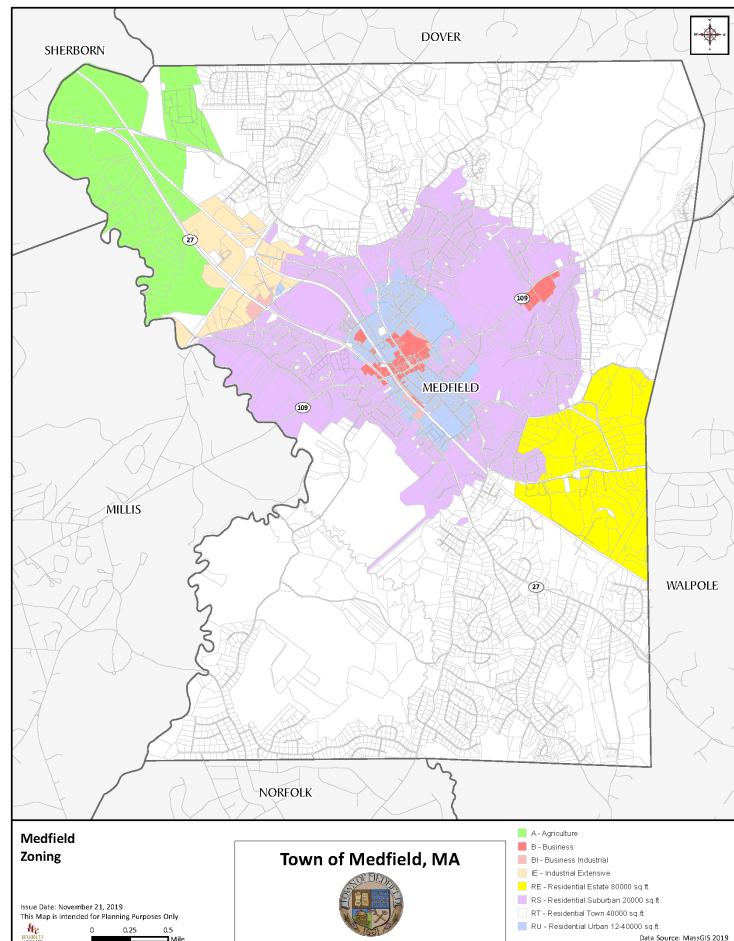




Land Use & Zoning - 8

LAND USE POLICIES & PRACTICES IN MEDFIELD: TOOLS FOR MANAGING CHANGE

- **All about Zoning**
 - Essential tool for implementing the Master Plan!
 - A zoning bylaw regulates the use, pattern, and appearance of development through zoning **districts**, dimensional requirements, use requirements, and other regulations
 - Medfield adopted its first Zoning Bylaw in **1938**
 - Regulations must treat permitted uses uniformly within a district
 - And, districts must be mapped
- **Medfield's nine use districts**
 - Agricultural (A)
 - Residential Estate (RE)
 - Residential Town (RT) – applies to most of the Town
 - Residential Suburban (RS)
 - Residential Urban (RU)
 - Business (B)
 - Business-Industrial (BI)
 - Industrial-Extensive (IE)
 - Medfield State Hospital (MSH)
- **The rules ... what zoning dictates**
 - Density, form
 - Parking, signs
 - Treatment of "grandfathered" uses and structures
 - Open space residential design
 - Earth removal
 - Resource protection (floodplains, water)
 - Process! (how to get permits and approvals)
- **Other land use tools**
 - Subdivision Control
 - Wetlands Bylaw
 - Scenic Roads
 - Board of Health Regulations
 - Historic District Commission
 - Demolition Delay
 - State Building Code
 - Chapter 40B (Comprehensive Permit)



WHAT DOES IT MEAN?

- Overall, Medfield has the regulatory tools and policies that are in use in most towns today
- Medfield has been innovative, notably with its efforts to take control of, plan for, and zone for development of the State Hospital property. Managing the development process may be challenging.
- Medfield has very little land zoned for nonresidential development. This can make it difficult to have a strong, stable tax base that helps to contain the growth of residential tax bills.

ISSUES & FUTURE CONSIDERATIONS

• Challenges

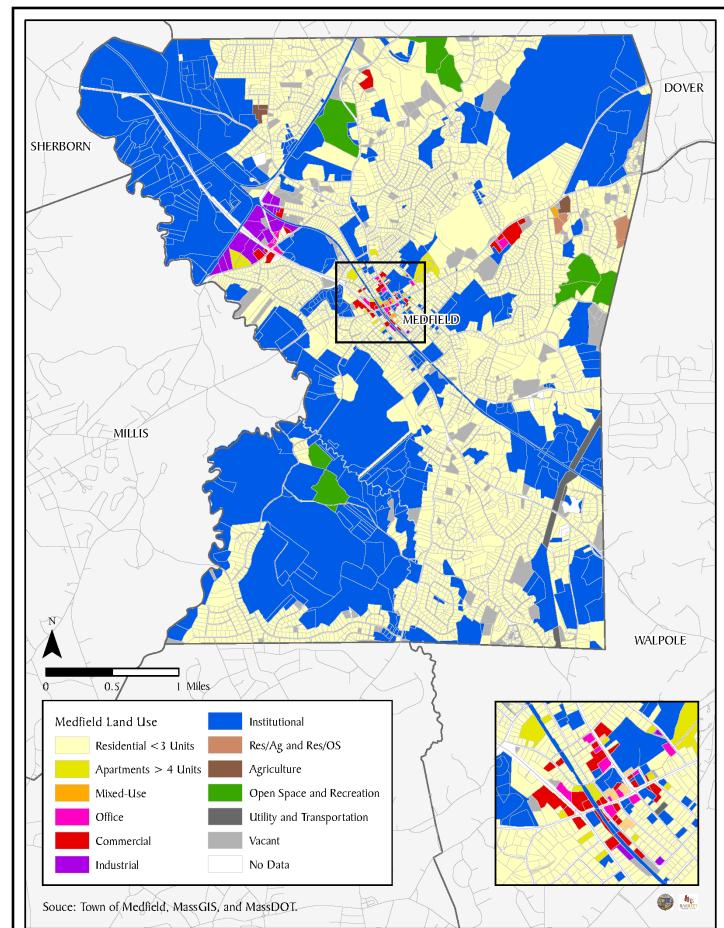
- Teardowns & mansionization
- Downtown
 - Zoning
 - Parking
 - Market
 - Community design
- Affordable housing
 - Chapter 40B v. inclusionary zoning
 - Opportunities for multifamily housing
- Disposition and development of Medfield State Hospital

• Land use-town finance

- Many residents say the town needs more commercial development, but where?
- Potential “disconnect” between what Medfield wants and what market looks for, and what Medfield will accept
- In the vision survey, residents consistently ranked tax base and business growth as high items of concern

• Community design

- Medfield’s zoning takes a traditional approach to regulating the amount of development that can occur on a site
- Existing focuses on **quantity** (how much development will be allowed), not **design** (how development will look and how it will fit in the neighborhood and community)
- How much of the Town is nonconforming? Lessons (both good and bad) can be gleaned from the way development occurred before zoning



Medfield land use map. This map shows how land is actually used, not how it is zoned.