

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
Fax: 617-854-1091

Relay 711
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.

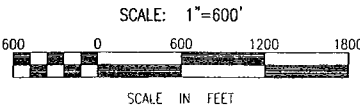
During the course of its review, MassHousing will conduct a site visit, which Local Boards, as defined in 760 CMR 56.02, may attend. The site visit for Winder Estates has been tentatively scheduled for Monday, September 23, at 11am. Please notify me promptly if any representatives of your office or if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



2024 MassGIS GOOGLE MAP

INDEX

SHEET	DESCRIPTION
C1.1	COVER AND INDEX
C2.1	EXISTING CONDITIONS PLAN
C3.1	SITE LAYOUT PLAN
C3.2	AFFORDABLE DISTRIBUTION PLAN
C3.3	AS-OF-RIGHT CONCEPTUAL LAYOUT PLAN

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OWNER/APPLICANT:
86 PLAIN STREET, LLC
1165 WASHINGTON ST
HANOVER, MA 02339
PH: 781-681-6665

PERMITTING CONSULTANT:
DELPHIC ASSOCIATES
651 ORCHARD ST, SUITE 308
NEW BEDFORD, MA 02744
PH: 508-994-4100

CIVIL ENGINEER/SURVEYOR:
MERRILL ENGINEERS AND LAND SURVEYORS
427 COLUMBIA ROAD
HANOVER, MA 02339
PH: 781-826-9200

ARCHITECT:
BF ARCHITECTS, INC.
34 MAIN STREET, SUITE 203
PLYMOUTH, MA 02360
PH: 508-746-2036

TRANSPORTATION ENGINEER:
HOWARD STEIN HUDSON
11 BEACON STREET, SUITE 1010
BOSTON, MA 02108
PH: 617-482-7080

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427 Columbia Road
Hanover, MA 02339
781-826-9200
362 Court Street
Plymouth, MA 02360
508-746-6060
Maine 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 SP 408 24H
NEW UNITS.DWG

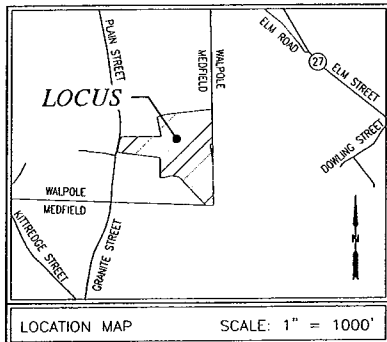
DATE:

JULY 31, 2024

COVER AND INDEX
PLAN

SHEET C1.1

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RECORD OWNER:
ASSESSORS PARCEL 06-009
86 PLAIN STREET
FACEOFF HOLDINGS LLC
1165 WASHINGTON STREET, 2ND FLOOR
HANOVER, MA 02339
DEED BOOK 41732 PAGE 549
LOT 2 - PLAN BOOK 290 PAGE 735

- NOTES:**
- PLAN REFERENCES:
 - PLAN BOOK 290, PAGE 735
 - PLAN BOOK 337, PAGE 675
 - PLAN BOOK 392, PAGE 436
 - TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING APRIL AND MAY OF 2024.
 - ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY ENVIRONMENTAL CONSULTING AND RESTORATION, LLC DURING MARCH AND JULY OF 2024 AND FIELD LOCATED BY MERRILL ENGINEERS AND LAND SURVEYORS.
 - SUBJECT SITE IS IN THE "RESIDENTIAL TOWN (RT)" DISTRICT AS DEPICTED ON THE TOWN OF MEDFIELD ZONING MAP.
 - EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND DIG SAFE MARKINGS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
 - EXISTING SEPTIC SYSTEM COMPONENTS SHOWN HEREON TAKEN FROM RECORD AS-BUILT PLAN ON FILE WITH THE TOWN OF MEDFIELD BOARD OF HEALTH AND ARE CONSIDERED TO BE APPROXIMATE.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONES "A" AND "X" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25021C0168E, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE FEMA LINE SHOWN ON THIS PLAN WAS IMPORTED FROM THE MASS. MAPPER G.I.S. SYSTEM USING MASS. GRID COORDINATES.

ZONING REQUIREMENTS
RESIDENTIAL TOWN (RT)

AREA*	40,000 SF
PERFECT SQUARE**	142 X 142 FEET
FRONTAGE	142 FEET
WIDTH	175 WIDTH
DEPTH	150 WIDTH
MINIMUM YARDS:	
FRONT	40 FEET
SIDE	15 FEET
REAR	50 FEET

* MINIMUM LOT AREA SHALL BE CALCULATED TO INCLUDE ONLY CONTIGUOUS LAND WHICH IS NOT IN WETLANDS, WATERSHED AND/OR FLOODPLAIN DISTRICT; NOR IN A DETENTION POND, RETENTION POND, OR OPEN DRAINAGE STRUCTURE; AND WHICH DOES NOT HAVE A SLOPE GREATER THAN 20% FOR A DISTANCE OF 50 FEET IN ITS NATURAL AND UNALTERED STATE

** NO STRUCTURE SHALL BE BUILT ON ANY LOT IN A RESIDENTIAL ZONING DISTRICT UNLESS THE LOT IS OF SUFFICIENT SIZE AND SHAPE TO CONTAIN A PERFECT SQUARE

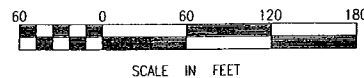
LEGEND

● DH	DRILL HOLE FOUND
● R/C	REBAR AND CAP FOUND
● CV	CONTROL VALVE
⊗ EBOX	ELECTRIC BOX
◆ HYD	FIRE HYDRANT
* LAMP	LAMP POST (PRIVATE)
○	SHRUB
○	DECIDUOUS TREE
○	CONIFEROUS TREE
○	UTILITY POLE
○	LANDSCAPE AREA

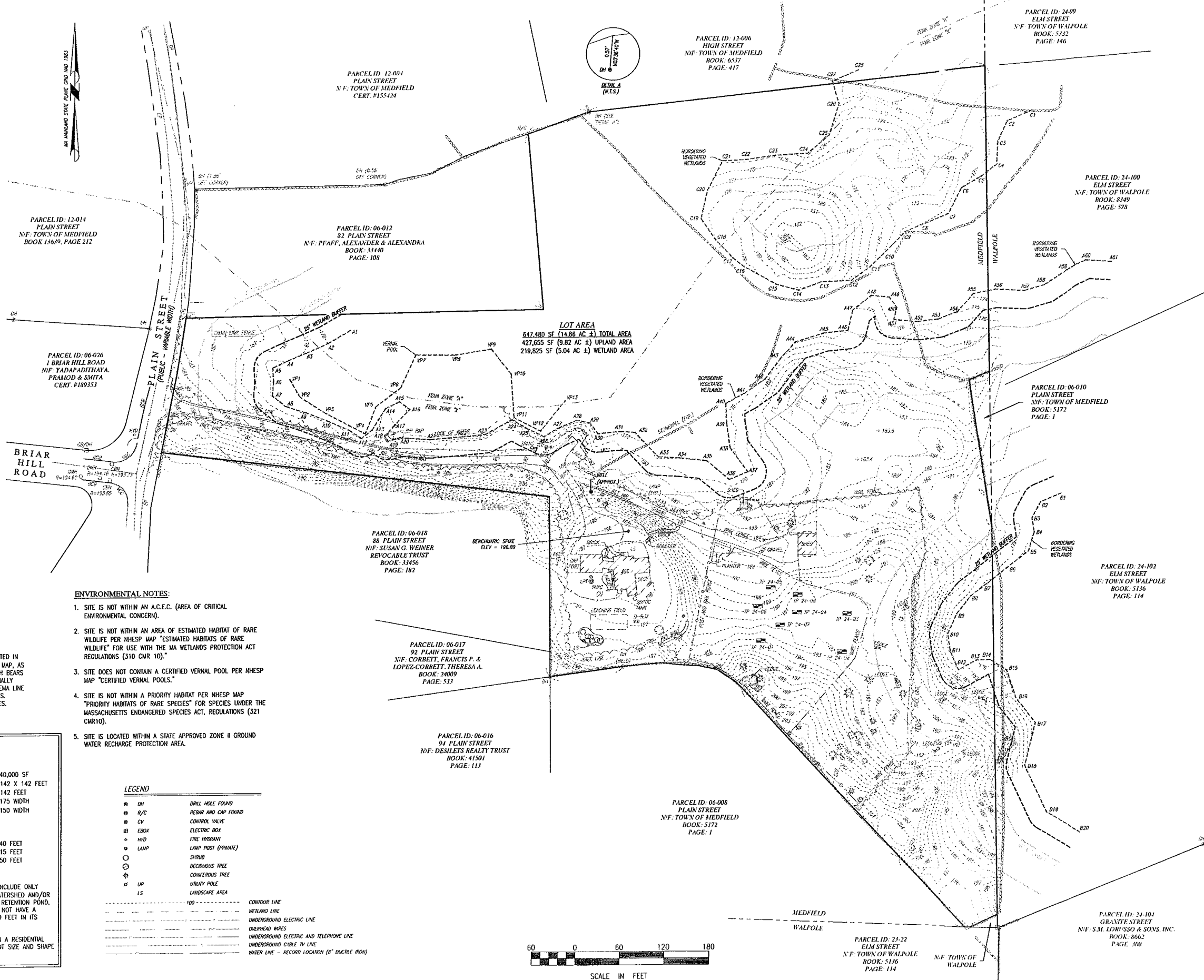
---	100
---	CONTOUR LINE
---	WETLAND LINE
---	UNDERGROUND ELECTRIC LINE
---	OVERHEAD WIRES
---	UNDERGROUND ELECTRIC AND TELEPHONE LINE
---	UNDERGROUND CABLE TV LINE
---	WATER LINE - RECORD LOCATION (8" DUCTILE IRON)

ENVIRONMENTAL NOTES:

- SITE IS NOT WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
- SITE IS NOT WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER NHESP MAP "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10).
- SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP "CERTIFIED VERNAL POOLS."
- SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR10).
- SITE IS LOCATED WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.



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PLYMOUTH, MA 02360
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NC

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CHECKED BY:
DK

SCALE:
1"=60'

STAMP:

BRADLEY K. LEMONT
NO. 56605
PROFESSIONAL ENGINEER
STATE OF MASSACHUSETTS

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-SP 408 240
NEW UNITS.DWG
DATE:
JULY 31, 2024

EXISTING
CONDITIONS PLAN

SHEET C2.1
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ZONING REQUIREMENTS
RESIDENTIAL TOWN (RT)

AREA*	40,000 SF
PERFECT SQUARE**	142 X 142 FEET
FRONTAGE	142 FEET
WIDTH	175 WIDTH
DEPTH	150 WIDTH

MINIMUM YARDS:

FRONT	40 FEET
SIDE	15 FEET
REAR	50 FEET

* MINIMUM LOT AREA SHALL BE CALCULATED TO INCLUDE ONLY CONTIGUOUS LAND WHICH IS NOT IN WETLANDS, WATERSHED AND/OR FLOODPLAIN DISTRICT; NOR IN A DETENTION POND, RETENTION POND, OR OPEN DRAINAGE STRUCTURE; AND WHICH DOES NOT HAVE A SLOPE GREATER THAN 20% FOR A DISTANCE OF 50 FEET IN ITS NATURAL AND UNALTERED STATE

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PARKING SPACE REQUIREMENTS

TOTAL NUMBER OF DWELLING UNITS: 24
REQUIRED PARKING SPACES: 48 SPACES (2 SPACES PER UNIT)
PROPOSED PARKING SPACES: 96 (4 SPACES PER UNIT*)

*2 VEHICLE PARKING SPACES IN GARAGE, 2 SPACES IN DRIVEWAY PER UNIT

= AFFORDABLE UNITS
(UNITS 3, 7, 12, 14, 17 & 22)

ZONING REQUIREMENTS
RESIDENTIAL TOWN (RT)

**ZONING BY LAW OF THE TOWN OF MEDFIELD
SECTION 6.2 AREA REGULATIONS**

	REQUIRED	PROPOSED
MINIMUM LOT AREA	40,000 SF	427,855 SF
MINIMUM FRONTAGE	142 FT	185.0 FT
WIDTH	175 FT	190.6 FT
DEPTH	150 FT	>1,000 FT
FRONT YARD	40 FT	>40 FT
SIDE YARD	15 FT	20 FT
REAR	50 FT	13 FT

SECTION 6.3 HEIGHT AND BULK REGULATIONS

MAX. BUILDING HEIGHT	35 FT (2.5 STORIES)	TBD
MAX. FLOOR AREA RATIO	0.25	TBD
MAX. LOT COVERAGE	15%	112,236± SF (26.2% OF UPLAND, 17.3% OF TOTAL LOT)

PARCEL ID: 12-014
PLAIN STREET
N.F. TOWN OF MEDFIELD
BOOK 13639, PAGE 212

PARCEL ID: 06-012
83 PLAIN STREET
N.F. PFAFF, ALEXANDER & ALEXANDRA
BOOK: 33410
PAGE: 108

PARCEL ID: 12-006
HIGH STREET
N.F. TOWN OF MEDFIELD
BOOK: 6537
PAGE: 417

PARCEL ID: 24-99
ELM STREET
N.F. TOWN OF WALPOLE
BOOK: 5332
PAGE: 146

PARCEL ID: 24-100
ELM STREET
N.F. TOWN OF WALPOLE
BOOK: 5149
PAGE: 578

PARCEL ID: 06-026
1 BRIAR HILL ROAD
N.F. YADAPADITHAYA,
PRAMOD & SMITA
CERT. #189353

BRIAR
HILL
ROAD

PARCEL ID: 06-018
86 PLAIN STREET
N.F. SUSAN G. WEINER
REVOCABLE TRUST
BOOK: 33436
PAGE: 182

PROPOSED SINGLE
FAMILY HOME W/ 2
CAR GARAGE (TYP.)

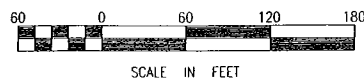
PARCEL ID: 06-017
92 PLAIN STREET
N.F. CORRETT, FRANCIS P. &
LOPEZ-CORRETT, THERESA A.
BOOK: 24009
PAGE: 533

PARCEL ID: 06-016
94 PLAIN STREET
N.F. DESILETS REALTY TRUST
BOOK: #1501
PAGE: 113

PARCEL ID: 06-008
PLAIN STREET
N.F. TOWN OF MEDFIELD
BOOK: 5172
PAGE: 1

PARCEL ID: 23-22
ELM STREET
N.F. TOWN OF WALPOLE
BOOK: 5146
PAGE: 114

PARCEL ID: 24-104
GRANITE STREET
N.F. S.M. LORUSSO & SONS, INC.
BOOK: 5662
PAGE: 308



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REVISIONS:

NO.	DESCRIPTION

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DK

SCALE:

1"=60'

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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**
ASSESSOR'S PARCEL 06-009
MEDFIELD, MASSACHUSETTS

CLIENT:

86 PLAIN STREET, LLC
1155 WASHINGTON STREET
HANOVER, MA 02339

DRAWING PATH:
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240.DWG

DATE:

JULY 31, 2024

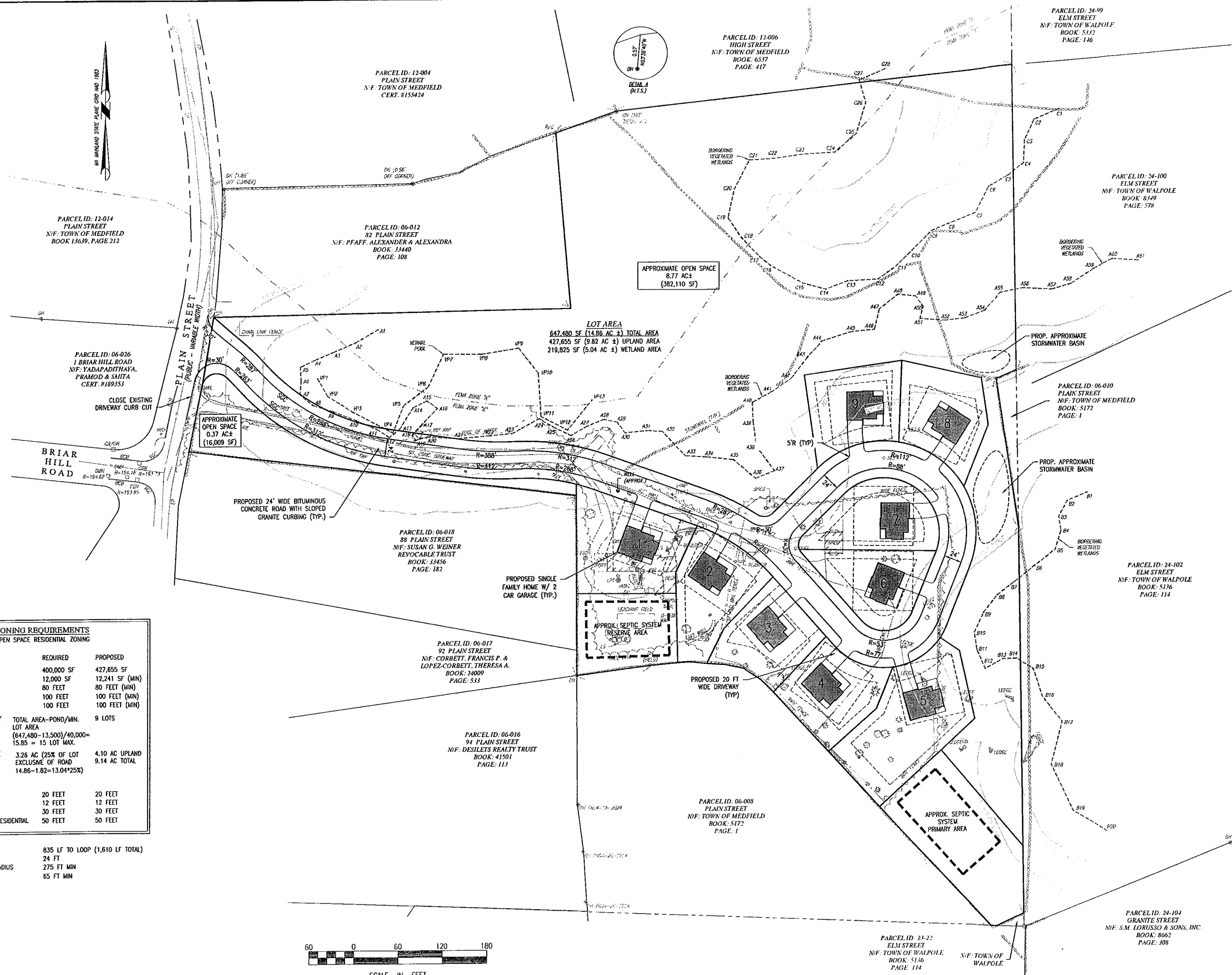
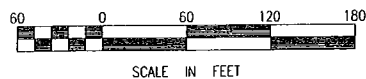
**SITE LAYOUT
PLAN**

SHEET C3.1
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ZONING REQUIREMENTS OPEN SPACE RESIDENTIAL ZONING		
	REQUIRED	PROPOSED
OVERALL AREA	400,000 SF	427,655 SF
LOT AREA	12,000 SF	12,241 SF (MIN)
LOT FRONTAGE	80 FEET	80 FEET (MIN)
LOT WIDTH	100 FEET	100 FEET (MIN)
LOT DEPTH	100 FEET	100 FEET (MIN)
MAX. LOT DENSITY	TOTAL AREA-POND/MIN. LOT AREA (647,480-13,500)/40,000= 15.85 = 15 LOT MAX.	9 LOTS
MIN. OPEN SPACE	3.25 AC (25% OF LOT EXCLUSIVE OF ROAD 14.86-1.82=13.04*25%)	4.10 AC UPLAND 9.14 AC TOTAL
MINIMUM YARDS:		
FRONT	20 FEET	20 FEET
SIDE	12 FEET	12 FEET
REAR	30 FEET	30 FEET
ABUTTING EXIST. RESIDENTIAL	50 FEET	50 FEET

DEAD END ROAD	835 LF TO LOOP (1,610 LF TOTAL)
ROADWAY WIDTH	24 FT
MIN. CENTERLINE RADIUS	275 FT MIN
MIN. CIRCLE RADIUS	65 FT MIN



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362 Court Street
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COMPREHENSIVE
PERMIT PLAN

86 PLAIN STREET
ASSESSOR'S PARCEL 06-009
MEDFIELD, MASSACHUSETTS

CLIENT:

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

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DATE:

JULY 31, 2024

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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