	0.16	8867-505	3/7/1991	IE	Tax Title		conservation	Yes	Poor	wetlands	N
137		49	32	DALE STREET SCHOOL & MEMORIAL SCHOOL AT 59	45 ADAMS ST	Medfield School Committee	Dale Street School and Memorial School	934	16.98	742-000	1/2/1900	RS	Lougee	School/recreation	Yes	Fair	School/Recreation	N	
138	86.	49	40	MEDFIELD TOWN HALL	NORTH ST	Conservation	Forested and wetlands	930	5.50	563-041	1/2/1900	RS	Transfer under Land Court		riverfront	Yes	Poor	wetlands	N
139		49	84	PUBLIC SAFETY BUILDING	112 NORTH ST	Select Board	Public Safety Building and basketball court; Outside maintained by Parks and Recreation	935	2.80	2823-035	4/8/1949	RU	Goldthwait	civic uses	Police/Fire	Yes	Fair	Public Safety Building/Ball Courts adjacent	N
140		49	86	Town of Medfield (Pfaff Recreation)	124 NORTH ST	Parks and Recreation	Pfaff center	931	1.30	1287-555	7/30/1914	RU	Pfaff	municipal uses	Recreation	Yes	Good	Pfaff Center	N
141		50	114	Conservation Commission	55-59 GREEN ST	Conservation Commission	Hinkley Swim Pond and Lowell Mason House?	931	19.19	4560-143	11/29/1968	RU	Benedict	Ch. 40, Sec 8C / W&S (1921) > P&R ATM Vote (year)	Hinkley Pond / Lowell Mason House	Yes	Good	Recreation / Historic Site	N
142	87.	50	149	Town of Medfield	GREEN ST	Conservation Commission	Abuts Hinkley Swim Pond	930	2.65		1/2/1900	RS	Frank	trail	wetlands	Yes	Poor	trails	N
143	88.	51	61	Town of Medfield	ROLLING LN / Main Street (rear)	Conservation Commission	Forested	930	6.65	558-056	9/1/1980	RS	Transfer	Ch. 40, Sec 8C	protect water resources	Yes	Fair	Upland/Swamp	N
144	89.	52	36	Conservation Commission	MILLBROOK RD	Conservation Commission	Forested	930	5.33	473-174	11/30/1972	RT	Transfer	Ch. 40, Sec 8C	riverfront	Yes	Poor	Swamp	N
145		52	54	Town of Medfield	WOOD END LN	Select Board	Forested. Paper roads	930	0.18		4/12/1991	RT	Debra Ann Realty		old road layout	Yes	poor	open space	N
146		52	84	Town of Medfield	SAW MILL LN	Select Board	Forested.	930	0.10	401-069	1/2/1900	RT	Stivaletta		open space	Yes	poor	vacant	N
147		52	85	Town of Medfield	SAW MILL LN	Select Board	Forested.	930	0.15	479-181	6/1/1973	RT	Debra Ann Realty		open space	Yes	poor	open space	N
148	90.	52	92	Conservation Commission	MILLBROOK RD	Conservation Commission	Forested.	932	6.40	695-067	4/20/2004	RT	Dela Park	Ch. 40, Sec 8C? / Pumping Station for Development?	wetlands	Yes	Good	Trail/Riverfront	N
149		53	21	Town of Medfield	100 BIRCH RD	Select Board	Small Square plot	930	0.08	167333	4/20/2004	RT	Delapa		open space	Yes	poor	open space	N
150		56	36	Town of Medfield	WEST MILL ST	Select Board	Transfer Station and abutting forested wetland area	930	16.50	8540-727	1/17/1990	IE	Brookfield Acres		Transfer Station	Yes	Poor	Transfer Station	N
151		56	43	Town of Medfield	1 ICE HOUSE RD.	Council on Aging	COA and adjoining land. Portions of Hinkley South which is now sold for senior housing. Roadside mowing done by DPW, recreation trail through.	931	6.56	11040-253	9/14/1995	IE	B Franklin Bank		Senior Center	Yes	Fair	Senior Center	N
152		56	44	Town of Medfield	3 ICE HOUSE RD.	Select Board	Lot 3 - Forested. Drainage easement. Detention pond for copperwood.	930	11.20	11040-253	9/14/1995	IE	B Franklin Bank		vacant	Yes	Fair	vacant	N
153		56	45	Town of Medfield	2 ICE HOUSE RD.	Select Board	Kingsbury Club, groundlease	930	12.86	11040-253	9/14/1995	IE	B Franklin Bank		Kingsbury Club	Yes	Good	Recreation	N
154		56	46	Town of Medfield	135 NO MEADOWS RD	Select Board	Medfield Transfer station	931	3.76	6956-481	2/19/1986	IE	US Dept HHS		Transfer Station	Yes	Poor	Transfer Station	N
155		57	021R	BOARD OF WATER AND SEWER	19 WIGHT ST	BOARD OF WATER AND SEWER	Board of W/S listed as Owner 2 (Mike Cronin gave Town for passive recreation?)	930	33.10	25850-343	6/19/2008	RT	Cronin	Article 97	protect water resources	Yes	Fair	vacant	N
156	91.	57	52	MEDFIELD TOWN HALL	North & Winter	Conservation Commission	Wetland	930	0.65	5957-728	12/1/1981	RS	Bailey	Ch. 40 Sec 8C	wetlands	Yes	Fair	wetlands	N
157	92.	57	53	MEDFIELD TOWN HALL	North & Winter	Conservation Commission	Wetland	930	2.00	5957-729	12/1/1981	RS	Woodard	Ch. 40 Sec 8C	wetlands	Yes	Fair	wetlands	N
158		57	68	COMMISSION	SCHOOL ST	COMMISSION	abuts 19 Wight St owned by the Town; Forested.	930	2.00	25850-343	6/19/2008	RT	Cronin	Article 97	open space	Yes	Fair	vacant	N
159		58	1	Town of Medfield	KENNEY RD	Select Board	Forested lot surrounded by development	930	0.54	6404-257	5/1/1984	RS	McNeil & Associates		open space	No	Poor	vacant	N
160	93.	59	3	Town of Medfield	42 HATTERS HILL RD	Conservation Commission	Forested, wet end of development	930	0.46	6438-220	2/27/1991	RS	Tax Title		wetlands	Yes	Fair	wetlands	N
161		59	4	Town of Medfield	46 HATTERS HILL RD	Select Board	Forested, wet end of development	930	0.46	10669-705	9/22/1994	RS	Morley		wetlands	Yes	Poor	Open Space	N
162		59	5	Town of Medfield	50 HATTERS HILL RD	Select Board	Forested, wet end of development	930	0.46	10669-705	9/22/1994	RS	Morley		wetlands	Yes	Poor	Open Space	N
163		59	6	Town of Medfield	54 HATTERS HILL RD	Select Board	Forested, wet end of development	930	0.46	10669-705	9/22/1994	RS	Morley		wetlands	Yes	Poor	Open Space	N
164		59	7	Town of Medfield	HATTERS HILL RD	Select Board	Forested, wet end of development	930	0.29	10669-000	1/2/1900	RS	Morley		wetlands	Yes	Poor	Open Space	N
165		59	9	Town of Medfield	49 HATTERS HILL RD	Select Board	Forested, wet end of development	930	0.46	10669-705	9/22/1994	RS	Morley		wetlands	Yes	Poor	Open Space	N
166		59	10	Town of Medfield	45 HATTERS HILL RD	Select Board	Forested, wet end of development	930	0.50	10669-705	9/22/1994	RS	Morley		wetlands	Yes	Poor	Open Space	N
167		59	118	Town of Medfield	QUARRY RD	Select Board	Forested, wet end of development	930	2.52	35343-496	8/8/2017	RS	Hoover Realty Trust	Not indexed	drainage	Yes	Poor	Open Space	N
168		63	4	Town of Medfield	HOSPITAL RD	Board of Selectmen	"Sliding Hill" Farmers mow, DPW does once a year if the farmers don't do / partial CR	930	39.77	32740-401	12/3/2014	A	Commonwealth of Massachusetts		open space	Yes	Fair	Open Space	N
169		63	9	Town of Medfield	44 HOSPITAL RD	Board of Selectmen - did Town Meeting transfer to Parks and Recreation?	McCarthy Park; Deed restriction on use for school, associated recreational and similar municipal purposes; McCarthy Park, 56 acres. Ball fields, Parks and Rec handles fields. DPW manages small strip abutting Hospital Road	930	48.28	5745-140	6/1/1980	RT	Commonwealth of Massachusetts		Recreation	Yes	Good	McCarthy Park	N
170		64	1	Town of Medfield	HARDING ST	Select Board	Hinkley South portions of which may have been sold already, 10 acres	930	5.48	15619-203	10/12/2001	RT	Hinkley		Senior Housing (Hinkley South)	No	Poor	Senior Housing	N

OSRP Number				Map	Parcel	Owner 1 - Town of Medfield Owner 2 - As Noted	Address	Care, Custody, and Control (from 2017 OSRP & Assessors database)	Comments / Maintenance Notes	Land Use Code	Size (Acres)	Legal Reference	Deed Date	Zoning	Grantor	Degree of Protection	Current Use	Public Access	Recreation Potential	Condition / Features	Grant
171		64	022A			Town of Medfield	112 HARDING ST	Select Board	Amnott Land	930	5.76	22738-16	8/4/2005	RT	Amnott		open space	Yes	Poor	open space	N
172	94.	64	37			Town of Medfield	83 BLACKSMITH DR	Conservation Commission	End of development, wet by stream	930	0.46	8620-185	4/20/1990	RT	Tax Title		protect water resources	Yes	Poor	wetlands	N
173		64	57			Town of Medfield	84 BLACKSMITH DR	Select Board	End of development, wet by stream	930	0.46	6854-100	11/1/1985	RT	Tax Title		open space	Yes	Poor	vacant	N
174		64	64			Town of Medfield	14 SURREY RUN		End of development, wet by stream	930	0.46	11307-393	4/12/1996	RT	Heald	Ch. 40, Sec 8C	open space	Yes	Poor	vacant	N
175	95.	64	65			Town of Medfield	18 SURREY RUN	Conservation Commission	End of development, wet by stream	930	0.46	8829-172	1/11/1991	RT	Tax Title		wetlands	Yes	poor	vernal pool	N
176	96.	64	66			Town of Medfield	85 COLONIAL RD	Conservation Commission	End of development, wet by stream	930	0.46	8620-184	4/24/1990	RT	Tax Title		wetlands	Yes	Poor	wetlands	N
									Entrance to Hospital Well (entrance to rail trail); Maintenance on invasive species to prevent spread	930	0.14	6854-104	11/1/1985	RT	Tax Title		open space	Yes	poor	open space	N
177		64	72			Town of Medfield	COLONIAL RD	Select Board		930	0.15	8620-183	4/24/1990	RT	Tax Title		wetlands	Yes	Poor	wetlands	N
178	97.	64	75			Town of Medfield	17 SURREY RUN	Conservation Commission	Near rail trail, wet	930	0.43	8620-183	4/24/1990	RT	Tax Title		wetlands	Yes	Poor	wetlands	N
179	98.	64	77			Town of Medfield	13 SURREY RUN	Conservation Commission	Near rail trail, wet	930	2.00	11307-393	4/12/1996	RT	Heald	Ch. 40, Sec 8C	wetlands	Yes	Poor	wetlands	N
180	99.	64	78			Town of Medfield	9 SURREY RUN	Conservation Commission	Near rail trail, wet	930	0.69	11307-393	4/12/1996	RT	Heald	Ch. 40, Sec 8C	wetlands	Yes	Poor	wetlands	N
181	100.	64	79			Town of Medfield	7 SURREY RUN	Conservation Commission	Near rail trail, wet	936	0.64	8867-503	3/7/1991	RT	Tax Title		wetlands	Yes	Poor	wetlands	N
182	101.	64	85			Town of Medfield	rear Harding St.	Conservation Commission	Near rail trail, wet	930	4.80	15619-203	10/12/2001	RT	Hinkley		wetlands	Yes	Poor	wetlands	N
183		64	111			Town of Medfield	HARDING ST	Select Board	Hinkley North	930	1.00	9729-700	3/18/1993	RT	Tax Title		open space	Yes	Poor	wetlands	N
184		65	6			Town of Medfield	North Street	Select Board	Near rail trail, wet	931	20.24	32563-417	9/19/2014	RT	Commonwealth of Massachusetts		protect water resources	Yes	Poor	open space	N
185		65	12			Town of Medfield	North Street	Select Board	Old pump house state hospital water, wet	932	0.10	627-011	12/24/1986	RT	Transfer		vacant	Yes	Poor	open space	N
186	102.	65	33			Conservation Commission	DEERFIELD DR	Conservation Commission	OSRD	930	1.20	755-130	12/18/1997	RT	Bartow		vacant	Yes	Poor	open space	N
187	103.	65	37			Town of Medfield	15 CEDAR LN	Conservation Commission	Wet, end of development	930	0.14	32374-130	7/7/2014	RT	Beard	Art 41 2014 ATM	old layout	Yes	Poor	vacant	N
188		66	11			Town of Medfield	PINE ST		Road layout	930	9.27	627-011	12/24/1986	RT	Transfer	OSRD	protect water resources	Yes	Good	trail	N
189	104.	66	65			Town of Medfield	DEERFIELD DR	Conservation Commission	Forested land	931	0.70	10987-002	8/2/1995	RT	Colwell	OSRD	protect water resources	Yes	Poor	open space	N
190		66	119			Town of Medfield	3 HAWTHORNE DR	Select Board	Water department booster station	930	19.54	10481-559	4/21/1994	RS	CHB Realty Corp	OSRD	protect water resources	Yes	Good	open space	N
191	105.	66	120			Town of Medfield	HAWTHORNE DR	Conservation Commission	Forested.	930	21.34	10481-559	4/21/1994	RT	CHB Realty Corp	OSRD	protect water resources	Yes	Good	trails	N
192	106.	67	10			Town of Medfield	WALDEN CT	Conservation Commission	Forested.	930	13.08	11669-188	1/17/1997	RT	Hoover Realty Trust		open space	Yes	Poor	open space	N
193		67	22			Town of Medfield	FLINT LOCKE LN	Select Board	Forested.								Core Campus / Redevelopment site	Yes	Poor	open space	N
194		71	1			Town of Medfield	HOSPITAL RD	Select Board	State Hospital Core Campus, LDA with Trinity / Town hires private landscaper	931	87.30	32740-407	12/3/2014	MSHD	Commonwealth of Massachusetts	Art 1 STM 2014		Yes	Poor	Redevelopment site	N
195		71	17			Town of Medfield	HOSPITAL RD	Select Board	Board of Water and Sewerage; area mowed by farmer	930	6.44	32740-401	12/3/2014	MSHD	Commonwealth of Massachusetts	Legislation	Water Tower	Yes	Poor	water resources	N
196		71	20			Town of Medfield	HOSPITAL RD	Commonwealth of Massachusetts	Laundry Parcel - retained by DCAMM until remediated								Remediation site	Yes	Poor	Remediation Site	N
197		72	75			Town of Medfield	PHEASANT RD	Select Board	Near road,	930	0.11	6854-102	11/1/1985	RT	Tax Title		open space	Yes	Poor	vacant	N
198	107.	73	9			Town of Medfield	34 COLONIAL RD	Conservation Commission	Rail trail, wet	936	0.47	8829-173	1/11/1991	RT	Tax Title		protect water resources	Yes	Poor	wetlands	N
199	108.	82	3			Conservation Commission	North Street	Conservation Commission	Forested, Dover line	930	2.07	5007-577	12/1/1973	RT	Taylor	Ch. 40, Sec 8C	wetlands	Yes	Fair	open space	N
200	109.	82	10			Town of Medfield	North Street	Select Board	Forested, Dover line	930	2.59	625-136	6/6/1986	RT	Transfer		open space (contains dam)	Yes	Good	wetlands	N
201	110.	82	11			Town of Medfield	North Street	Select Board	Forested, Dover line	930	2.13	5693-314	12/1/1979	RT	Taylor	Ch. 40, Sec 8C	riverfront	Yes	poor	wetlands	N
202	111.	82	12			Town of Medfield	North Street	Select Board	Field, Dover line; DPW mows	930	2.14	5693-314	12/1/1979	RT	Taylor	Ch. 40, Sec 8C	riverfront	Yes	poor	wetlands	N
203	112.	82	13			Town of Medfield	North Street	Select Board	Forested, Dover line	930	0.11	5693-314	12/1/1979	RT	Taylor	Ch. 40, Sec 8C	riverfront	Yes	poor	wetlands	N

MEDFIELD CONSERVATION COMMISSION										
CONSERVATION RESTRICTIONS										
Location	Map	Parcel	Acres	Grantor	Degree of Protection	Current Use	Public Access	Recreation Potential	Condition / Features	
62 Bridge Street	41	17	8200 sf	Michael Curatola	Ch. 40	conservation	no	Poor	Flood	
Bridlefield Lane	5	56,63,-65	15.4	Bridlefield HOA	Ch. 40	conservation	yes	Good	Scenic/trails	
32 Erik Road	59	106/107	2.73	Canton Terrace /Musto	Ch. 40	conservation	no	Poor	Wooded	
50- 60 Harding	13	22	4.56	Michael Larkin	Ch. 40	conservation	no	Poor	Water supply	
off Homestead Drive	29	40	4.53	R & P Rowan Trust	Ch. 40	conservation	no	Poor	Open Space	
589 - 560 Main	43	127	3.25	Michael / Teresa Taylor	Ch. 40	conservation	yes	Poor	Wetlands	
North Street	57	21 / 22	6.89	Michael J. Cronin	Ch. 40	conservation	yes	Good	Open Space	
North Street / Dover line	81	31	4.09	Randolph / Marian /Catlin	Ch. 40	conservation	yes	Good	Recreation / Open Space	
120 Pine	74	5	3.92	Chris / Martha Smick	Ch. 40	conservation	yes	Good	Trails / Scenic	
22 School	82	12	2.14	Michael / Barbara Cronin	Ch. 40	conservation	yes	Good	Open Space	
Tubwreck Road	61	1,2	10.84	P.Borelli	Ch. 40	conservation	no	Poor	Access for abutters	
19 Wight	57	21	7	Michael / Barbara Cronin	Ch. 40	conservation	yes	Good	Open Space	

THE TRUSTEES OF RESERVATIONS										
CONSERVATION RESTRICTIONS										
Location	Map	Parcel	Acres	Grantor	Degree of Protection	Current Use	Public Access	Recreation Potential	Condition / Features	
353 & 363 Main	43	22,67	11.98	Stephen & Lynn Brown	Ch. 40	conservation	no	Poor	Wetlands	
337 North / Pine	74	3	54	Robert / Barbara McLeod	Ch. 40	conservation	no	Poor	Open Space	
Orchard	7	11	100.7	Trustees of Reservations	Ch. 40	conservation	yes	Good	Open Space /	

OTHER CONSERVATION RESTRICTIONS										
Location	Map	Parcel	Acres	Grantor	Degree of Protection	Current Use	Public Access	Recreation Potential	Condition / Features	
Lot nine Sturbridge Road	67	20	8600 sf	Hoover Realty Trust	Ch. 40	conservation	yes	Good	Easement	

UNITED STATES ARMY CORPS OF ENGINEERS							
04-013	INDIAN HILL RD	22-015	CLARK RD	35-007	MAIN ST	55-011	NO MEADOWS RD
04-018	351-R SOUTH ST	22-016	CLARK RD	36-120	CAUSEWAY ST	55-013	NO MEADOWS RD
04-066	12-R STAGECOACH RD	22-017	NOON HILL RD	41-096	BRIDGE ST	55-014	NO MEADOWS RD
04-067	INDIAN HILL RD	22-018	SOUTH ST	41-122	BRIDGE ST	55-015	NO MEADOWS RD
05-044	ALLEN LN	22-019	SOUTH ST	47-001	NO MEADOWS RD	55-016	NO MEADOWS RD
05-045	LAKEWOOD DR	22-020	SOUTH ST	47-002	NO MEADOWS RD	55-017	NO MEADOWS RD
10-035	7-R PILGRIM LN	26-001	DWIGHT ST	47-003	NO MEADOWS RD	55-018	NO MEADOWS RD
10-064	PILGRIM LN	26-002	DWIGHT ST	47-006	NO MEADOWS RD	55-019	NO MEADOWS RD
13-001	ORCHARD ST	26-012	CAUSEWAY ST	47-007	NO MEADOWS RD	55-020	NO MEADOWS RD
16-043	NOON HILL RD	27-003	CAUSEWAY ST	54-001	NO MEADOWS RD	55-021	NO MEADOWS RD
16-050	NOON HILL RD	27-004	CAUSEWAY ST	54-002	NO MEADOWS RD	55-022	NO MEADOWS RD
21-003	NOON HILL RD	28-003	CAUSEWAY ST	54-003	NO MEADOWS RD	55-027	NO MEADOWS RD
21-004	NOON HILL RD	28-071	JUNIPER LN	54-004	NO MEADOWS RD	62-001	NO MEADOWS RD
21-006	NOON HILL RD	28-072	JUNIPER LN	55-001	NO MEADOWS RD	62-002	NO MEADOWS RD
21-007	NOON HILL RD	31-002	CAUSEWAY ST	55-002	NO MEADOWS RD	62-003	NO MEADOWS RD
21-008	NOON HILL RD	31-003	CAUSEWAY ST	55-004	NO MEADOWS RD	62-004	NO MEADOWS RD
21-010	NOON HILL RD	31-009	CAUSEWAY ST	55-005	NO MEADOWS RD	62-005	NO MEADOWS RD
22-002	NOON HILL RD	31-010	CAUSEWAY ST	55-008	NO MEADOWS RD	63-001	NO MEADOWS RD
22-004	NOON HILL RD	35-004	BRIDGE ST	55-009	NO MEADOWS RD	63-002	NO MEADOWS RD
22-005	NOON HILL RD	35-006	8-R BRIDGE ST	55-010	NO MEADOWS RD		

TRUSTEES OF RESERVATIONS			
60-011	62.8	23 HARTFORD ST	Fork Factory farm fields
76-001	445.98	38 HARTFORD ST	Rocky Woods
55-007	4.5	NO MEADOWS RD	floodplain, west of Rt 27
28-002	12.25	CLARK RD	Noon Hill area
08-023	3.1	ONONDAGA LN	Noon Hill area
27-006	191.41	CAUSEWAY ST	Noon Hill area
07-011	10.7	ORCHARD ST	Noon Hill area
75-004	2.8	PINE ST	Rocky Woods
26-006	10.03	CAUSEWAY ST	Shattuck / West of Dwight's Causeway
19-001	5.65	CAUSEWAY ST	Noon Hill area
14-014	186.89	CAUSEWAY ST	Noon Hill area
14-015	1.1	CAUSEWAY ST	long thin parcel abutting 196 Causeway St & Big town noon hill parcel
77-001	10.5	HARTFORD ST	Rocky Woods
09-002	56.8	INDIAN HILL RD	Noon Hill area
77-004	56.59	MAIN ST	Fork Factory
20-001	182.58	CAUSEWAY ST	Shattuck Reservation
77-002	31.7	HARTFORD ST	Rocky Woods
68-005	19	HARTFORD ST	Fork Factory
09-006	19.6	NOON HILL RD	Noon Hill area
20-003	35.08	CAUSEWAY ST	Noon Hill area
61-007	6.1	MAIN ST	Fork Factory, trail near 109
63-003	0.84	NO MEADOWS RD	abutting Rt 27 (west side)
62-006	5	NO MEADOWS RD	floodplain west of 27
09-007	0.28	NAUSET ST	Noon Hill area
15-002	3.9	NOON HILL RD	Noon Hill area

Lands with Little Protection			
65-001	250 NORTH ST	Norfolk Hunt Club	main Hunt Club field off North Street
73-013	North Street	Norfolk Hunt Club	area bisected by old North Street ROW / paper road
74-001	150 Pine Street	Norfolk Hunt Club	Off Pine Street
82-006	North Street	Norfolk Hunt Club	Off North Street at Dover Line
53-011	25 Trailside Road	Westwood Gun Club	Trailside Road
21-002	75 Noon Hill Road	Medfield Sportsman's Club	Main Club
21-001	75 Noon Hill Road	Medfield Sportsman's Club	Area bisected by Noon Hill Road
27-001	Causeway Street	Medfield Sportsman's Club	Off Causeway Street

Commonwealth of Massachusetts				
Parcel ID	Address	ACRES	Owner	
71-019	HOSPITAL RD	38.66	COMM OF MASSACHUSETTS	PARCEL A 2 (west side of campus)
70-002	NO MEADOWS RD	21.99	COMM OF MASSACHUSETTS	Gun Range
32-050	CURVE ST	0.08	COMM OF MASSACHUSETTS	Curve St overpass over RR Tracks
71-018	HOSPITAL RD	36.79	COMM OF MASSACHUSETTS	PARCEL A 1 (east side of campus)
70-008	HOSPITAL RD	5	COMM OF MASSACHUSETTS	Outcrop between Rt 27 / Hospital Rd / Railline
70-006	HOSPITAL RD	2.8	COMM OF MASSACHUSETTS	donut hole shaped land North or East of Rt 27 abutting River
64-076	SURREY RUN	1.57	COMM OF MASSACHUSETTS	abutting railline / rail trail
DMH / DCR / DOT				
Parcel ID	Address		Owner	
63-008	40 HOSPITAL RD	2.49	DEPT OF MENTAL HEALTH	Group home on Hospital Road
55-006	NO MEADOWS RD	1.3	DEPT. OF CONS & RECREATION	floodplain, west of Rt 27
70-007	NO MEADOWS RD	76	DEPT. OF CONS & RECREATION	Charles River Reservation
55-024	NO MEADOWS RD	0.34	DEPT. OF CONS & RECREATION	sliver of land parallel to Rt 27, west side
63-005	NO MEADOWS RD	11.85	DEPT. OF CONS & RECREATION	wooded/wetland south of gun range, west of Rt 27
55-003	NO MEADOWS RD	6.4	DEPT. OF CONS & RECREATION	floodplain, west of Rt 27
63-006	NO MEADOWS RD	6.38	DEPT. OF CONS & RECREATION	wooded/wetland south of gun range, west of Rt 27
55-012	NO MEADOWS RD	2.25	Dept. of Conserv. and Recreation	wooded, east of 27, between 27 & Railline
70-005	HOSPITAL RD	11.64	DEPT. OF CONS & RECREATION	Between overlook & Railline
63-007	NO MEADOWS RD	14.63	DEPT. OF CONS & RECREATION	wooded, south of outcrop parcel, east of 27, between 27 & Railline
56-054	WEST ST	n/a	MASSACHUSETTS DEPT OF TRANSPOR	Railline
70-001	HOSPITAL RD	64.69	DEPT. OF CONS & RECREATION	Land around 70-006 (donut hole), North or East of Rt 27 abutting River

Inventory of Existing Indoor Recreation Facilities				
Facility Name	Parcel ID	Manager	Facilities	Activities
Memorial Elementary School	49-032	School Department	A combined gym-anditorium. With seating capacity around 250, basketball backboard, and piano. Cafeteria suitable for meeting and arts and crafts	Theater. indoor sports, meetings, arts and crafts
Dale Street School	49-032	School Department	Combined gym-auditorium with seating capacity around 350, two basketball backboards and stage. Cafeteria suitable for meetings and arts and crafts	Indoor sports including volleyball, gymnastics, basketball, movies, band and drill. Meetings, arts and crafts.
Hannah Adams Pfaff Community Center	49-086	Park and Recreation	Kitchen, meeting and activity rooms. Parking area, sand box, activity space, and picnic tables outside. Former High School converted to recreation use	Meetings, youth and senior citizen activities, dances, Park and Recreation Commission offices
Ralph Wheelock School	33-092	School Department	Cafeteria, auditorium with stage and seating capacity around 300. Two gyms with basketball courts.	Meetings, theater, arts and crafts, and indoor sports (basketball, volleyball, gymnastics)
Thomas A_ Blake Middle School	38-001	School Department	Cafeteria-auditorium with stage and seating capacity around 300. Gym with two sections (each with bleachers, basketball courts., and locker rooms). Total seating eapacity around 600.	Meetings, theater, movies, etc., Indoor sports such as badminton, volleyball. basketball, gymnastics, etc. and dances.
Amos C. Kingsbury High School	38-001	School Department	Gym with two sections (each with basketball courts, bleachers, and locker rooms. Audience capacity is 500, capacity for socials is 800. Auditorium with stage has capacity of 350, cafeteria has capacity around 225.	All types of indoor sports including Volleyball, basketball, badminton, and gymnastics. Large meetings, theater, movies, shows, etc. Meetings, arts and crafts. etc. weight room.
The Center at Medfield	56-043	Council on Aging	Large meeting room with ability to create two smaller rooms. Three smaller meeting and activity rooms.	Indoor activities such as fitness classes, games, movies, lectures, arts and crafts.

Inventory of Existing Outdoor Recreation Facilities					
Facility Name	Acreage	Parcel ID	Manager	Facilities	Activities
Hinkley Pond	19.2	50-114	PR	Swim Pond, 2 docks, play equipment, bathhouse, picnic tables, nature trails, bleachers, grills, shufflebord, unpaved parking area, volleyball court, playground	Swimming, children's play area, volleyball, picnicking; Vine Brook and associated trails traverse site
Baxter Park	1	36-122	PR	Grassy area, memorial monument, flag pole, announcement board	Passive recreation, tree lighting ceremony, Memorial Day ceremonies
Metacomet Park	8.7	37-054	PR	Fenced Little League field, with bleachers. concessions building with restrooms, lights, batting cages, multi-purpose field, lacrosse backstop, tot lot, picnic tables, parking area, four (4) lighted tennis courts	Little League baseball, soccer, field hockey, lacrosse, tennis, children's play area; Trail to Kingsbury Pond is planned
McCarthy Park/Fifty Six Acres	56.36	63-009	PR	Two softball fields, 2 regulation Little League fields, 2 smaller "Farm League" fields, 3 multi-purpose fields (soccer, lacrosse)	Softball, baseball, lacrosse, field hockey
Ralph Wheelock Fields	102.92	33-092	SD	Two softball fields, one multi-purpose field (soccer, field hockey), 5-6 soccer fields,, 3 basketball backboards on paved surface, play equipment, parking area	Softball, baseball, soccer football, basketball and children's play area
Dale Street Fields	20.9	49-032	SD	Play equipment, paved area with two basketball backboards, 3 playgrounds, multi-purpose field with one large baseball diamond and dugouts (Babe Ruth/JV), parking lot	Baseball, softball, flag football, children's play area; Town managed tennis court is across Dale Street Memorial School fields included
Medfield Jr/Sr High School	73.29	38-001	SD	One multi-purpose artificial turf field (football, soccer, field hockey), 1 baseball field, 1 field hockey field, 2 practice football fields, 1 softball field, 1 track, 2 paved tennis/basketball courts, 2 basketball courts. parking area	Football, baseball, field hockey, softball, track, basketball, tennis; South Plain Brook runs through site.
Baker's Pond / Meethouse Park	1	43-001	PR	Benches, green spaces, pond	Skating, fishing, site of annual Medfield Day
Memorial Park		43-132	PR	Gazebo, lawn	Concerts, weddings, sitting; ** Being Renamed**

Medfield Scenic Resources	
Scenic Resource	Characteristics
North Street	Entrance into Town from Dover, old walls, fields, historic house
Pine Street	Old walls, open land, woodlands, town designated scenic way (Developed in 1993)
Rocky Woods Reservation	Rocky, hilly woodlands, trails and ponds, maintained as a reservation by the Trustees of Reservations.
Hartford Street	Wooded wetlands and farmed field under control of The Trustees of Reservations to south of street, and Rocky Woods Reservation is to the north of the street
East Main Street (Route 109)	Fork Factory Brook Reservation and corridor, with brook and distinctive woodland (also of historic importance)
Route 109 at Walpole Line	Open rolling fields and distinctive old stonewalls. Important as primary entrance to Town, establishing country "character" which has always been a distinguishing feature of the Town. (Lost to Development)
North Street	Open rolling meadows, fences, walls, and wooded areas. Under long time use by Norfolk Hunt Club
Hospital Road	Farm buildings and open fields sloping to Charles River (At Risk)
Main Street at Peak House	"Streetscape" view down Main Street to Town Center, (large street trees lost), distinctive old houses and historic downtown buildings such as Baptist Church. Of prime significance in defining town character.
Main Street/North Meadows Road	Vine Lake Cemetery, a historic and beautiful site with rolling hills sloping to a small lake, handsome specimen trees, and direct visual access from two primary Town streets.
Eastmount Road	Mt. Nebo (site of water tower), distant views over town and beyond from wooded hilltop, and views to City of Boston skyline.
Foundry Street	Jewell's Pond, old stone walls and fields, the historic grist mill and mill race, and the old homestead and outbuildings in a carefully preserved setting. (Scenic Road)
Elm Street	Open fields between Wheelock School and town wells, sloping down to Mine Brook
Spring Street	Kingsbury Homestead and pond, of extreme local significance for the scenic beauty of the pond, the old mill race, and the historic house and outbuildings in their carefully preserved setting (Now and Historic District)
High Street (Route 27)	Danielson Pond and old homestead in setting of open fields, stonewalls, farm and outbuildings, all visible from primary town road. Open fields, stonewalls, farm and outbuildings are now gone.
Plain Street	Open fields, old walls, and an old homestead on narrow country road with important scenic value.
South Street (extension)	1998.
Noon Hill	Significant landmark feature of Medfield, rising between Stop River and Charles River, with unspoiled woodlands and a pond with historic earthen dam.

Medfield Historic Resources				
Historic Resource		Address	Significance	
Churches				
1	First Parish Unitarian Church	North Street	1789	Local History
2	United Church of Christ	Main Street	1877	Local History
3	Baptist Church	Main Street	1838	Local History
4	St Edward's Church	Spring Street		Local History (Destroyed by fire; nothing remains)
Public Buildings				
5	Town House	Main Street	1874	Architecture, Local History
6	Medfield Public Library	Main Street	1917	Architecture, Local and National History
National Register Properties: Historic Landmarks				
7	Peak House	347 Main Street	1680	Architecture, Local and National History, Part of Cluster with #8-#11
8	'Eliakim Morse House"	339 Main Street	1750	Architecture, Local History
9	"Clark Tavern"	355 Main Street	1740	Lorraine Laverty, Local History
10	344 Main Street	Main Street	1873	Architecture, Local History
11	10 Pound Street	Pound Street	1744	Architecture, Local History
12	Medfield State Hospital Property	Hospital Road	1892	Local and National History
Noted Personages				
13	Hannah Adams House	Elm Street		Local and National History
14	George Inness House	406 Main Street		Architecture, Local and National History
15	George Innes Studio	406R Main Street		National History of Art
16	Lowell Mason House	25 Adams Street relocated to Green Street		Architecture, Local and National History
Early New England Farm Homesteads with Outbuildings				
16	Kingsbury Homestead	145 Spring Street		Architecture, Local and National History
17	Kingsbury Pond Grist Mill	Spring Street		Dates back to 17th Century
18	86 Philip Street	Philip Street		17th Century Beginnings
19	Scribner Farm	112 Harding Street		
Historic Clusters Located at Approaches to Town Center				
20	260 North Street	North Street		17th Century, Architecture, Local History
21	243 North Street	North Street		Architecture, Local History
22	230 North Street	North Street		
23	Tannery Farm	653 Main Street	1798	
23a	661 Main Street	Main Street		Architecture, Local History
24	Vine Brook Cemetery	Main/Bridge/Dale Streets		Early 18th Century, Architecture, Local History
24a	679 Main Street	Main Street		Late 17th Century
25	671 Main Street	Main Street		Late 18th Century
26	669 Main Street			18th Century
Historic Resource				
27	3 Causeway Street			
28	Entrance to Town of Medfield beginning at Charles River (The Willows)			Entrance to Town

LOCAL INITIATIVE PROGRAM APPLICATION FOR LOCAL ACTION UNITS

Introduction

The Local Initiative Program (LIP) is a state housing initiative administered by the Department of Housing and Community Development (DHCD) to encourage communities to produce affordable housing for low- and moderate-income households.

The program provides technical and other non-financial assistance to cities or towns seeking to increase the supply of housing for households at or below 80% of the area median income. LIP-approved units are entered into the subsidized housing inventory (SHI) pursuant to Chapter 40B.

Local Action Units (LAUs) are created through local municipal action *other than comprehensive permits*; for example, through special permits, inclusionary zoning, conveyance of public land, utilization of Community Preservation Act (CPA) funds, etc.

DHCD shall certify units submitted as LAUs if they met the requirements of 760 CMR 56.00 and the LIP Guidelines, which are part of the Comprehensive Permit Guidelines and can be found on the **DHCD website** at www.mass.gov/dhcd.

To apply, a community must submit a complete, signed copy of this application to:

**Department of Housing and Community Development
100 Cambridge Street, Suite 300
Boston, Massachusetts 02114
Attention: Rieko Hayashi, Program Coordinator**

**Telephone: 617-573-1426
Email: rieko.hayashi@state.ma.us**

Community Support Narrative, Project Description and Documentation

Please provide a description of the project, including a summary of the project's history and the ways in which the community fulfilled the local action requirement.

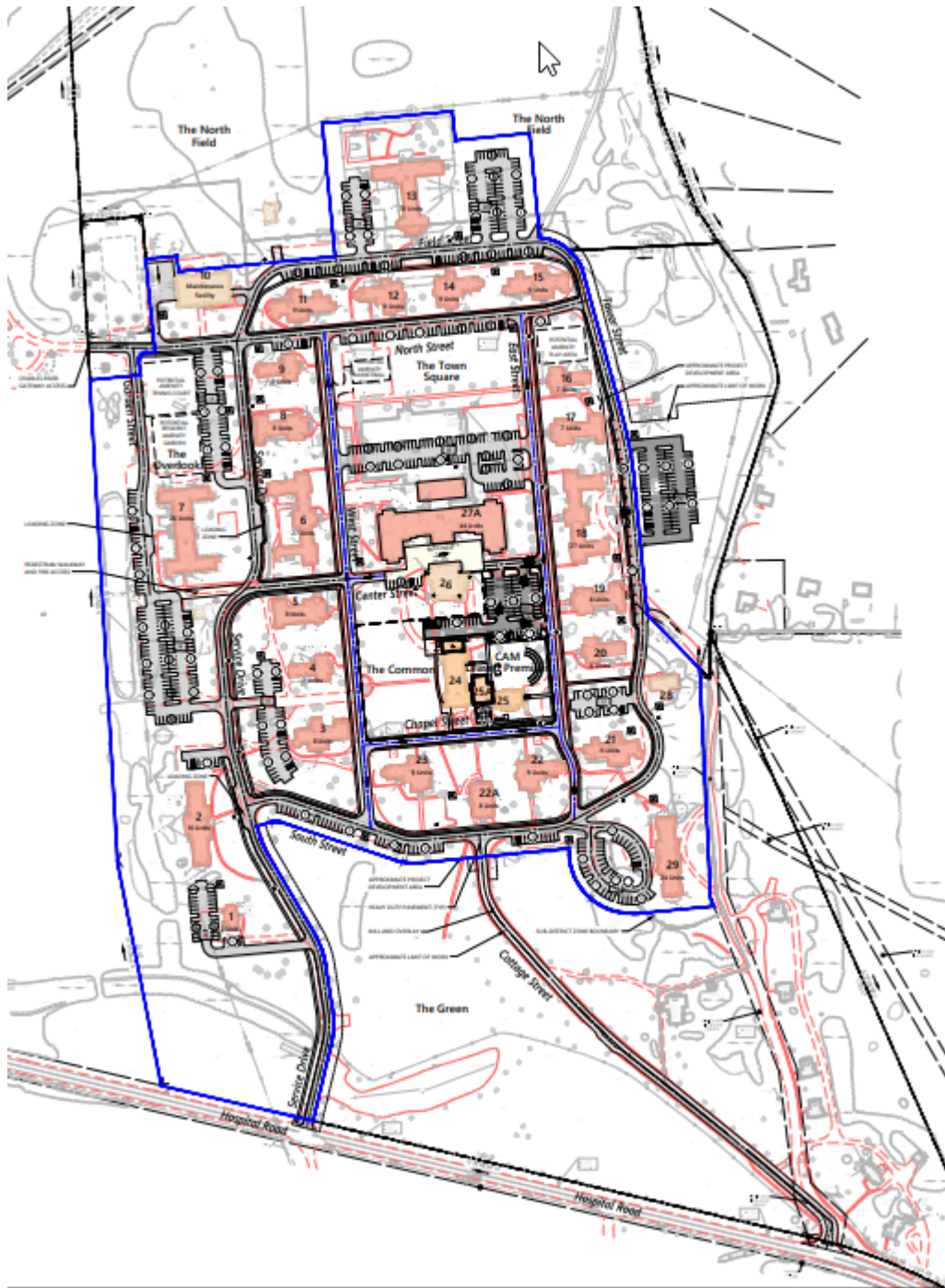
On June 21, 2022, approximately 700 residents voted nearly unanimously at an open Special Town Meeting to authorize the disposition of approximately 45 acres of the former Medfield State Hospital campus for the historic preservation and adaptive reuse of the existing buildings (approximately 350,000 sf) into 334 residential units. The proposal includes 25% of the units to be affordable at 80% AMI in a mix of studio, one-bedroom, two-bedroom, and three-bedroom rental apartments. The fully executed Land Disposition Agreement is available [HERE](#).

On April 10, 2023, The Medfield Planning Board voted to approve with conditions the application for an Inclusionary Zoning Special Permit and Site Plan entitled: "Medfield State Hospital Site Drawings," prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023 after carefully considering the Property itself, the qualities of the location and the proposed use of the Property's land, access, and egress, and other aspects of the Project as proposed, including those meeting the overarching objectives.

The Planning Board's Decision # SP & SPA 23-01 is available [HERE](#) with Floorplans [HERE](#)
Ancillary Documents:

- [2014 Land Disposition Agreement \(Commonwealth of MA & Medfield\)](#)
- [Medfield State Hospital District Zoning Bylaw](#)
- [Inclusionary Housing Zoning Bylaw](#)





SITE PLAN

SITE OPEN SPACES



EXISTING BUILDINGS



CLUBHOUSE



PROPOSED PERSPECTIVE

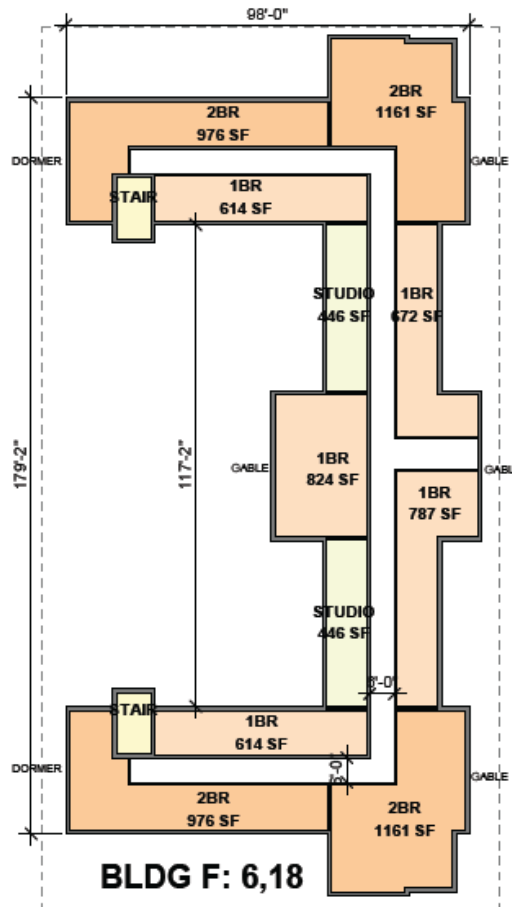
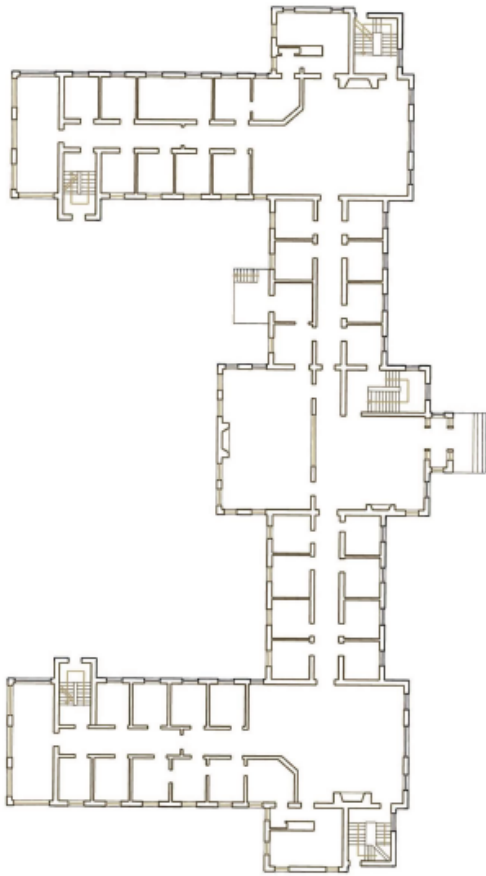


PROPOSED PERSPECTIVE



PROPOSED PERSPECTIVE





Signatures of Support for the Local Action Units Application

Chief Executive Officer:

defined as the mayor in a city and the board of selectmen in a town, unless some other municipal officer is designated to be the chief executive officer under the provisions of a local charter

Signature: _____

Print Name: Osler L. Peterson, Chair

Date: _____

Chair, Affordable Housing Trust: (as applicable)

Signature: _____

Print Name: Michael T. Marcucci, Chair

Date: _____

Municipal Contact Information

Chief Executive Officer

Name Osler Peterson, Chair, Board of Selectmen
Address 459 Main Street, Medfield, MA 02052
Phone (508) 906 - 3011
Email Osler.Peterson@OslerPeterson.com

Town Administrator/Manager

Name Kristine Trierweiler, Town Administrator
Address 459 Main Street, Medfield, MA 02052
Phone (508) 906 – 3011
Email ktrierweiler@medfield.net

City/Town Planner (if any)

Name Sarah Raposa, PT Town Planner
Address 459 Main Street, Medfield, MA 02052
Phone (508) 906 – 3027
Email sraposa@medfield.net

City/Town Counsel

Name Mark G. CereI
Address 5 North Meadows Road, Medfield, MA 02052
Phone (508) 359-5536
Email mcerel@franklinma.gov

Chairman, Local Housing Partnership (if any)

Name Michael Marcucci, Chair AHT
Address 459 Main Street, Medfield, MA 02052
Phone (508) 906 – 3027
Email michaelmarcucci@medfield.net

Community Contact Person for this project

Name Brittney Franklin
Address 459 Main Street, Medfield, MA 02052
Phone (508) 906 – 3010
Email bfranklin@medfield.net

The Project

Developer Trinity Financial
Name Abby Goldenfarb, VP Development, Trinity Financial
Address 75 Federal Street, 4th Floor, Boston, MA 02110
Phone (617) 720-8400
Email AGoldenfarb@trinityfinancial.com

Is your municipality utilizing any HOME or CDBG funding for this project?

☐ Yes ☒ No

Local tax rate per thousand \$15.43 for Fiscal Year 23

Site Characteristics

<u>Project Style</u>	<u>Total # of Units</u>	<u># of Units Proposed for LAU Certification</u>
Detached single-family house	_____	_____
Rowhouse/townhouse	_____	_____
Duplex	_____	_____
Multifamily house (3+ family)	_____	_____
Multifamily rental building	<u>334</u>	<u>334</u>
Other (specify)	_____	_____

Unit Composition -

Trinity's proposal includes 45 studios, 155 1-bedroom units, 100 2-bedroom units, and 34 3-bedroom units. Due to the existing nature of the historic buildings on site, unit sizes vary. The two smallest studio units are approximately 330 Square Feet. The largest three bedroom units are approximately 1,900 Square Feet. The remainder of the units are proposed to be studio, one-bedroom, two-bedroom, and three-bedroom units within that range of sizes. While there are not specifically reserved housing options for seniors, the development team envisions a mixed-income, intergenerational community with housing options for all types of residents and families. In addition, Trinity's proposed artist preference for 10% of its affordable housing units complements CAM's efforts to develop a Cultural Arts Center on the former MSH grounds by providing the opportunity to cultivate a true artist community.

Type of Unit:	# of Units	# of BRs	# of Baths	Gross Square Feet	Livable Square Feet	Proposed Sales Prices/Rents	Proposed Condo Fee
<u>Rental</u>							
Affordable:	11	studio	1	varies*		\$1,964	
	39	1BR	1			\$2,104	
	26	2 BR	1-2			\$2,524	
	9	3 BR	2			\$2,917	
Market:	34	studio	1	varies*		\$2,150	
	116	1BR	1			\$2,650	
	74	2 BR	1-2			\$3,350	
	25	3 BR	2			\$4,000	

*Floorplans [HERE](#)

Please attach the following documents to your application:

1. Documentation of municipal action (e.g., copy of special permit, CPA funds, land donation, etc.)

- [Attachment 1 - Certified STM vote \(June 21, 2022\)](#)
- [Attachment 2 - Inclusionary Zoning SP from the PB \(April 10, 2023\)](#)

2. Long-Term Use Restrictions (request documents before submission):

For ownership projects, this is the Regulatory Agreement for Ownership Developments, redlined to reflect any proposed changes and/or the model deed rider.

For rental projects, this is the Regulatory Agreement for Rental Developments, redlined to reflect any proposed changes.

- [Attachment 3 - Developer's Exhibit E \(General\)](#)
- [Attachment 4 - Developer's Exhibit E \(Artist Housing\)](#)

For HOME-funded projects, this is the HOME covenant/deed restriction. When attaching a HOME deed restriction to a unit, the universal deed rider cannot be used.

3. Documents of Project Sponsor's (developer's) legal existence and authority to sign the Regulatory Agreement:

- [Attachment 5 A, B, C - Developer's Exhibits F2, F3, F4](#)
- appropriate certificates of Organization/Registration and Good Standing from the Secretary of State's Office
- mortgagee consents to the Regulatory Agreement
- trustee certificates or authorization for signer(s) to execute all documents

4. For Condominium Projects Only: The Condominium Master deed with schedule of undivided interest in the common areas in percentages set forth in the condominium master deed

- [NA](#)

5. For Rental Projects Only: A copy of the Local Housing Authority's current Utility Allowances

- [Attachment 6 - \(Walpole\)](#)

6. Massachusetts Environmental Policy Act (MEPA) environmental notification form (ENF) – for new construction only (request form before submission)

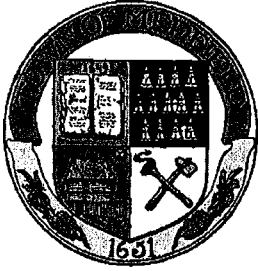
- [Attachment 7 - 2010 DCAMM Certificate for Clean-up and Redevelopment \(Trinity is in the process of submitting a formal Notice of Project Change\)](#)

7. Affirmative Fair Marketing and Lottery Plan, including:

- [Attachment 8 - Developer's Exhibit C](#)
- ads and flyers with HUD Equal Housing Opportunity logo
- informational materials for lottery applicants
- eligibility requirements
- lottery application and financial forms
- lottery and resident selection procedures
- request for local preference and demonstration of need for the preference
- measures to ensure affirmative fair marketing, including outreach methods and venue list
- name of Lottery Agent with contact information

See Section III of the Comprehensive Permit Guidelines at www.mass.gov/dhcd and search for **LIP 40B Guidelines** for more information.

PLEASE CONTACT RIEKO HAYASHI OF OUR OFFICE AT 617-573-1426 IF YOU HAVE ANY QUESTIONS.



TOWN OF MEDFIELD
Office of
Marion Bonoldi, Town Clerk
459 Main Street
Medfield, Massachusetts 02052

(508) 906-3024
mbonoldi@medfield.net
town.medfield.net

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

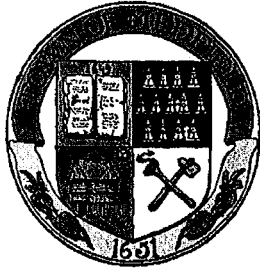
Norfolk, ss.

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)



TOWN OF MEDFIELD
Office of
Marion Bonoldi, Town Clerk
459 Main Street
Medfield, Massachusetts 02052

(508) 906-3024
mbonoldi@medfield.net
town.medfield.net

VOTED: a. Move that the Board of Selectmen is authorized to convey to Trinity Acquisitions LLC, or its designee, portions of the property known as the “Medfield State Hospital” approximately as shown on a plan entitled “Exhibit A, Project Area” and dated June 15, 2022, but specifically excluding the CAM Lease Area as shown on said plan and in addition to grant any permanent easements as further shown on a plan entitled “Exhibit B, Easement Areas” and dated June 15, 2022, and temporary easements as may be required, all in accordance with that certain Land Disposition Agreement dated June 21, 2022, and 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, and

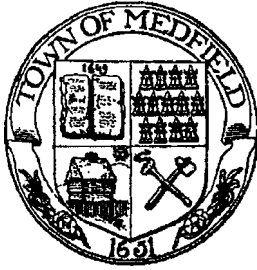
b. further that in accordance with section 110-12 of the General Bylaws of the Town of Medfield, the Town approves a sewer extension to provide sewer service to the project contemplated under the Agreement and which service will be in excess of 500 feet.

(TWO THIRDS VOTE REQUIRED BY THE SPECIAL TOWN MEETING)

PASSES BY 2/3 – VOTE PASSES - 06/21/2022

A TRUE COPY ATTEST:

TOWN CLERK OF MEDFIELD, MA



TOWN OF MEDFIELD

Office of the

PLANNING BOARD

TOWN HOUSE, 459 MAIN STREET
MEDFIELD, MASSACHUSETTS 02052

Notice of Decision

Applicant: Trinity Acquisitions LLC

Decision Date: April 10, 2023

Date of Filing Decision: April 18, 2023

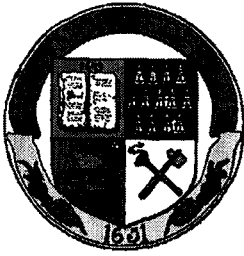
At a duly posted public meeting held on April 10, 2023 the Town of Medfield Planning Board, acting in the above referenced matter, voted to approve with conditions the application Inclusionary Zoning Special Permit and Site Plan entitled: "Medfield State Hospital Site Drawings," prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023 after carefully considering the Property itself, the qualities of the location and the proposed use of the Property's land, access, and egress, and other aspects of the Project as proposed, including those meeting the objectives discussed during the public hearing process with two waivers (parking space size and head-in parking).

The Applicant is the designated developer under a Land Disposition Agreement with the Town of Medfield, dated June 21, 2022. Specifically, the Applicant seeks plan approval for the certified historic rehabilitation of 27 existing buildings on the former Medfield State Hospital Property located at Hospital Road, Medfield, Massachusetts (Parcel ID #71-001 & #71-017), resulting in the creation of 334 mixed-income apartment homes (25% affordable), with related open space, amenities and pedestrian and traffic circulation and parking all as more fully shown on the approved plans

APPEALS FROM THIS DECISION, IF ANY, SHOULD BE MADE PURSUANT TO GENERAL LAWS, CHAPTER 40 A, §17, AND SHALL ALSO BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

Copies of the decision may be obtained online, at the Planning Board office or via email.

Sarah Raposa
Town Planner
(508) 906-3027
sraposa@medfield.net



TOWN OF MEDFIELD

Office of the

PLANNING BOARD

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

(508) 906-3027
(508) 359-6182 Fax

INSTRUCTIONS FOLLOWING THE RECEIPT OF A DECISION:

- Your decision was filed with the Town Clerk on: Tuesday, April, 18, 2023
- Your 20-day appeal period ends: Monday, May 8, 2023
- On Tuesday, May 9, 2023 or thereafter, you should contact the Town Clerk's Office for the certified decision as well as a letter from the Town Clerk indicating that no appeals have been taken regarding the Board's decision.
- Take the decision to the Registry of Deeds in Dedham for recording. (There is a fee of around \$106 according to recent filings.)

Norfolk County Registry of Deeds
649 High St, Dedham, MA
(781) 461-6101 norfolkdeeds.org

Directions from Town Hall, Medfield:

- Take 109 East to Dedham
 - Bear Right on High Street
 - Destination will be on the left in approximate ½ mile
 - Note: On street meter parking or parking in rear (w/ fee)
- Save the numbers, they will give you as proof of recording. Call or email my office with the Book and Page numbers.
 - When you apply to the Building Department for a permit, you will also give them the Book and Page numbers.

Sarah Raposa, Town Planner
(508) 906-3027
sraposa@medfield.net



TOWN OF MEDFIELD PLANNING BOARD

459 Main Street
Medfield, MA 02052

Decision: SP & SPA 23-01

April 10, 2023

Applicant:

Trinity Acquisitions LLC
75 Federal Street
Boston, MA 02110
Attn: Abby Goldenfarb, VP

Owner:

Town of Medfield
459 Main Street
Medfield, MA 02052
Deed: B 32740 P 401
Plan: B 635 P 76

Property Location:

Medfield State Hospital
Hospital Road
Zoning: MSHD

- Parcel ID: 71-001: Core Campus, West Slope, North Field
- Parcel ID: 71-017: Water Tower

By application dated January 11, 2023 and filed with the Medfield Town Clerk and the Planning Board (or this "Board") on January 12, 2023, Trinity Acquisitions, LLC (the "Applicant"), seeks approval for the project known as "Former Medfield State Hospital Redevelopment." The Applicant is the designated developer under a Land Disposition Agreement with the Town of Medfield, dated June 21, 2022. Specifically, the Applicant seeks plan approval pursuant to Section 300-20 of the Town of Medfield Zoning Bylaw (the "Zoning Bylaw"), inclusionary zoning approval pursuant to Section 300-14.16, a special permit pursuant to Sections 300-14.15 and 300-14.16, and site plan approval pursuant to Section 300-14.12 for the certified historic rehabilitation of 27 existing buildings on the former Medfield State Hospital Property located at Hospital Road, Medfield, Massachusetts (Parcel ID #71-001 & #71-017), resulting in the creation of 334 mixed-income apartment homes (25% affordable), with related open space, amenities and pedestrian and traffic circulation and parking all as more fully shown on the approved plans (the "Project").

Description of Project: The redevelopment of the historic Medfield State Hospital Campus is tailored to meet the contemporary housing and recreational needs of the Medfield community, by preserving this spectacular open space for public enjoyment, while reimagining the existing historic buildings as new homes for a wide range of residents. The Property is rich in history, with an array of buildings and open spaces that were originally designed to rehabilitate mental health patients in a healthful residential setting. The Project's

- 1 -

redevelopment plan will adaptively reuse these buildings to again provide rewarding housing and recreational opportunities. The Property's hillside location, with its stately buildings, extensive tree canopy, and spectacular open space, will be embraced as an enriching environment for residents and neighbors alike, reconnecting them to a greater public realm.

The Project as proposed respects and enhances the historic character of the Property, while strengthening its identity as a mixed-use environment. Built in a Queen Anne style typical of its generation of hospital institutions, the historic buildings will be renovated to offer a decidedly residential feel. Residential apartments will be combined with artist-focused amenities to complement the new Bellforge Arts Center. Open spaces will be reinvigorated to create more accessible, inviting, and usable areas. The Project's plans connect open space elements across the Property, encouraging walking and casual meetings for residents.

Twenty-seven existing historic contributing buildings are proposed for reuse as part of the Project (not including Buildings 24 and 25 targeted for redevelopment into the Bellforge Arts Center by the Cultural Alliance of Medfield ("CAM")). The buildings to be rehabilitated for multi-family residential use are located on the Core Campus, West Slope and North Field sub-zones within the Medfield State Hospital District, as established under Section 300-20.3 of the Zoning Bylaw. The following is a break-down of land use per building, as proposed by the Project:

- 25 historic, contributing buildings will be used for residential homes:
 - Buildings 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 22A, 23, 27A and 29
- 2 historic, contributing buildings will be used for amenity features including fitness, management, amenity space
 - Buildings 26 and 28 will be amenity buildings for the residences
- Up to 2 non-contributing historic structures may be used for maintenance, storage and repairs.
- These are building 10 and the building commonly referred to as the shed.

Given that the Property's buildings were constructed for therapeutic residential use, they can readily be converted to unique and comfortable apartments, celebrating the historic character. Adaptive reuse will preserve all "character defining features" of the exterior and interior, including entries, corridors, and stairways. There may be some connectors and service additions that were added on over the years to be removed or modified at the direction of the Applicant's preservation consultant. The existing entry lobbies will be reused and incorporate additional exterior doors into unit entrances (if they meet accessibility guidelines); this will allow improved visibility and activity throughout the Property. Broad porches will again provide a place to sit and enjoy the outdoors.

The Applicant will work within the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties regulations (the "Secretary of the Interior's Standards") to respect the historic integrity of the Property's buildings. While major new additions are not proposed, entry stoops/ramps in select locations for accessible building entrances may be added for access to the buildings for future residents. These new additions will complement, rather than replicate, the historic character of the site and buildings.

In total, 334 apartments are proposed, consisting of studios, and one, two, and three-bedroom apartments, and varying in size from approximately 350 to approximately 1400 square feet. Various housing types and common area interior and exterior amenity spaces will be distributed across the Property, and each apartment will meet or exceed the market-rate quality of housing in the Medfield area, embracing the unique features of the historic interiors, while providing modern living amenities. Surplus basement areas may be used as residential storage. To the extent feasible, all housing will be designed to meet the needs of "adaptability" with 5% considered Group 2 accessible under Massachusetts Accessibility regulations (MAAB) – these units will be designed to accommodate mobility issues, hearing impairment, and be supportive to all age groups and disabilities, and an additional 2% of units will be designed to accommodate sensory impaired persons.

Procedural History: The duly posted public hearing on this Project was opened on February 6, 2023, after being advertised in the Hometown Weekly on January 19, 2023, and January 26, 2023. A site visit was not scheduled as all Planning Board members are familiar with the Property. Subsequent public hearing sessions were held on Monday, March 6, 2023, Monday, March 20, 2023, Monday, April 3, 2023, and Monday April 10, 2023. The public comments portion of the hearing was closed on Monday, April 3, 2023 and the public hearing was closed on Monday, April 10, 2023. The first three meetings and the last meeting were held remotely on Zoom and instructions on how to view or listen to the meeting were included in the meeting agendas, legal advertisements, and abutters notification. The penultimate meeting was held in person at the Public Safety Building. The minutes of the public hearings are available at Medfield Town Hall and on the Town of Medfield website; and are incorporated by reference into this Decision.

On January 23, 2023, the Applicant filed the following materials with the Board for Plan Approval pursuant to Medfield Zoning Bylaw Sections 300-20, 14.12, 14.15; Inclusionary Zoning Special Permit pursuant to Medfield Zoning Bylaw Section 300-14.16; and Land Disturbance Activity pursuant to Medfield Town Code Chapter 235 Stormwater Management, dated January 11, 2020, prepared by the Applicant:

- Town of Medfield Planning Board Application for Hearing;
- Supporting Information Materials Booklet with Exhibits A through R as follows:

- Exhibit A Land Disposition Agreement between Applicant and Town;
- Exhibit B Development Plans titled “Medfield State Hospital Site Drawings”;
- Exhibit C Affirmative Fair Housing Marketing and Resident Selection Plan;
- Exhibit D Floor Plans;
- Exhibit E Forms of Affordable Housing Restriction and Agreements;
- Exhibit F1 Article 1 of Warrant for Special Town Meeting June 21, 2022;
- Exhibit F2 Applicant’s Certificate of Organization;
- Exhibit F3 Applicant’s Certificate of Amendment;
- Exhibit F4 Applicant’s Certificate of Good Standing;
- Exhibit G1 Roadway Circulation;
- Exhibit G2 Roadway Ownership;
- Exhibit H Parking Allocation Plan;
- Exhibit I Program Reference Plan;
- Exhibit J1 Overall Utility Programming Concept;
- Exhibit J2: Sewer Programming Concept;
- Exhibit J3: Water Programing Concept;
- Exhibit J4: Water-Sewer Program Comparison;
- Exhibit J5: Existing Conditions Cover Areas;
- Exhibit J6: Proposed Conditions Cover Areas;
- Exhibit J7: Stormwater BMP Graphic;
- Exhibit J8: NRCS Web Soil Survey;
- Exhibit K1: FEMA Floodplain Map;
- Exhibit K2: Wetlands Proximity;
- Exhibit K3: NHESP Site Locus;
- Exhibit L: Construction Management Plan;
- Exhibit M: Wayfinding Signage Plan;
- Exhibit N: Soil Erosion and Sediment Control Concept Plan;
- Exhibit O: EV Charging Spaces Plan (submitted after initial filing);
- Exhibit P: Approximate Boundary Plan (submitted after initial filing);
- Exhibit Q1: Fire Truck Turning Plan (submitted after initial filing);
- Exhibit Q2 Fire Truck Turning Plan (submitted after initial filing);
- Exhibit R1: Off-Site Improvement Plan, West/Harding/North (submitted after initial filing and subject to Medfield Select Board approval);
- Exhibit R2: Off-Site Improvement Plan, Harding/Hospital (submitted after initial filing and subject to Medfield Select Board approval);
- Filing fees.

On March 3, 2023, the Applicant filed the following supplemental materials with the Planning Board:

- Affordable Fair Housing Marketing and Resident Selection Plan, (updated Exhibit C);

- Specimen Construction Management Plan;
- Snow Storage Plan;
- Transportation Impact and Access Study;
- Geothermal and Solar Feasibility Study;
- Structural Schematic Design Narrative;
- Draft Layouts and Materials Overall Site Plan, revision date 3/2/2023;
- Draft Parking Allocation Plan, revision date 3/2/2023;
- Draft Fire Truck Turning Radii, dated 3/2/2023; and
- Building description and floor plans, dated 2/24/2023 (updated Exhibit D).

On March 20, 2023, the Applicant filed the following supplemental materials with the Planning Board:

- Updated Exhibit B Development Plans titled “Medfield State Hospital Site Drawings”, revised 3/20/2023.

On April 7, 2023, the Applicant filed the following supplemental materials with the Planning Board:

- Updated Exhibit B Development Plans titled “Medfield State Hospital Site Drawings”, revised 4/7/2023.

The Plans and accompanying materials were reviewed for conformance with Medfield Zoning Bylaw Section §300-20 (Medfield State Hospital District), §300-14.12 (Site Plan Approval by Planning Board), §300-14.15 (Special Permits by Planning Board), §300-14.16 (Inclusionary Zoning), and the Policies & Procedures of the Planning Board Site Plan Approval and Special Permit Rules and Regulations (PB SPA Regulations) and good planning and engineering practice. Review of the Project for stormwater matters was assigned to BETA, Inc. as part of the stringent stormwater management requirements under Town Code Chapter 235. Per Section 235-5, responsibility for administration was granted to the Planning Board by DPW Director Maurice Goulet in writing on July 14, 2022. The Applicant opted to pause the stormwater permit component of the Application and return to the Board at a later date for stormwater management approval under Town Code Chapter 235 once the Applicant’s stormwater management plans are further advanced.

Findings of Fact

In accordance with the requirements of Section 300-20 of the Zoning Bylaw, the Planning Board makes the following Findings of Fact on the Applicant’s request for Plan Approval based on the application, plans, and information received at the public hearing:

1. § 300-20.6.A – The Applicant submitted, as part of the application, a draft housing marketing and resident selection plan that is in compliance with Medfield’s Inclusionary Housing Bylaw (see Exhibit C).
2. § 300-20.6.B – The Applicant demonstrated that the Project involves the development of 25% affordable rental units, i.e. 85 units will be affordable rental units, for eligible households earning up to 80% area median income.
3. § 300-20.6.C – The Applicant demonstrated that the rents for each affordable unit will be calculated so that each eligible household spends no more than approximately 30% of the income on rent and utilities.
4. § 300-20.6.D – The Applicant has satisfactorily demonstrated compliance with the design and construction requirements for affordable units in its Supporting Information and Materials Booklet (Section II.J).
5. § 300-20.6.E – The Applicant submitted, as part of the application, initial forms of the Affordable Housing Restriction and Agreements for the general affordable units and the proposed artist housing units (see Exhibit E).
6. § 300-20.7 – The Applicant has satisfactorily demonstrated compliance with the Dimensional Requirements of the Medfield State Hospital District in its Supporting Information and Materials Booklet (Section II.F MSHD Design Guidelines Summary).
7. § 300-20.9.A – Date of Pre-Review with Plan Approval Authority (Planning Board): July 18, 2022
8. § 300-20.9.B – Date of Filing Application and Plans: January 12, 2023
9. § 300-20.9.B (1), (2), (3) – The Applicant satisfactorily submitted to this Board (plan approval authority) and the Medfield Select Board (administering agency) the following documentation which complies with this provision: Draft Affordable Housing Restriction and Agreement (General), Draft Affordable Housing Restriction and Agreement (Artist Units), Draft Affirmative Fair Housing Marketing And Resident Selection Plan, plus ancillary organizational documentation. Additionally, the following findings are made in accordance with the applicable Bylaw sections noted:
 - Housing marketing and selection plan and supplemental information in accordance with §§ 300-20.6 and 300-14.16.
 - Draft form of affordable housing restriction and regulatory agreement in accordance with §§ 300-20.6.E and 300-14.16.C & D and the Rules of the Medfield Planning Board.
 - Evidence that the proposed project complies with the cost/rent and eligibility requirements of § 300-20.6.
10. § 300-20.9.C (1) – The perimeter dimension of the lot or development rights area (approximately 2,028,385 SF or approximately 46.6 acres) is defined and in accordance with the agreement with the Medfield Select Board and is shown on the plan set entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023.
11. § 300-20.9.C (2) – Assessor's Map, lot and block numbers; Parcel ID: 71-001 (Core Campus, West Slope, North Field) and Parcel ID: 71-017 (Water Tower)

12. §300-20.9.C (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 are shown of the plan set entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023.
13. §300-20.9.C (4) – Internal roads, sidewalks and parking areas for motor vehicles and bicycles (with dimensions of paving and indication of number of parking spaces) are shown of the plan set entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023, and Parking Allocation Plan, Exhibit H, revised through April 7, 2023.
 - Parking Requirements:
 - Parking for residential units: 549
 - Parking for visitors/public shared-use : 119
 - Public parking - Water Tower Lot: 72
 - Electric vehicle charging stations: 46 spaces
 - Electric vehicle ready locations: 102 spaces
 - Bicycle Parking: 48 spaces
14. §300-20.9.C (5) – All facilities for sewage, refuse and other waste disposal and for surface water drainage are shown of the plan set entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023.
15. §300-20.9.C (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 are shown of the plan set entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023.
16. §300-20.9.C (7) – Existing major natural features, including streams, wetlands, and all trees five inches or larger in caliper are shown of the plan set entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023.
17. §300-20.9.C (8) – Scale and North arrow (minimum scale of one inch equals 40 feet) are shown of the plan set entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023.
18. §300-20.9.C (9) – Total site area in square footage and acres (approximately 2,028,385 SF or approximately 46.6 acres) and areas to be set aside as public open space (65%) are shown of the plan set entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023.

19. §300-20.9.C (10) – Percentage of lot coverage, including the percentage of the lot covered by buildings (approximately 39%) and percentage of open space (approximately 61%) is shown of the plan set entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023.
20. §300-20.9.C (11) – The proposed residential density in terms of dwelling units per acre is calculated at approximately 7.2. The Floor Area Ratio of the Project is approximately 0.1947.
21. §300-20.9.C (12) – Location sketch map (indicating surrounding streets and properties and any additional abutting lands owned or controlled by the applicant) is shown of the plan set entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023.
22. §300-20.9.C (13) – Representative elevation sketches of buildings (indicate height of building and construction material of the exterior facade) is shown of the plan set entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023.
23. §300-20.9.C (14) – Typical unit floor plan for residential uses is shown of the plan set entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023.

	Total	Market	Affordable (25%)
Studio	45	34	11
One Bedroom	155	116	39
Two Bedroom	100	74	26
Three Bedroom	34	25	9

24. §300-20.9.C (15) – Developer's (or developer's representative) name, address and phone number is shown of the plan set entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023.
25. §300-20.9.C (16) – Draft marketing and resident selection plan as required in § 300-20.6 has been satisfactorily submitted, see Exhibit C.
26. §300-20.9.C (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 has been satisfactorily submitted.

Fiscal Impact Analysis	<u>Fougere Fiscal Impact Analysis updated 06-15-22</u>
Traffic Report	<u>VHB Transportation Impact and Access Study 05-19-22</u>
Market Study	<u>Kenilworth Market Analysis April 2022</u>
Utilities & Infrastructure	<u>VHB Preliminary Utilities and Infrastructure Memo</u>

Environmental Assessment	<u>McPhail Environmental Site Assessment Report</u>
Hazardous Materials Reports	<u>Vertex Companies Reports on Four Buildings</u>
Regulatory Compliance	<u>Fort Point Associates Memo re Regulatory Compliance</u>

27. §300-20.9.D (1) & (2) – Rehabilitation Plans entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023, have been satisfactorily submitted, see Exhibit D.
28. §300-20.9.F – The Application Fee of \$1,000 base fee plus \$100/unit has been received by the Planning Board.
29. §300-20.9.G – The Application was circulated to town departments and various boards, committees, and commissions on January 13, 2023.
30. §300-20.10.A – Dates of public hearings: February 6, 2023, March 6, 2023, March 20, 2023, April 3, 2023, and April 10, 2023. Notices were sent to parties in interest in accordance with the procedures set forth in MGL c. 40A, § 11 (including properties in Dover and Sherborn) as well as the Planning Boards of surrounding towns.
31. §300-20.10.B – The legal ad appeared in the Hometown Weekly on January 20, 2023 and January 27, 2023.
32. §300-20.10.C – Administering Agency review: With a recommendation from the Affordable Housing Trust, the Medfield Select Board made a finding on April 4, 2023 that the application is consistent with the requirements of Zoning Bylaw Section 300-20.6.
33. §300-20.10.D – The Town of Medfield employed the following consultants to review the information provided in Section 300-20.9.C (17) above.

Stormwater Impact Report	BETA Group Inc. (paused)
Fiscal Impact Analysis	<u>Karl Seidman</u>
Traffic Report	<u>BETA Group, Inc.</u>
Utilities & Infrastructure	<u>Environmental Partners</u>

34. §300-20.13, Design Guidelines (A-F) – The Applicant demonstrated the Project’s conformance with the Design Guidelines of Zoning Bylaw Section 300-20.13 in the Supporting Information and Materials Booklet, Section II.E. Key features of the Project include a mix of uses focused on community, cultural and arts expansion with residential and public amenities, activated open spaces, improved streetscapes, existing and new trees and plantings and stormwater improvements.

- a. Campus Character & Context – The Project’s proposed design includes the adaptive reuse of all buildings on the Property (other than those proposed for demolition) without new construction. No new buildings are proposed. This Project plan assures preservation of the hilltop quadrangle and long views from it. Reuse of existing buildings will preserve viewsheds between buildings and the historic rhythm/spacing of the Property’s buildings.
- b. Historic Preservation – The Project as proposed adheres to the Secretary of the Interior’s Standards in order to respect the historic integrity of the Property’s buildings. The Project’s buildings may include modest additions, including some entry stoops/ramps for accessible building entries at the larger residential buildings and resident amenity buildings – these new additions will complement, rather than replicate, the historic character of the Property and buildings. Where selective demolition is proposed, thoughtful and appropriate interventions will be incorporated. Given that the Property’s buildings were constructed for therapeutic residential use, it is believed that they can readily be converted into unique and comfortable apartments, celebrating their historic character.
- c. Buildings – Adaptive reuse will preserve the exterior and interior, including entries, corridors, and stairways, maintaining the historic campus setting. There may be some connectors and service additions that were added over the years that are proposed to be removed (under the guidance of the Applicant’s preservation consultant to determine which elements may be modified).
 - i. Where existing buildings offer windowed gabled ends, the Applicant is taking the opportunity to create some duplex (i.e. two-story) units up into building attics.
 - ii. Building entries will match current locations – in some cases, the Applicant proposes incorporating additional entries directly into units off the porch structures and entry stoops will be added where porches are not currently existing. This will enhance the overall circulation on the Property.
 - iii. South facing, broad porches may be repaired where existing to provide places to sit and enjoy the outdoors.
 - iv. New replacement windows and doors will be consistent in scale, rhythm, and color to the historic elements.
 - v. The Applicant is including restoration of masonry envelopes, repointing and repairing as necessary. Exterior wall systems will be insulated to the extent feasible per historic guidelines.
 - vi. The Applicant will remove the existing slate roofs that are beyond their useful life, and then investigate and repair existing roof

- sheathing, and provide new roof systems, including new flashings, gutters, and downspouts.
- vii. New HVAC systems will be all-electric. Mechanical units will be located in basements where possible, and sensitively located adjacent to buildings on site.
 - viii. Water conserving fixtures will be specified for all units.
 - i. Infrastructure – All Project infrastructure will be sensitively designed to be compatible with the historic fabric of the Property’s campus character and in keeping with the Secretary of the Interior’s Standards:
 - The Applicant is proposing to cause the restoration and improvement of the streets and sidewalks throughout the Property, and to add walks and drives in a thoughtful manner.
 - New utilities will be installed below grade, and the Applicant will work to minimize the impact of needed contemporary venting on the facades and roofs of the existing buildings.
 - New site lighting incorporates “dark sky guidelines” and will be scaled to the pedestrian, residential scale of the campus.
- d. Access and Parking – The Project plan incorporates small lots throughout the Property, targeted to match the required parking for adjacent residential uses.
- i. CAM will be incorporating a parking lot in its leased premises for the Bellforge Arts Center.
 - ii. Public parking will be provided in the Water Tower Lot along Tower Street, as well as in lots near Building 7 and Building 13.
- e. Landscape – The Project design seeks to enhance the site's features that exist. The Applicant will incorporate landscape buffers as required to conceal infrastructure and shield views into parking areas. The proposed landscaping plan will maintain the Property’s character that contrasts between the formality of the hilltop campus and the surrounding pastoral landscape.
- i. As set forth above under “Existing and new trees and plantings,” the Project team have undertaken a preliminary tree survey on the Property. Those trees that are in decline will be addressed; additional new trees will be carefully selected to complement the

existing tree canopy and overall building character while providing a diversity of native species to enhance ecological connections.

- ii. If and where irrigation systems are necessary, their design will follow applicable guidelines.

- 35. § 300-20.11.F.1 – The Applicant has demonstrated that the Project is consistent with the purpose and intent of Article 20 of the Zoning Bylaw.
- 36. § 300-20.11.F.1(a) – The Applicant has submitted the required fees and information as required by the Town of Medfield in Section 300-20.11 of the Zoning Bylaw.
- 37. § 300-20.11.F.1(b) – The Applicant has demonstrated that the Project and development plan meet all the requirements and standards set forth in Article 20 and the Applicable Design Guidelines of Article 20 of the Zoning Bylaw.
- 38. § 300-20.11.F.1(c) – The Applicant has demonstrated that the Project will not result in any extraordinary adverse potential impacts on nearby properties.
- 39. § 300-20.11.F.2 – The Medfield Select Board has issued a written confirmation that the Project complies with the affordability requirements of Section 300-20.6 of the Zoning Bylaw.
- 40. In addition to the above Findings of Fact and in accordance with the requirements of Sections 300-14.15 and 300-14.16 of the Zoning Bylaw, the Planning Board makes the following Findings of Fact on the Applicant's request for Inclusionary Zoning/Special Permit Approval based on the application, plans, and information received at the public hearing:
 - a. § 300-14.16.A&B – The Project requires inclusionary zoning/special permit approval from the Planning Board because it will result in a net increase of six or more dwelling units, as measured over a ten-year period and because the Project requires site plan approval.
 - b. § 300-14.16.C.1 – The Project involves the construction of 334 residential rental housing units, 25% of which (i.e. 85 units) will be restricted to households earning up to 80% of the area median income.
 - c. § 300-14.16.C.2 – At least 20% of the total number of bedrooms within the Project will be located within affordable units.
 - d. § 300-14.16.C.3 & 14.16-D – The Applicant submitted, as part of the application, initial forms of the Affordable Housing Restriction and Agreements for the general affordable units and the proposed artist housing units (see Exhibit E). The Applicant submitted, as part of the application, a draft housing marketing and resident selection plan that is in compliance with Medfield's Inclusionary Housing Bylaw (see Exhibit C, as revised).
 - e. § 300-14.16.E – The Applicant will be seeking approval from DHCD to allow for 10% of the affordable housing units to have a preference for artists.
 - f. The Applicant provided the Planning Board with a housing marketing and selection plan that satisfies the requirements of Sections 300-20.6 and 300-14.16 of the Zoning Bylaw (see Exhibit C, as revised).
 - g. §300-14.15.E – The Applicant demonstrated the Project's compliance with the criteria for granting a special permit under Section 300-14.15.E of the Zoning Bylaw in the Supporting Information and Materials Booklet, Section IV.A.

- h. §300-14.15.E.1 – The Project’s overall design is consistent and compatible with the neighborhood, including as to factors of building orientation, scale and massing.
 - i. §300-14.15.E.2 – The Project’s vehicular traffic flow, access and parking and pedestrian safety are properly addressed such that the proposed use will not result in a public hazard due to substantially increased vehicular traffic or parking in the neighborhood.
 - j. §300-14.15.E.3 – The Project’s drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
 - k. §300-14.15.E.4 – The Project use will not have any significant adverse effect upon properties in the neighborhood, including property values.
 - l. §300-14.15.E.5 – The Project will not adversely affect or cause substantial damage to any environmentally significant natural resource, habitat, or feature.
 - m. §300-14.15.E.6 – The Project will re-use existing buildings on the Property and therefore, will not change the number, height, bulk or location of the buildings.
 - n. §300-14.15.E.7 – The Project’s water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.
 - o. §300-14.15.E.8 – The Project will not create a hazard to public safety or health in the neighborhood, and in fact, will enhance public safety and health because the Project seeks to redevelop the existing, vacant and deteriorating buildings into livable, residential units.
 - p. §300-14.15.E.9 – The Project will be connected to the existing municipal sewer system.
41. In addition to the above Findings of Fact and in accordance with the requirements of Section 300-14.12 of the Zoning Bylaw, the Planning Board makes the following Findings of Fact on the Applicant’s request for Site Plan Approval based on the application, plans, and information received at the public hearing:
- a. §300-14.12 – The Project requires site plan approval because it involves the development of a multi-family use.
 - b. §300-14.12.C.2 – The Project will not result in a public hazard due to substantially increased vehicular traffic or due to inadequacy of the structure or configuration of the road(s) directly serving the Property. Based on the 2022 Traffic Impact and Access Study and confirmed by the 2022 memo, BETA has found that the study area, traffic volumes (data collection, seasonal adjustments, existing traffic volumes and turning movements, etc.), multi-modal transportation, crash history, future conditions (background growth, adjacent projects, etc.), build conditions (trip generation, mode split, trip distribution, etc.), and traffic operations, to be satisfactory. Mitigation measures include a Transportation Demand Management (TDM) program, site access improvements, and intersection improvements at the three (3) intersections of Harding Street at North Street and West Street, and Harding Street at Hospital Road.

- c. §300-14.12.C.3 – The Project will not create any danger of pollution to public or private water facilities. Environmental Partners’ initial evaluation finds that current proposed project’s estimated peak day water demands of approximately 63,410 gpd (0.06 MGD) could be accommodated under current authorized limits provided that the Town of Medfield continues to be proactive with its water conservation programs (this does not include irrigation).
 - d. §300-14.12.C.4 – The methods of drainage at the Property are adequate and meet the standards of the Subdivision Rules and Regulations of the Town of Medfield, as shown by the Applicant as of the date of this Decision. The Project’s stormwater management design has not been developed at this stage but will be addressed by the forthcoming Subdivision Plan process and Town’s stormwater management bylaw Chapter 235, provisions of which incorporate requirements for stormwater recharge, total suspended solids (TSS) removal, and nutrient removal (e.g., phosphorous) in compliance the Massachusetts MS4 General Permit.
 - e. §300-14.12.C.5 – The Project will not emit excessive noise, light or odor. This requirement is initially met in concept, except subject to the condition below, the Applicant shall be required to provide a final photometric plan and lighting plan for final approval prior to any site disturbance taking place on the site or the issuance of any building or demolition permit which ever first occurs.
 - f. §300-14.12.C.6 – The Site Plan (see Exhibit B as revised) and the Project, as demonstrated by the Applicant, conform to all requirements of the Zoning Bylaw.
 - g. The Applicant provided to the Planning Board a soil erosion and sediment control concept plan that includes the information required by General Bylaws § 235-12 (see Exhibit N).
42. The Applicant submitted a Construction Management Plan that includes the information set out in the Planning Board’s Rules and Regulations (see Exhibit L).
43. The Applicant submitted an initial wayfinding signage plans in accordance with Section 300-13 of the Zoning Bylaw (see Exhibit M).
44. Pursuant to Section 300-20.11.D, the Applicant requested two waivers from the Zoning Bylaw. The first is a waiver from the Zoning Bylaw’s dimensional standard for off-street parking spaces set forth in the definition of “Parking Space” under Section 300-2.1, which requires that off-street parking spaces be 9.5’ wide by 18’ long. The Project contains off-street parking spaces in parking lots to a more conventional 9’ width by 18’ length. The reduction in size of off-street parking spaces is intended to minimize impervious area on the Property and maximize available parking to allow for adequate visitor and public parking on-site. The second is a waiver from the Zoning Bylaw’s standards for off-street parking under Section 300-8.3.A(4), which require that off-street parking spaces be arranged so as to not permit the backing of automobiles onto any street. The Project includes head-in off-street parking spaces along North Street and South Street. The head-in parking arrangement for these spaces is necessary so that required parking can be located in close proximity to the residential units served by those spaces.

45. The Applicant demonstrated to the Planning Board that the two waiver requests should be granted because the reduced parking space size and the head-in parking along North Street and South Street allow for flexibility in project design, while promoting the overall project quality and will enhance the redevelopment of the Medfield State Hospital Campus, by allowing the Property to be developed in a way that achieves the density, affordability, mix of uses, and/or physical characteristics allowable under the provisions of Article 20 of the Zoning Bylaw while reducing the overall amount of impervious service needed for accommodating the Project's off-street parking needs.

Decision

Based on the Findings of Fact above the Board makes the following decision:

The Planning Board approves the Inclusionary Zoning Special Permit and Site Plan entitled: "Medfield State Hospital Site Drawings," prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023 (collectively, the "Decision Approved Plans"), after carefully considering the Property itself, the qualities of the location and the proposed use of the Property's land, grading, access, and egress, and other aspects of the Project as proposed, including those meeting the objectives discussed herein and the findings of the Board with the following waivers:

1. Space size
2. Head-in Parking

Pursuant to Section 300-20.11.D, the Applicant seeks and the Board grants waivers from (1) the Zoning Bylaw's dimensional standard for off-street parking spaces set forth in the definition of "Parking Space" under Section 300-2.1, which requires that off-street parking spaces be 9.5' wide by 18' long; and (2) the Zoning Bylaw's standards for off-street parking under Section 300-8.3.A(4), which require that off-street parking spaces be arranged so as to not permit the backing of automobiles onto any street. With respect to the first waiver request, the Applicant proposes to keep off-street parking spaces in parking lots to a more traditional 9' width by 18' long. The reduction in size of off-street parking spaces is intended to minimize impervious area on the Property, and maximize available parking to allow for adequate visitor and public parking on-site. With respect to the second waiver request, the Project includes head-in off-street parking spaces along North Street and South Street. The head-in parking arrangement for these spaces is necessary so that required parking can be located in close proximity to the residential units served by those spaces. The Board grants the waivers because the reduced parking space size and head-in parking allow for flexibility in project design, while promoting the overall project quality and will enhance the redevelopment of the Medfield State Hospital Campus, by allowing the Property to be developed in a way that achieves the density, affordability, mix of uses, and/or physical characteristics allowable under the provisions of the MSHD.

The Board imposes the following conditions on such approval, which the Board finds to be reasonable and voluntarily agreed to by the Applicant:

1. The Board approves the following conceptual documents but will require that the Applicant return to the Board for the Board's approval, at a subsequent meeting or meetings and prior to any site disturbance, issuance of any demolition permit(s) or the issuance of building permit(s), whichever first occurs:
 - a. Lighting plan including but not limited to photometric plan, lighting controls and fixture design.
 - b. Landscaping plan which addresses issues, including but not limited to, reduction in heat island effect, tree canopy cover, fencing for sound mitigation, and existing tree removal comparison to new tree plantings. This submittal will include a tree analysis and final planting plan (indicating species, quantities, location, and replacement plantings) together with an inventory of trees having a caliper of 6 inches or greater located within the interior campus of the Property (excluding the wooded edges).
 - c. Final road design, including sidewalk and pedestrian crossing designs. Specifications for the same to be reviewed by the Department of Public Works and Select Board during the Project's subdivision process.
 - d. Final signage plan, including but not limited to wayfinding, traffic and parking management.
 - e. Final construction mitigation plan that will address all aspects of construction mitigation, including, but not limited to: (i) blasting; (ii) provisions that meet the prior approval of the Medfield Fire Department and Medfield Police Department for traffic flow and emergency vehicle ingress/egress along any partially constructed driveways within the Project; (iii) stockpiling of materials; (iv) trucking routes that meet the prior approval of the Medfield Police Department (via Route 27, not Harding Street); (v) a detailed construction mitigation and sequencing plan; (vi) an erosion control plan; and (vii) an integrated pest management plan, all reviewed by the Medfield Department of Public Works prior to submission.
 - f. A narrative and plan for the construction sequencing for the Project. Such narrative and plan shall include any phasing of the Project, which phasing may include but not be limited to separate phases and schedules for (i) pre-development activities including initial land disturbance, roadway and pedestrian path improvements, water, stormwater, and other utility infrastructure construction, and (ii) additions to and demolition (partial or total) and rehabilitation of one or more building(s) as the Applicant shall identify to the Board. At a minimum, the sequencing narrative and plan must address the construction of bioswales, infiltration basins, slope stabilization, duplicative

erosion control systems and related site safety measures during the construction of the Project.

- g. The foregoing plans, once approved, shall, collectively with the Decision Approved Plans, be defined as the “Final Approved Plans.”
2. All work shall be completed substantially as set forth in the materials submitted with this Application, except where noted herein including but not limited to the following:
 - a. Final location and number of electric vehicle charging stations.
 - b. Location and number of parking spaces available to the public for use of adjacent public properties including but not limited to the so called “North Field” consistent with the conceptual plan for such parking spaces included in the Decision Approved Plans.
2. Any signage shall be in accordance with Zoning Bylaw Article 13 and the Applicant shall obtain all necessary permits for any such sign.
3. The Applicant shall obtain all necessary permits from other relevant local boards and/or commissions, including:
 - a. Subdivision Approval; and
 - b. Stormwater Management Town Code Chapter 235. (Submit copy of approval for file)
4. Prior to the issuance of the first building permit for any building on the Property, the Applicant shall secure the Affordable Housing Units consistent with Findings 1 through 5 above as follows: The affordable units shall be restricted in perpetuity as provided in the Regulatory Agreements, consistent with Findings 1 through 5 above, in accordance with applicable state regulations and guidelines and consistent with the Regulatory Agreement submitted and approved by the Medfield Select Board concurrent with this hearing. Evidence of the recorded Regulatory Agreements for the Project shall be provided to the Board, prior to the issuance of the first building permit for any building on the Property.
5. The Applicant shall be responsible for scheduling a pre-construction meeting with the Medfield Building Department and other applicable Town departments at least fourteen (14) days before the commencement of work on the Project. The Applicant shall provide a current construction sequencing schedule at this meeting.
6. During construction, the Applicant shall provide updates to the community, as needed, noting any restrictions on public access throughout the Property. The Applicant shall provide public access through the Property for access to Town-owned properties. Said access may change during construction to accommodate the construction activities and safety of the public and construction workers. At all times the available public access shall be provided to the Town Administrator to post on the Town of Medfield Website.
7. All necessary easements for the Project shall be identified on the Final Approved Plan and recorded prior to the issuance of the certificate of occupancy for the first building in each phase of the Project.
8. The Applicant has offered and the Board accepts that the Applicant will grant an

easement to the Town of Medfield through the Medfield Select Board as noted on the plan in the area of Field Street to the North Field for all purposes which public ways in the Town of Medfield are used.

9. During construction, the Applicant shall comply with the following:
 - a. The Applicant's engineer of record, during the site development and construction phase, shall visit the construction site for all necessary as-built inspections, and shall provide reports to the Medfield Building Department and Town Peer Review Engineer to advise of the status of the work, erosion control measures and any special circumstances which may arise.
 - b. Upon completion of the stormwater management system, the Applicant's engineer shall provide a report to the Town of Medfield's Peer Review Engineer, with a copy to the Board, certifying that the stormwater management system was installed substantially in accordance with the Final Approved Plans. Such report shall include a certification that the excavations of the proposed systems were inspected prior to backfilling. An as-built plan of the stormwater management system prepared by a licensed engineer shall be provided with the report and shall include a copy in electronic format.
 - c. During construction, the Applicant shall maintain all feasible and reasonable means of dust control and shall collect all debris daily and as needed shall sweep Hospital Road in accordance with best management practices.
 - d. During construction the Applicant shall maintain and implement an integrated pest management plan.
 - e. Hours of exterior construction are limited to 7:00 a.m. to 5:30 p.m., Monday through Friday, and 8:00 a.m. to 4:00 p.m. on Saturday. Absent emergency conditions, which shall require written approval by the Police Department, no construction is permitted on Sundays or the following holidays: New Year's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving, and Christmas Day (or the following Monday when the holiday falls on a weekend). No on-site equipment shall be started and allowed to warm up before the designated construction hours, including no vehicle parking, standing, or idling on the adjacent public streets. Oversized deliveries of construction material should occur before or after peak traffic hours. Notwithstanding the foregoing, interior construction that doesn't generate excessive noise may occur on weekday evenings, until 7:00 p.m. The Applicant agrees that the hours of operation shall be enforceable by the Medfield Police Department.
 - f. The location of any and every stormwater disposal area shall be protected to prevent compaction by heavy equipment and to prevent contamination of the area with soils and materials that may reduce infiltration rates for the existing soils.
 - g. No construction debris shall be buried or disposed of at the Project site. The Applicant shall perform a daily cleanup of construction debris, including soil on

adjoining roads within two hundred (200) yards from the entrance(s) of the Project caused by construction. Damage shall be monitored by photographic documentation by the Applicant and at least monthly inspections by the Medfield Department of Public Works. The Applicant shall repair any damage to the adjacent roadways caused by Project construction. The Applicant shall provide an elevated crushed stone apron at the entrance(s) of the Project at least fifteen (15) feet in width and twenty (20) feet in length to remove dirt from truck wheels, mitigate dust, and provide erosion control, or such stabilizing construction exit.

10. Prior to the issuance of the certificate of occupancy for the first building completed in a phase of the Project, the Applicant shall have completed the following:
 - a. The Applicant shall submit a letter from the engineer and/or architect, as appropriate, of the Project stating that the building(s), landscaping, lighting, layout, materials, stormwater management and utilities substantially comply with the Plans of Record as approved by the Board for that phase of the Project.
 - b. The proposed intersection improvements at Harding and North Street, Harding and West Street and Harding and Hospital Road shall be completed in conformance with any approvals by the Medfield Select Board, acting as the Town of Medfield Road Commissioners.
 - c. The Medfield Department of Public Works Director and Medfield Building Commissioner shall inspect the construction of internal driveways and paved areas for conformance with the Final Approved Plans for that phase of the Project.
 - d. All utilities shall be underground, subject to review and approval of local utility companies per utility company specifications which may require certain above-ground infrastructure.
 - e. All deeds, restrictions, easements and/or other instruments as shown on the Final Approved Plans shall be recorded. Any easements and/or restrictions or deeds shall be recorded prior to the issuance of any certificate of occupancy for the Project.
 - f. The Applicant shall provide as-built plans that show building locations, grades, access ways, parking areas, sidewalks and walkways, curbing, stormwater management facilities, lighting, and utilities to the Medfield Building Department and Medfield Engineering Department that serve that phase of the Project. Within 120 days after the issuance of the final certificate of occupancy for final phase of the Project, the Applicant shall submit as-built plans for the entire Project in accordance with this condition.
 - g. Landscaping shall be installed in accordance with the Final Approved Plans for that phase of the Project.
 - h. All onsite water and sewer infrastructure for the Project shall be constructed and fully operational for that phase of the Project.
 - i. The Applicant shall follow all Town of Medfield requirements for obtaining an

assignment of an address number for the buildings and for the unit numbers.

11. If all site related issues, including landscaping, have not been completed at the time the building(s) are ready for occupancy, the Medfield Building Department may authorize the Applicant to post a security sufficient in the reasonable opinion of the Medfield Building Department, to cover the cost of the Town of Medfield for completing the remaining site items. The Medfield Building Department will provide notification of the posting of the security to the Board.
12. This Decision shall be recorded in the Norfolk County Registry of Deeds and proof of same shall be provided to this Board and the Medfield Building Department prior to the commencement of any site work or the issuance of any demolition permit or building permit which ever first occurs.
13. These above conditions are intended to be permanent to the Applicant and subsequent property owners.
14. Requirements herein shall be deemed covenants running with the land, binding on the Applicant, its successors and assigns.
15. For purposes of interpreting the continued validity of this Decision pursuant to Section 300-20.11(I) of the Zoning Bylaw, "commencement of construction" shall include any site preparations, improvements or disturbance, issuance of any demolition permit(s) or the issuance of building permit(s), whichever first occurs. The Applicant shall diligently pursue construction of the Project (as the same may be pursued in one or more phases as set forth in the construction sequencing plan) upon commencement thereof in a reasonable and diligent manner.
16. The approvals granted in this Decision shall not lapse, provided that construction has commenced within two years after the Decision is issued, which time shall be extended by the time required to adjudicate any appeal from such plan approval.
17. 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. "Good cause" shall include material conditions beyond the Applicant's reasonable control, including, without limitation, lack of the availability of financing; labor disputes; governmental preemption in connection with a national, state, or local emergency or other governmental action; inability to obtain services, labor, or materials; natural disasters; civil unrest; or fire, flood, or other casualty. The Applicant shall submit a request for extension of this plan approval to the Planning Board at least 60 days prior to the approval's lapse or any subsequent extension lapse.
18. Subsequent modifications to this Decision and/or the Final Approved Plans shall be reviewed and approved in accordance with the standards and procedures set forth in Section 300-20.12 of the Zoning Bylaw.
19. This Decision may be appealed in accordance with G.L. c. 40A, s. 17 to a court of competent jurisdiction.

RECORD OF VOTE

We, the members of the Planning Board, vote to approve the Medfield State Hospital Redevelopment Plan as stated above in the "Decision:"


So voted April 10, 2023

TOWN OF MEDFIELD PLANNING BOARD


Yes


Paul D. McKechnie, Chair

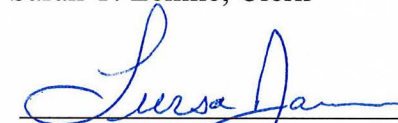
Yes


James Brand, Vice Chair

Yes


Sarah T. Lemke, Clerk

Yes


Teresa James, Member

Yes


Seth Meehan, Member

Town Clerk: Original Decision
Norfolk County Registry of Deeds: Certified Copy of Decision

cc: File
Applicant
Building Department
Assessing Department
Board of Health
Notice of Decision to Abutters

DRAFT FORM DOCUMENT

LOCAL INITIATIVE PROGRAM

REGULATORY AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS FOR RENTAL PROJECT Local Action Units (General)

This Regulatory Agreement and Declaration of Restrictive Covenants (this “**Agreement**”) is made this _____ day of _____, 20____, by and among the Commonwealth of Massachusetts, acting by and through the Department of Housing and Community Development (“**DHCD**”) pursuant to G.L. c.23B §1 as amended by Chapter 19 of the Acts of 2007, the Town of Medfield, a Massachusetts municipality (the “**Municipality**”), and [TRINITY ENTITY], a Massachusetts limited liability company, having an address at 75 Federal Street, 4th Floor, Boston, MA 02110, and its successors and assigns (“**Developer**”).

WITNESSETH:

WHEREAS, pursuant to G.L. c. 40B, §§ 20-23 (the “**Act**”) and the final report of the Special Legislative Commission Relative to Low and Moderate Income Housing Provisions issued in April 1989, regulations have been promulgated at 760 CMR 56.00 (the “**Regulations**”) which establish the Local Initiative Program (“**LIP**”) and *Comprehensive Permit Guidelines: M.G.L. Chapter 40B Comprehensive Permit Projects - Subsidized Housing Inventory* have been issued thereunder (the “**Guidelines**”);

WHEREAS, the Developer intends to construct a rental housing development known as [Residences at MSH-name TBD] at an approximately 87-acre site located on the former Medfield State Hospital campus, at Hospital Road, Map 71, Parcel 001 in the Municipality, more particularly described in Exhibit A attached hereto and made a part hereof (the “**Project**”);

WHEREAS, such Project is to consist of a total number of 334 rental dwellings (the “**Units**”) and an aggregate of 85 (or 25%) of the Units (of which 76 will be governed by this Agreement and 9 will be governed by that certain Regulatory Agreement and Declaration of Restrictive Covenants (Artist Housing) dated as of the date hereof by and among DHCD, Municipality, and Developer dated as of the date hereof) will be rented at rents specified in this Agreement to Eligible Tenants as specified in paragraph two of this Agreement (the “**Low and Moderate Income Units**”);

WHEREAS, the Chief Executive Officer of the Municipality (as that term is defined in the Regulations) and the Developer have made application to DHCD to certify that the units in the

Project are Local Action Units (as that term is defined in the Guidelines) within the LIP Program; and

WHEREAS, in partial consideration of the execution of this Agreement, DHCD has issued or will issue its final approval of the Project within the LIP Program and has given and will give technical and other assistance to the Project,

NOW, THEREFORE, in consideration of the agreements and covenants hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which each of the parties hereto hereby acknowledge to the other, DHCD, the Municipality, and the Developer hereby agree and covenant as follows:

1. Construction. The Developer agrees to construct the Project in accordance with plans and specifications approved by the Municipality (the “**Plans and Specifications**”). In addition, all Low and Moderate Income Units to be constructed as part of the Project must be indistinguishable from other Units in the Project from the exterior (unless the Project has an approved “**Alternative Development Plan**” as set forth in the Guidelines and must contain complete living facilities including but not limited to a stove, refrigerator, kitchen cabinets, plumbing fixtures, and washer/dryer hookup, all as more fully shown in the Plans and Specifications.

- [39] of the Low and Moderate Income Units shall be one bedroom units;
- [26] of the Low and Moderate Income Units shall be two bedroom units;
- [9] of the Low and Moderate Income Units shall be three bedroom units; and,
- [11] of the Low and Moderate Income Units shall be studio units.

All Low and Moderate Income Units to be occupied by families must contain two or more bedrooms. Low and Moderate Income Units must have the following minimum areas:

studio units	-	250 square feet
one bedroom units	-	700 square feet
two bedroom units	-	900 square feet
three bedroom units	-	1200 square feet

During the term of this Agreement, the Developer covenants, agrees, and warrants that the Project and each Low and Moderate Income Unit will remain suitable for occupancy and in compliance with all federal, state, and local health, safety, building, sanitary, environmental, and other laws, codes, rules, and regulations, including without limitation laws relating to the operation of adaptable and accessible housing for the handicapped. The Project must comply with all similar local codes, ordinances, and by-laws.

2. Affordability.

(a) Throughout the term of this Agreement, each Low and Moderate Income Unit will be rented for no more than the rental rates set forth herein to an Eligible Tenant. An Eligible Tenant is a Family whose annual income does not exceed eighty percent (80%) of the

Area median income adjusted for family size as determined by the U.S. Department of Housing and Urban Development (“HUD”). A “Family” shall mean two or more persons who will live regularly in the Low and Moderate Income Unit as their primary residence and who are related by blood, marriage, or operation of law or who have otherwise evidenced a stable inter-dependent relationship; or an individual. The “Area” is defined as the Boston-Cambridge-Quincy MA-NH Metropolitan Statistical Area.

(b) The monthly rents charged to tenants of Low and Moderate Income Units shall not exceed an amount equal to thirty percent (30%) of the monthly adjusted income of a Family whose gross income equals eighty percent (80%) of the median income for the Area, with adjustment for the number of bedrooms in the Unit, as provided by HUD. In determining the maximum monthly rent that may be charged for a Low and Moderate Income Unit under this clause, the Developer shall include an allowance for any utilities and services (excluding telephone) to be paid by the resident. Annual income shall be as defined in 24 C.F.R. 5.609 (or any successor regulation) using assumptions provided by HUD. The initial maximum monthly rents and utility allowances for the Low and Moderate Income Units are set forth in Exhibit B attached hereto. If the rent for a Low and Moderate Income Unit is subsidized by a state or federal rental subsidy program, then the rent applicable to the Low and Moderate Income Unit may be limited to that permitted by such rental subsidy program, provided that the tenant’s share of rent does not exceed the maximum annual rental expense as provided in this Agreement.

Annually as part of the annual report required under Subsection 2(e) below, the Developer shall submit to the Municipality and DHCD a proposed schedule of monthly rents and utility allowances for all Low and Moderate Income Units in the Project. Such schedule shall be subject to the approval of the Municipality and DHCD for compliance with the requirements of this Section. Rents for Low and Moderate Income Units shall not be increased without the Municipality’s and DHCD’s prior approval of either (i) a specific request by Developer for a rent increase or (ii) the next annual schedule of rents and allowances. Notwithstanding the foregoing, rent increases shall be subject to the provisions of outstanding leases and shall not be implemented without at least 30 days’ prior written notice by Developer to all affected tenants. If an annual request for a new schedule of rents for the Low and Moderate Income Units as set forth above is based on a change in the Area median income figures published by HUD, and the Municipality and DHCD fail to respond to such a submission within thirty (30) days of the Municipality’s and DHCD’s receipt thereof, the Municipality and DHCD shall be deemed to have approved the submission. If an annual request for a new schedule of rents for the Low and Moderate Income Units is made for any other reason, and the Municipality and DHCD fail to respond within thirty (30) days of the Municipality’s and DHCD’s receipt thereof, the Developer may send DHCD and the Municipality a notice of reminder, and if the Municipality and DHCD fail to respond within thirty (30) days from receipt of such notice of reminder, the Municipality and DHCD shall be deemed to have approved the submission.

Without limiting the foregoing, the Developer may request a rent increase for the Low and Moderate Units to reflect an increase in the Area median income published by HUD between the date of this Agreement and the date that the Units begin to be marketed or otherwise made available for rental pursuant to Section 4 below; if the Municipality and DHCD approve such rent increase in accordance with this subsection, the Initial Maximum Rents and Utility

Allowances for Low and Moderate Income Units in Exhibit B of the Agreement shall be deemed to be modified accordingly.

(c) **[For developments with “floating” units add:** If, after initial occupancy, the income of a tenant of a Low and Moderate Income Unit increases and, as a result of such increase, exceeds the maximum income permitted hereunder for such a tenant, the Developer shall not be in default hereunder so long as either (i) the tenant income does not exceed one hundred forty percent (140%) of the maximum income permitted or (ii) the Developer rents the next available unit at the Development as a Low and Moderate Income Unit in conformance with Section 2(a) of this Agreement, or otherwise demonstrates compliance with Section 2(a) of this Agreement.] **[For developments with “fixed” units add:** If, after initial occupancy, the income of a tenant of a Low and Moderate Income Unit increases and, as a result of such increase, exceeds the maximum income permitted hereunder for such a tenant, the unit will be deemed a Low and Moderate Income Unit so long as the unit continues to be rent-restricted and the tenant’s income does not exceed 140% of the maximum income permitted. If the tenant’s income exceeds 140% of the maximum income permitted at the time of annual income determination, the unit will be deemed a Low and Moderate Income Unit until the tenant’s one-year lease term expires. When the over-income tenant voluntarily vacates the unit and when the unit is again rented to an Eligible Tenant, the unit will be deemed a Low and Moderate Income Unit and included in the Subsidized Housing Inventory upon the Municipality’s application to DHCD.]

(d) If, after initial occupancy, the income of a tenant in a Low and Moderate Income Unit increases, and as a result of such increase, exceeds one hundred forty percent (140%) of the maximum income permitted hereunder for such a tenant, at the expiration of the applicable lease term, the rent restrictions shall no longer apply to such tenant.

(e) Throughout the term of this Agreement, the Developer shall annually determine whether the tenant of each Low and Moderate Income Unit remains an Eligible Tenant. This determination shall be reviewed by the Municipality and certified to DHCD as provided in section 2(g), below.

(f) The Developer shall enter into a written lease with each tenant of a Low and Moderate Income Unit which shall be for a minimum period of one year and which provides that the tenant shall not be evicted for any reason other than a substantial breach of a material provision of such lease.

(g) Throughout the term of this Agreement, the Chief Executive Officer shall annually certify in writing to DHCD that each of the Low and Moderate Income Units continues to be Low and Moderate Income Unit as provided in sections 2 (a) and(c), above; and that the Project and the Low and Moderate Income Units have been maintained in a manner consistent with the Regulations and Guidelines and this Agreement.

3. Subsidized Housing Inventory.

(a) The Project will be included in the Subsidized Housing Inventory upon the occurrence of one of the events described in 760 CMR 56.03(2). All of the Units will be deemed low and moderate income housing to be included in the Subsidized Housing Inventory.

(b) Units included in the Subsidized Housing Inventory will continue to be included in the Subsidized Housing Inventory in accordance with 760 CMR 56.03(2) for as long as the following three conditions are met: (1) this Agreement remains in full force and effect and neither the Municipality nor the Developer are in default hereunder; (2) the Project and each of the Low and Moderate Income Units continue to comply with the Regulations and the Guidelines as the same may be amended from time to time and (3) each Low and Moderate Income Unit remains a Low and Moderate Income Unit as provided in section 2(c), above.

4. Marketing. Prior to marketing or otherwise making available for rental any of the Units, the Developer must obtain DHCD's approval of a marketing plan (the "**Marketing Plan**") for the Low and Moderate Income Units. Such Marketing Plan must describe the tenant selection process for the Low and Moderate Income Units and must set forth a plan for affirmative fair marketing of Low and Moderate Income Units to protected groups underrepresented in the Municipality, including provisions for a lottery, as more particularly described in the Regulations and Guidelines. At the option of the Municipality, and provided that the Marketing Plan demonstrates (i) the need for the local preference (e.g., a disproportionately low rental or ownership affordable housing stock relative to need in comparison to the regional area), and (ii) that the proposed local preference will not have a disparate impact on protected classes, the Marketing Plan may also include a preference for local residents for up to seventy percent (70%) of the Low and Moderate Income Units, subject to all provisions of the Regulations and Guidelines and applicable to the initial rent-up only. When submitted to DHCD for approval, the Marketing Plan should be accompanied by a letter from the Chief Executive Officer of the Municipality (as that term is defined in the Regulations) which states that the tenant selection and local preference (if any) aspects of the Marketing Plan have been approved by the Municipality and which states that the Municipality will perform any aspects of the Marketing Plan which are set forth as responsibilities of the Municipality in the Marketing Plan. The Marketing Plan must comply with the Regulations and Guidelines and with all other applicable statutes, regulations and executive orders, and DHCD directives reflecting the agreement between DHCD and the U.S. Department of Housing and Urban Development in the case of NAACP, Boston Chapter v. Kemp. **If the Project is located in the Boston-Cambridge-Quincy MA-NH Metropolitan Statistical Area, the Developer must list all Low and Moderate Income Units with the City of Boston's MetroList (Metropolitan Housing Opportunity Clearing Center), at Boston City Hall, Fair Housing Commission, Suite 966, One City Hall Plaza, Boston, MA 02201 (671-635-3321).** All costs of carrying out the Marketing Plan shall be paid by the Developer. A failure to comply with the Marketing Plan by the Developer or by the Municipality shall be deemed to be a default of this Agreement. The Developer agrees to maintain for five years following the initial rental of the last Low and Moderate Income Unit and for five years following all future rentals, a record of all newspaper advertisements, outreach letters, translations, leaflets, and any other outreach efforts (collectively "**Marketing Documentation**") as described in the Marketing Plan as approved by DHCD which may be inspected at any time by DHCD. All Marketing Documentation must be approved by DHCD prior to its use by the Developer or the Municipality. The Developer and the

Municipality agree that if at any time prior to or during the process of marketing the Low and Moderate Income Units, DHCD determines that the Developer, or the Municipality with respect to aspects of the Marketing Plan that the Municipality has agreed to be responsible for, has not adequately complied with the approved Marketing Plan, that the Developer or Municipality as the case may be, shall conduct such additional outreach or marketing efforts as shall be determined by DHCD.

5. Non-discrimination. Neither the Developer nor the Municipality shall discriminate on the basis of race, creed, color, sex, age, handicap, marital status, national origin, sexual orientation, familial status, genetic information, ancestry, children, receipt of public assistance, or any other basis prohibited by law in the selection of tenants; and the Developer shall not so discriminate in connection with the employment or application for employment of persons for the construction, operation or management of the Project.

6. Inspection. The Developer agrees to comply and to cause the Project to comply with all requirements of the Regulations and Guidelines and all other applicable laws, rules, regulations, and executive orders. DHCD and the Chief Executive Officer of the municipality shall have access during normal business hours to all books and records of the Developer and the Project in order to monitor the Developer's compliance with the terms of this Agreement.

7. Recording. Upon execution, the Developer shall immediately cause this Agreement and any amendments hereto to be recorded with the Registry of Deeds for the County where the Project is located or, if the Project consists in whole or in part of registered land, file this Agreement and any amendments hereto with the Registry District of the Land Court for the County where the Project is located (collectively hereinafter, the "**Registry of Deeds**"), and the Developer shall pay all fees and charges incurred in connection therewith. Upon recording or filing, as applicable, the Developer shall immediately transmit to DHCD and the Municipality evidence of such recording or filing including the date and instrument, book and page or registration number of the Agreement.

8. Representations. The Developer hereby represents, covenants and warrants as follows:

(a) The Developer (i) is a limited liability company duly organized under the laws of the Commonwealth of Massachusetts, and is qualified to transact business under the laws of this State, (ii) has the power and authority to own its properties and assets and to carry on its business as now being conducted, and (iii) has the full legal right, power and authority to execute and deliver this Agreement.

(b) The execution and performance of this Agreement by the Developer (i) will not violate or, as applicable, has not violated any provision of law, rule or regulation, or any order of any court or other agency or governmental body, and (ii) will not violate or, as applicable, has not violated any provision of any indenture, agreement, mortgage, mortgage note, or other instrument to which the Developer is a party or by which it or the Project is bound, and (iii) will not result in the creation or imposition of any prohibited encumbrance of any nature.

(c) The Developer will, at the time of execution and delivery of this Agreement, have good and marketable title to the premises constituting the Project free and clear of any lien or encumbrance (subject to encumbrances created pursuant to this Agreement, any loan documents relating to the Project the terms of which are approved by DHCD, or other permitted encumbrances, including mortgages referred to in paragraph 17, below).

(d) There is no action, suit or proceeding at law or in equity or by or before any governmental instrumentality or other agency now pending, or, to the knowledge of the Developer, threatened against or affecting it, or any of its properties or rights, which, if adversely determined, would materially impair its right to carry on business substantially as now conducted (and as now contemplated by this Agreement) or would materially adversely affect its financial condition.

9. Transfer Restrictions. ¹[Except for rental of Units to Low or Moderate Income Tenants as permitted by the terms of this Agreement, the Developer will not sell, transfer, lease, or exchange the Project or any portion thereof or interest therein (collectively, a “Sale”) or (except as permitted under Section (d) below) mortgage the Property without the prior written consent of DHCD and the Municipality.

(a) A request for consent to a Sale shall include:

- A signed agreement stating that the transferee will assume in full the Developer’s obligations and duties under this Agreement, together with a certification by the attorney or title company that it will be held in escrow and, in the case of any transfer other than a transfer of Beneficial Interests, recorded in the Registry of Deeds with the deed and/or other recorded documents effecting the Sale;
- The name of the proposed transferee and any other entity controlled by or controlling or under common control with the transferee, and names of any affordable housing developments in the Commonwealth owned by such entities;
- A certification from the Municipality that the Development is in compliance with the affordability requirements of this Agreement.

(b) Consent to the proposed Sale shall be deemed to be given unless DHCD or the Municipality notifies the Developer within thirty (days) after receipt of the request that either

- The package requesting consent is incomplete, or
- The proposed transferee (or any entity controlled by or controlling or under common control with the proposed transferee) has a documented history of serious or repeated failures to abide by agreements of affordable housing funding or regulatory agencies of the Commonwealth or the

¹ Transfer restrictions specifically subject to review, comment, and approval of debt and equity financing sources.

federal government or is currently in violation of any agreements with such agencies beyond the time permitted to cure the violation, or

- The Project is not being operated in compliance with the affordability requirements of this Agreement at the time of the proposed Sale.

(c) The Developer shall provide DHCD and the Municipality with thirty (30) day's prior written notice of the following:

- (i) any change, substitution or withdrawal of any general partner, manager, or agent of Developer; or
- (ii) the conveyance, assignment, transfer, or relinquishment of a majority of the Beneficial Interests (herein defined) in Developer (except for such a conveyance, assignment, transfer or relinquishment among holders of Beneficial Interests as of the date of this Agreement).
- (iii) the sale, mortgage, conveyance, transfer, ground lease, or exchange of Developer's interest in the Project or any party of the Project.

For purposes hereof, the term "**Beneficial Interest**" shall mean: (i) with respect to a partnership, any partnership interests or other rights to receive income, losses, or a return on equity contributions made to such partnership; (ii) with respect to a limited liability company, any interests as a member of such company or other rights to receive income, losses, or a return on equity contributions made to such company; or (iii) with respect to a company or corporation, any interests as an officer, board member or stockholder of such company or corporation to receive income, losses, or a return on equity contributions made to such company or corporation.

(d) Notwithstanding the above, DHCD's consent under this Section 9 shall not be required with respect to the grant by the Developer of any mortgage or other security interest in or with respect to the Project to a state or national bank, state or federal savings and loan association, cooperative bank, mortgage company, trust company, insurance company or other institutional lender made at no greater than the prevailing rate of interest or any exercise by any such mortgagee of any of its rights and remedies (including without limitation, by foreclosure or by taking title to the Project by deed in lieu of foreclosure), subject, however to the provisions of Section 14 hereof.

Developer hereby agrees that it shall provide copies of any and all written notices received by Developer from a mortgagee exercising or threatening to exercise its foreclosure rights under the mortgage.]

10. Casualty; Demolition; Change of Use.

(a) The Developer represents, warrants, and agrees that if the Project, or any part thereof, shall be damaged or destroyed or shall be condemned or acquired for public use, the Developer (subject to the approval of the lender(s) which has provided financing) will use its best efforts to repair and restore the Project to substantially the same condition as existed prior to

the event causing such damage or destruction, or to relieve the condemnation, and thereafter to operate the Project in accordance with this Agreement.

(b) The Developer shall not, without prior written approval of DHCD and the Municipality and an amendment to this Agreement, change the type or number of Low and Moderate Income Units. The Developer shall not demolish any part of the Project or substantially subtract from any real or personal property of the Project, or permit the use of the dwelling accommodations of the Project for any purpose except residences and any other uses permitted by the applicable zoning then in effect;

11. Governing Law. This Agreement shall be governed by the laws of the Commonwealth of Massachusetts. Any amendments to this Agreement must be in writing and executed by all of the parties hereto. The invalidity of any clause, part, or provision of this Agreement shall not affect the validity of the remaining portions hereof.

12. Notices. All notices to be given pursuant to this Agreement shall be in writing and shall be deemed given when delivered by hand or when mailed by certified or registered mail, postage prepaid, return receipt requested, to the parties hereto at the addresses set forth below, or to such other place as a party may from time to time designate by written notice:

DHCD: Department of Housing and Community Development
Attention: Local Initiative Program Director
100 Cambridge Street, 3rd Floor
Boston, MA 02114

Municipality: Town of Medfield Board of Selectmen
Town House
459 Main Street
Medfield, MA 02052

Developer: [TRINITY ENTITY]
Attention: Abby Goldenfarb
75 Federal Street, 4th Floor
Boston, MA 02110

13. Term.

(a) This Agreement and all of the covenants, agreements and restrictions contained herein shall be deemed to be an affordable housing restriction as that term is defined in G.L. c. 184, § 31 and as that term is used in G.L. c.184, § 26, 31, 32 and 33. This Agreement shall bind, and the benefits shall inure to, respectively, Developer and its successors and assigns, and DHCD and its successors and assigns and the Municipality and its successors and assigns. DHCD has determined that the acquiring of such affordable housing restriction is in the public interest. The term of this Agreement, the rental restrictions, and other requirements provided herein shall be perpetual.

(b) The Developer intends, declares and covenants on behalf of itself and its successors and assigns (i) that this Agreement and the covenants, agreements and restrictions contained herein shall be and are covenants running with the land, encumbering the Project for the term of this Agreement, and are binding upon the Developer's successors in title, (ii) are not merely personal covenants of the Developer, and (iii) shall bind the Developer, its successors and assigns and enure to the benefit of DHCD and the Municipality and their successors and assigns for the term of the Agreement. Developer hereby agrees that any and all requirements of the laws of the Commonwealth of Massachusetts to be satisfied in order for the provisions of this Agreement to constitute restrictions and covenants running with the land shall be deemed to be satisfied in full and that any requirements of privity of estate are also deemed to be satisfied in full.

14. Lender Foreclosure. The rights and restrictions contained in this Agreement shall not lapse if the Project is acquired through foreclosure or deed in lieu of foreclosure or similar action, and the provisions hereof shall continue to run with and bind the Project.

15. Further Assurances. The Developer and the Municipality each agree to submit any information, documents, or certifications requested by DHCD which DHCD shall deem necessary or appropriate to evidence the continuing compliance of the Project Sponsor and the Municipality with the terms of this Agreement.

16. Default.

(a) The Developer and the Municipality each covenant and agree to give DHCD written notice of any default, violation or breach of the obligations of the Developer or the Municipality hereunder, (with a copy to the other party to this Agreement) within seven (7) days of first discovering such default, violation or breach (a "**Default Notice**"). If DHCD becomes aware of a default, violation, or breach of obligations of the Developer or the Municipality hereunder without receiving a Default Notice from Developer or the Municipality, DHCD shall give a notice of such default, breach or violation to the offending party (with a copy to the other party to this Agreement) (the "**DHCD Default Notice**"). If any such default, violation, or breach is not cured to the satisfaction of DHCD within thirty (30) days after the giving of the Default notice by the Developer or the Municipality, or if no Default Notice is given, then within thirty (30) days after the giving of the DHCD Default Notice, then at DHCD's option, and without further notice, DHCD may either terminate this Agreement, or DHCD may apply to any state or federal court for specific performance of this Agreement, or DHCD may exercise any other remedy at law or in equity or take any other action as may be necessary or desirable to correct non-compliance with this Agreement.

(b) If DHCD elects to terminate this Agreement as the result of a breach, violation, or default hereof, which breach, violation, or default continues beyond the cure period set forth in this Section 16, then the Low and Moderate Income Units and any other Units at the Project which have been included in the Subsidized Housing Inventory shall from the date of such termination no longer be deemed low and moderate income housing for the purposes of the Act and shall be deleted from the Subsidized Housing Inventory.

(c) The Developer acknowledges that the primary purpose for requiring compliance by the Developer with the restrictions provided herein is to create and maintain long-term affordable rental housing, and by reason thereof the Developer agrees that DHCD or the Municipality or any prospective, present, or former tenant shall be entitled for any breach of the provisions hereof, and in addition to all other remedies provided by law or in equity, to enforce the specific performance by the Developer of its obligations under this Agreement in a state court of competent jurisdiction. The Developer further specifically acknowledges that the beneficiaries of its obligations hereunder cannot be adequately compensated by monetary damages in the event of any default hereunder. In the event of a breach of this Agreement, the Developer shall reimburse DHCD for all costs and attorney's fees associated with such breach.

17. Mortgagee Consents. The Developer represents and warrants that it has obtained the consent of all existing mortgagees of the Project to the execution and recording of this Agreement and to the terms and conditions hereof and that all such mortgagees have executed the Consent and Subordination of Mortgage to Regulatory Agreement attached hereto and made a part hereof.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

Executed as a sealed instrument as of the date first above written.

DEVELOPER

[TRINITY ENTITY]

By: _____
Its: _____

DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT

By: _____
Its: _____

TOWN OF MEDFIELD

By: _____
Its Chief Executive Officer

Attachments: Exhibit A - Legal Property Description
Exhibit B - Rents for Low and Moderate Income Units

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF _____, ss. _____, 20____

On this _____ day of _____, 20____, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding document, as _____ of the _____ [Developer], and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
Print Name:
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF _____, ss. _____, 20__

On this _____ day of _____, 20__, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding document, as _____ for the Commonwealth of Massachusetts acting by and through the Department of Housing and Community Development, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
Print Name:
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF _____, ss. _____, 20__

On this _____ day of _____, 20__, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding document, as _____ for the City/Town of _____, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
Print Name:
My Commission Expires:

**CONSENT AND SUBORDINATION OF MORTGAGE
TO REGULATORY AGREEMENT**

Reference is hereby made to a certain Mortgage dated _____ given by _____ to _____, recorded with the _____ Registry of Deeds at Book _____, Page _____ (**"Mortgage"**).

The Undersigned, present holder of said Mortgage, hereby recognizes and consents to the execution and recording of this Agreement and agrees that the aforesaid Mortgage shall be subject and subordinate to the provisions of this Agreement, to the same extent as if said Mortgage had been registered subsequent thereto. The Undersigned further agrees that in the event of any foreclosure or exercise of remedies under said Mortgage it shall comply with the terms and conditions hereof.

[NAME OF LENDER]

By: _____
Its: _____

(If the Development has more than one mortgagee, add additional consent forms.)

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF _____ ss. _____, 20__

On this _____ day of _____, 20__, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding document, as _____ of _____ Bank, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
Print Name:
My Commission Expires:

EXHIBIT A

Re: _____
(Project name)

(City/Town)

(Developer)

Property Description

DRAFT

EXHIBIT B

Re: [Residences at MSH-name TBD]
(Project name)

Medfield, MA
(City/Town)

[TRINITY ENTITY]
(Developer)

Initial Maximum Rents and Utility Allowances for Low and Moderate Income Units

	<u>Rents</u>	<u>Utility Allowance</u>
Studio units	\$[1,964]	\$[87]
One bedroom units	\$[2,104]	\$[125]
Two bedroom units	\$[2,524]	\$[188]
Three bedroom units	\$[2,917]	\$[260]

DRAFT FORM DOCUMENT

LOCAL INITIATIVE PROGRAM

REGULATORY AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS FOR RENTAL PROJECT Local Action Units (Artist Housing)

This Regulatory Agreement and Declaration of Restrictive Covenants (this “**Agreement**”) is made this _____ day of _____, 20____, by and among the Commonwealth of Massachusetts, acting by and through the Department of Housing and Community Development (“**DHCD**”) pursuant to G.L. c.23B §1 as amended by Chapter 19 of the Acts of 2007, the Town of Medfield, a Massachusetts municipality (the “**Municipality**”), and [TRINITY ENTITY], a Massachusetts limited liability company, having an address at 75 Federal Street, 4th Floor, Boston, MA 02110, and its successors and assigns (“**Developer**”).

WITNESSETH:

WHEREAS, pursuant to G.L. c. 40B, §§ 20-23 (the “**Act**”) and the final report of the Special Legislative Commission Relative to Low and Moderate Income Housing Provisions issued in April 1989, regulations have been promulgated at 760 CMR 56.00 (the “**Regulations**”) which establish the Local Initiative Program (“**LIP**”) and *Comprehensive Permit Guidelines: M.G.L. Chapter 40B Comprehensive Permit Projects - Subsidized Housing Inventory* have been issued thereunder (the “**Guidelines**”);

WHEREAS, the Developer intends to construct a rental housing development known as [Residences at MSH-name TBD] at an approximately 87-acre site located on the former Medfield State Hospital campus, at Hospital Road, Map 71, Parcel 001 in the Municipality, more particularly described in Exhibit A attached hereto and made a part hereof (the “**Project**”);

WHEREAS, such Project is to consist of a total number of 334 rental dwellings (the “**Units**”) and an aggregate of 85 (or 25%) of the Units (of which 9 will be governed by this Agreement and 76 will be governed by that certain Regulatory Agreement and Declaration of Restrictive Covenants (General) dated as of the date hereof by and among DHCD, Municipality, and Developer dated as of the date hereof) will be rented to Artist Eligible Households, as defined below, at rents specified in this Agreement to Eligible Tenants as specified in paragraph two of this Agreement (the “**Artist Low and Moderate Income Units**”);

WHEREAS, the Chief Executive Officer of the Municipality (as that term is defined in the Regulations) and the Developer have made application to DHCD to certify that the units in the Project are Local Action Units (as that term is defined in the Guidelines) within the LIP Program; and

WHEREAS, in partial consideration of the execution of this Agreement, DHCD has issued or will issue its final approval of the Project within the LIP Program and has given and will give technical and other assistance to the Project,

NOW, THEREFORE, in consideration of the agreements and covenants hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which each of the parties hereto hereby acknowledge to the other, DHCD, the Municipality, and the Developer hereby agree and covenant as follows:

1. Construction. The Developer agrees to construct the Project in accordance with plans and specifications approved by the Municipality (the “**Plans and Specifications**”). In addition, all Artist Low and Moderate Income Units to be constructed as part of the Project must be indistinguishable from other Units in the Project from the exterior (unless the Project has an approved “**Alternative Development Plan**” as set forth in the Guidelines and must contain complete living facilities including but not limited to a stove, refrigerator, kitchen cabinets, plumbing fixtures, and washer/dryer hookup, all as more fully shown in the Plans and Specifications.

- ☐ of the Artist Low and Moderate Income Units shall be one bedroom units;
- ☐ of the Artist Low and Moderate Income Units shall be two bedroom units;
- ☐ of the Artist Low and Moderate Income Units shall be three bedroom units; and,
- ☐ of the Artist Low and Moderate Income Units shall be studio units.

All Artist Low and Moderate Income Units to be occupied by families must contain two or more bedrooms. Artist Low and Moderate Income Units must have the following minimum areas:

studio units	-	250 square feet
one bedroom units	-	700 square feet
two bedroom units	-	900 square feet
three bedroom units	-	1200 square feet

During the term of this Agreement, the Developer covenants, agrees, and warrants that the Project and each Artist Low and Moderate Income Unit will remain suitable for occupancy and in compliance with all federal, state, and local health, safety, building, sanitary, environmental, and other laws, codes, rules, and regulations, including without limitation laws relating to the operation of adaptable and accessible housing for the handicapped. The Project must comply with all similar local codes, ordinances, and by-laws.

For purposes of this Agreement, the following capitalized terms shall have the following meanings:

(a) “**Artist**” shall mean a person who has received an Artist Certificate from the Municipality.

(b) “**Artist Certificate**” shall mean a letter from the Artist Selection Board to an artist that conforms that the artist has submitted a satisfactory [Artist Certification Application Form], has been reviewed by the Municipality’s [Artist Peer Review Panel], and has been “certified” by such panel as a working artist.

(c) “**Artist Eligible Household**” shall mean an Eligible Household that contains a Municipality-certified Artist.

(d) “**Artist Low and Moderate Income Units**” shall mean residential dwelling units in the Project that are to be rented to Artist Eligible Households.

(e) “**Artist Selection Board**” shall mean a group comprised of representatives of Developer, Municipality, and the Cultural Alliance of Medfield.

2. Affordability.

(a) Throughout the term of this Agreement, each Artist Low and Moderate Income Unit will be rented for no more than the rental rates set forth herein to an Eligible Tenant. An Eligible Tenant is a Family whose annual income does not exceed eighty percent (80%) of the Area median income adjusted for family size as determined by the U.S. Department of Housing and Urban Development (“**HUD**”). A “**Family**” shall mean two or more persons who will live regularly in the Artist Low and Moderate Income Unit as their primary residence and who are related by blood, marriage, or operation of law or who have otherwise evidenced a stable inter-dependent relationship; or an individual. The “**Area**” is defined as the Boston-Cambridge-Quincy MA-NH Metropolitan Statistical Area.

(b) The monthly rents charged to tenants of Artist Low and Moderate Income Units shall not exceed an amount equal to thirty percent (30%) of the monthly adjusted income of a Family whose gross income equals eighty percent (80%) of the median income for the Area, with adjustment for the number of bedrooms in the Unit, as provided by HUD. In determining the maximum monthly rent that may be charged for an Artist Low and Moderate Income Unit under this clause, the Developer shall include an allowance for any utilities and services (excluding telephone) to be paid by the resident. Annual income shall be as defined in 24 C.F.R. 5.609 (or any successor regulation) using assumptions provided by HUD. The initial maximum monthly rents and utility allowances for the Artist Low and Moderate Income Units are set forth in Exhibit B attached hereto. If the rent for an Artist Low and Moderate Income Unit is subsidized by a state or federal rental subsidy program, then the rent applicable to the Artist Low and Moderate Income Unit may be limited to that permitted by such rental subsidy program, provided that the tenant’s share of rent does not exceed the maximum annual rental expense as provided in this Agreement.

Annually as part of the annual report required under Subsection 2(e) below, the Developer shall submit to the Municipality and DHCD a proposed schedule of monthly rents and utility allowances for all Artist Low and Moderate Income Units in the Project. Such schedule shall be subject to the approval of the Municipality and DHCD for compliance with the requirements of this Section. Rents for Artist Low and Moderate Income Units shall not be increased without the Municipality's and DHCD's prior approval of either (i) a specific request by Developer for a rent increase or (ii) the next annual schedule of rents and allowances. Notwithstanding the foregoing, rent increases shall be subject to the provisions of outstanding leases and shall not be implemented without at least 30 days' prior written notice by Developer to all affected tenants. If an annual request for a new schedule of rents for the Artist Low and Moderate Income Units as set forth above is based on a change in the Area median income figures published by HUD, and the Municipality and DHCD fail to respond to such a submission within thirty (30) days of the Municipality's and DHCD's receipt thereof, the Municipality and DHCD shall be deemed to have approved the submission. If an annual request for a new schedule of rents for the Artist Low and Moderate Income Units is made for any other reason, and the Municipality and DHCD fail to respond within thirty (30) days of the Municipality's and DHCD's receipt thereof, the Developer may send DHCD and the Municipality a notice of reminder, and if the Municipality and DHCD fail to respond within thirty (30) days from receipt of such notice of reminder, the Municipality and DHCD shall be deemed to have approved the submission.

Without limiting the foregoing, the Developer may request a rent increase for the Low and Moderate Units to reflect an increase in the Area median income published by HUD between the date of this Agreement and the date that the Units begin to be marketed or otherwise made available for rental pursuant to Section 4 below; if the Municipality and DHCD approve such rent increase in accordance with this subsection, the Initial Maximum Rents and Utility Allowances for Artist Low and Moderate Income Units in Exhibit B of the Agreement shall be deemed to be modified accordingly.

(c) **[For developments with “floating” units add:** If, after initial occupancy, the income of a tenant of an Artist Low and Moderate Income Unit increases and, as a result of such increase, exceeds the maximum income permitted hereunder for such a tenant, the Developer shall not be in default hereunder so long as either (i) the tenant income does not exceed one hundred forty percent (140%) of the maximum income permitted or (ii) the Developer rents the next available unit at the Development as an Artist Low and Moderate Income Unit in conformance with Section 2(a) of this Agreement, or otherwise demonstrates compliance with Section 2(a) of this Agreement.] **[For developments with “fixed” units add:** If, after initial occupancy, the income of a tenant of an Artist Low and Moderate Income Unit increases and, as a result of such increase, exceeds the maximum income permitted hereunder for such a tenant, the unit will be deemed an Artist Low and Moderate Income Unit so long as the unit continues to be rent-restricted and the tenant's income does not exceed 140% of the maximum income permitted. If the tenant's income exceeds 140% of the maximum income permitted at the time of annual income determination, the unit will be deemed an Artist Low and Moderate Income Unit until the tenant's one-year lease term expires. When the over-income tenant voluntarily vacates the unit and when the unit is again rented to an Eligible Tenant, the

unit will be deemed an Artist Low and Moderate Income Unit and included in the Subsidized Housing Inventory upon the Municipality's application to DHCD.]

(d) If, after initial occupancy, the income of a tenant in an Artist Low and Moderate Income Unit increases, and as a result of such increase, exceeds one hundred forty percent (140%) of the maximum income permitted hereunder for such a tenant, at the expiration of the applicable lease term, the rent restrictions shall no longer apply to such tenant.

(e) Throughout the term of this Agreement, the Developer shall annually determine whether the tenant of each Artist Low and Moderate Income Unit remains an Eligible Tenant. This determination shall be reviewed by the Municipality and certified to DHCD as provided in section 2(g), below.

(f) The Developer shall enter into a written lease with each tenant of an Artist Low and Moderate Income Unit which shall be for a minimum period of one year and which provides that the tenant shall not be evicted for any reason other than a substantial breach of a material provision of such lease.

(g) Throughout the term of this Agreement, the Chief Executive Officer shall annually certify in writing to DHCD that each of the Artist Low and Moderate Income Units continues to be an Artist Low and Moderate Income Unit as provided in sections 2 (a) and(c), above; and that the Project and the Artist Low and Moderate Income Units have been maintained in a manner consistent with the Regulations and Guidelines and this Agreement.

3. Subsidized Housing Inventory.

(a) The Project will be included in the Subsidized Housing Inventory upon the occurrence of one of the events described in 760 CMR 56.03(2). All of the Units will be deemed low and moderate income housing to be included in the Subsidized Housing Inventory.

(b) Units included in the Subsidized Housing Inventory will continue to be included in the Subsidized Housing Inventory in accordance with 760 CMR 56.03(2) for as long as the following three conditions are met: (1) this Agreement remains in full force and effect and neither the Municipality nor the Developer are in default hereunder; (2) the Project and each of the Artist Low and Moderate Income Units continue to comply with the Regulations and the Guidelines as the same may be amended from time to time and (3) each Artist Low and Moderate Income Unit remains an Artist Low and Moderate Income Unit as provided in section 2(c), above.

4. Marketing. Prior to marketing or otherwise making available for rental any of the Units, the Developer must obtain DHCD's approval of a marketing plan (the "**Marketing Plan**") for the Artist Low and Moderate Income Units. Such Marketing Plan must describe the tenant selection process for the Artist Low and Moderate Income Units and must set forth a plan for affirmative fair marketing of Artist Low and Moderate Income Units to protected groups underrepresented in the Municipality, including provisions for a lottery, as more particularly

described in the Regulations and Guidelines. At the option of the Municipality, and provided that the Marketing Plan demonstrates (i) the need for the local preference (e.g., a disproportionately low rental or ownership affordable housing stock relative to need in comparison to the regional area), and (ii) that the proposed local preference will not have a disparate impact on protected classes, the Marketing Plan may also include a preference for local residents for up to seventy percent (70%) of the Artist Low and Moderate Income Units, subject to all provisions of the Regulations and Guidelines and applicable to the initial rent-up only. When submitted to DHCD for approval, the Marketing Plan should be accompanied by a letter from the Chief Executive Officer of the Municipality (as that term is defined in the Regulations) which states that the tenant selection and local preference (if any) aspects of the Marketing Plan have been approved by the Municipality and which states that the Municipality will perform any aspects of the Marketing Plan which are set forth as responsibilities of the Municipality in the Marketing Plan. The Marketing Plan must comply with the Regulations and Guidelines and with all other applicable statutes, regulations and executive orders, and DHCD directives reflecting the agreement between DHCD and the U.S. Department of Housing and Urban Development in the case of NAACP, Boston Chapter v. Kemp. **If the Project is located in the Boston-Cambridge-Quincy MA-NH Metropolitan Statistical Area, the Developer must list all Artist Low and Moderate Income Units with the City of Boston's MetroList (Metropolitan Housing Opportunity Clearing Center), at Boston City Hall, Fair Housing Commission, Suite 966, One City Hall Plaza, Boston, MA 02201 (671-635-3321).** All costs of carrying out the Marketing Plan shall be paid by the Developer. A failure to comply with the Marketing Plan by the Developer or by the Municipality shall be deemed to be a default of this Agreement. The Developer agrees to maintain for five years following the initial rental of the last Artist Low and Moderate Income Unit and for five years following all future rentals, a record of all newspaper advertisements, outreach letters, translations, leaflets, and any other outreach efforts (collectively "**Marketing Documentation**") as described in the Marketing Plan as approved by DHCD which may be inspected at any time by DHCD. All Marketing Documentation must be approved by DHCD prior to its use by the Developer or the Municipality. The Developer and the Municipality agree that if at any time prior to or during the process of marketing the Artist Low and Moderate Income Units, DHCD determines that the Developer, or the Municipality with respect to aspects of the Marketing Plan that the Municipality has agreed to be responsible for, has not adequately complied with the approved Marketing Plan, that the Developer or Municipality as the case may be, shall conduct such additional outreach or marketing efforts as shall be determined by DHCD.

5. Non-discrimination. Neither the Developer nor the Municipality shall discriminate on the basis of race, creed, color, sex, age, handicap, marital status, national origin, sexual orientation, familial status, genetic information, ancestry, children, receipt of public assistance, or any other basis prohibited by law in the selection of tenants; and the Developer shall not so discriminate in connection with the employment or application for employment of persons for the construction, operation or management of the Project.

6. Inspection. The Developer agrees to comply and to cause the Project to comply with all requirements of the Regulations and Guidelines and all other applicable laws, rules, regulations, and executive orders. DHCD and the Chief Executive Officer of the municipality

shall have access during normal business hours to all books and records of the Developer and the Project in order to monitor the Developer's compliance with the terms of this Agreement.

7. Recording. Upon execution, the Developer shall immediately cause this Agreement and any amendments hereto to be recorded with the Registry of Deeds for the County where the Project is located or, if the Project consists in whole or in part of registered land, file this Agreement and any amendments hereto with the Registry District of the Land Court for the County where the Project is located (collectively hereinafter, the "**Registry of Deeds**"), and the Developer shall pay all fees and charges incurred in connection therewith. Upon recording or filing, as applicable, the Developer shall immediately transmit to DHCD and the Municipality evidence of such recording or filing including the date and instrument, book and page or registration number of the Agreement.

8. Representations. The Developer hereby represents, covenants and warrants as follows:

(a) The Developer (i) is a limited liability company duly organized under the laws of the Commonwealth of Massachusetts, and is qualified to transact business under the laws of this State, (ii) has the power and authority to own its properties and assets and to carry on its business as now being conducted, and (iii) has the full legal right, power and authority to execute and deliver this Agreement.

(b) The execution and performance of this Agreement by the Developer (i) will not violate or, as applicable, has not violated any provision of law, rule or regulation, or any order of any court or other agency or governmental body, and (ii) will not violate or, as applicable, has not violated any provision of any indenture, agreement, mortgage, mortgage note, or other instrument to which the Developer is a party or by which it or the Project is bound, and (iii) will not result in the creation or imposition of any prohibited encumbrance of any nature.

(c) The Developer will, at the time of execution and delivery of this Agreement, have good and marketable title to the premises constituting the Project free and clear of any lien or encumbrance (subject to encumbrances created pursuant to this Agreement, any loan documents relating to the Project the terms of which are approved by DHCD, or other permitted encumbrances, including mortgages referred to in paragraph 17, below).

(d) There is no action, suit or proceeding at law or in equity or by or before any governmental instrumentality or other agency now pending, or, to the knowledge of the Developer, threatened against or affecting it, or any of its properties or rights, which, if adversely determined, would materially impair its right to carry on business substantially as now conducted (and as now contemplated by this Agreement) or would materially adversely affect its financial condition.

9. Transfer Restrictions. ¹[Except for rental of Units to Low or Moderate Income Tenants as permitted by the terms of this Agreement, the Developer will not sell, transfer, lease, or exchange the Project or any portion thereof or interest therein (collectively, a “Sale”) or (except as permitted under Section (d) below) mortgage the Property without the prior written consent of DHCD and the Municipality.

(a) A request for consent to a Sale shall include:

- A signed agreement stating that the transferee will assume in full the Developer’s obligations and duties under this Agreement, together with a certification by the attorney or title company that it will be held in escrow and, in the case of any transfer other than a transfer of Beneficial Interests, recorded in the Registry of Deeds with the deed and/or other recorded documents effecting the Sale;
- The name of the proposed transferee and any other entity controlled by or controlling or under common control with the transferee, and names of any affordable housing developments in the Commonwealth owned by such entities;
- A certification from the Municipality that the Development is in compliance with the affordability requirements of this Agreement.

(b) Consent to the proposed Sale shall be deemed to be given unless DHCD or the Municipality notifies the Developer within thirty (days) after receipt of the request that either

- The package requesting consent is incomplete, or
- The proposed transferee (or any entity controlled by or controlling or under common control with the proposed transferee) has a documented history of serious or repeated failures to abide by agreements of affordable housing funding or regulatory agencies of the Commonwealth or the federal government or is currently in violation of any agreements with such agencies beyond the time permitted to cure the violation, or
- The Project is not being operated in compliance with the affordability requirements of this Agreement at the time of the proposed Sale.

(c) The Developer shall provide DHCD and the Municipality with thirty (30) day’s prior written notice of the following:

- (i) any change, substitution or withdrawal of any general partner, manager, or agent of Developer; or

¹ **NOTE:** Transfer restrictions specifically subject to review, comment, and approval of debt and equity financing sources.

- (ii) the conveyance, assignment, transfer, or relinquishment of a majority of the Beneficial Interests (herein defined) in Developer (except for such a conveyance, assignment, transfer or relinquishment among holders of Beneficial Interests as of the date of this Agreement).
- (iii) the sale, mortgage, conveyance, transfer, ground lease, or exchange of Developer's interest in the Project or any party of the Project.

For purposes hereof, the term “**Beneficial Interest**” shall mean: (i) with respect to a partnership, any partnership interests or other rights to receive income, losses, or a return on equity contributions made to such partnership; (ii) with respect to a limited liability company, any interests as a member of such company or other rights to receive income, losses, or a return on equity contributions made to such company; or (iii) with respect to a company or corporation, any interests as an officer, board member or stockholder of such company or corporation to receive income, losses, or a return on equity contributions made to such company or corporation.

(d) Notwithstanding the above, DHCD's consent under this Section 9 shall not be required with respect to the grant by the Developer of any mortgage or other security interest in or with respect to the Project to a state or national bank, state or federal savings and loan association, cooperative bank, mortgage company, trust company, insurance company or other institutional lender made at no greater than the prevailing rate of interest or any exercise by any such mortgagee of any of its rights and remedies (including without limitation, by foreclosure or by taking title to the Project by deed in lieu of foreclosure), subject, however to the provisions of Section 14 hereof.

Developer hereby agrees that it shall provide copies of any and all written notices received by Developer from a mortgagee exercising or threatening to exercise its foreclosure rights under the mortgage.]

10. Casualty; Demolition; Change of Use.

(a) The Developer represents, warrants, and agrees that if the Project, or any part thereof, shall be damaged or destroyed or shall be condemned or acquired for public use, the Developer (subject to the approval of the lender(s) which has provided financing) will use its best efforts to repair and restore the Project to substantially the same condition as existed prior to the event causing such damage or destruction, or to relieve the condemnation, and thereafter to operate the Project in accordance with this Agreement.

(b) The Developer shall not, without prior written approval of DHCD and the Municipality and an amendment to this Agreement, change the type or number of Artist Low and Moderate Income Units. The Developer shall not demolish any part of the Project or substantially subtract from any real or personal property of the Project, or permit the use of the dwelling accommodations of the Project for any purpose except residences and any other uses permitted by the applicable zoning then in effect;

11. Governing Law. This Agreement shall be governed by the laws of the Commonwealth of Massachusetts. Any amendments to this Agreement must be in writing and executed by all of the parties hereto. The invalidity of any clause, part, or provision of this Agreement shall not affect the validity of the remaining portions hereof.

12. Notices. All notices to be given pursuant to this Agreement shall be in writing and shall be deemed given when delivered by hand or when mailed by certified or registered mail, postage prepaid, return receipt requested, to the parties hereto at the addresses set forth below, or to such other place as a party may from time to time designate by written notice:

DHCD: Department of Housing and Community Development
Attention: Local Initiative Program Director
100 Cambridge Street, 3rd Floor
Boston, MA 02114

Municipality: Town of Medfield Board of Selectmen
Town House
459 Main Street
Medfield, MA 02052

Developer: [TRINITY ENTITY]
Attention: Abby Goldenfarb
75 Federal Street, 4th Floor
Boston, MA 02110

13. Term.

(a) This Agreement and all of the covenants, agreements and restrictions contained herein shall be deemed to be an affordable housing restriction as that term is defined in G.L. c. 184, § 31 and as that term is used in G.L. c.184, § 26, 31, 32 and 33. This Agreement shall bind, and the benefits shall inure to, respectively, Developer and its successors and assigns, and DHCD and its successors and assigns and the Municipality and its successors and assigns. DHCD has determined that the acquiring of such affordable housing restriction is in the public interest. The term of this Agreement, the rental restrictions, and other requirements provided herein shall be perpetual.

(b) The Developer intends, declares and covenants on behalf of itself and its successors and assigns (i) that this Agreement and the covenants, agreements and restrictions contained herein shall be and are covenants running with the land, encumbering the Project for the term of this Agreement, and are binding upon the Developer's successors in title, (ii) are not merely personal covenants of the Developer, and (iii) shall bind the Developer, its successors and assigns and enure to the benefit of DHCD and the Municipality and their successors and assigns for the term of the Agreement. Developer hereby agrees that any and all requirements of the laws of the Commonwealth of Massachusetts to be satisfied in order for the provisions of this Agreement to constitute restrictions and covenants running with the land shall be deemed to be

satisfied in full and that any requirements of privity of estate are also deemed to be satisfied in full.

14. Lender Foreclosure. The rights and restrictions contained in this Agreement shall not lapse if the Project is acquired through foreclosure or deed in lieu of foreclosure or similar action, and the provisions hereof shall continue to run with and bind the Project.

15. Further Assurances. The Developer and the Municipality each agree to submit any information, documents, or certifications requested by DHCD which DHCD shall deem necessary or appropriate to evidence the continuing compliance of the Project Sponsor and the Municipality with the terms of this Agreement.

16. Default.

(a) The Developer and the Municipality each covenant and agree to give DHCD written notice of any default, violation or breach of the obligations of the Developer or the Municipality hereunder, (with a copy to the other party to this Agreement) within seven (7) days of first discovering such default, violation or breach (a “**Default Notice**”). If DHCD becomes aware of a default, violation, or breach of obligations of the Developer or the Municipality hereunder without receiving a Default Notice from Developer or the Municipality, DHCD shall give a notice of such default, breach or violation to the offending party (with a copy to the other party to this Agreement) (the “**DHCD Default Notice**”). If any such default, violation, or breach is not cured to the satisfaction of DHCD within thirty (30) days after the giving of the Default notice by the Developer or the Municipality, or if no Default Notice is given, then within thirty (30) days after the giving of the DHCD Default Notice, then at DHCD’s option, and without further notice, DHCD may either terminate this Agreement, or DHCD may apply to any state or federal court for specific performance of this Agreement, or DHCD may exercise any other remedy at law or in equity or take any other action as may be necessary or desirable to correct non-compliance with this Agreement.

(b) If DHCD elects to terminate this Agreement as the result of a breach, violation, or default hereof, which breach, violation, or default continues beyond the cure period set forth in this Section 16, then the Artist Low and Moderate Income Units and any other Units at the Project which have been included in the Subsidized Housing Inventory shall from the date of such termination no longer be deemed low and moderate income housing for the purposes of the Act and shall be deleted from the Subsidized Housing Inventory.

(c) The Developer acknowledges that the primary purpose for requiring compliance by the Developer with the restrictions provided herein is to create and maintain long-term affordable rental housing, and by reason thereof the Developer agrees that DHCD or the Municipality or any prospective, present, or former tenant shall be entitled for any breach of the provisions hereof, and in addition to all other remedies provided by law or in equity, to enforce the specific performance by the Developer of its obligations under this Agreement in a state court of competent jurisdiction. The Developer further specifically acknowledges that the beneficiaries of its obligations hereunder cannot be adequately compensated by monetary

damages in the event of any default hereunder. In the event of a breach of this Agreement, the Developer shall reimburse DHCD for all costs and attorney's fees associated with such breach.

17. Mortgagee Consents. The Developer represents and warrants that it has obtained the consent of all existing mortgagees of the Project to the execution and recording of this Agreement and to the terms and conditions hereof and that all such mortgagees have executed the Consent and Subordination of Mortgage to Regulatory Agreement attached hereto and made a part hereof.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

Executed as a sealed instrument as of the date first above written.

DEVELOPER

[TRINITY ENTITY]

By: _____
Its: _____

DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT

By: _____
Its: _____

TOWN OF MEDFIELD

By: _____
Its Chief Executive Officer

Attachments: Exhibit A - Legal Property Description
Exhibit B - Rents for Artist Low and Moderate Income Units

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF _____, ss. _____, 20____

On this _____ day of _____, 20____, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding document, as _____ of the _____ [Developer], and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
Print Name:
My Commission Expires:

DRAFT

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF _____, ss. _____, 20__

On this _____ day of _____, 20__, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding document, as _____ for the Commonwealth of Massachusetts acting by and through the Department of Housing and Community Development, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
Print Name:
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF _____, ss. _____, 20__

On this _____ day of _____, 20__, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding document, as _____ for the City/Town of _____, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
Print Name:
My Commission Expires:

**CONSENT AND SUBORDINATION OF MORTGAGE
TO REGULATORY AGREEMENT**

Reference is hereby made to a certain Mortgage dated _____ given by _____ to _____, recorded with the _____ Registry of Deeds at Book _____, Page _____ (**"Mortgage"**).

The Undersigned, present holder of said Mortgage, hereby recognizes and consents to the execution and recording of this Agreement and agrees that the aforesaid Mortgage shall be subject and subordinate to the provisions of this Agreement, to the same extent as if said Mortgage had been registered subsequent thereto. The Undersigned further agrees that in the event of any foreclosure or exercise of remedies under said Mortgage it shall comply with the terms and conditions hereof.

[NAME OF LENDER]

By: _____
Its: _____

(If the Development has more than one mortgagee, add additional consent forms.)

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF _____, ss. _____, 20__

On this _____ day of _____, 20__, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding document, as _____ of _____ Bank, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
Print Name:
My Commission Expires:

EXHIBIT A

Re: _____
(Project name)

(City/Town)

(Developer)

Property Description

DRAFT

EXHIBIT B

Re: [Residences at MSH-name TBD]
(Project name)

Medfield, MA
(City/Town)

[TRINITY ENTITY]
(Developer)

Initial Maximum Rents and Utility Allowances for Artist Low and Moderate Income
Units

	<u>Rents</u>	<u>Utility Allowance</u>
Studio units	\$[1,964]	\$[87]
One bedroom units	\$[2,104]	\$[125]
Two bedroom units	\$[2,524]	\$[188]
Three bedroom units	\$[2,917]	\$[260]

FILED**AUG 23 2012**

TRINITY ACQUISITIONS LLC
CERTIFICATE OF ORGANIZATION

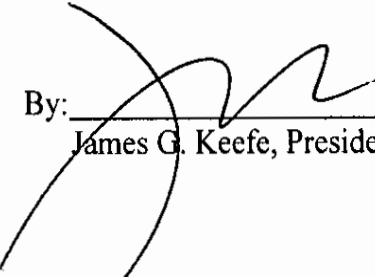
**SECRETARY OF THE COMMONWEALTH
 CORPORATIONS DIVISION**

Pursuant to the provisions of the Massachusetts Limited Liability Company Act (the "Act"), the undersigned, in order to form a limited liability company, hereby certifies as follows:

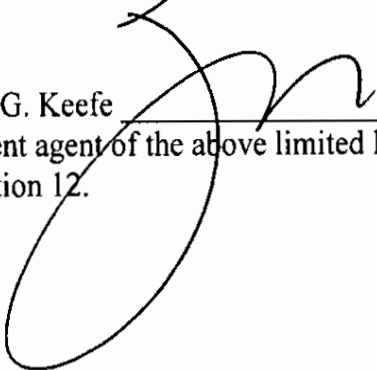
1. Name of the Limited Liability Company. The name of the limited liability company to be formed hereby is Trinity Acquisitions LLC (the "LLC").
2. Federal Employer Identification Number. The limited liability company to be formed hereby has applied for (but not yet received) a federal employer identification number.
3. Office of the Limited Liability Company. The address of the office of the LLC in the Commonwealth at which the LLC will maintain its records in accordance with the Act is c/o Trinity Financial, Inc., 40 Court Street, Suite 800, Boston, Massachusetts 02108.
4. Purpose. The general character of the business of the LLC is to locate, evaluate, acquire, hold, maintain, improve, rehabilitate, operate, finance, refinance, lease and otherwise invest in, deal with and dispose of real estate and interests therein, and to engage in any activities directly or indirectly related or incidental thereto and to engage in such other activities as are necessary, appropriate, convenient or incidental to the foregoing purposes, and any other lawful business, trade, purpose or activity permitted to a limited liability company organized in the Commonwealth of Massachusetts.
5. Date of Dissolution. The LLC shall not have fixed date upon which it shall dissolve.
6. Agent for Service of Process. The name and address of the resident agent for service of process for the LLC is Trinity Acquisitions, Inc., 40 Court Street, Suite 800, Boston, Massachusetts 02108.
7. Manager. As of the date hereof, the LLC does not have any managers.
8. Execution of Documents (Secretary of State). Trinity Acquisitions, Inc. is authorized to execute on behalf of the LLC any documents to be filed with the Secretary of State of the Commonwealth of Massachusetts. The business address is c/o Trinity Financial, Inc., 40 Court Street, Suite 800, Boston, Massachusetts 02108.
9. Execution of Recordable Instruments. Trinity Acquisitions, Inc. is authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property. The business address is c/o Trinity Financial, Inc., 40 Court Street, Suite 800, Boston, Massachusetts 02108.

IN WITNESS WHEREOF, the undersigned hereby affirms under the penalties of perjury that the facts stated herein are true, as of August 23, 2012.

TRINITY ACQUISITIONS, INC.,
a Massachusetts corporation

By: 
James G. Keefe, President

Consent of Resident Agent

Trinity Acquisitions, Inc., by James G. Keefe , President,
consents to its appointment as resident agent of the above limited liability company
pursuant to G.L. Chapter 156C, Section 12.

TRINITY FINANCIAL, INC.
40 COURT STREET, SUITE 800
BOSTON, MASSACHUSETTS 02108

August 23, 2012

Commonwealth of Massachusetts
Secretary of the Commonwealth
Boston, Massachusetts 02133

Re: Consent to Use Name

Ladies and Gentlemen:

The undersigned hereby consent to the use of the names of "Trinity Acquisitions, Inc.," and "Trinity Acquisitions LLC" by the entities to be formed in the Commonwealth.

Trinity Financial, Inc., Trinity Neponset, Inc.,
Trinity Neponset LLC, Trinity Newport, Inc.,
Trinity Foley, Inc., Trinity Foley Limited
Partnership, Trinity Newport Limited Partnership,
Trinity Neponset Limited Partnership, Trinity East
Boston, Inc., Trinity East Boston Limited
Partnership, Trinity Newport Development, Inc.,
Trinity Newport Four, Inc., Trinity Newport Four
Limited Partnership, Trinity East Boston Two, Inc.,
Trinity East Boston Two Limited Partnership,
Trinity East Boston Three, Inc., Trinity East Boston
Two Limited Partnership, Trinity East Boston
Development Limited Partnership, Trinity
Newburyport, Inc., Trinity Mattapan Heights, Inc.,
Trinity East Boston Four, Inc., Trinity East Boston
Four Limited Partnership, Trinity Newport Four
Phase Three, Inc., Trinity Newport Four Phase Three
Limited Partnership, Trinity River Street, Inc.,
Trinity River Street Limited Partnership, Trinity
Mattapan Heights Limited Partnership, Trinity
Canal, LLC, Trinity New Haven Housing Two
Limited Partnership, Trinity New Haven Housing
Two, Inc., Trinity East Boston, Inc., Trinity East
Boston Development, Inc., Trinity East Boston Site
Work, Inc., Trinity Ashmont GP LLC, Trinity
Mattapan Three GP LLC, Trinity ADH LLC, Trinity
Franklin Hill Phase Two Limited Partnership,
Trinity Franklin Hill Phase Two, Inc., Trinity
Franklin Hill Four Phase Two Limited Partnership,
Trinity Financial LLC, Trinity Financial Asset LLC,
Trinity New Haven LLC, Trinity New Haven Site
Work, Inc., Trinity Rowe, Inc., Trinity Rowe Limited
Partnership, Trinity Boylston, Inc., Trinity Boylston
Limited Partnership, Trinity Appleton Four, Inc.,
Trinity Appleton Four Limited Partnership, Trinity
Appleton STC LLC, Trinity Appleton Four STC
LLC, Trinity Freudenberg Limited Partnership,
Trinity Freudenberg, Inc., Trinity Washington Beech
Phase Two Limited Partnership, Trinity Washington
Beech Phase Two, Inc., Trinity Development LLC,

Trinity New Haven Housing, Inc., Trinity New Haven
Housing Limited Partnership, Trinity Newport Phase Two,
Inc., Trinity Newport Phase Two Limited Partnership,
Trinity Terrace, Inc., Trinity Terrace Limited Partnership,
Trinity Community Development, LLC, Trinity Terrace
Cooperative Corporation, Trinity New Haven Four, Inc.,
Trinity New Haven Four Limited Partnership, Trinity
Newport Four Phase Two, Inc., Trinity Newport Four Phase
Two Limited Partnership, Trinity Carlton, Inc., Trinity
Carlton LLC, Trinity Franklin Hill LLC, Trinity Mattapan
Heights Three, Inc., Trinity Mattapan Heights Three Limited
Partnership, Trinity Newport Phase Three, Inc., Trinity
Newport Phase Three Limited Partnership, Trinity
Newburyport, Inc., Trinity Newburyport Limited
Partnership, Trinity River Street, Inc., Trinity River Street
Limited Partnership, Trinity Canal, Inc., Trinity Canal
Limited Partnership, Trinity Franklin Hill, Inc., Trinity
Franklin Hill Phase One, Inc., Trinity Franklin Hill Four
Phase One, Inc., Trinity Franklin Hill Limited Partnership,
Trinity Franklin Hill Phase One Limited Partnership, Trinity
Franklin Four Phase One Limited Partnership, Trinity
Franklin Hill Site Work, Inc., Trinity Ashmont
Homeownership, Inc., Trinity Ashmont Retail, Inc., Trinity
Ashmont Homeownership Limited Partnership, Trinity
Ashmont Retail Limited Partnership, Trinity Franklin Hill
Four Phase Two, Inc., Trinity Financial Development, LLC,
Trinity Washington Beech, Inc., Trinity Washington Beech
Limited Partnership, Trinity Washington Beech Site Work,
Inc., Trinity Washington Beech Phase One Limited
Partnership, Trinity Washington Beech Phase One, Inc.,
Trinity Washington Beech Four Phase One Limited
Partnership, Trinity Washington Beech Four Phase One, Inc.,
Trinity Rowe, Inc., Trinity Rowe Limited Partnership,
Trinity Newbury, Inc., Trinity Newbury Limited Partnership,
Trinity Appleton, Inc., Trinity Appleton Limited Partnership,
Trinity Regency Limited Partnership, Trinity Regency, Inc.,
Trinity Regency Affordable Limited Partnership, Trinity
Regency Affordable, Inc., Trinity Regency STC LLC,
Trinity Regency Development LLC, Trinity Washington
Beech Four Phase Two Limited Partnership, Trinity

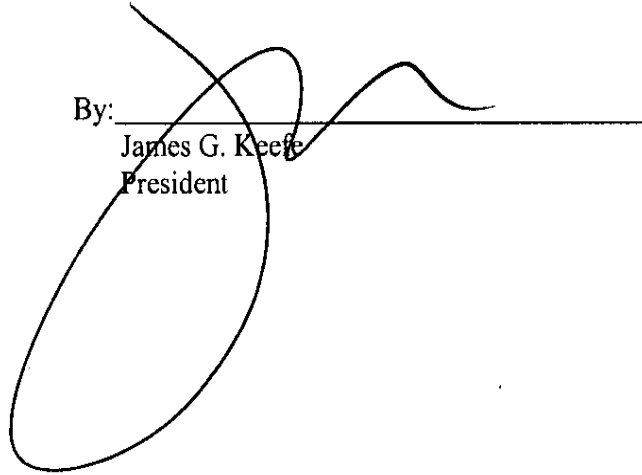
Trinity Rowe Development LLC, Trinity New Haven Development LLC, Trinity Mattapan Heights Five, Inc., Trinity Mattapan Heights Five Limited Partnership, Trinity Lucerne, Inc, Trinity Lucerne Limited Partnership, Trinity Vicksburg Square, Inc., Trinity Vicksburg Limited Partnership, Trinity Stamford, Inc. and Trinity Stamford, LLC, Trinity Taunton Development, Inc., Trinity Taunton Limited Partnership, Trinity Taunton Nine, Inc., Trinity Taunton Limited Partnership, Trinity Taunton Four, Inc., Trinity Taunton Four Limited Partnership, and Trinity Taunton Site Work, Inc., Trinity Lucerne Development LLC, Trinity Wilmot, Inc, Trinity Wilmot Limited Partnership, Trinity Mattapan Heights Five Development LLC, Trinity Taunton Development LLC, Trinity 110 Canal, Inc., Trinity 110 Canal Limited Partnership

Washington Beech Four Phase Two, Inc., Trinity Washington Beech STC LLC, Trinity One Canal, Inc., Trinity One Canal Limited Partnership, Trinity One Canal LLC, Trinity Brockton, Inc., Trinity Brockton Limited Partnership, Trinity Brockton Commercial, Inc., Trinity Brockton Commercial Limited Partnership, Trinity Brockton Phase One, Inc., Trinity Brockton Phase One Limited Partnership, Trinity Brockton Four Phase One, Inc., Trinity Brockton Four Phase One Limited Partnership, Trinity Taunton Development, Inc., Trinity Taunton Limited Partnership, Trinity Taunton Nine, Inc., Trinity Taunton Limited Partnership, Trinity Taunton Four, Inc., Trinity Taunton Four Limited Partnership, Trinity Taunton Site Work, Inc., Trinity Woonsocket, Inc, Trinity Woonsocket Limited Partnership, Trinity Woonsocket Development LLC, Trinity Northampton Phase One, Inc., Trinity Northampton Phase One Limited Partnership

SIGNATURE PAGE TO CONSENT LETTER

By: _____

James G. Keefe
President

A handwritten signature in black ink, consisting of a large, loopy 'J' followed by 'G. Keefe' and a horizontal flourish.

CHECK/VOUCHER # 9946

The Commonwealth of Massachusetts
Limited Liability Company
(General Laws, Chapter 156C)

1179384

Filed this 23rd day of August, 2012.

William Francis Galvin

William Francis Galvin
Secretary of the Commonwealth

COMMUNICATIONS DIVISION

2012 AUG 23 PM 3:52

Name

Stephen Napoleone

Phone

(617) 526-5164

**The Commonwealth of Massachusetts**
William Francis Galvin

Minimum Fee: \$100.00

Secretary of the Commonwealth, Corporations Division
One Ashburton Place, 17th floor
Boston, MA 02108-1512
Telephone: (617) 727-9640

Certificate of Amendment

(General Laws, Chapter)

Identification Number: 001086444The date of filing of the original certificate of organization: 8/23/20121.a. Exact name of the limited liability company: TRINITY ACQUISITIONS LLC1.b. The exact name of the limited liability company *as amended*, is: TRINITY ACQUISITIONS LLC**2a. Location of its principal office:**

No. and Street: 75 FEDERAL STREET
4TH FLOOR
City or Town: BOSTON State: MA Zip: 02110 Country: USA

3. As amended, the general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:**4. The latest date of dissolution, if specified:****5. Name and address of the Resident Agent:**

Name: CORPORATION SERVICE COMPANY
No. and Street: 84 STATE STREET
City or Town: BOSTON State: MA Zip: 02109 Country: USA

6. The name and business address of each manager, if any:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	TRINITY ACQUISITIONS INC	75 FEDERAL STREET 4TH FLOOR BOSTON, MA 02110 USA

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
SOC SIGNATORY	TRINITY ACQUISITIONS INC	75 FEDERAL STREET 4TH FLOOR BOSTON, MA 02110 USA

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
REAL PROPERTY	TRINITY ACQUISITIONS INC	75 FEDERAL STREET 4TH FLOOR BOSTON, MA 02110 USA

9. Additional matters:

10. State the amendments to the certificate:
REMOVAL OF JAMES G KEEFE, PATRICK AT LEE AND REBECCA HEMENWAY AS MANAGER
S. THEY ARE OFFICERS OF TRINITY ACQUISITIONS INC THE SOLE MEMBER OF TRINITY AC
QUISITIONS LLC

11. The amendment certificate shall be effective when filed unless a later effective date is specified:

SIGNED UNDER THE PENALTIES OF PERJURY, this 31 Day of January, 2017,
TRINITY ACQUISITIONS INC , Signature of Authorized Signatory.

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

January 31, 2017 02:32 PM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive, flowing style with a large initial 'W' and 'G'.

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth



William Francis Galvin
Secretary of the
Commonwealth

The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

January 10, 2023

TO WHOM IT MAY CONCERN;

I hereby certify that a certificate of organization of a Limited Liability Company was filed in this office by

TRINITY ACQUISITIONS LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **August 23, 2012.**

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation; that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156C, § 70 for said Limited Liability Company's dissolution; and that said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are: **NONE**

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **JAMES G. KEEFE, PATRICK A. T. LEE, REBECCA HEMENWAY**

The names of all persons authorized to act with respect to real property listed in the most recent filing are: **JAMES G KEEFE, PATRICK A. T. LEE, REBECCA HEMENWAY**

In testimony of which,

I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.

A handwritten signature in cursive script, reading "William Francis Galvin".

Secretary of the Commonwealth



Processed By:BOD



WALPOLE HOUSING AUTHORITY
8 DIAMOND POND TERR.
WALPOLE, MA 02081
OFFICE (508) 668-7878
FAX (508) 660-9973
Coordinator@WalpoleHousing.org

PAYMENT STANDARDS
EFFECTIVE 12/1/22

UTILITIES
EFFECTIVE 4/1/22

Denise Landry
Executive Director
Director@WalpoleHousing.org

Susan Rogers
Program Coordinator
Coordinator@WalpoleHousing.org





WALPOLE HOUSING AUTHORITY

8 DIAMOND POND TERR.

WALPOLE, MA 02081

OFFICE (508) 668-7878

FAX (508) 660-9973

Coordinator@WalpoleHousing.org

Susan C. Rogers, Program Coordinator

Final FY 2023 FMRs By Unit Bedrooms				
<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
\$2,025	\$2,198	\$2,635	\$3,207	\$3,540



The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality / PHA		Unit Type					Date (mm/dd/yyyy)	
Walpole, Massachusetts		Single Family [Detached]					01/24/2022	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	48	64	88	108	132		
	Bottled Gas							
	Electric	68	91	126	155	189		
	Electric - Heat Pump	44	59	82	100	123		
	Fuel Oil	81	108	149	183	224		
Cooking	Natural Gas	6	8	9	11	14		
	Bottled Gas							
	Electric	6	7	11	13	17		
	Other							
Other Electric		34	39	57	64	69		
Air Conditioning								
Water Heating	Natural Gas	14	19	22	26	30		
	Bottled Gas							
	Electric	31	42	52	62	72		
	Fuel Oil	34	44	53	62	71		
Water		9	17	36	62	88		
Sewer		7	14	29	50	70		
Trash Collection								
Natural Gas	Customer Charge	9	9	9	9	9		
Range/Microwave								
Refrigerator		3	3	3	3	3		
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total			

Effective
4/1/22

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality / PHA Walpole, Massachusetts		Unit Type Duplex or Two Family					Date (mm/dd/yyyy) 01/24/2022	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	41	55	75	92	112		
	Bottled Gas							
	Electric	58	78	107	132	141		
	Electric - Heat Pump	38	51	70	85	92		
	Fuel Oil	69	92	127	156	190		
Cooking	Natural Gas	6	8	9	11	14		
	Bottled Gas							
	Electric	6	7	11	13	17		
	Other							
Other Electric		34	39	57	64	69		
Air Conditioning								
Water Heating	Natural Gas	14	19	22	26	30		
	Bottled Gas							
	Electric	31	42	52	62	72		
	Fuel Oil	34	44	53	62	71		
Water		9	17	36	62	88		
Sewer		7	14	29	50	70		
Trash Collection								
Natural Gas	Customer Charge	9	9	9	9	9		
Range/Microwave								
Refrigerator		3	3	3	3	3		
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality / PHA Walpole, Massachusetts		Unit Type Row House or Town House					Date (mm/dd/yyyy) 01/24/2022	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	35	46	64	78	95		
	Bottled Gas							
	Electric	49	66	91	112	136		
	Electric - Heat Pump	32	43	59	73	89		
	Fuel Oil	58	79	108	132	162		
Cooking	Natural Gas	6	8	9	11	14		
	Bottled Gas							
	Electric	6	7	11	13	17		
	Other							
Other Electric		34	39	57	64	69		
Air Conditioning								
Water Heating	Natural Gas	14	19	22	26	30		
	Bottled Gas							
	Electric	31	42	52	62	72		
	Fuel Oil	34	44	53	62	71		
Water		9	17	36	62	88		
Sewer		7	14	29	50	70		
Trash Collection								
Natural Gas	Customer Charge	9	9	9	9	9		
Range/Microwave								
Refrigerator		3	3	3	3	3		
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Household Name					Cooking			
					Other Electric			
Unit Address					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Effective
4/1/22

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality / PHA Walpole, Massachusetts		Unit Type Low Rise: 3 or 4 Stories [Garden Apartment]					Date (mm/dd/yyyy) 01/24/2022
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	33	45	61	75	91	
	Bottled Gas						
	Electric	48	64	88	107	131	
	Electric - Heat Pump	31	42	57	70	85	
	Fuel Oil	57	76	104	127	155	
Cooking	Natural Gas	6	8	9	11	14	
	Bottled Gas						
	Electric	6	7	11	13	17	
	Other						
Other Electric		34	39	57	64	69	
Air Conditioning							
Water Heating	Natural Gas	14	19	22	26	30	
	Bottled Gas						
	Electric	31	42	52	62	72	
	Fuel Oil	34	44	53	62	71	
Water		9	17	36	62	88	
Sewer		7	14	29	50	70	
Trash Collection							
Natural Gas	Customer Charge	9	9	9	9	9	
Range/Microwave							
Refrigerator		3	3	3	3	3	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
Unit Address					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
Number of Bedrooms					Total		

Effective
4/1/22

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality / PHA Walpole, Massachusetts		Unit Type High Rise [5 or More Stories]					Date (mm/dd/yyyy) 01/24/2022	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	28	38	52	64	78		
	Bottled Gas							
	Electric	41	54	75	91	111		
	Electric - Heat Pump	26	35	49	59	72		
	Fuel Oil	48	65	89	108	132		
Cooking	Natural Gas	6	8	9	11	14		
	Bottled Gas							
	Electric	6	7	11	13	17		
	Other							
Other Electric		34	39	57	64	69		
Air Conditioning								
Water Heating	Natural Gas	14	19	22	26	30		
	Bottled Gas							
	Electric	31	42	52	62	72		
	Fuel Oil	34	44	53	62	71		
Water		9	17	36	62	88		
Sewer		7	14	29	50	70		
Trash Collection								
Natural Gas	Customer Charge	9	9	9	9	9		
Range/Microwave								
Refrigerator		3	3	3	3	3		
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Household Name					Cooking			
					Other Electric			
Unit Address					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			



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April 2, 2010

CERTIFICATE OF THE SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS
 ON THE
 EXPANDED ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME	: Medfield State Hospital Clean Up and Redevelopment
PROJECT MUNICIPALITY	: Medfield
PROJECT WATERSHED	: Charles River
EOEA NUMBER	: 14448R
PROJECT PROPONENT	: Massachusetts Division of Capital Asset Management (DCAM)
DATE NOTICED IN MONITOR	: February 10, 2010

Pursuant to the Massachusetts Environmental Policy Act (MEPA) (G. L. c. 30, ss. 61-62I) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I hereby determine that this project **requires** the preparation of an Environmental Impact Report (EIR). The Proponent may fulfill its obligation through preparation of a Single EIR.

Project Description

As described in the Expanded Environmental Notification Form (EENF), the proposed project consists of remediation and redevelopment on the 269-acre former Medfield State Hospital (MSH) site. MSH was originally developed in the late 19th century as a residential hospital for the mentally ill. The hospital was closed in 2003 and its control was transferred to the Proponent, DCAM. DCAM proposes first to conduct a cleanup of debris at five sites, and, under the provisions of the Massachusetts Contingency Plan (MCP), to remediate hazardous waste at three sites. Redevelopment is then planned for the 94.2-acre central portion of the campus once cleanup measures are complete. The site was previously developed and contains approximately 50 buildings totaling 788,000 square feet (sf) of building space. The Redevelopment will be guided by the MSH Reuse Plan, authorized by the Legislature through special legislation passed in 2008, and includes rehabilitation of the Campus and the construction of several new buildings to provide 440 dwelling units and approximately 41,000 sf of office and community center space.

DCAM anticipates transferring the Redevelopment portion of the site (134 acres) to a third party through a public bidding process, and approximately 60 acres of that area (comprised of the hospital tubular well fields, Sledding Hill, and the hospital water tower and access easement) will be transferred to the Town of Medfield. Approximately 114.8 acres of the site will remain with the Commonwealth, with portions to be transferred among four Commonwealth agencies. The Department of Conservation and Recreation (DCR) will receive control of 73.3 acres that form a horseshoe around the Redevelopment parcel, as well as a six acre parcel located between a rail line and Route 27. A 2.5-acre parcel will be retained by the Department of Developmental Services (DDS) for a group home. Another 30.3 acres of the site (former sewage beds) will be transferred to the Executive Office of Public Safety (EOPS) for the continued use of public safety agencies as a firearms practice range. Finally, the 2.7-acre hospital cemetery will be retained by the Department of Mental Health (DMH).

As noted above, portions of the site are contaminated from past activities related to operation of the state hospital. These areas will be remediated in compliance with the MCP before transfer of the property is executed. The Proponent has been granted a Special Project Designation (SPD) Permit in accordance with 310 CMR 40.0060 for the three MCP-regulated sites in order to coordinate public involvement and remediation. In addition to the obligations of remediation, the disposal sites included within the SPD Permit have also been designated as Public Involvement Plan (PIP) sites. As PIP sites, DCAM is responsible for communication of assessment and remedial activities associated with the disposal sites and for providing opportunities for public involvement and comment throughout the MCP process. Because of the SPD Permit and the PIP designation, there will be substantial oversight of cleanup activities by MassDEP.

Anticipated environmental impacts associated with the entire project include approximately 7.2 acres of new land alteration, 2.3 acres of new impervious area, 2,700 new average daily trips (adt), 115 new parking spaces, and approximately 93,400 gallons per day (GPD) of new water usage and 84,900 GPD of new wastewater generation. The project also includes the construction of new water and sewer mains onsite. Wetlands impacts associated with the project include the temporary alteration of 500 feet of Bank, 2,500 sf of Bordering Vegetated Wetland (BVW), and 43,700 sf of Riverfront Area, associated with remediation. The project also involves the demolition of state-listed historic and/or archaeological resources.

MEPA Jurisdiction and Required Permits

The project, as presented in the EENF, is not subject to a mandatory EIR based upon the MEPA regulations. However, due to the potential environmental impacts of the project, and the unique nature of the project site, I am requiring that an EIR be prepared.

The project is undergoing review pursuant to Sections 11.03(3)(b)(1)(f), 11.03(6)(b)(13), and 11.03(10)(b)(1) of the MEPA regulations because it is being undertaken by a State Agency and will result in the alteration of one-half or more acres of other wetlands (Riverfront Area), the generation of 2,000 or more new adt on roadways providing access to a single location, and the demolition of a Historic Structure listed in or located in any Historic District listed in the State Register of Historic Places. The project will require: an Order of Conditions from the Medfield Conservation Commission (and, on appeal only, a Superseding Order of Conditions from the

Massachusetts Department of Environmental Protection (MassDEP)); a Sewer Connection Permit from MassDEP; review by the Natural Heritage and Endangered Species Program (NHESP); review by the Massachusetts Historical Commission (MHC); and a National Pollutant Discharge Elimination System (NPDES) Construction General Permit (CGP) from the United States Environmental Protection Agency (US EPA). The project could potentially also require air quality approvals from MassDEP if the project will involve installation of boilers, furnaces or emergency generators. The project is also subject to the EEA/MEPA Greenhouse Gas Emissions Policy and Protocol.

The project will be undertaken and financed by DCAM, a State Agency. In addition, the project involves a Land Transfer from DCAM. Therefore, MEPA jurisdiction for this project is broad and extends to all aspects of the project that are likely, directly or indirectly, to cause Damage to the Environment, as defined in the MEPA regulations.

Request for a Single EIR

In accordance with Section 11.05(7) of the MEPA regulations, the Proponent has submitted an EENF with a request that I allow the Proponent to fulfill its EIR obligations under MEPA with a Single EIR, rather than the usual process of a Draft and Final EIR. The EENF received an extended comment period pursuant to Section 11.06(1) of the MEPA regulations. In addition, the Proponent submitted supplemental information and extended the comment period for an additional 14 days to provide adequate time for its review. The MEPA regulations indicate that I may allow a Single EIR provided that I find that the EENF:

- describes and analyzes all aspects of the project and all feasible alternatives, regardless of any jurisdictional or other limitation that may apply to the Scope;
- provides a detailed baseline in relation to which potential environmental impacts and mitigation measures can be assessed
- demonstrates that the planning and design of the Project use all feasible means to avoid potential environmental impacts.

In response to the EENF, I have received several thoughtful comments concerning the proposed project and its potential environmental impacts. Some commenters have asked that additional MEPA review occur before the cleanup phase of the project is allowed to proceed due to the location of the site immediately adjacent to the Charles River and the presence of contamination in this area. These commenters highlight potential impacts to the river, as well as potential health concerns associated with the presence of hazardous materials onsite.

While I acknowledge the concerns that have been expressed, I am allowing the Proponent to proceed with the cleanup and remediation of those hazardous waste sites which will not impact wetland resource areas (both those regulated under the MCP and otherwise), prior to the submission of the Single EIR. I believe that the ongoing environmental impacts associated with these areas can best be eliminated by not further delaying cleanup activities until after the completion of the Single EIR. As noted above, the cleanup process will be regulated by MassDEP under the SPD Permit, and because the site is subject to a PIP, I believe there will be ample opportunity for public review and comment on cleanup options and alternatives. Although final details of the assessment, remediation and monitoring plans have not yet been completed, I

am confident that MassDEP has sufficient authority to ensure that the Proponent complies with terms and conditions of the Conditional SPD Permit and the requirements of the MCP so that all appropriate cleanup activities will occur.

With respect to those hazardous waste sites which will impact wetland resource areas (specifically the C&D Area), the Proponent should continue investigations and exploration of cleanup alternatives in accordance with the MCP process and the SPD Permit. However, as set forth in the Scope below, the Single EIR will need to present an alternatives analysis for planned remediation work in resource areas (as defined by 301 CMR 10.00) to ensure that all wetlands impacts are avoided, minimized and mitigated to the maximum extent feasible as required by MEPA. Alternatively, if the MCP cleanup process timeline requires final selection of a cleanup alternative for the C&D area significantly in advance of the time the proponent is able to submit the SEIR, then the proponent should submit a Notice of Project Change (NPC) with a request for a Phase 1 Waiver under 301 CMR 11.11. In that instance, the NPC should present the information requested in the Scope below concerning alternatives that will avoid and minimize wetlands impacts and should provide an update on the status of all cleanup activities at that time. Under either scenario, permitting for cleanup work in resource areas should not be finalized until MEPA review of that aspect of the project is complete.

The Proponent must prepare a Single EIR describing the potential cumulative environmental impacts of the Redevelopment phase of the project (Remediation and Redevelopment combined) prior to obtaining Permits or commencing work on the Redevelopment. Because I believe the EENF has satisfied the requirements listed above, I will allow the Proponent to prepare a Single EIR for the Redevelopment of the project site and for those cleanup activities that will occur in wetlands resource areas. While I am allowing the Proponent to prepare a Single EIR for the Redevelopment of the project, several items have been identified in comments on the EENF that must be addressed in detail in the Single EIR. As always, I retain my authority under the regulations to require further review in the form of a Supplemental Single Environmental Impact Report if issues outlined in this Scope and in comments are not thoroughly addressed in the Single EIR.

SCOPE

General

The Proponent should prepare the Single EIR in accordance with the general guidance for outline and content found in Section 11.07 of the MEPA regulations, as modified by this Scope. The Single EIR should include maps and plans at a reasonable scale, a project summary and schedule, impacts and mitigation associated with each phase of the project, a list of all permits required or potentially required, a description of any changes to the project since the filing of the EENF and a cost estimate for the project.

The Proponent should use the Single EIR as a tool to ensure appropriate planning for the full build-out of the site, analyze cumulative impacts, and provide an understanding of background conditions and resources present on the site.

Project Description

The Single EIR should include a thorough description of the entire project and all project elements and construction phases in clear non-technical language. The Single EIR should clearly describe any changes to the project since the filing of the EENF. The Single EIR should include an existing conditions plan that clearly locates and delineates project elements, existing or proposed water supply resources, wetland resource areas, conservation areas (including state parks), adjacent land uses, any priority and estimated rare species habitat in the project area, Areas of Critical Environmental Concern (ACEC) and aquifer protection districts on and adjacent to the project site. The Single EIR should include a proposed conditions plan (or plans) illustrating proposed elevations, structures, access roads, stormwater management systems, and utility connections associated with each phase of the project. Plans must be provided for the entire site at a reasonable scale (e.g. 40 or 60 scale) to facilitate review and comment.

Permitting and Consistency

The Single EIR should briefly describe each Federal, State and local permit or agency action required or potentially required for each phase of the project, and should demonstrate that the project meets applicable performance standards. The Single EIR should contain sufficient information to allow the permitting agencies to understand the environmental consequences related to the project. In accordance with section 11.01(3)(a) of the MEPA regulations, the Single EIR should discuss the consistency of the project with any applicable local or regional land use plans. The Single EIR should also address the project's consistency with the Office for Commonwealth Development's Ten Sustainable Development Principles and Executive Order 385 (Planning for Growth), and with local and regional planning.

Alternatives Analysis

According to the EENF, the Proponent began planning with the Town of Medfield for the disposition and redevelopment of the core buildings and immediately surrounding land in 2003. The majority of the site is part of an historic district and extensive discussions were held and planning undertaken with MHC, the Medfield Historic District Commission, and the Medfield Historic Commission, as well as a Reuse Committee comprised of Medfield residents, officials, and representatives of adjoining towns. Studies were undertaken before and during the planning process considering historic preservation, financial and physical feasibility, hazardous materials, traffic, and fiscal impacts. Through this planning process and numerous public meetings the Medfield Board of Selectmen and the Proponent reached agreement on the programmatic redevelopment of the site as stated in a Reuse Program. In 2008, the Legislature authorized the disposition of the core campus as described in the Reuse Plan, plus the 39.8-acre Sledding Hill which will be transferred by the developer to the Town of Medfield.

The Single EIR should include an evaluation of all feasible alternatives, including any alternatives that have been previously explored, and describe how the Preferred Alternative will avoid, minimize and mitigate environmental impacts to the maximum extent feasible. The alternatives analysis should include a clear comparison (quantified to the extent feasible) of the impacts of each alternative and its project components (including but not limited to land alteration, impervious area, drainage, wetlands, water use and wastewater generation, historic

and archaeological resources, traffic and parking). The Single EIR should provide a rationale to explain why certain alternatives are selected and others ruled out for further consideration.

The Single EIR must expand upon the Preferred Alternative to explore ways to further avoid, minimize or mitigate Damage to the Environment as defined in the MEPA regulations including, but not limited to:

- A No-Build Alternative;
- A Less Developed Alternative, reducing land alteration and impervious area;
- A Continuing Care Retirement Community (CCRC) Alternative; and
- A Preferred Alternative, if different from the alternatives required above.

The Single EIR should discuss alternative building and roadway configurations on the site that might result in fewer impacts, particularly on land alteration, impervious area, water use, wastewater generation, traffic and parking. The alternatives analysis should identify opportunities to minimize impervious area from buildings, roadways, parking and other structures. The Single EIR should also consider utilizing stormwater and wastewater for irrigation as alternatives to additional water usage.

The Single EIR should assess the cumulative impacts of the project, including potential impacts to resources pursuant to 301 CMR 11.07(6)(h). As noted elsewhere in this Certificate, I strongly encourage the Proponent to incorporate commitments to green building and other sustainable design elements in the Single EIR that will minimize long-term cumulative impacts associated with the project. The Single EIR will require the Proponent to investigate reductions in GHG emissions that may be realized through site design, operations, and building construction, and which may result in revisions to the Preferred Alternative. The Single EIR should evaluate all measures to increase the long-term sustainability and energy efficiency of the site. Because the project is at a conceptual design stage, there are ample opportunities to incorporate renewable energy technology, energy efficiency and Low Impact Development (LID) techniques into the site design and building design. LID techniques incorporate stormwater best management practices (BMPs) and can reduce impacts to land and water resources by conserving natural systems and hydrologic functions. The primary tools of LID are landscaping features and naturally vegetated areas, which encourage detention, infiltration and filtration of stormwater onsite. Other tools include water conservation and use of pervious surfaces. Clustering of buildings is an example of how LID can preserve open space and minimize land disturbance.

Land Use and Alteration

The Single EIR should quantify the total amount of alteration associated with the proposed project (including areas to be altered for buildings, roadways, wastewater, water and stormwater infrastructure, lawns and landscaping, and other project components). The Single EIR should include a breakdown showing the amount of alteration for different project elements. The Single EIR should clarify the location, type and amount of alteration in previously undisturbed areas. The Single EIR should include site plans that clearly locate and delineate areas proposed for development and areas to be left undisturbed.

Open Space

The Single EIR should indicate how much of the site the Proponent has committed to set aside as open space. The Single EIR should clarify how much of the area proposed as open space will remain undisturbed and provide additional information on what types of land (i.e. upland, wetlands) will be protected as open space. The Single EIR should clarify activities that will be allowed within open space areas, discuss public access provisions and management plans, and potential impacts associated with different uses. The Single EIR should include a site plan that delineates which areas of the site are proposed to remain as open space following project completion, and it should disaggregate landscaped open space and undisturbed open space. Site plans should clearly identify different open space areas and their proposed uses.

The Single EIR should provide more information on the details of the long-term preservation of the site's open space. I strongly encourage the Proponent to consider placing the proposed open space area located within the project site under a Conservation Restriction (CR) to ensure its permanent protection. The Single EIR should include information on mechanisms proposed to ensure permanent protection of open space, identify areas proposed for CR and include drafts of any CR proposed. The Single EIR should address the DCR's comments regarding the protection and enhancement of the Bay Circuit Trail which traverses a portion of the parcels subject to disposition. The Proponent should consult with DCR regarding trail connections. The Single EIR should address the Department of Agricultural Resources' (DAR) comments regarding separate MOUs between DAR and the Proponent, and DAR and the Town of Medfield to allow for the continued agricultural use of the larger agricultural fields within the area slated to be transferred to DCR.

Hazardous Material

As detailed in the EENF, the project site has been impacted by a number of releases of oil and/or hazardous materials in the past as a result of historic waste management practices by MSH. The Proponent is actively consulting with MassDEP's Bureau of Waste Site Cleanup (BWSC) to bring these hazardous waste release sites into compliance with the MCP. The Single EIR should provide a thorough update on the status of the site investigation work under the MCP. As noted above, I am permitting certain cleanup activities to proceed during the preparation of the Single EIR. The Proponent should ensure that the project contractors and sub-contractors maintain an emergency response plan for performing appropriate response actions in the event that evidence of contamination is encountered during cleanup activities. The Proponent should refer to MassDEP's comments regarding notification pursuant to the MCP (310 CMR 40.00) in the event that any oil and/or hazardous material is identified during project implementation, and provide an update in the Single EIR should any further site contamination issues arise.

MassDEP has granted a Special Project Designation (SPD) Permit to coordinate the public involvement and remediation of the three release sites on the project site. These release sites include the Salvage Yard Area, the Former Power Plant Area, and the C&D Area. The SPD Permit includes additional conditions which the Proponent must comply with:

- SPD permit area is to include the originating location of the 1978 fuel oil release and the Clay Containment pit(s);
- Retract Class C Response Action Outcome (RAO) Statement for Power Plant Area and perform additional monitoring, assessment and response actions as required by the MCP;
- Submit final, detailed Phase II Scope of Work (SOW) to include:
 - revised schedule for Phase II Comprehensive Site Assessment;
 - assessment for potential infectious materials associated with the historical use of the site as a hospital; and
 - revised Numerical Ranking System (NRS) Scoresheet for tier classification of disposal sites contained within SPD Permit area, if applicable;
 - assessment methodology of drain system and outfalls, and subsequent closure in accordance with MassDEP's Underground Injection Control (UIC) requirements; and
 - testing parameters and details for assessment of potential migration of groundwater contamination should Hospital well field be activated.
- Appropriate notification to abutters of remedial actions;
- Inclusion of any new release conditions within the SPD Permit area; and
- Schedule of submission of response actions.

As also described in the Scope for wetlands impact below, the Single EIR should include an update of all investigations relating to the C&D Area, and should contain an alternatives analysis describing options for planned remediation work in wetland resource areas.

As noted by many commenters, the project will likely require abatement and removal of asbestos and other hazardous materials from existing buildings. The Single EIR should thoroughly address this issue, and should discuss what measures will be employed to ensure that future developers of the site meet all applicable MassDEP requirements for asbestos and other hazardous material remediation. The Single EIR should include an update on asbestos investigations and remediation plans.

Wetlands

Wetlands impacts associated with the project are primarily associated with the remediation activities planned for the C&D Area. The project will require an OOC from the Medfield Conservation Commission for the temporary alteration of 500 feet of Bank, 2,500 sf of BVW, and 43,700 sf of Riverfront Area. I note that the WPA requires an alternatives analysis that considers practicable alternatives to avoid, minimize, and mitigate impacts to wetlands resource areas. This information should be presented in the Single EIR. The Proponent must file a Notice of Intent (NOI) with the Medfield Conservation Commission for any work in wetland resource areas prior to the commencement of any activity within resource areas or buffer zones.

All resource area boundaries, riverfront areas, applicable buffer zones, 100-year flood elevations, 500-year floodplains, vernal pools (both certified and potential), and public and private wellhead protection areas located on and adjacent to the project site should be clearly delineated on a plan at a scale of not greater than one inch = 200 feet. Wetlands resource areas

that have been delineated in the field should be surveyed, mapped, and located on the plans. Each wetland resource area and riverfront area should be characterized according to 310 CMR 10.00. The Single EIR should include an update on the status of potential impacts to wetland areas regulated under the WPA and discuss any compensation or mitigation required. The proposed Redevelopment plan should be superimposed on a plan with existing conditions to facilitate review and assessment. For each of the alternatives, proposed areas of wetlands impact and replication areas should be identified on site plans, and described and quantified. The text should explain whether the local conservation commission has accepted the resource area boundaries and any disputed boundary should be identified. The Single EIR should discuss the potential impacts to wetland resource areas from proposed activities including interim and permanent construction activities, construction mitigation, erosion and sedimentation control, phased construction, and stormwater drainage discharges or overland flows into wetland areas. The Single EIR should identify construction period mitigation to limit impacts to wetland resource areas.

The locations of existing and any proposed detention basins and their distances from wetland resource areas, and the expected water quality of the effluent from these basins should be evaluated. The Single EIR must also address the current and expected post-construction water quality of the predicted final receiving water bodies and demonstrate compliance with applicable water quality regulations or guidelines. Sufficient mitigation measures must be incorporated to ensure that no downstream impacts will occur. The drainage analysis must ensure that on- and off-site wetlands are not impacted by changes in stormwater runoff patterns. The Single EIR should specifically address the impact, if any, to the removal or placement of stormwater outfalls within resource areas. The Single EIR should clarify what portions of the project may result in the permanent alteration of wetland resource areas versus temporary impacts for remediation and redevelopment activities.

The Commonwealth has endorsed a "No Net Loss Policy" that requires that all feasible means to avoid and reduce the extent of wetland alteration be considered and implemented. The Single EIR should examine alternatives that avoid impacts to wetland resource areas, their associated buffer zones, riverfront protection areas and 100-year flood plain areas. Where it has been demonstrated that impacts are unavoidable, the Single EIR should demonstrate that impacts will be minimized, and that the project will be accomplished in a manner that is consistent with the Performance Standards of the Wetlands Regulations.

The Single EIR must identify the Proponent's plans for wetland restoration within the project area. For any amount of required wetlands replication (specifically BVW, Land Under Water, and Bank), a detailed wetlands replication plan should be provided in the Single EIR which, at a minimum, includes: replication location(s) delineated on plans at a scale no greater than one inch = 100 feet, elevations, typical cross-sections, test pits or soil boring logs, groundwater elevations, the hydrology of areas to be altered and replicated, lists of wetlands plant species of areas to be altered and the proposed wetland replication species, planned construction sequence, and a discussion of the required performance standards and monitoring.

Stormwater and Drainage

The Single EIR should include a detailed description of the proposed stormwater management plan, and examine the project's susceptibility and adaptation to projected sea-level rise rates over the building design lifespan. The Single EIR should evaluate stormwater runoff impacts during both the construction and post-construction periods. The Single EIR should indicate if the new system will tie in to existing lines or if one or more new outfalls will be created. The Single EIR must demonstrate that source controls, pollution prevention measures, erosion and sediment controls, and the post-development drainage system will be designed in compliance with the MassDEP Stormwater Management regulations, to the maximum extent practicable. The Single EIR should include stormwater calculations, stormwater system design plans at a readable scale, BMP designs, and additional supporting data to demonstrate conformance with each of the Stormwater Management Policy (SMP) standards, as applicable for redevelopment and new development projects. As recommended by MassDEP, the Single EIR must demonstrate compliance to the maximum extent practicable per 310 CMR 10.05(6)(k)1-10, and should contain a description and calculation of peak flow and estimated water quality characteristics of discharge from a point source (both closed and open channel) that is outside the jurisdiction of the Wetlands Protection Act when the point of discharge falls within a wetland resource area or within the Buffer Zone.

The Single EIR should identify the quantity and quality of flows. The rates of stormwater runoff should be analyzed for the 10, 25 and 100-year storm events. The proposed system should control storm flows at existing levels. The Proponent should recharge roof runoff and other treated stormwater runoff from paved areas and driveways in order to retain as much as possible of the existing groundwater flows and drainage patterns. If the Proponent ties into the existing Town of Medfield's stormwater system, the Single EIR should clarify the permits required from the Town. The Single EIR should clarify if there will be a recharge deficit on-site. If subsurface infiltration is proposed, the Single EIR should demonstrate that soils and groundwater conditions are suitable for such discharges.

The project site is located within the Zone II area of public drinking water supplies, and is adjacent to the Charles River and the Medfield Charles River Reservation. The Single EIR's stormwater management should aim to maximize infiltration, slow runoff from the site, maximize the use of vegetation, capture rooftop runoff for irrigation, and minimize sediment and nutrient loading downstream. The Single EIR should include clear commitments to ensure effective long-term operation and maintenance of the stormwater system, and clarify long-term ownership and maintenance responsibilities. The Single EIR should evaluate the use of LID features and incorporate them into the stormwater management system to the maximum extent feasible. The Single EIR should include a pre and post-construction drainage analysis. The Single EIR should discuss how proposed changes in site drainage may impact hydrology and water quality of local river systems, public water supplies, vernal pools and other wetlands resources on and adjacent to the site. The Single EIR should describe how the stormwater management system will avoid and minimize adverse impacts associated with the proposed addition of 2.3 acres of impervious area. The Single EIR should include site plans that locate proposed BMPs for stormwater management and a discussion of Total Suspended Solids (TSS) removal for the final design. The Single EIR should discuss snow and ice management, the use

of native species for revegetation of the site, and alternatives to hay bales for erosion control to avoid the introduction of invasive species.

Rare Species

According to the comments from the Natural Heritage and Endangered Species Program (NHESP), portions of the proposed project site are located within mapped habitat of Long's Bulrush (*Scirpus longii*), a Threatened plant. In a letter dated July 13, 2009, NHESP noted that the proposed project (cleanup of the C&D area) has the potential to result in a "take" of Long's Bulrush. NHESP has indicated that it cannot issue a determination under the Massachusetts Endangered Species Act (MESA, MGL c131A) and its implementing regulations (321 CMR 10.00) until the results of the Long's Bulrush Survey have been submitted and reviewed. The Single EIR should present the results of the Long's Bulrush survey, analyze potential impacts to the plant, and describe any mitigation being proposed. The SEIR should also provide an update concerning the status of the Proponent's consultation with NHESP. I encourage the Proponent to work closely with NHESP to ensure that impacts to rare species are avoided and minimized to the maximum extent feasible, or that appropriate mitigation is provided.

Greenhouse Gas (GHG) Emissions

The Single EIR should include an analysis of GHG emissions and mitigation measures in accordance with the MEPA GHG Policy and Protocol (Policy). The Single EIR should quantify direct and indirect GHG emissions associated with project's energy use and transportation-related emissions. Direct emissions include onsite stationary sources, which typically emit GHGs by burning fossil fuel for heat, hot water, steam and other processes. Indirect emissions result from the consumption of energy, such as electricity, that is generated off-site by burning of fossil fuels, and from emissions associated with vehicle use by employees, vendors, customers and others. I encourage the Proponent to consider the energy required to provide potable water and to treat wastewater as part of the GHG analysis, but quantification of these emissions is not required under the Policy. The Single EIR should outline and commit to mitigation measures to reduce GHG emissions. I refer the Proponent to the GHG Emissions Policy and Protocol for additional guidance on the analysis and I strongly encourage the Proponent to meet with representatives from MEPA, MassDEP and the Department of Energy Resources (DOER) prior to preparation of the Single EIR.

The Single EIR should include a GHG emissions analysis that calculates and compares GHG emissions associated with: 1) a Massachusetts Building Code-compliant baseline (IECC 2006 with 2007 supplement or the ASHRAE 90.1.2007) (the sum of direct emissions from stationary sources and indirect emissions from energy consumption and transportation); and 2) the proposed Preferred Alternative (the sum of direct emissions from stationary sources, indirect emissions from energy consumption, and transportation for the project as proposed). Please note that the code currently in effect for the design and construction of this project and for the establishment of the Base Code Compliant Case is 780 CMR 13.00 (dated 1/9/09). The policy requires Proponents to use energy modeling software to quantify projected energy usage from stationary sources and energy consumption.

The GHG analysis should clearly demonstrate consistency with the objectives of MEPA review, one of which is to document the means by which the Proponent plans to avoid, minimize, or mitigate damage to the environment to the maximum extent feasible. The Proponent should identify the model used to analyze GHG emissions, clearly state modeling assumptions, explicitly note which GHG reduction measures have been modeled and provide supporting data demonstrating GHG reductions. The Single EIR should identify whether certain building design or operations GHG reduction measures will be mandated by the Proponent to future occupants or merely encouraged for adoption and implementation. The Single EIR should include the modeling printout for each alternative and emission tables that compare base case emissions (in tons of carbon dioxide (CO₂)) with the Preferred Alternative showing the anticipated reduction (in tons and percentages) by emissions source (direct, indirect and transportation). Other tables and graphs may also be included to convey the GHG emissions and potential reductions associated with various mitigation measures as necessary. The GHG analysis should include an assessment of which of the mitigation measures listed in the GHG Policy appendix are applicable to this type of project. For those measures that are applicable to the project type, the GHG analysis should include an assessment of which measures are feasible and will be included in the preferred alternative, and should also include any applicable measures that are not listed in the appendix.

The EENF included a preliminary GHG analysis for the Redevelopment portion of the project. The GHG analysis evaluated CO₂ emissions for three alternatives including: 1) a Base Case; 2) a Preferred Alternative, which included proposed energy saving design features, and 3) a Mitigation Alternative, which included additional energy saving elements. The Proponent used the eQUEST and EPA MOBILE 6.2 simulation software to perform the GHG analysis.

Building B-1, a two-story brick structure of approximately 15,000 square feet was used to run the model. The CO₂ emissions associated with the current/baseline conditions are 8,182 tons for direct and indirect emissions from stationary sources and 4,761 tons for direct emissions from transportation, resulting in a total of 12,943 tons of CO₂. The Preferred Alternative will use performance standards that are up to current State building code to guide construction. The existing buildings will be upgraded to meet the current building requirements. The CO₂ emissions associated with the Preferred Alternative are 4,531 tons for direct and indirect emissions from stationary sources and 4,053 tons from direct emissions from transportation, resulting in a total of 8,584 tons of CO₂ and a 33% reduction from the baseline scenario. The Mitigation Alternative includes additional energy saving ideas, including adding 10% more insulation and using energy efficient windows and doors. The Proponent will encourage future developers to utilize energy saving utilities in the final design. The CO₂ emissions associated with the Mitigation Alternative are 4,151 tons for direct and indirect emissions from stationary sources and 4,053 tons from direct emissions from transportation, resulting in a total of 8,204 tons of CO₂ and a 36% reduction from the baseline scenario.

I refer the Proponent to the MassDEP comment letter for additional recommendations on the analysis of GHG emissions and mitigation measures, including the incorporation of commonly implemented energy conservation measures. The Single EIR should include a specific evaluation of these alternatives, and should quantify potential GHG reductions associated with these options.

Specifically, the Single EIR should address the feasibility of including the following types of mitigation measures:

- Explanation of building orientation and discussion of expected impacts on energy usage, including solar gain, day-lighting and effect on proposed and future solar energy collection systems;
- Pursuit of Leadership in Energy and Environmental Design (LEED) and/or Energy Star certifiable project status;
- Availability of potential rebates from energy providers associated with the installation of highly efficient equipment, including solar energy incentive programs;
- On-site renewable energy sources. The Single EIR should evaluate the use of photovoltaic (PV) systems. At a minimum, buildings should be “solar ready” to facilitate future installation of PV systems should the Single EIR demonstrate that such systems are presently infeasible;
- Duct insulation;
- Energy efficient lighting (both interior and exterior) including use of light emitting diodes (LEDs) for exterior lighting;
- Interior day-lighting of buildings;
- Thermal insulation to roofs and walls;
- Improved window performance;
- Increasing air-tightness specification;
- High-efficiency HVAC systems;
- Air or water source heat pumps;
- Recovery of latent heat of combustion for furnace or hydronic boiler;
- Incorporation of third-party building commissioning;
- Combined heat and power (CHP) technologies;
- Implementation of lighting motion sensors, climate control and building energy management systems. I strongly encourage the implementation of separate metering of utilities within the residential units and between separate office uses to incentivize energy conservation;
- Energy performance tracking capabilities; and
- Energy Star-rated appliances.

In evaluating GHG-related mitigation measures, the Single EIR should clearly explain why certain mitigation measures, that may provide greater GHG reduction benefits, are considered by the Proponent to be infeasible or not applicable to the project. For measures considered infeasible at this time, I encourage the Proponent to consider design options that will allow cost effective integration of energy efficiency or renewable energy measures in the future when they may be more financially or technically feasible.

The Single EIR should also identify Transportation Demand Management (TDM) measures proposed for each of the alternatives and the corresponding emission reductions expected.

In acknowledgement of the challenges facing implementation of certain energy efficiency measures in spaces that will be occupied by future owners or operators of the site (or their

tenants), the Proponent should consider reasonable measures to educate and create incentives for future building occupants to adopt energy efficiency/renewable generation measures. The Single EIR should address the Proponent's commitment to providing energy efficiency consulting services and information and/or developing a tenant manual to incorporate building design and operational GHG mitigation measures into lease agreements, and/or including these requirements as part of the bidding process for future developers of the site.

The Single EIR should indicate if the Proponent will be requiring the future developers of the site to evaluate the project under the LEED system and will incorporate sustainable design elements.

It is anticipated that the Proponent will be required to provide a certification to the MEPA Office indicating that the mitigation measures identified in the MEPA process have been incorporated into the project. The draft Section 61 Findings in the Single EIR should include this self-certification requirement.

Air Quality

The Proponent should consult with MassDEP during the preparation of the Single EIR to discuss potential pre-installation approvals that may be required for fuel utilization facilities, such as furnaces and boilers, or emergency generators. The Single EIR should include information on the size and type of equipment that may be installed, an update on permits required, and a discussion of measures to comply with applicable regulatory requirements. The Proponent should make commitments to compliance with the Massachusetts Idling regulation (310 CMR 7.11).

Water

According to the EENF, the daily water use for the proposed project is approximately 93,400 GPD and it is anticipated that the water supply for the Redevelopment will be provided by the Town of Medfield. The Single EIR should discuss the impact of the proposed water demand on the current water supply, especially during peak demand periods. The Single EIR should also confirm that sufficient capacity is available from the Town of Medfield to accommodate the new project flows and identify upgrades, if necessary. The Single EIR should address MassDEP's comments regarding documentation to verify compliance with the public water system's Water Management Act (WMA) permit and all applicable regulations. The Single EIR should discuss any Source Approval requirements for the Hospital well field which is included in the WMA permit. The Single EIR should include additional consideration for requirements for fire flow, minimum distribution system pressure, storage capacity, etc. The single EIR should provide a description of the new water supply system which will be installed onsite replacing antiquated water pipes. The Single EIR should indicate if a MassDEP Distribution System Modification permit is required for the project, and provide an update on the application process. I encourage the Proponent to work closely with the Medfield Water Department to make sure both the existing water infrastructure as well as any additional water infrastructure meets the requirements of Medfield Water Department. I also encourage the Proponent to consult with MassDEP during the permitting process.

The Single EIR should include a detailed estimation of water demand for the project, including an estimation of the outdoor water use (lawn watering, etc.) demand. This estimation of outdoor water use should include the estimated volumes of outdoor water to be provided by the municipal system vs. outdoor water to be provided by alternative sources (e.g., stormwater collection, on-site irrigation wells, etc.). The Single EIR should detail the water conservation measures to be implemented for the project such as low flow toilets or faucets, and steps taken by the Proponent to meet the applicable 2006 *Massachusetts Water Conservation Standards*, which can be accessed at: http://www.mass.gov/enviro/mwrc/pdf/Conservation_Standards.pdf. Specifically, the Single EIR should address the Charles River Watershed Association's comments regarding the requirement by the WMA permit and the MA Water Conservation Standards, which both require that residential use not exceed 65 residential gallons per capita day (rgpcd). The Single EIR should demonstrate the Proponent's commitment to incorporating measures which will further reduce the water use.

Wastewater

The project will require a MassDEP Sewer Connection Permit. The EENF indicates that there is sufficient capacity in the existing municipal collection system to accommodate the estimated wastewater flow from the proposed project (84,900 GPD). The Single EIR should provide an update on the volume of wastewater generated by the project, which should include a description of the reduced waste flows associated with the decreased water consumption by incorporating water conservation measures. Wastewater generated from the project will discharge to the Town of Medfield sewer system, which flows to the Medfield Wastewater Treatment Facility. As noted in its comment letter, MassDEP has requested that the Proponent dismantle the existing sewers which continue to collect infiltration/inflow (I/I) and clean water from the site and overflow out of the unused pump station. The Single EIR should provide an update on the status of dismantling the sewers and should provide a thorough description of the new sewer system being proposed. The Single EIR should describe in detail proposed wastewater mitigation, including measures to meet I/I removal requirements and water conservation commitments. The Single EIR should discuss the installation of either a new pump station or the installation of a gravity system. The Single EIR should describe how the project will meet state and city regulatory requirements. The Proponent should consult with MassDEP and the Town of Medfield during the Single EIR preparation to discuss permitting and wastewater impact mitigation. In addition to implementing water conservation measures, the Single EIR should also consider wastewater reuse opportunities. I strongly encourage the Proponent to consider adoption of water and wastewater conservation and reuse measures wherever possible.

Transportation

A Massachusetts Department of Transportation (MassDOT) permit is not required for this project. The EENF included a preliminary traffic analysis that estimates the proposed project will generate 2,700 new average daily trips (adt). The transportation study included a traffic analysis of five intersections and recommended geometric improvements at three of the study intersections. The Single EIR should include a revised and updated, detailed comprehensive analysis of the transportation aspects of the project, which should include an analysis of potential

impacts (including distribution and level of service changes), measures to avoid and minimize impacts, and a mitigation plan for any unavoidable impacts. The Single EIR should explicitly address how the project will accommodate bicycle and pedestrian traffic, including safety precautions and promotion of bicycle or pedestrian use through site design or other incentives. The Single EIR should include an updated Transportation Demand Management (TDM) plan that includes commitments to TDM measures to reduce overall vehicle trips to the project site. The Proponent should consult with the Town of Medfield for guidance on the study design and any additional intersections to be included in the analysis. The analysis should include consideration of other development projects in the area for the future-year traffic projections and cumulative impact assessment.

The EENF identifies mitigation at the following intersections:

- Hospital Road/Service Road
- Hospital Road/Harding Street
- North Street/Harding Street

The Proponent should work with the Town of Medfield to design these improvements, investigate additional mitigation, and provide an update on the status of these consultations in the Single EIR.

Historical and Archaeological Resources

The project site is located at the former Medfield State Hospital, which is listed in the State and National Registers of Historic Places. The National Register nomination consists of 78 buildings, sites, structures and objects. Consultations between the Proponent, MHC, and local officials has lead to the development of a draft Memorandum of Agreement (MOA) that outlines a process in which impacts to historic and archaeological resources will be mitigated.

According to the draft MOA, MHC has determined that the project will have an “adverse effect” (950 CMR 71.05(a)) though the demolition of historic properties. The 2005 Reuse Plan for Medfield State Hospital identifies areas of the campus where buildings should be retained and rehabilitated for new uses (31 buildings) and areas where new construction could occur without impacting the historic character of the campus. The draft MOA includes the demolition of all buildings identified as “noncontributing” (NC) on the National Register nomination. In addition, the draft MOA proposes the demolition of 14 buildings which are considered to be contributing elements of the historic district. In addition, the draft MOA includes stipulations for archaeological investigations in sensitive areas, as well as archival documentation requirements. The Single EIR should address MHC’s request to review the proposed language for a CR on any open space, in order to provide comments regarding archaeological resources, and MHC’s suggestion that the review be added to the draft MOA as an added stipulation. In addition, MHC is also working with the Proponent on a separate MOA for the proposed demolition of historic buildings that are associated with the proposed cleanup activities.

The Proponent should report in the Single EIR on consultations with MHC and provide an expanded discussion on which buildings will be demolished and which will be retained as part of the project. A copy of the Proponent’s updated MOA should be submitted with the Single

EIR. The Single EIR should discuss mitigation for impacts to historic and archaeological resources.

Construction Period Impacts

The Single EIR should include a detailed draft Construction Management Plan (CMP) describing project activities and their schedule and sequencing, site access and truck routing, and BMPs that will be used to avoid and minimize adverse environmental impacts. The CMP should address potential demolition and construction period impacts (including but not limited to land disturbance, noise, vibration, dust, odor, nuisance, vehicle emissions, construction and demolition debris, and construction-related traffic) and analyze and outline feasible measures that can be implemented to eliminate or minimize these impacts. The Single EIR should outline potential measures to address materials management during the construction period. The CMP should discuss plans for reuse and recycling of construction materials including asphalt, brick and concrete (ABC). The Single EIR should discuss measures proposed to protect wetland resource areas during construction activities, and the CMP should include an erosion control component to address protection of water quality and wetlands resources.

As noted above, the Proponent or future developers of the site must comply with MassDEP's Solid Waste and Air Pollution Control regulations, pursuant to M.G.L. Chapter 40, Section 54, during demolition and construction. The Proponent should consult MassDEP for guidance on applicable regulations and BMPs that can be implemented onsite to effectively manage demolition and construction waste.

I strongly encourage the Proponent to commit to participation in the MassDEP Diesel Retrofit Program and to use ultra low sulfur diesel (ULSD) in off-road engines. The Single EIR should describe how the Proponent will minimize construction-period diesel emissions to address concerns relating to fine particulate matter (PM_{2.5}) and related health impacts.

The Single EIR should clarify if any blasting is being proposed and if so, discuss measures to protect public water supplies in the project area. I refer the Proponent to the MassDEP Memorandum entitled "Potential Environmental Contamination From the Use of Perchlorate-Containing Explosive Products" available at <http://www.mass.gov/dep/cleanup/laws/blasting.htm>

The Proponent is required to prepare a Stormwater Pollution Prevention Plan (SWPPP), which must clearly and reasonably delineate all areas to be 'altered', and describe the practices that will be implemented to protect the resources during construction as well as upon completion of the project. This includes Erosion and Sedimentation Control Plans and design calculations to assess all drainage leaving the site. The SWPPP must also include designation of areas where stockpiling of material and operations are to occur. The Proponent should consult with the Town of Medfield, MassDEP and others to ensure that the Project will meet any performance standards associated with a federal NPDES permit for all proposed project construction activities.

Mitigation and Section 61 Findings

The Single EIR should include a separate chapter on mitigation measures, which should include a summary table of all mitigation commitments as well as detailed proposed Section 61 Findings for all state permits. The Section 61 Findings should describe proposed mitigation measures, contain clear commitments to mitigation and a schedule for implementation, based on the construction phases of the project, and identify parties responsible for funding and implementing the mitigation measures. The proposed Section 61 Findings will serve as the primary template for permit conditions.

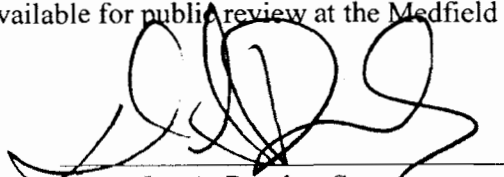
Comments/Circulation

The Single EIR should contain a copy of this Certificate and a copy of each comment letter received on the EENF. In order to ensure that the issues raised by commenters are addressed, the Single EIR should include a response to comments received to the extent they are within MEPA jurisdiction. This directive is not intended to and shall not be construed to enlarge the scope of the Single EIR beyond what has been expressly identified in this Certificate. I recommend that the Proponent use either an indexed response to comments format, or a direct narrative response.

The Single EIR should be circulated in compliance with Section 11.16 of the MEPA regulations. Copies should be sent to those parties that submitted comments on the EENF, and to each federal, state and local agency from which the Proponent will seek permits or approvals. A copy of the Single EIR should be made available for public review at the Medfield Public Libraries.

April 2, 2010

DATE



Ian A. Bowles, Secretary

Comments Received

03/09/2010	Senator James E. Timilty
03/18/2010	Bay Circuit Alliance, Inc.
03/19/2010	Charles River Watershed Association
03/22/2010	John T. Harney
03/23/2010	Town of Medfield Police Department
03/24/2010	Natural Heritage and Endangered Species Program
03/24/2010	Polaris Consultants, LLC
03/25/2010	Massachusetts Department of Environmental Protection – CERO
03/25/2010	Richard K. Domas
03/25/2010	Town of Medfield Board of Selectmen
03/25/2010	Residents and Neighbors of former Medfield State Hospital – 48 signatures
03/26/2010	Massachusetts Department of Agricultural Resources
03/26/2010	Massachusetts Department of Conservation and Recreation
03/26/2010	Tamara Small

03/26/2010 Town of Medfield Board of Health
03/26/2010 Town of Medfield Conservation Commission
03/26/2010 Town of Sherborn
03/31/2010 Massachusetts Historical Commission

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AFFIRMATIVE FAIR HOUSING MARKETING AND RESIDENT SELECTION PLAN

Medfield State Hospital **Medfield, Massachusetts**



Developed and Prepared by Trinity Acquisitions
LLC.



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Introduction

The proposed project by Trinity Acquisitions LLC for the Medfield State Hospital Campus contemplates the development of 334 rental apartments in Medfield, Massachusetts. The project entails the “gut” rehabilitation and adaptive reuse of the 27 contributing historic buildings in the core campus. Trinity Acquisitions LLC is the entity preparing this application, which is a subsidiary of Trinity Financial, Inc. Upon closing and acquisition of the property, Trinity Acquisitions LLC/or their successors and assigns will be the Developer and Owner of the property.

The plans for the Medfield State Hospital call for a total of 334 mixed-income apartments, including studio, one-, two-, and three-bedroom units, 25% of which will be restricted at up to 80% of area median income (AMI), and 75% will be unrestricted, market-rate units. Unit sizes range from XX Square feet to XX square feet respective of unit type. Each unit has a washer and dryer and will have on-site parking. The following tables reflect the project’s proposed unit mix:

Income Category	Studio	1 BR	2 BR	3 BR	Total
Market	34	116	74	25	249
Affordable at 80% AMI*	11	39	26	9	85
Total	45	155	100	34	334

The following Affordable Fair Housing Marketing Plan governs all income-restricted units at the Medfield State Hospital. Marketing of the affordable units will be conducted in accordance with a Regulatory Agreement between the Developer, the Town of Medfield and the Massachusetts Department of Housing and Community Development (DHCD) and with Local Initiatives Program Guidelines through an affordable housing lottery.

Eligibility

The maximum allowable income (gross annual household income from all sources adjusted for household size) may not exceed the following in order to be eligible for the lottery:

Household Size	Maximum Income (FY 2018)
1	\$78,560
2	\$89,760
3	\$100,960
4	\$112,160
5	\$121,200

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6	130,160
Income Limits Effective April 18, 2022	

These income limits will apply for the initial lottery and rent up and represent HUD 80% Area Median Incomes for the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area.

(Note: These income limits will be adjusted annually to reflect then-current HUD AMIs. New tenants must meet the 80% income limits in effect at the time they lease the unit. Incomes for existing tenants will be re-certified annually and upon re-certification of income, existing tenants will remain eligible as long as their incomes do not exceed 140% of then-current area median incomes).

Income from assets will be added to total annual income by using the greater of a) the actual income earned from the assets; or b) an imputed interest rate equal to the federal passbook rate (currently 0.6%) in accordance with DHCD and HUD guidelines.

Unit Rents

Bedrooms	80% AMI Unit Rents
Studio	\$ 1,964
1-Bed	\$ 2,104
2-Bed	\$ 2,524
3-Bed	\$ 2,917

Rents for the affordable units do not include utilities, which will be paid by the tenants. Initial rents have been adjusted using a utility allowance used by the Walpole Housing Authority for Section 8 units. Medfield State Hospital heat, hot water and cooking will be provided by electric systems. The utility allowances for studio, one-, two-, and three- bedroom units are calculated as follows:

Bedrooms	Studio	1-Bed	2-Bed	3-Bed
Electric (Heat Pump)	\$ 31	\$ 42	\$ 57	\$ 70
Electric (Cooking)	\$ 6	\$ 7	\$ 11	\$ 13
Electric (Water Heating)	\$ 31	\$ 42	\$ 52	\$ 62
Water	\$ 9	\$ 17	\$ 36	\$ 62
Sewer	\$ 7	\$ 14	\$ 29	\$ 50
Refrigerator	\$ 3	\$ 3	\$ 3	\$ 3
TOTAL	\$ 87	\$ 125	\$ 188	\$ 260

As specified in DHCD Guidelines, rents are calculated as the amount affordable to a household at 80% of area median income (AMI) paying 30% of their income for rent and utilities. Household size for a unit is calculated with an average of 1.5 person per bedroom

The chart below demonstrates the methodology for calculating initial rents and utility allowances:

Unit Type	Household Size	80% Annual Area Median Income	Monthly Income (Annual/12)	Maximum Allowable Rent (30% Monthly)	Less Utility Allowance	Calculated Unit Rent
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		AMI		Income)		
2 BR	3	\$100,960	\$8,413	\$2,524	\$188	\$2,336

Affirmative Fair Housing Marketing Plan

The following pages outline the statement of non-discrimination, reasonable accommodations, records of applications, accessibility, Civil Rights protection plan, processing of applications, waiting list management, eligibility review, and suitability standards screening. These procedures apply to all income-restricted units at the Medfield State Hospital.

A. Right To Apply

No person may be refused the right to apply for housing unless the development's waiting list is closed for a particular unit size or type and notice of the closed waiting list has been appropriately posted in a prominent and accessible location.

B. Statement of Nondiscrimination

B.1. It is the policy of the Owner, to comply fully with the existing Federal and State laws¹ protecting the individual rights of residents, applicants (here in "Applicants") or staff and any laws subsequently enacted.

B.2. The Owner does not discriminate because of race, color, sex, sexual orientation, gender identity or expression, religion, age, mental or physical disability, national origin, familial status, ancestry, marital status, lawful source of income, or veterans status in the leasing, rental, sale or transfer of apartments, buildings, and related facilities, including land that it owns or controls.

B.3. The Owner shall not, on account of race, color, sex, sexual orientation, gender identity or expression, religion, age, mental or physical disability, national origin, familial status, ancestry, marital status, lawful source of income, or veterans status.

- Deny to any household the opportunity to apply for housing, or deny to any qualified Applicant the opportunity to rent housing suitable to his/her needs;

¹ Title VI of the Civil Rights Act of 1964 and the implementing regulations at 24 CFR Part 1; Title VIII and Section 3 of the Civil Rights Act of 1968 (As amended by the Community Development Act of 1974); Executive Order 11063 on Equal Opportunity in Housing and the implementing regulations at 24 CFR Part 107; Section 504 of the Rehabilitation Act of 1973 and the implementing regulations at 24 CFR Part 8; the Age Discrimination Act of 1975 and the implementing regulations at 24 CFR Part 146; the Fair Housing Amendments Act of 1988 and the implementing regulations at 24 CFR Parts 100, 108, 109, and 110. Title II of the Americans with Disabilities Act and the implementing regulations at 28 CFR Part 35 and MGL Chapter 151B applicable regulations are found at 760 CMR 4.00, 5.00 and 6.00 covering housing developed under the Chapter 200, Chapter 667 and Chapter 705 programs.

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- Provide housing which is different from that provided others; except as required or permitted by law and in accordance with this Policy;
- Subject a person to segregation or disparate treatment;
- Restrict a person's access to any benefit enjoyed by others in connection with the housing program;
- Treat a person differently in determining eligibility or other requirements for admission;
- Deny a person access to the same level of services; available to other similarly situated individuals or;
- Deny a person the opportunity to participate in a planning or advisory group that is an integral part of the housing program.

B.4. The Owner shall not automatically deny admission to a particular group or category of otherwise eligible Applicants (e.g., households with children born to unmarried parents, or households whose head of household or co-head of household are students). Nonetheless, each Applicant in a particular group or category must be treated on an individual basis in the normal processing routine.

C. Reasonable Accommodations

The Owner shall make reasonable accommodations in policies and procedures and, if necessary and reasonable, make certain physical changes to promote accessibility for persons with disabilities (applicants or residents) in accordance with the Medfield State Hospital Reasonable Accommodation Policy. Accommodations may include, but are not limited to: changing procedures or policies, location changes, providing auxiliary aids. Physical changes include changes to the dwelling unit, common areas, and grounds to promote accessibility for persons with physical or mental impairments. The Developer of the Medfield State Hospital must make a modification to existing premises, when requested by a disabled person, if the modification is reasonable and necessary to afford equal opportunity to use and enjoy the premises.

In making a reasonable accommodation or physical change for an otherwise qualified individual with handicaps or disabilities, the Owner is not required to:

- C.1.** Make structural alterations that require the removal or altering of a load-bearing structural member;
- C.2.** Provide an elevator in any multifamily housing community solely for the purpose of locating accessible units above or below the grade level;
- C.3.** Take any action that would result in a fundamental alteration in the nature of the programs or services offered by the Owner;
- C.4.** Take any action that would result in an undue financial and administrative burden on the Owner.
- C.5.** The burden of demonstrating that a requested accommodation is unreasonable and imposes an

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undue administrative and financial burden, or fundamentally alters the nature of the housing program is on the Owner/Management. If granting the request, the Owner/Management shall approve the request to the extent that it can without undergoing undue burden or fundamental program alteration.

- C.6.** Requests for accommodations should be made to the Site Management Office.
- C.7.** An Applicant who believes himself/herself to have been aggrieved by any action, inaction or decision of the Owner in the processing of his or her application for admission shall have the right to an informal hearing.
- C.8.** A Resident who believes him/herself to have been aggrieved by any action, inaction or decision of the Owner in the processing of his/her application for transfer shall have the rights accorded all residents under the Medfield State Hospital Grievance Policy.

D. Records of Applications for Admission and Transfer

Owner will not permit policies to be subverted to do personal or political favors. Accepting an Applicant from a lower waiting list position before one in a higher position, which has the same eligibility, violates policy, federal law, and the civil rights of the other families on the waiting list.

- D.1.** Owner's records with respect to applications for admission and transfer shall indicate for each application the date and time of receipt; the determination of the Owner as to eligibility or non-eligibility of the Applicant; where eligible, the unit size for which eligible, status as a disabled household or household member, race of household members (for statistical purposes), and the date, location, identification, and circumstances of each vacancy offered and accepted or rejected.
- D.2.** Owner will maintain a record of units offered, including the date, to whom, location, unit identification, circumstances of each offer, each acceptance or rejection, and the reason for any rejection.

E. Accessibility and Plain Language

- E.1.** Facilities and programs used by Applicants and residents shall be made accessible. Application and management offices, hearing rooms, community centers, laundry facilities, craft and game rooms and other public spaces will be available for use by residents with disabilities. If these facilities are not already accessible (and located on accessible routes), they will be made accessible so long as this does not impose an undue financial or administrative burden on the development.
- E.2.** Documents intended for use by Applicants and residents will be presented in accessible formats for those with vision or hearing impairments, but, equally importantly, they will be written simply and clearly to enable Applicants and residents with learning or cognitive disabilities to understand as much as possible.
- E.3.** At the point of initial contact, the Manager's staff shall ask all Applicants whether they need some form of communication other than plain language paperwork. Some alternatives might

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include sign language interpretation, having materials explained orally by staff, either in person or by phone, large type materials, information on tape, and having someone (friend, relative or advocate) accompany the Applicant to receive, interpret and explain housing materials. The Owner will pay for Sign Language Interpreters.

- E.4.** Some Applicants will not be able to read (or to read English), so intakes staff must be prepared to read and explain documents that they would normally hand to an Applicant to be read or filled out. Applicants who read or understand little English may need to be provided with an interpreter who can explain what is occurring. (See Section G. Limited English Proficiency). The Owner will make an effort to have its written materials translated into those languages frequently spoken by Applicants.

E. Civil Rights Protection Plan

It is the policy and obligation of the Owner to administer all aspects of its housing programs without regard to race, color, sex, sexual orientation, gender identity or expression, religion, age, mental or physical disability, national origin, familial status, ancestry, marital status, lawful source of income, or veterans status. The Owner adopts and will cause to be implemented the **Civil Rights Protection Plan** (“CRPP”) approved by the U.S. Department of Justice on July 26, 1999, which is designed to protect Applicants, residents and their visitors from threats, harassment, violence or abuse while they are at the Medfield State Hospital.

G. Limited English Proficiency

Per HUD regulations and Final guidance issued in 1/22/07, properties receiving federal financial assistance must take measures to improve access to federally assisted programs, services and activities for persons, who as a result of national origin are limited in their English proficiency (LEP). An LEP individual/household is one in which at least one household member has limited ability to speak, understand read or write English.

It is the Owner/Management Agent’s aim to ensure that our programs are accessible to all persons, regardless of national origin or other protected class, including persons with LEP. Owner/Management Agent will provide reasonable language services necessary to ensure effective access by LEP persons. In determining the language services to be provided, including oral language/interpreter services, as well as written language/translation services, Owner/Management Agent will evaluate on a case-by-case basis the following four factors:

- G.1.** The number or proportion of LEP persons eligible to be served or likely to be encountered by the program;
- G.2.** The frequency with which LEP persons come into contact with the program;
- G.3.** The nature and importance of the program, activity, or service provided;
- G.4.** The costs and resources available.

H. Application Forms

The next section refers to the Medfield State Hospital income-restricted units only.

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During any period in which the wait list is open, preliminary applications forms shall be available at the Medfield State Hospital Management Office.

The management agent will allow 60 days for Applicants to submit their applications if a previously closed wait list re-opens. At the close of such time, the management agent will determine which applicants fall under the applicable priority and preference categories as required by any regulatory agency and/or applicable regulations. If there is more than one applicant with the same ranking based on priority and preference status (including no preference) in accordance with the regulations, the management agent will conduct a random drawing for those applicants to determine the order amongst them. The Owner may propose an alternative procedure, subject to Agency's approval, but any procedure used must satisfy the Owner's civil rights obligations, including ensuring that wait list and tenant selection policies and procedures provide persons with disabilities equal access to programs, and must otherwise comply with applicable regulations.

I. The Lottery

An application deadline will be established that is at least 60 days after the commencement of marketing and outreach. The Lottery will be scheduled 10 to 14 days after the application deadline. Applications will be reviewed for eligibility as they are received, and every effort will be made to contact applicants whose applications are incomplete in order to provide an opportunity for the applicant to provide the missing information prior to the application deadline.

Applications that are incomplete or unsigned by the application deadline or that are received after the application deadline will not be included in the lottery. Applications that are reviewed and found to be ineligible will not be included in the lottery.

I.1. Preferences

Two preferences will be employed for this lottery. Three pools of applicants will be created:

- 1) A Local Preference Pool, of eligible applicants who qualify for a local preference; and
- 2) An Artist Preference Pool, of eligible applicants who qualify for an artist preference for 9 units; and
- 3) A General Pool, which will include all eligible applicants.

Applicants will qualify for a local preference if they fall into one of the following categories and provide appropriate proof of such:

- a) Current residents of the town;
- b) Employees of the town;
- c) Employees of businesses located within the town; or
- d) Applicants whose children are enrolled in the Medfield schools;
- e) Applicants who qualify for a local preference will be placed in both the local preference pool and the general pool. Applicants who do not qualify for a local preference will be placed only in the general pool.

Should the percentage of minority applicants in the local preference pool be less than 27% a pre-lottery drawing will be conducted to determine the order in which minority applicants from the general pool will be added to the local preference pool. Minority applicants will then be added to the local preference pool in that order until the either the local preference pool equals the 27% regional minority population or all minority applicants have been added to the local preference pool, whichever first occurs.

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- I.2.** The Artist Preference will be established by the Owner working with its Management Agent, the Town and a local arts organization. The artist definition below intentionally includes verification criteria which does not rely on the potentially exclusionary judgment of membership organizations.

Artist Definition: An individual who creates works of art, crafts or engages in the visual, literary, performing or creative arts. Works of art or craft can mean items that are created for purposes of aesthetic enjoyment, and not solely for practical or financial purposes. Examples includes, but are not necessarily limited to, the following: paintings, drawings, lithographs, and other representations; photographs, film, video, prints and other visual and electronic media; textiles and costumes; jewelry; pottery; art objects made of glass; precious and semi-precious metals, stones and the like. Visual, performing or creative arts include not only actual performances (in front of live audiences, taped or filmed) but also providing instruction in dance, music, and theatre.

This definition also includes individuals employed to provide creative services in creative industries including, but not limited to, the following fields: architecture, landscape architecture, advertising, urban design, urban planning, interior design, graphic design, fashion design, film, radio, television, video, internet, computer games, and multimedia.

I.3. Verification of Artist Status

1. Proof of Certification as “artist” by a City or Town, such as the Town of Medfield or the City of Boston
2. Proof of membership in an organization or a group, such as the Cultural Alliance of Medfield, XXX Art Gallery and Studios or XXX Studios.
3. Proof of presenting artwork in an exhibition, performance, reading or comparable public programming, studio, gallery, show/fair/festival, publication.
4. Proof of submission of artwork to an exhibition, performance, reading or comparable public programming, studio, gallery, show/fair/festival, publication.
5. Proof of creative work provided in connection with employment, current or within past 2 years, and an associated occupational code that evidences employment in particular creative industry.

J. Processing Applications for Admission

It is the Owner’s policy to accept and process applications in accordance with Federal, and State regulations and handbooks.

K. Assignment of Application Control Number

All applications shall be assigned a chronological application control number and shall be dated, and time stamped when they are completed:

- K.1.** At the Owner designated application-taking location during initial re-occupancy of the property;
- K.2.** During such times as the Medfield State Hospital Wait List is open for the purposes of receiving applications.

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L. Waiting Lists

The agent will administer its Waiting List in accordance with the following policies:

- L.1.** The Waiting List will be established after the initial lottery and lease up, ranking the applicants in order based upon the initial random drawing, implementing all applicable priorities and preferences for applicants.
 - L.2.** Waiting Lists will be maintained in a computer report. A printed copy of the waiting list will be prepared prior to the annual update and maintained for three (3) years.
 - L.3.** Waiting lists will be organized by type of unit, (subsidy, physically adapted unit, etc.). A separate list is required for every type of unit. "Type of unit" is defined in several ways, including:
 - The number of bedrooms,
 - The physical characteristics of the unit, such as accessible features,
 - The type of subsidy attached to the unit, such as project-based subsidy.
 - L.4.** Each applicant must be placed on the appropriate waiting list(s) chronologically according to the date of the completed application within the applicable preference categories. Non-preference applicants shall be placed on the waiting list per the date of the completed application.
- K.5** The waiting list may be closed for a specific unit size or type if the projected turnover rate indicates the applicant would be unable to obtain a unit within one year. The agent will post a notice regarding the closing of a waiting list in a prominent and accessible location.

M. Waiting List Updates

Annually the Owner will send each Applicant on its wait list a notice (or other form of communication specified by an Applicant with a disability) requesting updated preliminary application information and an indication of interest in remaining on the Medfield State Hospital Wait List. Applicants will have twenty (20) calendar days from the date of the notice to respond to the request for additional information.

As applications are returned, the Applicant's wait list position is updated. If an Applicant does not return the response, the Application is withdrawn from the wait list and the Applicant is notified of the opportunity to appeal this withdrawal pursuant to the conference process stated in the notification.

N. Notices to Applicants

All Applicants will be given a Notice entitled Notice of Non-Discrimination, The Right To Reasonable Accommodation for Persons with Disabilities and the Right to Free Language Assistance for People with Limited English Proficiency. This notice explains the Owner's responsibilities for providing reasonable accommodations and recites examples of what a reasonable accommodation might entail.

O. Acceptance of Preliminary Applications

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Preliminary application forms will not be accepted unless they are complete, legible and signed by the Head of Household and Co-Household (if applicable).

P. Verification of Applicant's Ability to Live in Accordance with the Occupancy Agreement

During the screening process, an Applicant shall be required to provide third party verification that all household members are capable of living in compliance with the Medfield State Hospital Occupancy Agreement. A number of third-party verification sources will be used to determine this as listed below.

Applicants must provide to the Owner required information, including at least the last three years of housing history. These questions are asked on the Final Application Form and must be fully and completely answered. Refusal to answer questions or inability to respond to requests for information may lead to a determination of ineligibility or withdrawal of an Application for Applicant's failure to respond.

The Owner will not offer housing to an Applicant who can provide no documentation of ability of all household members to comply with the essential obligations of the Lease.

O.1 Applicant Rent Payment History

The following sources may be used to verify whether or not the Applicant is likely to pay rent in a timely manner:

- Landlord references for the past three (3) years (preferred method);
- Credit Bureau Reports;
- Other records of payment histories in the case of an Applicant who has neither rented before as tenant of record or owned a home, including records of payment on credit cards or other independently verifiable regular or periodic payments.

O.2 Applicant History of Care of Property

- Landlord references for the past three (3) years (preferred method);
- Personal or neighbor references, from a person who has known the applicant for one year and is not related, in the case of an Applicant who is or was not a tenant of record and for whom a landlord reference cannot be obtained;
- Statement from a shelter worker, a worker in residential care settings, or a worker from other alternative housing institutions who has knowledge of the Applicant's care of property within his/her care.

O.3 Applicant History of not disturbing neighbors or otherwise violating lease conditions, including violating the civil rights of other residents, their guests, neighbors, and employees

- Landlord references, for the past three (3) years;
- Neighbor references, from a person who has known the applicant for one year and is not related, in the case of an Applicant who is or was not a tenant of record and a landlord reference cannot be obtained;
- Statement from a shelter worker, worker in residential care settings, or workers from other alternative housing institutions who can testify to the Applicant's record of living in such a way as not to interfere with the peaceful enjoyment of neighbors;

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- Other references from independent individuals or agencies, which can testify to the Applicant's record of living in such a way as not to interfere with the peaceful enjoyment of neighbors.

O.4 Criminal History

Each Applicant household member 18 years of age or older shall be required to sign a release to allow the Owner to obtain background search. Discussion of the review and determinations based upon the information that may be included in the background search is included in Section P.8.3 (The Screening Policy).

O.5 Verification of Mitigating Circumstances

If negative information about any household member is found in the process of reviewing the above verifications during the screening process, the Applicant may request that Mitigating Circumstances be considered in making a determination whether the Applicant is qualified for housing. For instance, the Applicant may claim that certain unusual expenses prevented the Applicant from paying rent in a timely fashion. Mitigating Circumstances claimed by an Applicant must be documented. Mitigating Circumstances may also apply to reasonable accommodation provided for those with disabilities or special needs.

O.6 Income and Rent Determination

During the screening process applicants will be required to provide information to verify income for eligibility and rent determination purposes. Applicants will be asked to provide third party verification in the following format:

- three (3) prior year tax returns with W-2 Forms,
- five (5) most recent pay stubs for all household members who are working; three most recent bank statements; and
- other materials necessary to verify income and assets.

Income and Rent will be determined based on the sections listed above including any current or future changes set forth in the HUD Federal Register and/or the Local Initiatives Program Guidelines, and any and all applicable programs.

In the absence of any of the forms of verifications discussed above, affidavits from the family describing the amount and type of income are acceptable documentation as required by the Local Initiatives Program Guidelines and any and all applicable programs.

O. The Screening Policy

Information to be considered in completing Applicant Screening shall be reasonable related to assessing the conduct of the Applicant and other household members listed on the application, in present and/or prior housing. The Owner shall reject an Applicant if it finds any of the following conditions are present and there is reason to believe the future behavior of the Applicant or Applicant household members will exhibit the same behavior, unless there are acceptable Mitigating Circumstances. The history of the Applicant's household must demonstrate that the Applicant household can reasonably be expected not to:

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- P.1** Interfere with other residents in such a manner as to diminish their peaceful enjoyment of the premises or to adversely affect their health, safety, or welfare or the security of their property.
- P.2** Violate the civil rights of any person, while on Medfield State Hospital property, in accordance with the Medfield State Hospital Zero Tolerance Policy.
- P.3** Cause damage to the property;
- P.4** Fail to pay rent in full and on time;
- P.5** Violate the terms of the Medfield State Hospital Occupancy Agreement;
- P.6.** Require services from the Management Company staff that would alter the fundamental nature of the Owner's program;
- P.7** Illegally use, possess or distribute a controlled substance; or
- P.8** Give the Owner reasonable cause to believe that the illegal use (or pattern of illegal use) of a controlled substance, or abuse (or pattern of abuse) of alcohol may interfere with the health, safety or right to peaceful enjoyment of the premises by other residents.

The Applicant household's ability and willingness to comply with the above requirements in current and former housing will be checked and documented. The Owner may review the Credit Bureau Report of the household member(s) who will be responsible for paying rent in order to determine Applicant's credit history in meeting rent and housing related utility charges, if any, and to verify Applicant's prior housing history. The Applicant's prior credit history in meeting non-housing-related financial obligations will not be a basis for determining and Applicant ineligible except in cases where the Applicant has no prior rent payment of housing history.

Relevant information respecting habits or practices may also be considered including, but not limited to, the following:

- Applicant's past performance in meeting financial obligations, especially rent;
- The most recent three-year housing history, and whether there is a record of disturbance of neighbors, destruction of property, or living or housekeeping habits at prior residences which may adversely affect the health, safety or welfare of other residents or staff, or cause damage to the unit or development;
- A record of involvement in criminal activity on the part of Applicant or any household member in a crime of physical violence to persons or property or other criminal activity, which if repeated, would threaten other Medfield State Hospital residents, or other criminal activity involving the illegal use of a controlled substance, or if the Owner determines that it has reasonable cause to believe that the illegal use (or pattern of illegal use) of a controlled substance, or abuse, (or pattern of abuse) of alcohol may interfere with the health, safety or right to peaceful enjoyment by other resident. The Owner will utilize the following sources as a reference:
 - Background Search Information provided by the Commonwealth of Massachusetts' Department of Public Safety - Bureau of Identification;
 - Criminal histories provided by other states/jurisdictions; Federal

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authorities

- Court records and other evidence of criminal activity;
- Background search information that indicates evidence of a prior arrest or conviction for criminal activity which would be a basis for denial due to a reasonably current illegal drug use.

R. Notification of Decision on Application

The Owner/Management Agent will send a written response to each applicant advising such applicant of the status of the application. The response will be mailed not more than thirty (30) days from the date of receipt. Alternate formats for responding to an applicant with a disability will be provided upon applicant's request. If the Owner/Management Agent has not made a determination to reject the applicant, written response will include the status of the application with respect to:

Q.1 Result of the preliminary determination of eligibility,

Q.2 Position on the waitinglist,

Q.3 Estimate of the time it may take before the applicant will be offered assistance,

Q.4 Notice that the applicant is responsible for reporting changes in address, phone number, and preference status,

Q.5 Where applicable, the applicant's qualifications for a preference(s) for admission, and,

Q.6 A statement that the applicant has the right to meet with the Owner to discuss the determination made with respect to the application.

S. Provisions Relating to Rejection of an Application

If the applicant is not accepted or placed on the waiting list for admission, the Owner/Management Agent shall follow the procedures outlined in the section above, but shall include the following in its written response to the applicant.

R.1 the reason(s) for therejections,

R.2 notice that the applicant has fourteen (14) business days to respond in writing or to request a conference with the Owner/Management Agent to contest the rejection; and

R.3 notice that the applicant has the right to request a reasonable accommodation if the applicant believes that, with such an accommodation the applicant would be eligible for admission and that the applicant was rejected for a reason arising from the applicant's disability.

With regard to discrimination, the following phrase will appear on letters which inform applicants that they do not meet eligibility criteria:

"If you believe you have been discriminated against in seeking housing, you should contact the Commission on Human Rights and Opportunity, Fair Housing Unit, 450 Columbus Boulevard, Hartford, CT 06103, telephone (860) 541-3403; or the U.S. Dept. of Housing and Urban Development, telephone (617) 994-8200."

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Media and Community Outreach

Outreach will be conducted through the following methods:

Minority Outreach

Bay State Banner (African American) El Mundo (Spanish)

Sampan (Asian/Pacific Islander) Boston Fair Housing Center Metrolist

Local Outreach

Hometown Weekly Newspapers – Medfield Press Medfield Patch Online

Medfield Cable Access Television Medfield Town Website Medfield School Department

Emails to Medfield Town and School Dept Employees Medfield Public Library

Regional Outreach

Local Disabilities Commissions

- Medfield, Norfolk, Holliston, Norwood, Westwood

Veterans Agents

- Medfield, Millis, Dover, Norfolk, Sherborn, Medway, Millis, Walpole, Westwood, Norwood, Norfolk

Housing Authorities

- Medfield, Millis, Medway, Norfolk, Norwood, Norwell, Walpole, Westwood

Councils on Aging

- Medfield, Millis, Medway, Norfolk, Norwood, Norwell, Walpole, Westwood CHAPA - MassAccessHousing Registry.org

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY

Medfield

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
1890	Tilden Village	30 Pound Street	Rental	60	Perp	Yes	DHCD
1891	Allendale	Dale Street	Ownership	17	Perp	YES	DHCD
1892	The Village at Medfield	Turtle Brook Way	Ownership	6	Perp	YES	DHCD
1893	Wilkins Glen	Wilkins Glen Road	Rental	103	2042	YES	MassHousing
4360	DDS Group Homes	Confidential	Rental	5	N/A	No	DDS
9953	The Parc at Medfield	One Drive	Rental	92	Perp	YES	DHCD
10062	Country Estates	21, 25, & 29 Hospital Rd	Ownership	13	Perp	YES	MassHousing
10063	Cushman House aka Cushing House	67 North Street	Rental	8	Perp	YES	DHCD
10221	71 North Street	71 North Street	Rental	8	Perp	YES	DHCD
10222	Hillside Village	80 North Meaows Road	Rental	16	Perp	YES	DHCD
10290	Medfield Meadows	41 Dale St	Mix	0	Perp	YES	DHCD
10461	Aura at Medfield	50 Peter Kristof Way	Rental	56	Perp	YES	DHCD

Medfield Totals

384

Census 2010 Year Round Housing Units

4,220

Percent Subsidized

9.10%

To be added:
 Medfield Meadows - 27
 Enclave (Hinkley South) - 6
 446 Main Street - 8
 MSH/Trinity - 334
 TOTAL - 759

12/20/2022

Medfield
 Page 1 of 1

This data is derived from information provided to the Department of Housing and Community Development (DHCD) by individual communities and is subject to change as new information is obtained and use restrictions expire.

Currently, DHCD is still using 2010 Census numbers for year round housing units (denominator)
The final 2020 counts are expected to be released in May 2023.
Preliminary 2020 Census numbers for year round housing units is: 4,450

$384 / 4,450 * 100 = 8.6\%$ (current number using listed units and 2020 YR housing units)

When Medfield Meadows units are added - as they are almost complete and will be sent in to
DHCD for inclusion: $411 \text{ units} / 4,450 * 100 = 9.2\%$

Adding the 6 Hinkley South units: $417 / 4,450 * 100 = 9.3\%$

Adding the 8 at 441 Main Street: $425 / 4,450 * 100 = 9.5\%$

Adding the 334 MSH/Trinity Local Action Units (LAUs): $759 / 4,450 * 100 = 17\%$



April 21, 2023

Select Board
459 Main Street
Medfield, MA 02052

Re: MEMO's 2023 Discover Medfield Day (43rd Year) – Saturday, September 23rd
Town Assistance / Land Use / Common Victualler's License / Street Banner

Dear Select Board Members:

The Medfield Employers and Merchants Organization, Inc. (MEMO) hereby requests the Town of Medfield's permission and assistance in holding MEMO's 43rd Annual Discover Medfield Day on Saturday, September 23, 2023. MEMO's plans currently call for essentially the same format, locations, hours, and layout as in 2022, including a 10:00 am opening time and a 4:00 pm closing time.

MEMO hereby requests the Town's permission to use Town-owned land at Meetinghouse Pond area and portions of North and Frairy Streets and Upham Road, and for a small amount of assistance in undertaking the Discover Medfield Day events again this year. If your Board and the Town Departments under your jurisdiction are willing to approve MEMO's plans on the same basis as 2022, please indicate your consent by signing below and returning one copy to me.

I'm also enclosing herewith an application for a blanket Common Victualler's License and ask that you act on that application as well. In the past your Board has graciously waived the \$50.00 application fee. However, if the fee is required, please let me know and I'll forward payment to you.

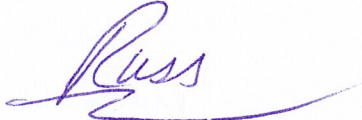
As a condition of your approval, MEMO agrees to provide the Town with a certificate of insurance for Discover Medfield Day upon the same terms as 2022.

Written permission is also being requested of private property owners Brook Run Development Corp., the First Parish Meeting House, and Montrose School, which are expected to give permission for the use of their downtown properties.

Request is also made to hang our banner announcing Discover Medfield Day across Main Street at Baxter Park from around August 19th through Discover Medfield Day.

Thank you for your courtesies and assistance.

Very truly yours,



Russ Hallisey
MEMO's Discover Medfield Day 2023 Chair
tel: 508-733-9995

APPROVED AND ASSENTED TO BY THE TOWN OF MEDFIELD:

SELECT BOARD

By: _____
Osler Peterson

Date

Eileen Murphy

Date

Gus Murby

Date



KRISTINE TRIERWEILER
Town Administrator

TOWN OF MEDFIELD

Office of
SELECT BOARD

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

Date: April 21, 2023

I Russ Hallisey hereby apply to the Select Board for the following license:

COMMON VICTUALLER

Licensee's Social Security No. _____ or Federal I.D. No. 22-3132241

I certify under the penalties of perjury that I have filed all state and municipal tax returns and paid all state and municipal taxes required under law.

Russ Hallisey, Treasurer - Signature of Individual (or Corporate Officer)

License to be made out in the name of Medfield Employers and Merchants Organization, Inc.

Address PO Box 6, Medfield, MA 02052

First application for this license? No Renewal license _____

Date license to be exercised Saturday, September 23, 2023 Fee: _____

Applicant's signature Russ Hallisey

Residence 11 Ledge tree Road, Medfield, MA 02052

Please leave blank

License approved or disapproved _____

Date: _____ No. _____ Fee _____

Select Board



ZULLO GALLERY CENTER FOR THE ARTS

456A Main Street
Medfield, Massachusetts 02052

William F. Pope
Executive Director

April 27, 2023

To The Medfield Select Board,

The Zullo Gallery is requesting a one day beer & wine permit for a special stand up comedy event at the gallery, (including Medfields own Jim James) Thursday May 11 from 5:30-11:00pm.

Thank you for your consideration - and your past support.

Sincerely,

William F. Pope
Executive Director

requested date:
Thursday May 11, 5:30-11:00pm



May 1, 2023

Board of Selectman
Attn: Kristine Trierweiler
459 Main Street
Medfield, MA 02052

RE: Grounds for Celebration One Day Liquor license request 05 25 23

Dear Board of Selectman,

The Norfolk Hunt Club is requesting the permission to serve beer and wine at our Bi-Annual Grounds for Celebration Fundraiser from 6pm to 11pm on Thursday May 25 2023. The event will be held at The Steeplechase Course at 240 North Street, Medfield. We will have licensed/trained bartenders and are purchasing liquor liability insurance from the staffing company. In addition, please find the attached Certificate of Insurance naming the Town of Medfield as an additional insured. We are happy to provide you with additional information and comply with any requirement you may have.

Thank you,

Lisa Fitzgerald Lewis
President
Norfolk Hunt Club
PO Box 242
Dover, MA 02030
508-740-9270
president@norfolkhunt.com