



TOWN OF MEDFIELD MEETING NOTICE

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

Posted: Town Clerk

12/07/22 rev 01/09/23

This meeting will take place remotely. Members of the public who wish to view, listen to, or participate in the meeting may do so by joining via the web, or a conference call.

Please click this link to join the webinar:<https://medfield-net.zoom.us/j/88330845134?pwd=YWY5c1BKVGtsTlI4akxacTMrZzA2Zz09> / **Passcode:** 291696
Or Telephone: Dial +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 / **Webinar ID:** 883 3084 5134 / **Passcode:** 291696

Planning Board

Board or Committee

PLACE OF MEETING	DAY, DATE, AND TIME
Remote Meeting Held on Zoom	Monday, January 9, 2023 at 7:30 pm

AGENDA (Subject to change)

7:30 pm – Open Meeting

- Approval Not Required (ANR) Plans – n/a
- Change of Use Determinations – n/a

Administrative:

- Peer Review Proposals Deliberations
- Associate Member Vacancy
- **Annual Report**

Minutes	Liaison Reports (as needed)	ATM 2023
● 12/5/22	● Affordable Housing Trust	● Zoning Bylaw Reorganization
	● Townwide Master Plan	● Floodplain Zoning - delay to 2024
	● Historical Commission	● Mixed Use Overlay District - delay to 2024
	● Open Space & Recreation Plan Committee	● Open Space Neighborhood Zoning - delay to 2024
	● School Building Committee	● MBTA Communities

7:35 pm: Pursuant to the provisions of MGL ch. 40A §5, the Medfield Planning Board will hold a public hearing at 7:35 p.m. on Monday, January 9, 2023, via ZOOM, for the purpose of accepting public comments on the following proposed amendments to the Town of Medfield Zoning Bylaws:

Item 1: Article ##: To see if the Town will vote to amend the Town of Medfield Zoning Bylaw by: (1) Reorganization of the Zoning Bylaw (per “crosswalk” chart below); (2) making certain minor substantive changes to help effectuate the goals of the Bylaw Reorganization; (3) making nonsubstantive, ministerial amendments to the Zoning Bylaw providing for consistency with the General Laws and internally with regard to spelling, capitalization, citation of numbers and General Laws references; and further, to vote to amend the

And, any additional business that came in after the deadline that must be discussed prior to the next meeting
OLD BUSINESS / NEW BUSINESS / VOUCHERS / MINUTES / INFORMATIONAL

Town of Medfield Zoning Bylaw current Article 19: Solar Photovoltaic Facilities Overlay District (PVOD), 300-19.4 Solar Photovoltaic Overlay District and Table 19.5 and proposed **Section 10.4.3** and **Table 10.4.5** by adding the Medfield State Hospital Zoning District to the list of allowable zoning districts for certain ground-mounted, canopy, and rooftop solar energy systems.

List of specific changes:

- **Reorganization per crosswalk (below)**
- **Section references and cross-references were updated**
- **Blue italics in text indicate former bylaw citation as a marker for the reader during this amendment process but will be deleted from the new version**
- **Definitions Section: italics to be incorporated into definition for context as needed**
- **Duplicate definitions for “Applicants” and “Application” and “As of Right” and “By-Right” were relocated from different individual sections so they were merged/massaged to have just one definition**
- **Changed “Penn Central RR” to “MA Department of Transportation” in 8.5.2.A**
- **Changed title from “Floodplain Definition” to “Floodplain Boundary” in 10.1.2**
- **New substantive change: Added MSHD to Section 10.4.3 and Table 10.4.5 for various solar energy systems**

all as set forth in a document entitled “Medfield Zoning Bylaw Reorganization V3-11/21/22” on file in the offices of the Town Clerk and Town Planner, and also available on the Town’s website at <http://www.town.medfield.net>, and to authorize the Town Clerk to renumber or take any other action necessary to format this new bylaw to fit within the reorganization of the Town's existing bylaws if approved by this Town meeting, or do or act anything in relation thereto.

PROPOSED ZONING BYLAW		EXISTING ZONING BYLAW	
http://ma-medfield.civicplus.com/documentcenter/view/6666/medfield-zoning-bylaw-reorganization-v3-11-21-22-pdf		https://ecode360.com/27374011	
New Section	New Title	Existing Section	Existing Title
Art. 1	PURPOSE AND AUTHORITY	1	SCOPE
		1-1	Title
1.1	Purpose	1-2	Authority
1.2	Authority	1-3	Purpose
1.3	Applicability	4.1 4.2	Interpretation and Application Applicability
1.4	Amendments	15.1	Amendment
1.5	Severability	15.2	Validity
		15.3	Effective date [not needed]
New Section	New Title	Existing Section	Existing Title
2	DEFINITIONS	2	DEFINITIONS
New Section	New Title	Existing Section	Existing Title
3	DISTRICTS	3	ESTABLISHMENT OF DISTRICTS
3.1	Establishment of Districts	3-1	Division into districts
3.2	Zoning Map	3-2	Zoning Map

3.3	Interpretation of Zoning Map	3-3	Boundaries of districts
New Section	New Title	Existing Section	Existing Title
4	USE REGULATIONS	5	USE REGULATIONS
4.1	General Provisions	5.1	Applicability
4.2	Table of Uses	5.2 5.4	Permitted uses Table of Use Regulations
4.3	Supplemental Use Regulations	5.3	Uses subject to other regulations
4.4	Accessory Uses	5.5	Agricultural District
New Section	New Title	Existing Section	Existing Title
5	DIMENSIONAL REGULATIONS	6	AREA, HEIGHT, AND BULK REGULATIONS
5.1	General Provisions	6.1	Applicability
5.2	Table of Dimensional Regulations	6.2	Table of Area Regulations Table of Height and Bulk Regulations
5.3	Supplemental Dimensional Regulations	6.2 6.3	Area regulations Height and bulk regulations
New Section	New Title	Existing Section	Existing Title
6	NONCONFORMING USES, STRUCTURES, AND LOTS	9	Nonconforming Uses, Structures and Lots
6.1	General Provisions	9.1	Application of nonconformity
6.2	Nonconforming Uses	9.2 9.4	Extension or alteration Change
6.3	Nonconforming Structures	9.7 9.8	Moving Unsafe structures
6.4	Nonconforming Lots	9.3	Reduction or increase
6.5	Restoration; Abandonment or Non-Use	9.5 9.6	Restoration Abandonment
New Section	New Title	Existing Section	Existing Title
7	GENERAL REGULATIONS		
7.1	Off-Street Parking	Art. 8	Off-Street Parking and Loading Regulations
7.2	Signs	Art. 13	Sign Bylaw
New Section	New Title	Existing Section	Existing Title
8	SPECIAL REGULATIONS		
8.1	Open Space Residential Zoning	7	Open Space Residential Zoning

8.2	Inclusionary Zoning	14.6	Inclusionary Zoning Bylaw
8.2	Historic Properties	5.6	Historic Properties
8.3	Earth Removal	12	Rules and Regulations Governing Earth Removal Uses
8.4	Personal Wireless Communications Facilities	17	Personal Wireless Communications Facilities
8.5	Adult Uses	18	Adult Uses
New Section	New Title	Existing Section	Existing Title
9	SPECIAL DISTRICT REGULATIONS		
9.1	Agricultural District	5.6	Agricultural District
9.2	Medfield State Hospital District	20	Medfield State Hospital District
New Section	New Title	Existing Section	Existing Title
10	OVERLAY DISTRICTS		
10.1	Floodplain District	10	Floodplain District
10.2	Watershed Protection District	11	Watershed Protection District
10.3	Aquifer Protection District	16	Aquifer Protection District
10.4	Large-Scale Solar Photovoltaic Facilities Overlay District	19	Large-Scale Solar Photovoltaic Facilities Overlay District
New Section	New Title	Existing Section	Existing Title
11	ADMINISTRATION AND ENFORCEMENT	14	ADMINISTRATION AND ENFORCEMENT
11.1	Enforcement	14.1 14.7 14.8	Building Inspector and/or Zoning Enforcement Officer Violations and penalties Prosecution of violations
11.2	Compliance	14.2 14.4 14.4 14.5	Permits required Previously approved permits Certificate of use and occupancy Permit and certificate fees
11.3	Board of Appeals	14.9	Board of Appeals
		14.10	Special permits by Board of Appeals
		14.11	Variances
11.4	Planning Board	1.4	Planning Board
		14.13	Appeal periods
11.5	Special Permits	14.10 14.15 14.14 14.6	Special permits by Board of Appeals Special permits by Planning Board Duty to supply plans and specifications Special permit time limits

11.6	Site Plan Approval	14.12	Site plan approval by Planning Board
11.7	Appeals	14.13	Appeal periods

Summary: This article seeks voter approval of the first step in a phased approach to modernizing the Town’s Zoning Bylaws, the need for which was identified during the 2019-2021 master planning process and the Planning Board’s recent “Zoning Diagnostic” study. A Zoning Bylaw is used by a wide range of people, including but not limited to town officials, board and committee members, homeowner applicants, and developers (and their representatives). The ability for people to find the zoning bylaw is essential. The ability to understand and utilize a zoning bylaw is more nuanced. However, this can be made easier when it is organized in a logical order and format. It is also important to note that people (town officials, board members, and applicants) must read, interpret, and “apply” the Zoning Bylaw based on past practice, state law, and based on specific proposals. The need to update and advance the Zoning Bylaw overtime can be challenging, but is critical to support neighborhoods, provide economic growth, and to make the town more business friendly.

*While a Zoning Bylaw is not typically read like a novel, the readability of a zoning bylaw is important to ensure that potential applicants, board and committee members, and town officials can be sure that all the regulations are applied consistently and accurately. A Zoning Bylaw should anticipate and clearly articulate requirements for a wide range of normal uses and those that require more scrutiny. A well-crafted Zoning Bylaw can reduce the need to “interpret” regulations, which can often lead to confusion, when it includes accurate definitions, clear requirements, and is applied consistently. Finally, a Zoning Bylaw should evolve and change to meet and support broader goals of the community overtime. **Two-thirds vote required***

***This meeting will be held remotely on ZOOM.** Instructions to view or listen to the meeting are included on the meeting agenda on the Town’s website. All town boards and other interested parties wishing to be heard should appear at the time and place designated. There will be an explicit time during the hearing for public comments. Interested parties are urged to reach out to Town Planner Sarah Raposa at sraposa@medfield.net (508) 906-3027 with any questions, comments, or concerns about access to the materials, attending the virtual meeting, or other related matters. The full proposals may be viewed on the Planning Board’s webpage on the Town’s website at www.town.medfield.net.

PAUL MCKECHNIE, CHAIR
MEDFIELD PLANNING BOARD

HOMETOWN WEEKLY:

- December 22, 2022
- December 29, 2022