

TOWN OF MEDFIELD MEETING NOTICE

Posted in accordance with the provisions of M.G.L. c. 30A, §§18-25

This meeting will be held in person.

Select Board Site Visit

Board or Committee

PLACE OF MEETING	DAY, DATE, AND TIME
86 Plain Street	Monday, September 23, 2024, 11:00 AM

Agenda (Subject to Change)

Site Visit

- Proposed 40B: Winder Estates Site Visit
 - 86 Plain Street



Massachusetts Housing Finance Agency
One Beacon Street Boston, MA 02108

Tel: 617-854-1000 Relay 711
Fax: 617-854-1091 www.masshousing.com

September 13, 2024

VIA ELECTRONIC MAIL

Eileen Murphy, Chair
Select Board
Town of Medfield
459 Main Street
Medfield, MA 02052

**RE: Proposed 40B—Winder Estates
Medfield, MA
MH ID No. 1242**

Dear Ms. Murphy:

MassHousing is currently reviewing an application for Site Approval submitted by 86 Plain Street, LLC (the Applicant). The proposed development will consist of 24 units of homeownership housing on approximately 14.86 acres of land located at 86 Plain Street in Medfield, MA.

The site approval process is offered to project sponsors who intend to apply for a Comprehensive Permit under Chapter 40B. MassHousing's review involves an evaluation of the site, the design concept, the financial feasibility of the proposal, and the appropriateness of the proposal in relation to local housing needs and strategies. As part of our review, we are soliciting comments from the local community, and we would appreciate your input. You also may wish to include in your response, issues or concerns raised by other Local Boards, officials, or other interested parties. Pursuant to the new Massachusetts General Laws Chapter 40B regulations (760 CMR 56.00) your comments may include information regarding municipal actions previously taken to meet affordable housing needs such as inclusionary zoning, multifamily districts adopted under G.L. c.40A and overlay districts adopted under G.L. c.40R. Your comments will be considered as part of our review.

We have been informed by the Applicant that the Town has received a copy of the application and site plans for Winder Estates. Please inform us of any issues that have been raised or are anticipated in the Town's review of this application. We request that you submit your comments to this office by Tuesday, October 15, 2024, so we may process this application in a timely manner.

During the course of its review, MassHousing will conduct a site visit, which Local Boards, as defined in 760 CMR 56.02, may attend. The site visit for Winder Estates has been tentatively scheduled for Monday, September 23, at 11am. Please notify me promptly if any representatives of your office or if other Local Boards plan to attend the scheduled site visit.

WINDER ESTATES RESIDENTIAL DEVELOPMENT

M.G.L. C. 40B COMPREHENSIVE PERMIT PROJECT
86 PLAIN STREET
MEDFIELD, MASSACHUSETTS

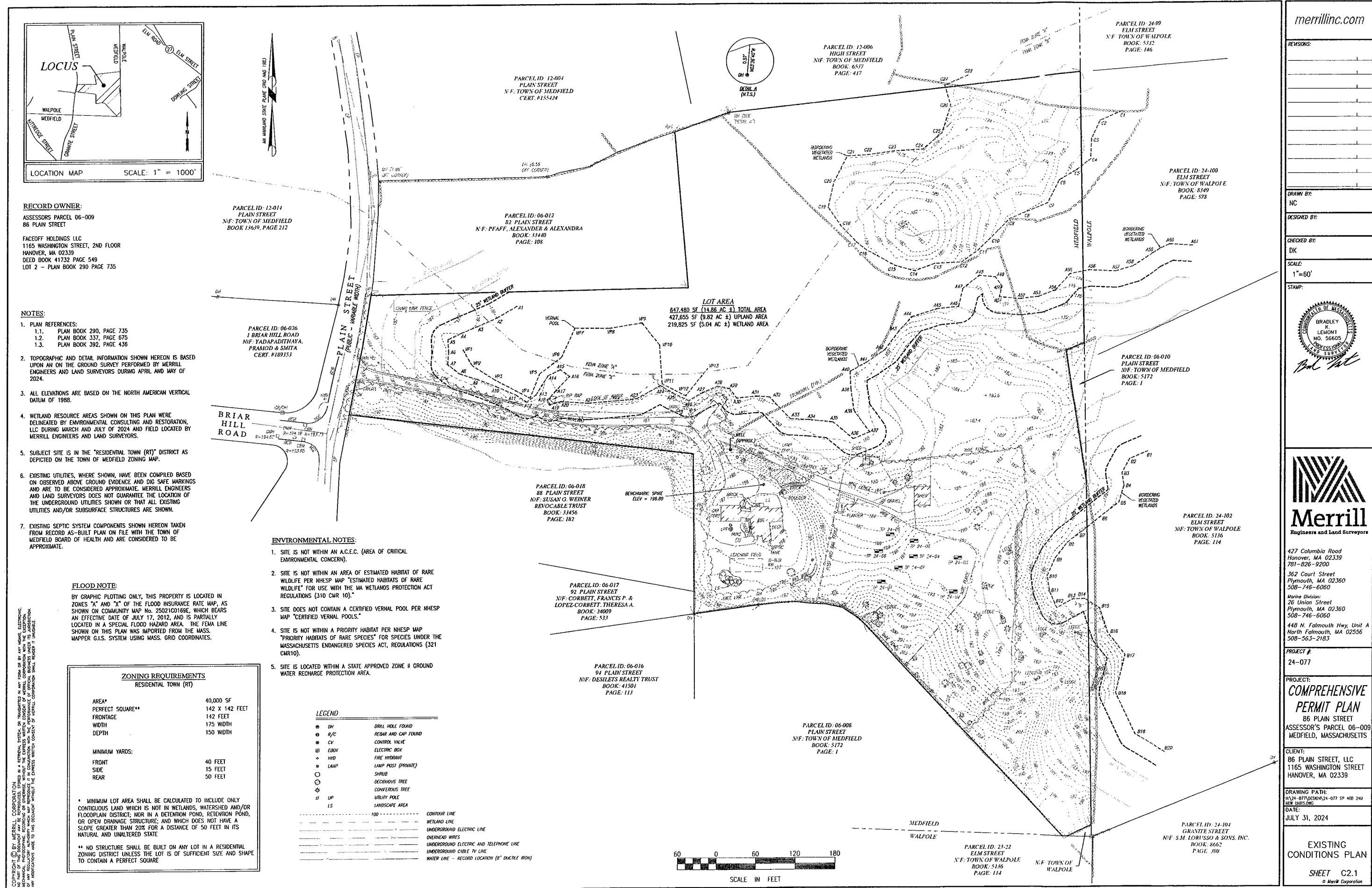
JULY 31, 2024

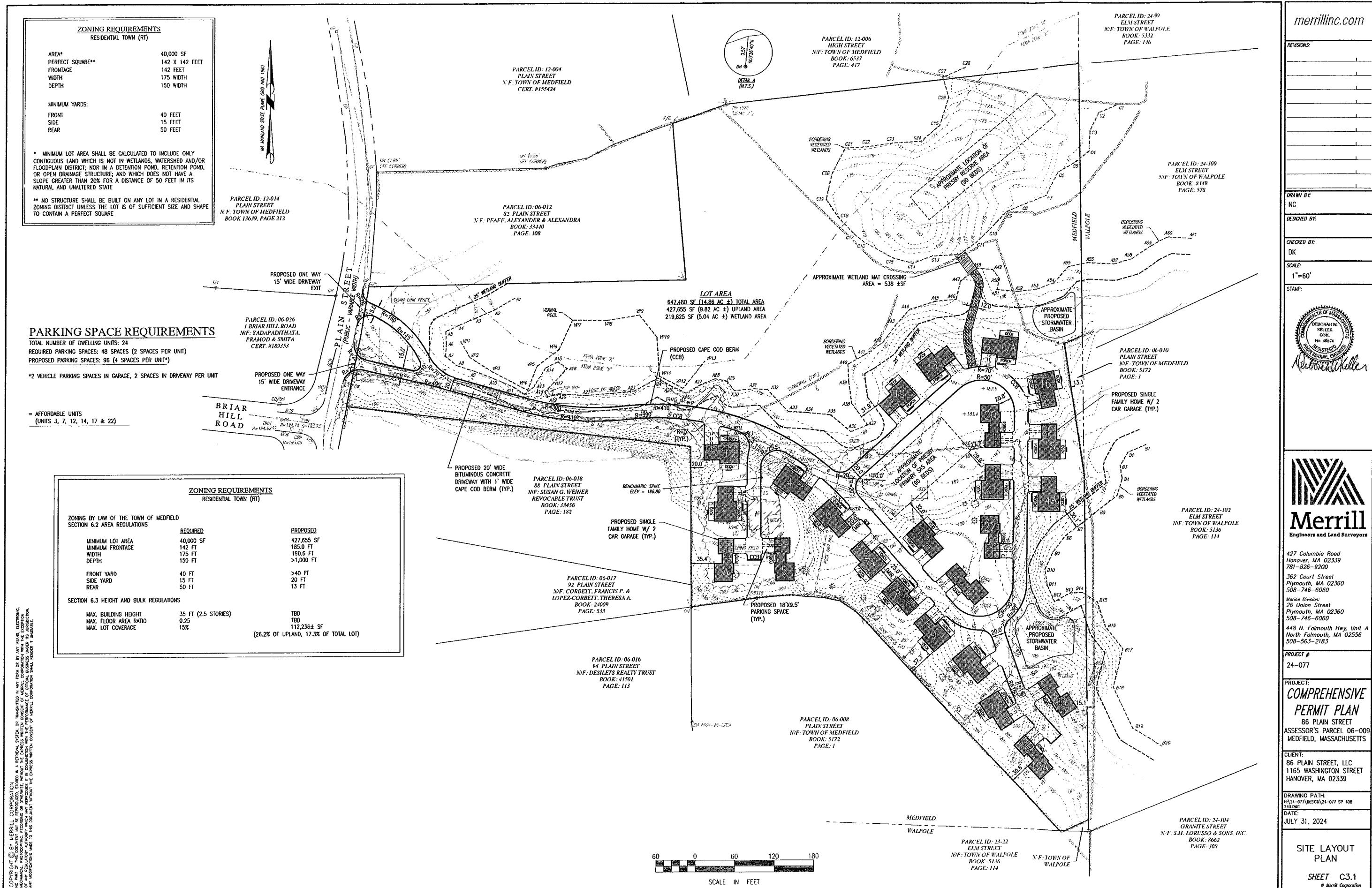


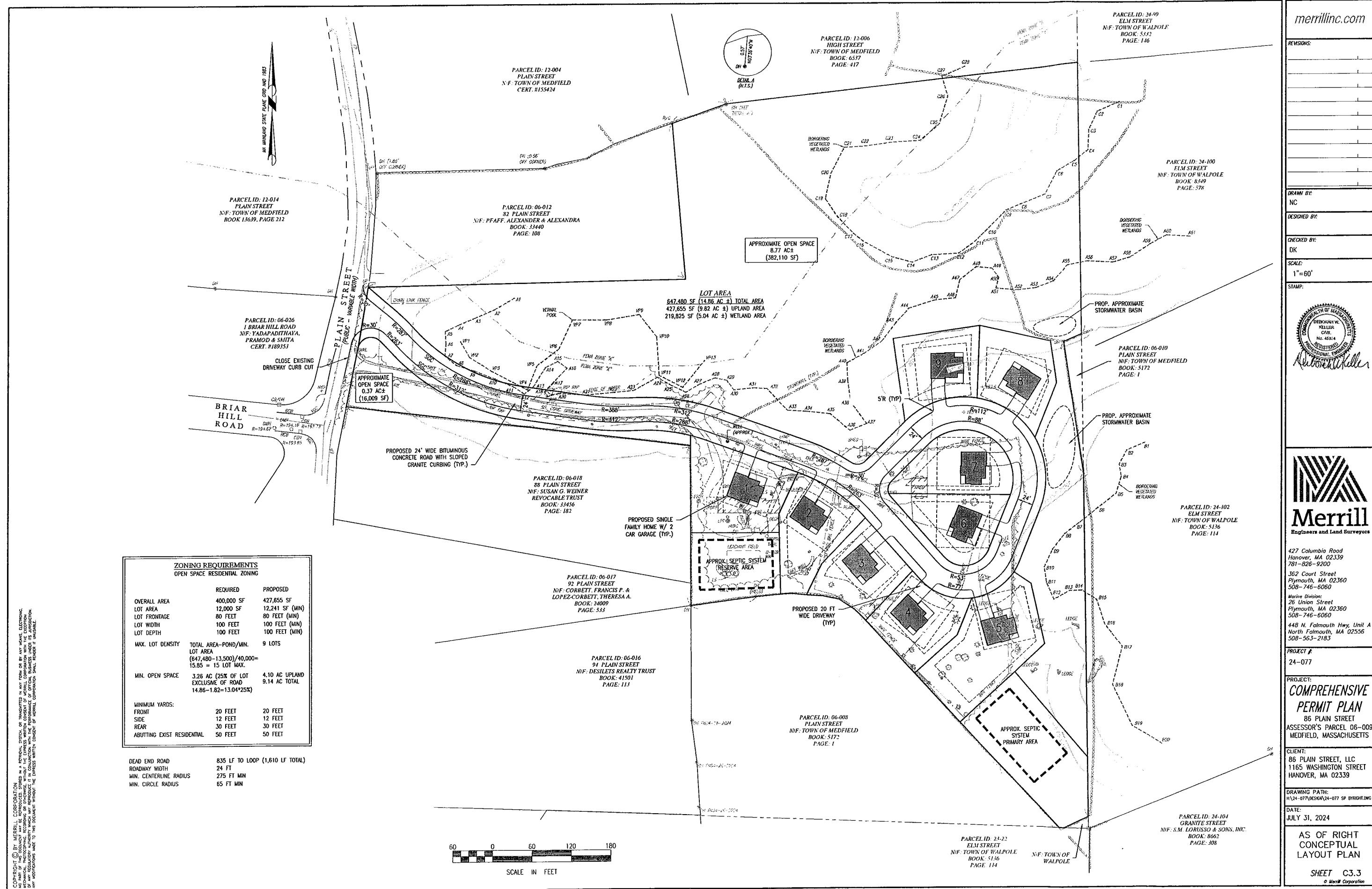
— VICINITY MAP —

SCALE: 1"=600'
0 600 1200 1800
SCALE IN FEET

REVISIONS:	1
DRAWN BY:	NC
DESIGNED BY:	
CHECKED BY:	DK
SCALE:	AS NOTED
STAMP:	 Deborah W. Keller
 Merrill Engineers and Land Surveyors	
427 Columbia Road Hanover, MA 02339 781-826-9200	
362 Court Street Plymouth, MA 02360 508-746-6060	
Marine Division: 26 Union Street Plymouth, MA 02360 508-746-6060	
448 N. Falmouth Hwy, Unit A North Falmouth, MA 02556 508-563-2183	
PROJECT #: 24-077	
PROJECT: COMPREHENSIVE PERMIT PLAN 86 PLAIN STREET ASSESSOR'S PARCEL 06-009 MEDFIELD, MASSACHUSETTS	
CLIENT: 86 PLAIN STREET, LLC 1165 WASHINGTON STREET HANOVER, MA 02339	
DRAWING PATH: H:24-077\DESIGN\24-077 SF 406 240 M:24-077 SF 406	
DATE: JULY 31, 2024	
COVER AND INDEX PLAN SHEET C1.1 © Merrill Corporation	







Merrill
Engineers and Land Surveyors

427 Columbia Road
Hanover, MA 02339
781-826-9200
362 Court Street
Plymouth, MA 02360
508-466-6060
Marin Division:
26 Union Street
Plymouth, MA 02360
508-466-6060
448 N. Falmouth Hwy, Unit A
North Falmouth, MA 02556
508-563-2183

PROJECT #:
24-077

PROJECT:
**COMPREHENSIVE
PERMIT PLAN**
86 PLAIN STREET
ASSESSOR'S PARCEL 06-009
MEDFIELD, MASSACHUSETTS

CLIENT:
86 PLAIN STREET, LLC
1165 WASHINGTON STREET
HANOVER, MA 02339

DRAWING PATH:
H:\24-077\DESIGN\24-077 SP BRIGHTLINE

DATE:
JULY 31, 2024

AS OF RIGHT
CONCEPTUAL
LAYOUT PLAN

SHEET C3.3
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Please note that if and when an application is submitted for a comprehensive permit, assistance is available to the Zoning Board of Appeals (ZBA) to review the permit application. The Massachusetts Housing Partnership's (MHP) Ch. 40B Technical Assistance Program administers grants to municipalities for up to \$15,000 to engage qualified third-party consultants to work with the city's ZBA in reviewing the Chapter 40B proposal. For more information about MHP's technical assistance grant visit MHP's web site, www.mhp.net/40B or e-mail MHP at emcgurren@mhp.net.

If you have any questions, please do not hesitate email me at kmiller@masshousing.com.

Thank you for your assistance.

Sincerely,

Kat Miller
Senior Planning and Programs Analyst

cc: Kristine Trierweiler, Medfield Town Administrator
Maria De La Fuente, Medfield Land Use and Planning Director