



## **SUMMARY OF PUBLIC INPUT FROM TOWNWIDE MASTER PLAN ON-LINE SURVEY #2 (June 7 – June 22, 2020)**

### **Medfield Townwide Master Plan**



### **KEY ISSUES**

This survey is the second in a series of attempts to reach out to Medfield residents for their input into the planning process for the future of the Town.

An on-line survey was disseminated among Medfield residents both as a follow-up to the Virtual Public Forum held on June 7, 2020 as well as in order to provide an opportunity to those unable to attend the forum to provide their input.

#### **Purpose:**

This survey is the second in a series of attempts to reach out to Medfield residents for their input into the planning process for the future of the Town. COVID-19 came upon us as we were in the middle of developing the Townwide Master Plan to guide decision-making for the next 20 years. While the fundamentals of good planning haven't changed, conditions in the short-term certainly have. Additionally, the spread of coronavirus has taught us some important lessons about ways we can improve our communities and be better prepared for similar events (due to climate change, other viruses, or emergencies).

Therefore, some of the questions were oriented to recovery from COVID-19 and future resilience, while others were geared to issues regarding envisioning the Town's post-COVID future.

The survey took participants an average of 15 minutes to complete.

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### Respondents:

Two-hundred and eighteen (218) people responded to the survey. The majority (77%) had not attended the Virtual Public Forum, while almost one-fourth (23%) had attended the forum. While individuals of all ages responded to the survey, the majority of respondents were between the ages of 45 and 80 (Approximately 30% were between the ages of 45 and 54, approximately 20% were between the ages of 55 and 64 and an additional 25% were between the ages of 65 and 80). A slight majority (62%) were female. An equal amount of respondents (approximately one-third) currently have children in the Medfield schools as have had children in the schools.

### Questions: The following questions were asked:

1. What is the most important thing that Medfield should do to be more nimble in addressing emergencies and thus be more prepared in the future?
2. What about the experience of the pandemic made you especially appreciative that you live in Medfield?
3. What is the most important thing that has changed in terms of your priorities for the Town as a result of COVID-19?
4. What is the most important thing that has stayed the same regardless of COVID-19?
5. Is there anything about the pandemic experience that provides us with an opportunity to re-imagine and revise an aspect of about our Town?
6. What is most important for us moving forward?
7. PROVIDING ALTERNATIVE HOUSING OPTIONS. Communities everywhere need special housing options for people with older adults who wish to downsize, singles, residential health care needs, people with disabilities, frail elders, and others. Furthermore, not every family with children wants to live in a large single-family home. How can the Town provide for housing alternatives that help to meet needs not being met by ordinary operations of the market today? What could the Town do to make it easier to create different types of housing?
8. DIVERSIFYING THE TAX BASE. People have said Medfield needs a more diverse tax base to control the growth of residential taxes, and the Board of Selectmen identified this topic as a priority for the master plan process. The town's zoning does not incentivize business development. What do you think the Town should do to diversify the tax base? What do you think are the most realistic opportunities?
9. ATTRACTING BUSINESSES. Medfield aspires to be a more business-friendly town, yet "business friendly" can mean many things and as a small town, Medfield needs to be strategic. What do you think is most important to help make Medfield a more business-friendly town?
10. PEDESTRIAN AND BICYCLISTS. We have heard from residents that they would like to see more and improved pedestrian and bicycle facilities to connect destinations in town. Where would you most like to see the Town provide accommodations for pedestrians and bicyclists?
11. PUBLIC TRANSIT. The Medfield Council on Aging (COA) owns uses three vans that transport residents for free Monday through Friday from 9:00 to 3:15 PM. COA also provides Medical Essential Transportation service. How would you like to see Public Transportation services expanded in Medfield?

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12. **TRAFFIC SAFETY AND CONGESTION.** Main Street (Route 109) has high traffic and truck volumes and has experienced a high number of crashes. Pedestrians often wait to cross the street and vehicles experience long delays. Where would like to see traffic safety improvements?
13. **PARKING IN DOWNTOWN.** Finding a parking space in the Downtown is difficult at times. What do you think would most improve parking conditions in the Downtown?
14. **PRESERVING TOWN HISTORY.** To date, Medfield has protected its historic buildings and landscapes through regulatory means, including establishment of four Local Historic Districts, and proposed fifth district. Are LHD's the best way of guiding development and redevelopment to preserve town character and at the same protecting individual property owners' rights to make modifications to their historic buildings and landscapes?
15. **CONNECTIVITY BETWEEN OPEN SPACE** Approximately one-third of the town consists of permanently protected land, owned by both public and private entities, however much of this land parcels lie disconnected fragments from one another. What are the best ways to create connections between open spaces and how can the town build support for making these connections?
16. **TOWN RECREATION FIELDS** The town currently maintains 260 acres of athletic fields and most are overused with school fields booked seven days per week. Should the town acquire additional lands and build more fields, or are there better ways of managing use of the current fields?
17. **COMMUNITY PRESERVATION ACT** Medfield has attempted and failed to pass the Community Preservation Act, a state-wide initiative to support affordable housing, recreation, open space and historic preservation efforts in the town. Should the town attempt to adopt the act and if so, what is the best way to advocate for its passage?
18. **PUBLIC FACILITIES.** The Old Dale Street School may be vacated once a new Dale Street School is constructed to accommodate the increase in expected student enrollments. According to the deed, the land surrounding the Dale Street School can only be used for municipal uses. What do you think is the best way to reuse the old Dale Street School?
19. **SUPPORT FOR TEENS.** Medfield teen substance abuse is reportedly at rates that exceed those of the state, the region, and even the nation. What is the most important thing the Town can do to help to reduce this?
20. **SUPPORT FOR OLDER ADULTS.** Consistent with regional trends, the number of older adults is expected to increase in Medfield. What is the most important thing the Town should do to further support older adults?

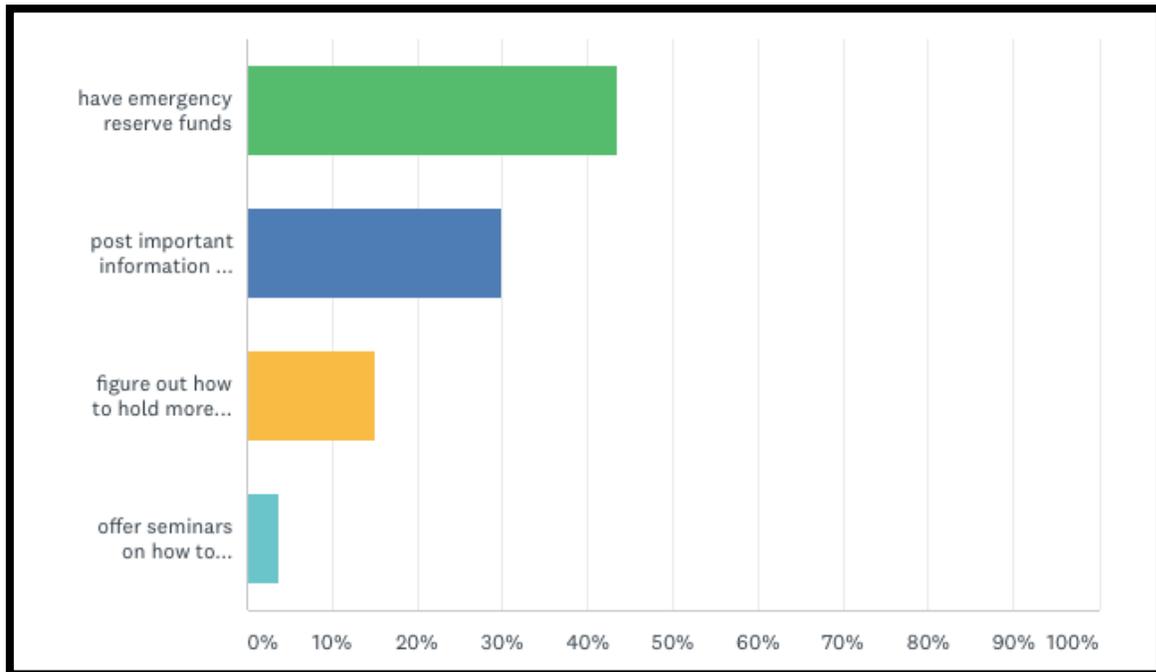
In all but two questions, multiple-choice options were given and respondents were limited to one selection. This was in order to solicit a sense of the respondents' priorities. In some cases participants commented that several if not all of the multiple choice options were equally relevant. In the case of all the questions respondents were given an opportunity to add an additional option not provided in the multiple choices and/or additional explanation. These are listed in italics below each question.

***The following is a summary of participant responses.***

1. What is the most important thing that Medfield should do to be more nimble in addressing emergencies and thus be more prepared in the future?

**MULTIPLE CHOICE OPTIONS**

- Have emergency reserve funds
- Post important information on the town website
- Figure out how to hold more remote meetings to inform
- Offer seminars on how to access existing information
- Other



**SOME ADDITIONAL COMMENTS:**

- Determine how to enforce safety and health regulations and suggestions by BOH, state and federal agencies to promote health and wellbeing of all residents
- Send out emails to people in town regarding the emergency. I don't always check town website and would miss an emergency notice.
- Respond to the 911 calls
- Also put flyers in the weekly newspapers as a lot of senior citizens do not have access to the internet.
- All are important
- Have Town Manager/Clerk notify residents via automated phone calls. (Similar to Westwood).
- Text emergency in brief to let residents know to check town website to access further information
- Post on social media, eg. Facebook. It has been effective for the virus but having something Official would build trust. In Dover the Board of Health issued posts on important issues, for example. Not too many people read the town website.

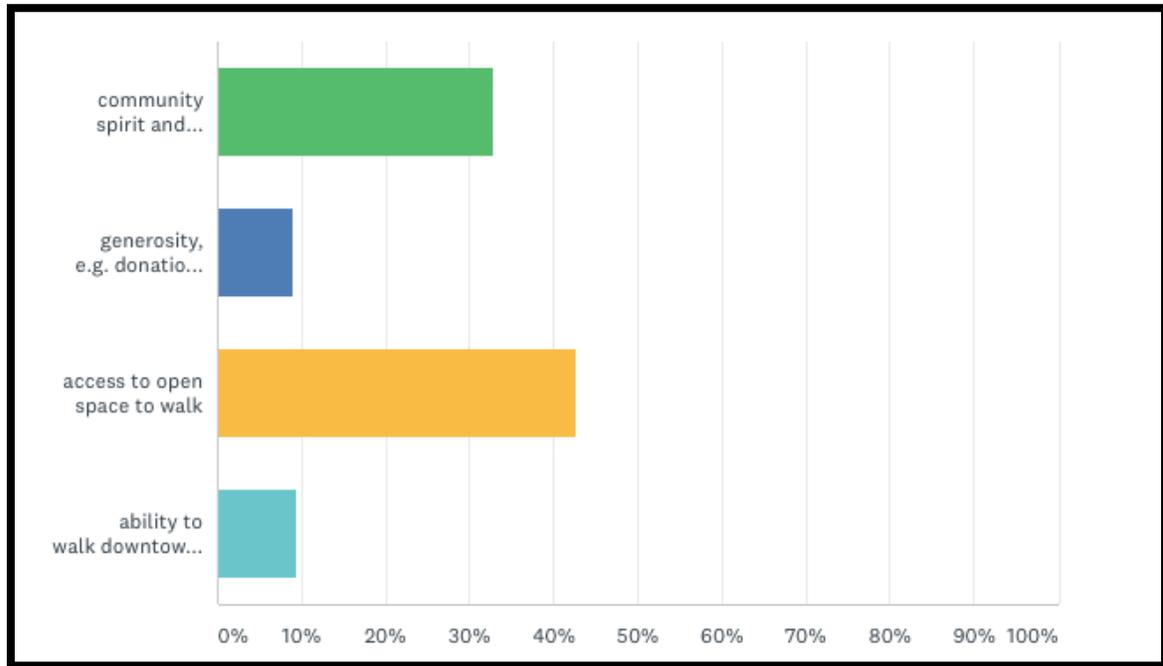
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- *Emergency phone messages*
- *A message board in front of the town hall would be helpful.*
- *Create Regional Alliances with neighboring towns*
- *WE need to be informed before town official have meetings*
- *Manage town finances better*
- *Collect and maintain a town wide email database*
- *Since we do not have any substantial source of town news, I find it difficult to keep up with what is going on.*
- *Virtual meetings should be offered for all meetings going forward to enable more people to be able to attend. Also, use the electronic display sign by the Peak House to let people know of the meetings. Lastly, offer sign up for push calendar notifications which include Zoom link for all meetings.*
- *Making sure to provide a weeks notice to families before shutting down schools.*
- *Perhaps there could be a designated/volunteer group of public officials that prepare/practice/have a set of actions they can implement to help deal with future outbreaks/emergencies? And some reserve funds would certainly help that group get something accomplished in as short a time period as possible.*
- *It would depend on what kind of Emergency is at hand! Financial emergencies would suggest "have emergency reserve funds", physical emergencies would suggest "how to get info out"*
- *Develop a community alert system, possibly via text messaging.*
- *Probably a combination of all 3. Curious if we have any info. about percent of residents who aren't on computers (elderly, low income, etc.) because some of these efforts won't reach them. I think about the formal and informal networks established among organizations in town and how to think about mobilizing those in emergencies (MFi, MEMO, CoA, Park and Rec, Cultural Alliance, MYO, churches, etc.)*
- *Hold in-person, socially-distanced meetings at least once a month.*
- *As a new resident, I'm glad I was proactive in subscribing to various newsletters and notifications so I could keep track of various announcements. It'd be great to have a welcome kit for new residents so they know how to get involved with the town and stay informed (in addition to receiving the Medfield newspaper).*
- *More transparency in town administration activities and plans*
- *Use social media to convey basic messages with links to town website for more detailed info.*
- *Not only post important information on the town website but make the town website more interactive.*
- *Townwide cell alerts*

## 2. What about the experience of the pandemic made you especially appreciative that you live in Medfield?

### MULTIPLE CHOICE OPTIONS

- community spirit and willingness to support neighbors
- generosity, e.g. donations to Food Cupboard and Medfield Foundation
- access to open space to walk
- ability to walk downtown without fear of virus
- Other



### SOME ADDITIONAL COMMENTS:

- *Walking downtown without fear is difficult to imagine - especially when there are so many conversations about this being a hoax, purely political, with boasting of trips to NH to hang out in bars to really increase everyone's risk.*
- *I could check all!!*
- *Has had no effect*
- *I would like to check three: community spirit, ability to walk downtown, access to open space*
- *All above are important*
- *I was VERY impressed, heartened and moved by the number of people who turned out for the Black Lives Matter rally on Sunday, the 7th of June.*
- *All of these answers are great, I like that the town followed the orders given*
- *Ability to respond quickly*
- *Seeing others comply with masks, crossing the street if we were walking towards one another, and friendly waves to and from strangers.*
- *Lower population density that allowed us to better social distance.*

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- *Having access to small stores for all the necessities. People caring for each other. Seeing families together and playing outdoors together. I just hope we stay small!*
- *To say "without fear of virus" is a misnomer. The virus is still unknown. Supporting neighbors is to abide by the standards and restrictions, the resurgence is here, we cannot let our guard down, it is an insult to the HCW's to think we are immune.*
- *Medfield state hospital grounds has saved my life and sanity!*
- *It's location and the community as a whole make it a pretty safe place to be at this time, but I don't know how long that will continue to be true if things in this country keep deteriorating like they appear to be.*
- *Also the school engagement and Dr Marsden*
- *I would like to combine the "Generosity" and the "Support Neighbors" as I think they are pretty much the same.*
- *Being in an area of people who are well-resourced, and are not put into positions where they might feel obliged to go out to work/shop while sick due to lack of resources and support.*
- *I noted nothing specific during this period that made me more appreciative than I already am.*
- *Close second to open space is the willingness to help and support each other.*
- *We have space to distance ourselves and we have a supportive community so I feel like we're safe and even isolated to some extent.*
- *The transfer station being open on Sundays for everyone who is cleaning their homes*
- *Information shared on Medfield CoVid19 page*
- *The transparency and communication the board of health provided our town.*
- *Spirit of giving also!*

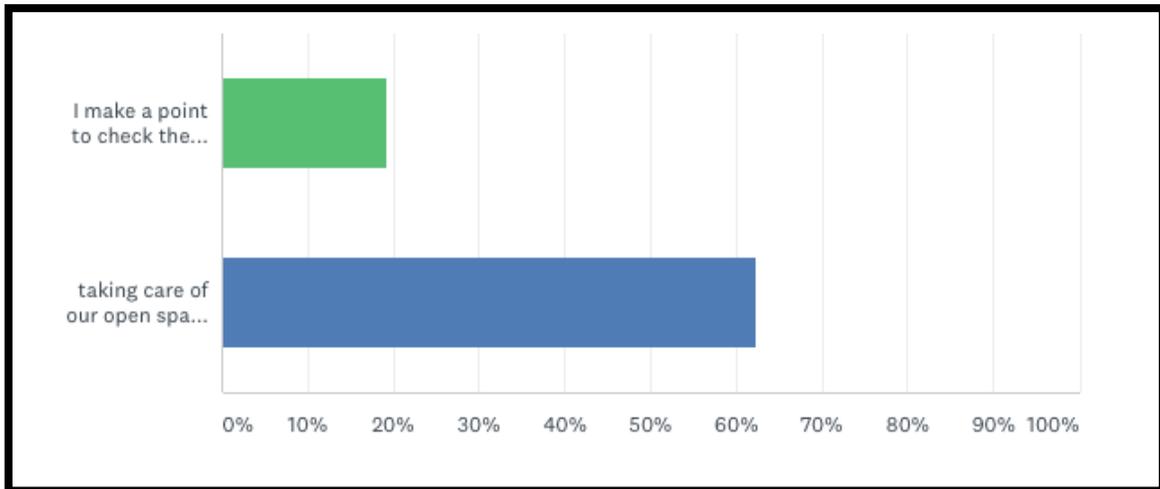


*Almost half of the survey respondents said that the experience of the pandemic has heightened their appreciation of having access to open space to walk and thus their appreciation for living in Medfield.*

### 3. What is the most important thing that has changed in terms of your priorities for the Town as a result of COVID-19?

#### MULTIPLE CHOICE OPTIONS

- I make a point to check the town website on a regular basis
- taking care of our open space and nature is very important
- Other



#### SOME ADDITIONAL COMMENTS:

- *The cooperation of everyone in masking and safe distancing.*
- *Educating residents of actual impact of risks*
- *My priorities for the town have not changed*
- *Open space is important but so is financial ability to respond to emergencies. Serious consideration must be given to identifying revenue producing strategies other than merely increase in property tax to respond to emergencies/ town needs While I love the open space, thought needs to be given to how much open space needs to be saved & how some might be used to create money that can subsidize the town needs for emergencies & other projects*
- *I checked the Board of Health website and saw nothing on COVID-19. There should be daily updates.*
- *Figuring out how to keep our schools open should a second wave hit or some other virus appear. The schools needed to close, but obviously this has long term impacts on the students. Are there ways to respond differently if we need to shelter again? There likely is no easy answer.*
- *Open space is ridiculous, the website doesn't give pertinent information, more back up for highway, fire and police would be more beneficial especially since your police department is very sparse*
- *Fiscal responsibility, living within our means*
- *More investment in technology to support remote learning*

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- *The town has to figure out how to live within its means: it cannot raise taxes indefinitely; it cannot add personnel and facilities just because it is a 'good thing to do'. The town, in short, has to learn how to say 'no'.*
- *Financial austerity as the various levels of government borrow heavily to offset the COVID impact. The debt is already almost overwhelming.*
- *W*
- *We can provide more government services virtually, thus saving more time, rent, electricity and money*
- *Recognizing Medfield Foundation (MFi) as an important resource to help the community in a variety of ways. We need to make sure more people know about it. MedfieldFoundation.org*
- *I appreciate the opportunity to see town meetings on cable 8 and ZOOM.*
- *Maintain distance and keep masks on. Be mindful of yourself and others. Most people will not abide given the opportunity to ease restrictions.*
- *Strange options to this question?! It's at the community comes together in support of one another has been enlightening. And yes looking after our open spaces is essential*
- *Helping our small businesses in town.*
- *It should be helping Medfield businesses survive and thrive.*
- *Priorities haven't changed*
- *Need more reserve funds to sustain schools and town*
- *Not enough people are wearing masks, both residents and visitors*
- *I think a town Facebook and Insta page would be helpful as I tend to see most announcements via Facebook.*
- *Financial and emergency preparedness and support of small business and schools.*
- *Maybe some more local farming and protecting local resources from pollution/damage/construction would be a safe bet? Hydroponically growing lettuce and other vegetables on a fairly large scale, might be a smart thing to do with the available commercial buildings/land?*
- *No change*
- *Town's finances and the impact on our budgets going forward*
- *More appreciative of the work of town government.*
- *I have been very glad to see that Medfield has taken (and continues to take) this pandemic very seriously. I feel it's being well handled here.*
- *Social distancing*
- *Long term priorities for the town haven't changed as the result of a short term health emergency -- and they shouldn't*
- *How resources are allocated.*
- *Maintain Public accessible open space at Medfield State Hospital site*
- *More attention to public meetings since they are more accessible on Zoom*
- *Access to our open space is important but I'm under the impression that much of it is already protected. Taking care of it is another issue and also important so it's safe, etc. and there was some discussion about a year ago to clarify who takes care of what but I'm not aware of the outcome but that would be helpful and the responsible department needs to be funded. I like that I don't have to keep going to the town website and information flows to me through texts, Pete's blog, etc. I think as a result of the pandemic AND Floyd murder, priorities now are squarely focused on supporting our minority neighbors and examining our policies and systems for any discriminatory practices. We can and should be BOLD about this.*

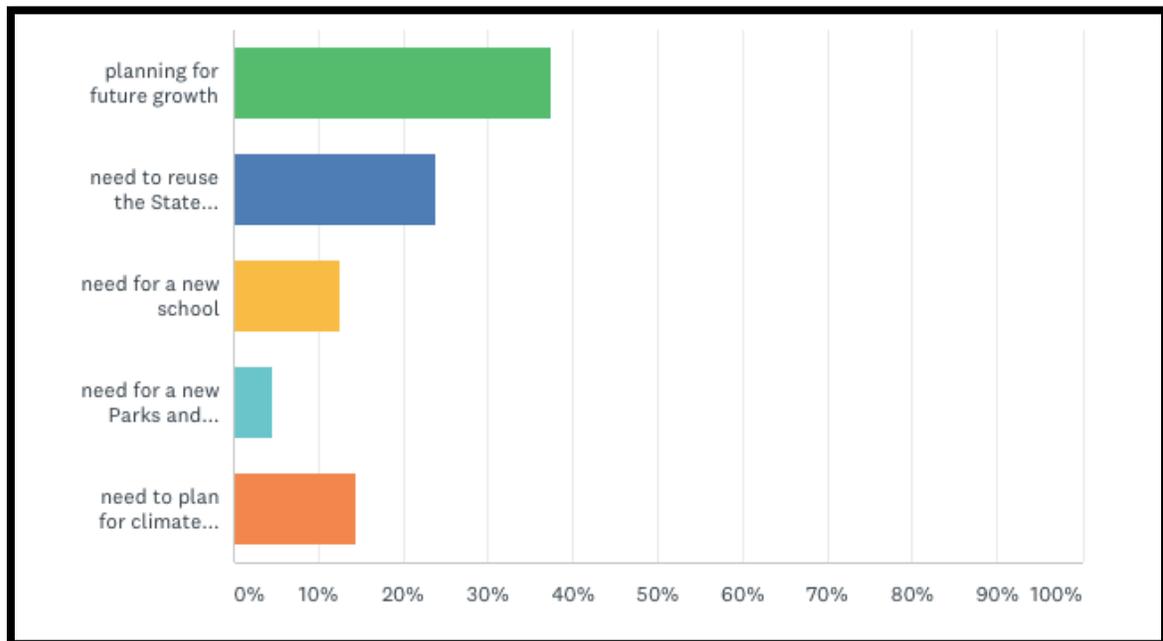
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- *The town website must have the various board meeting minutes available and updated regularly.*
- *Higher priority for more walking paths and sidewalks*
- *Fiscal responsibility for the town and how we choose to invest in new buildings and programs and how we will pay for that.*
- *I signed up for the listserv*
- *Go out of my way (even more than normal) to Support our local small businesses.*
- *Supporting local businesses including Brothers is incredibly important.*
- *Diversify the tax base*
- *We have plenty open space. I'd say it's our realization that we should be more fiscally responsible*
- *It has not changed my priorities*
- *Worry that climate change can be forgotten in these pressing shorter term health crisis, but climate change IS a HUGE, world wide, ever present and pressing crisis*
- *Knowing what is available and what is not*
- *Finding a new home for the food cupboard*
- *Making sure that the town is making good fiscal decisions, especially for the long term, and is doing a better job of living within its means*

### 4. What is the most important thing that has stayed the same regardless of COVID-19?

#### MULTIPLE CHOICE OPTIONS

- planning for future growth
- need to reuse the State Hospital
- need for a new school
- need for a new Parks and Recreation building
- need to plan for climate change



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### **SOME ADDITIONAL COMMENTS:**

- *Need to not pave roads that do not need paving.*
- *Safety for Main Street walkers/bikers*
- *No more parks, reduce school idea to one new school lets tighten budgets as we over spend hurts seniors*
- *The need for the town to take care of all town properties.*
- *Another stupid question*
- *SAVE MONEY!!!*
- *Fiscal responsibility, living within our means*
- *A need for a plan to balance future growth & building plans without taxing families and our older population out of the town.*
- *In an economic efficient manner*
- *The town has to understand it exists in a world of finite resources: financial and otherwise. Open space is the most important thing that sets us apart from similarly situated towns.*
- *Climate change is an essential matter and #1 for the US and Commonwealth, but something we can't impact that much at the community level.*
- *Everything has changed- reduce office space, less town employees- more online.*
- *Need better planning for new school.*
- *The love the community shows for their town. It is truly special.*
- *People still complain that they are in duress, we all are in this together and yet people don't see the turmoil in the hospitals. I am a nurse and it disgust me to see the disregard of parents not teaching children to abide. And the need for new park and rec.*
- *High cost of fixed overhead (pensions, health care, union contracts)*
- *Need to reuse the State Hospital AND the need to have a new Parks and Recreation building*
- *All of the above*
- *Install local solar arrays on town land especially helpful for homes not suitable for solar roof panels*
- *All of the above*
- *All of the suggestions above (except for climate change) are necessary for planning for the future growth of Medfield. We need a new school because we are already at capacity but we also desperately need to find a commercial tax base to help fund the growth as increasing residential taxes is already prohibitive.*
- *I would put new school and use of state hospital on the same level. So much time has been wasted on the state hospital issue. Time to put it to use in some constructive way.*
- *Maybe not just reusing the Sate Hospital, but adjusting how we use it in some way that would help us be prepared for any future outbreaks? Maybe there will be some room there to store some important medical supplies/safety equipment?*
- *Lowering taxes*
- *This is tough....with economic restrictions within the Town and individuals, most of the "future growth" school, Park & Rec, State Hospital most likely will need to be on PAUSE for a while.*

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- # 1 Rational growth that retains public accessible open space . #2. Med State Hospital development should be put on back burner.
- Nothing in terms of priorities needs to change because of the pandemic
- All of the above. MSH has the potential to be net positive for the Town, all of these initiatives cost money and I don't see where else it'll come from. There were so many comments about diversifying the tax base on the Zoom meeting which I took to mean "add more businesses" which as you know currently pay the same tax rate as residents. There was also a call to be more business friendly...but if you increase the business tax rate we may be in conflict with this other goal of attracting more business. Expanding support for the arts also generates support for local businesses, especially the restaurants.
- Medfield High looks like it's due for a thorough renovation.
- We must consider climate change in each of these town projects, however we prioritize the planning
- Need to allow for use of tennis courts
- Planning for the future.

### 5. Is there anything about the pandemic experience that provides us with an opportunity to re-imagine and revise an aspect of about our Town?

will<sub>outdoor</sub>  
seating meetings communication really<sub>pandemic</sub> Sidewalks Perhaps allow<sub>future</sub> walk<sub>Impo</sub>  
rtance building<sub>town</sub>  
resources Medfield<sub>outside</sub> community<sub>new</sub> use<sub>State</sub>  
Hospital space<sub>us</sub> need<sub>downtown</sub> town<sub>options</sub> schools<sub>in</sub>  
creasing people<sub>helped</sub> making<sub>dog</sub> think<sub>taxes</sub> open  
space<sub>less</sub> better<sub>emergency</sub> keeping<sub>kids</sub> important<sub>neighbors</sub> plan<sub>information</sub>  
outdoor<sub>going forward</sub> many

## 6. What is most important for us moving forward?

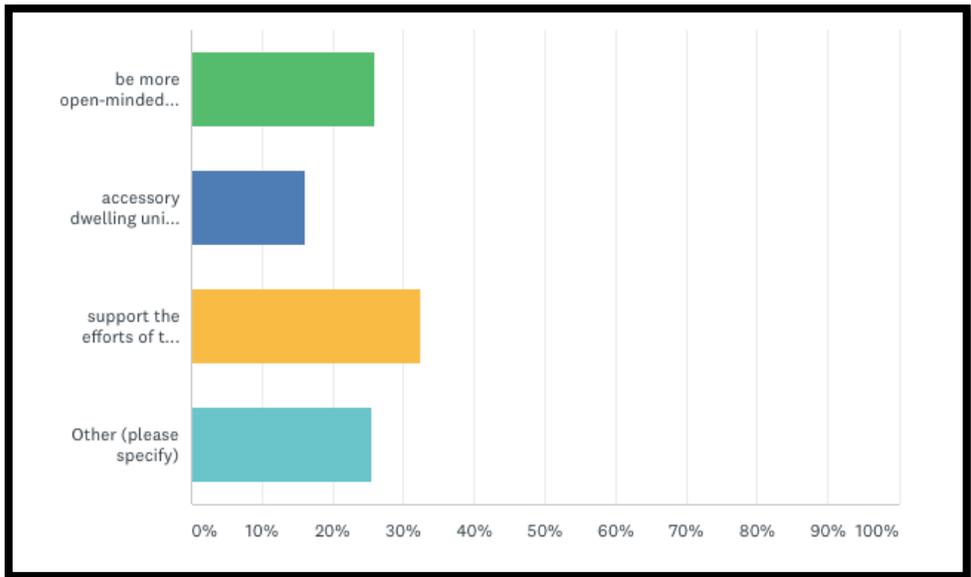
- *Handling senior communities in their homes - developing active intergenerational groups helping each other*
- *To try to get more business or industry to keep taxes down.*
- *Environmentally sound growth and development. Mother Nature always wins and we want to be on her team!*
- *Continued thoughtful master planning.*
- *Energy efficiency*
- *Information and finding ways to deliver it effectively*
- *Balance the character of the town with the need to balance growth and changing demographics, schools, diversity in housing, recreation center.*
- *Staying together. Working together. Appreciating our emergency personnel and the volunteers. Strengthening some of the town's departments e.g. COA, schools.*
- *To not move forward too quickly, to be thoughtful when deciding on a large project.*
- *Keeping citizens informed. The town website is an improvement over the previous one, but it is still clumsy to find information.*
- *More information related to new cases springing up in Medfield so we can take precautions about dealing with them to avoid spreading of the virus.*
- *Understanding that everyone's experiences are different and there is a need to be adaptive. \To have the most knowledgeable residents in all aspects of town affairs represent our needs. They need to remember that there is a good representation of senior citizens in Medfield that are on fixed incomes. Taxes are high. We need our seniors. We certainly need to update Dale but do we need an entire new school?? It appears that there are families that move here for the wonderful school system, vote for everything that will raise the taxes and then move on once their kids graduate. Everyone else is left with the burden of the increased taxes which are very difficult for*
- *Real estate taxes*
- *I believe that's having access to Medfield state hospital and keeping it open for the people is more important than DEVELOPING it*
- *Keep community spirit and helping neighbors. Keeping open space. Limit growth. Keep taxes in check as seniors are being pushed out because the high taxes!*
- *Financial planning - making sure we have money in savings (that we can access) but doing so without raising taxes*
- *Manage growth*
- *Always have a contingency plan.*
- *Being extremely cautious about reopening schools, restaurants and other places where people*
- *Making sure we can support our senior citizens*
- *Communication. Ensuring everyone has access to information*
- *Having a master plan*
- *Ensure the town does not grow to large and lose its charm and character.*
- *With the new complexes being built it would make more sense to upgrade police, fire and highway. When people have problems who responds not the school department or town hall.*

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- *An indoor facility that is accessible for walking with areas to sit and gather. Teens especially need*
- *Quality schools*
- *Keeping the population at a steady low. Not grow the town to the point that our taxes are outrageously high so that we have to keep building and adding to public buildings in order to keep up. We want to keep our "small town", a town, not a city. Have Open and clean space. Offer bike trails, leave the State Hospital for Historical purposes with trails and paths, picnic tables, benches, floral gardens, and the like. Keep our town clean and safe by keeping our police officers employed too. Thank you.*
- *Making sure our fiscal house is in order and focusing on delivering services.*
- *Lowering taxes!*
- *Freeze property taxes, new tax revenue should come from growth generated by new tax dollars from new residents*
- *Find local people with a conscience willing and able to take the Town administration positions.*
- *Be cautious on spending - people have lost income which effects taxes which effects town budget*
- *To diversify our tax base.*
- *Working together as a Town and listening to all voices before we make big decisions*
- *Engaging as many stakeholders as possible. Finding away to reach out to different segments of the population especially lower income (those residing in public housing), minority, and single head households.*
- *Live well below our means. Establish meaningful rainy day funds so that employees don't have to be let go or furloughed.*
- *My first thought was Zoom meetings. They are safe for all, especially us seniors, but also can accommodate young working people, especially parents who don't have much time for local affairs.*
- *Keep taxes low*
- *Making the town prepared for climate change and working to mitigate that through changes in how we operate*
- *Planning for disasters*
- *Reduce town spending and reduce the heavy tax burden*
- *Trying to build a new school for the students. I went Dale Street School in the early 80's and it was small then*

**7. PROVIDING ALTERNATIVE HOUSING OPTIONS.** Communities everywhere need special housing options for people with older adults who wish to downsize, singles, residential health care needs, people with disabilities, frail elders, and others. Furthermore, not every family with children wants to live in a large single-family home. How can the Town provide for housing alternatives that help to meet needs not being met by ordinary operations of the market today? What could the Town do to make it easier to create different types of housing?

- MULTIPLE CHOICE OPTIONS**
- be more open-minded about looking for opportunities in neighborhoods
  - accessory dwelling units as rentals should be allowed in detached buildings
  - support the efforts of the Affordable Housing Trust
  - Other



**SOME  
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**ONAL COMMENTS:**

- Possible to build more small homes?
- No more building
- Stop the rapid increase in property taxes--it's forcing people seniors to leave and acting as a barrier to others who may wish to live here.
- Consider all possibilities.
- Not sure.
- What are the needs not being met?
- Affordable housing for seniors under \$300,000.
- Consider all housing options so people 55+ can age in town
- The Affordable Housing Trust is probably the best approach however, a more thorough review of the candidate selection process needs to be implemented. process
- Unsure what has been explored

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- *Not be pressured to build build build!!!*
- *Allowing a few smaller single family houses to be built in each neighborhood so that neighborhoods aren't so homogeneous*
- *NOTHING! The town does not need more housing of any type*
- *Nothing to do. If I like to live like in Paris I will move to Paris.*
- *I don't know*
- *Whatever is most cost and economic efficient*
- *How many more units do we need? It seems as if there are a number of projects already. I enjoy the rural/suburban vibe the town has. I don't want to fill it with developments.*
- *All of the above! We need single story, small, 1st floor master BR options for the aging to stay in their beloved town. But not the type that prices at \$700K and up. It needs to be priced at \$450K-\$550K to make financial sense for them*
- *Don't do anything until we know how best to treat the elderly Covid threat*
- *None - stop building more housing in this town. It's getting overdeveloped.*
- *Stop trying to force the issue and let the markets control how the needs are met.*
- *There should be some sort of senior housing that is not just under the affordable housing category. Seniors selling their homes in Medfield, just would not qualify. Small town houses or apartments would be a great alternative for these seniors.*
- *Smaller, less expensive options for aging town residents to purchase when downsizing.*
- *Expanded the senior living building*
- *I don't know enough about the pros and cons of any option*
- *Use a portion of Hospital Hill project*
- *More senior housing*
- *Town owned but rented small sized dwelling for seniors in a village type setting*
- *Please consider sites for Affordable Housing outside of the RU and RS zones*
- *provide options for older adults who wish to downsize*
- *A small, affordable over 65 housing unit at Hospital Hill with input from potential buyers*
- *Over 55 housing*
- *Reduce taxes on smaller units/condos*
- *I'm not sure on this one!*
- *Designated senior construction projects*
- *Initiate a real estate transfer tax*
- *Why do builders tear down homes and build mansions? Because they can.*
- *Encourage single family home 55+ community*
- *I wish I knew - I am not as informed on the specifics though I recognize the need. Perhaps the Affordable Housing Trust is the answer but I don't know for sure.*
- *No idea*
- *I don't fully appreciate the implications of the suggestions, but whatever creates the desperately needed diversity of housing types*
- *Accessory dwelling units are a good idea but we also need to be mindful about the teardowns of the moderately priced homes that are being replaced with much larger and more expensive homes. We see this all over the place and these moderately priced neighborhoods are quickly changing and becoming out of reach of lower income families and downsized adults. This should not be permitted.*
- *Option to build semi high -rise condos or apartments that include low income and assisted living options.*

## Townwide Master Plan, Medfield, MA

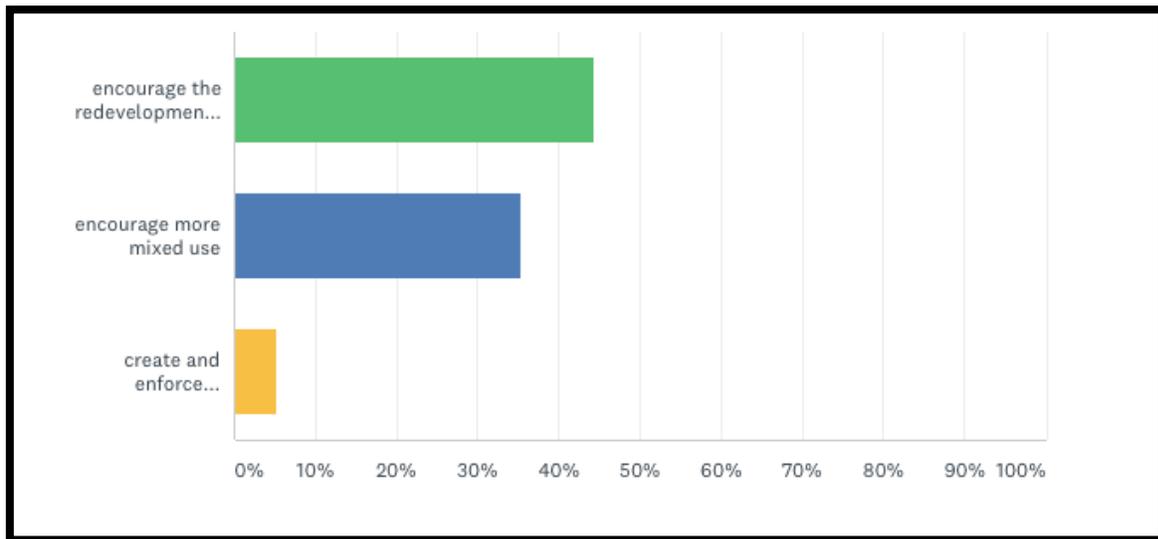
- *State Hospital is our best hope to help diversify housing in town.*
- *Tiny houses*
- *Look creatively at spaces around the center of town and near hospital hill*
- *Not sure.*
- *Allow for or bless the building of assisted living and 55+ housing developments.*
- *Improve transparency and relationship with Affordable Housing Trust*
- *Senior living space*
- *Re-zone Main Street structures for mixed use so residential space can be built above places such as Subway*

### 8. DIVERSIFYING THE TAX BASE.

People have said Medfield needs a more diverse tax base to control the growth of residential taxes, and the Board of Selectmen identified this topic as a priority for the master plan process. The town's zoning does not incentivize business development. What do you think the Town should do to diversify the tax base? What do you think are the most realistic opportunities

#### MULTIPLE CHOICE OPTIONS

- Encourage the redevelopment of the Medfield State Hospital
- Encourage more mixed use
- Create and enforce downtown parking limits to encourage turn over of spaces
- Other



#### SOME ADDITIONAL COMMENTS:

- *Give seniors a break on school taxes*
- *Holliston seems to have nice industrial park area.*
- *Relax some of the parking regulations to encourage new uses such as Monks Block.*
- *Give a permanent break to seniors*
- *Consider tax incentive programs for incoming businesses IF they make sense for the town*

## Townwide Master Plan, Medfield, MA

- *Not exactly sure what mixed use means but if it does mean diversification of tax base I am a proponent. I truly believe that the town can come up with strategic plans that include utilizing the State Hospital space to increase dollars while maintaining its beauty. Encouraging more business opportunity in the downtown area would also be an idea. It would be so nice to have a few interesting shops/gourmet food shop and the like at easy disposal.*
- *Also believe in the mixed-use aspect.*
- *Strongly seek opportunities for businesses that don't require a great deal of space but will contribute to the tax base. (I know, I'm an optimist.) We need to stop raising the taxes every year and freezing out people who would like to live in Medfield!!*
- *This is a tough one. The parking option doesn't make much sense to me on many levels. As for the others, there is a tradeoff between preserving what we love about the town and addressing the tax burden. Without seeing actual numbers on what either of the other two suggestions might do revenue wise it is hard to assess whether the tradeoff is worth it.*
- *Keep the town and town, not a city.*
- *Control spending and there will not be a need to increase tax base*
- *Reuse of state hospital as a revenue source not a public supported entity*
- *I disagree with the need to diversify the tax base as THE solution. Better discipline in spending, proper valuation and proper collection of new development fees, less waste - all things that boring old generations knew before the at-all-costs expansion frenzy mindset took over.*
- *Need to allow for more commercial opportunities*
- *It could be a great place for a mix of rentals, condos, and independent living.*
- *What does "encourage more mixed use" mean? This option is too vague for this survey*
- *Covid makes downtown Boston business real estate less desirable (no one wants to ride on public transportation)- so build a Covid friendly office park on part of the MSH*
- *The only commercial use for the Hospital should be for restaurants, boutiques, entertainment, fitness, etc. Not business offices!*
- *Ensure that the town is supportive, helpful, and quick in responding to small business needs.*
- *Loosen Zoning rules.*
- *Yes, we need more businesses to help with our tax rate. I think the hospital land would offer this chance.*
- *Single persons without children should not have less tax to pay than large families. What is mixed use?*
- *Maximize the use of existing business zones. Adam Street West Mill Street and West Street seem to have a lot of empty businesses? These areas looks derelict. The town is to encourage promote and incentivize new businesses to make the most of these existing areas. The town needs to be proactive in reaching out to the types of businesses they would like to see come into Medfield.*
- *Not sure.*
- *Identify the types of business that are needed and would realistically thrive in landlocked Medfield and incentivize them to come here. Have a targeted campaign to attract these businesses. Also, convert more zoning to commercial .*
- *Need remodeling of downtown area to give it a more appealing look. Too hodge-podge. Need more businesses. Develop business along route 27?*
- *Encourage business development downtown*

## Townwide Master Plan, Medfield, MA

- *Invest in beautification and signage to identify and promote businesses, potentially allowing for increased commercial prop tax rates. For example, arrow shaped signs along Main St identifying businesses down Park St, North St, etc*
- *Definitely DON'T put on parking limits, god forbid meters*
- *This is not likely to happen, in my opinion. Like a lot of things it sounds great, but Medfield seems to have a history of chasing business out of town.*
- *Small, affordable units for those downsizing. We have enough McMansions in town*
- *If the town planners could enforce the "affordable housing" rules we wouldn't be forced to build in sensitive areas of town, people could afford housing, builders would not tear down perfectly good housing stock. The 40b rule would be satisfied*
- *I have PUSHED for more mixed use (especially at the MSH site) and I still feel we need to have less houses and more shops/retail/coffeeshops in the Campus with units above (rental or condo) and include some kind of Function Hall (large capacity) which the town greatly needs and those businesses and hall would bring in tax revenue*
- *Both encourage the redevelopment of the Medfield State Hospital and create and enforce downtown parking limits to encourage turn over of spaces. The downtown parking is an issue. I see the same cars in parking spots in downtown every day. It is workers who take up the street parking who should leave those essential spots for customers.*
- *Place a priority on encouraging businesses to move into Medfield by making it easier for businesses to do that, and by reducing that tendency of the public to resist business development. (Example: The arrival of Brothers in town was initially met with a lot of resistance. Now it's a favorite business for people.)*
- *We need to be an inviting town for businesses, offer tax incentives or whatever it takes to get business here.*
- *I think the state hospital will play a part but this isn't about just one property. We need to have a more welcoming mindset to businesses to operate in Medfield so we can earn taxes from those organizations.*
- *Help existing business zones and downtown business environment. Hold off MED state Hospital redevelopment*
- *Calculate the potential benefits of reconsidering our stance on adult-use cannabis. Let people understand what we're likely giving up, by refusing to participate for religious and outdated moral reasons.*
- *The Hospital is but one piece and one location, though a considerable amount of commercial space can be accommodated. I see advantageous for mixed use in more locations.*
- *I think we do need to incentivize more businesses in Medfield to help offset the residential taxes. I agree that the property taxes in Medfield are very high.*
- *I think it is ok to incentivize small local businesses, but it would not be a good thing to encourage large businesses or chain businesses. I choose to live in Medfield because it is a beautiful residential town, and I strongly dislike the over development. Encouraging large construction projects will ruin this aspect. When we moved here we were aware of the taxes and are willing to pay them, even though we have no kids and don't use the schools. When the time comes that we can not afford the taxes, it is time to move to a more affordable location. That is fine. No need to ruin the best aspects of the town to make it affordable for everyone.*
- *I don't think it should change. I think we move to Medfield and stay in Medfield because of the quiet charm of the place and that comes with a price.*

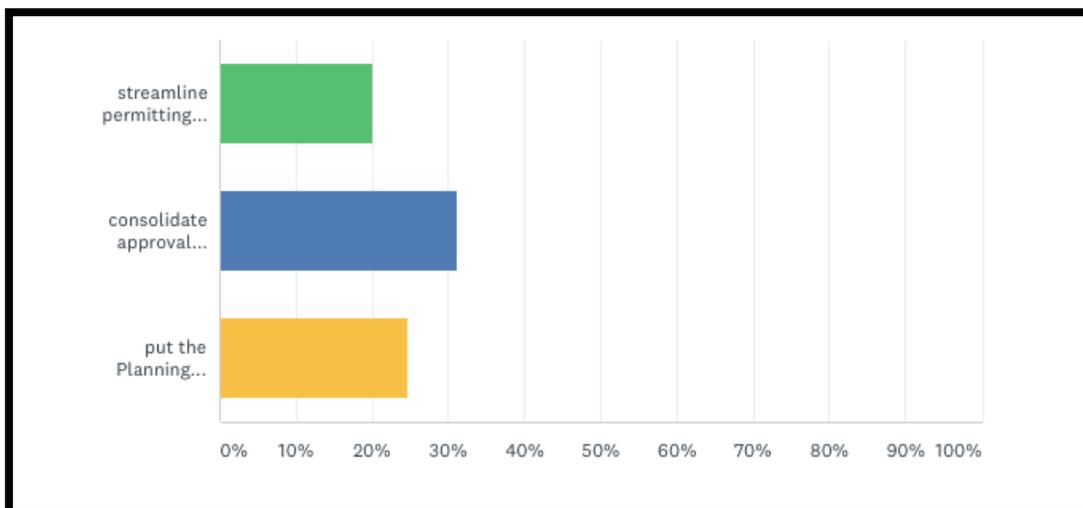
## Townwide Master Plan, Medfield, MA

- *Encourage businesses at MSH. Don't build lots of houses.*
- *We need to stop opposing any business that wants to come in. Something like a large sports complex would provide a tax base as well as be something that residents can use. Also senior housing would not really affect our infrastructure but constantly seems to be opposed.*
- *Medfield State Hospital development should be ALL commercial use and limited to no housing. I have been very disappointed with the plans coming from this committee due to the fact the buildings were registered for preservation and can only be used for housing as such.*
- *Build tax-generating properties on hospital hill.*
- *Don't let the state hospital drain the funds necessary to maintain our current infrastructure that we can barely keep up with - case in point the old schools dale and Wheelock.*
- *Leverage open space for tax revenue. What about an aerial park, an outdoor paint ball range, or other for fee athletic fields? Addressing the hospital is a given - must be a balanced mix of uses to help the tax base.*
- *I don't agree that our town needs to encourage business development in Medfield. It is not the panacea that some think it is and can lead to the downfall of great communities.*
- *Encourage redevelopment of the Medfield State Hospital not just for housing.*
- *I would combine one and two -- mixed use at the MSH as a model for elsewhere in town (North St, South of 27, etc)*

**9. ATTRACTING BUSINESSES.** Medfield aspires to be a more business-friendly town, yet “business friendly” can mean many things and as a small town, Medfield needs to be strategic. What do you think is most important to help make Medfield a more business-friendly town?

### MULTIPLE CHOICE OPTIONS

- Streamline permitting processes
- Consolidate approval processes
- Put the Planning Dept. in charge of process & centralize info
- Other



**SOME ADDITIONAL COMMENTS:**

- Give tax breaks
- Resolve traffic issues at rush hour
- Not sure.
- Sometimes the town doesn't seem to communicate with businesses. I recall Bank of America having to rip up the walk way they had just replaced, to put in brick at the town's request.
- Why do we want to sell out and be more business friendly?
- Definitely not number three
- Definitely consider one and two. I agree that we need a place for centralized information - if the PD makes sense, and can accommodate the additional work, it should be considered
- All of the above. While the process should be centralized—the process should not hinder progress. Careful thought needs to be given to the process
- ALL OF THE ABOVE!!
- I don't know that it is not a business friendly town. It is convenient to nothing which is a good reason to live here but makes it unattractive to any business that is not aimed at meeting the needs of residents (restaurants, barber shops . . .).
- Town needs to open up for big business to come in and lower taxes
- A downtown green with farmers market to nurture small local entrepreneurs / businesses Parking and walking spaces would be essential for this
- I am opposed to large business as this would make our town a city, increase the pollution, increase traffic, traffic, and not the fire ton the town should be forced to go in
- Cut regulation
- “Medfield aspires...” - really?! Who’s aspiration is this?!!! A development-at-all costs mindset of the Town Board is hiding behind the town name, to make the proposal sound like a given. How about expelling dirty businesses from Medfield, like the West Street recycling plant for construction scrap?
- Growth the commercial zoning areas as well as real estate to offer more affordable housing
- No idea
- Support businesses that currently exist and encourage more to make our downtown vibrant. Few people are attracted to a downtown that is mainly Real Estate offices, banks, builders, and pizza places.
- I don't know enough about the barriers. An article in the Press would be informative (or via Patch, FB, etc.).
- Are any of these options actually reported by potential businesses as a problem?
- Lower business taxes and help with infrastructure
- Major changes to the planning board because obviously it isn't business friendly.
- This is so important for our future.
- Maintain codes for present business.
- Unaware of existing procedures. So not sure what is preventing new businesses coming into Medfield. Yes the town in every area needs to be more open minded. just because something has never been done before is not an answer. It Seems to be the only answer I get from most Town Hall departments. Think outside the box & open your tunnel vision.
- Provide a tax break for in home businesses. This could draw residential buyers that own businesses to town, increase tax revenue without increasing traffic, waste, etc.

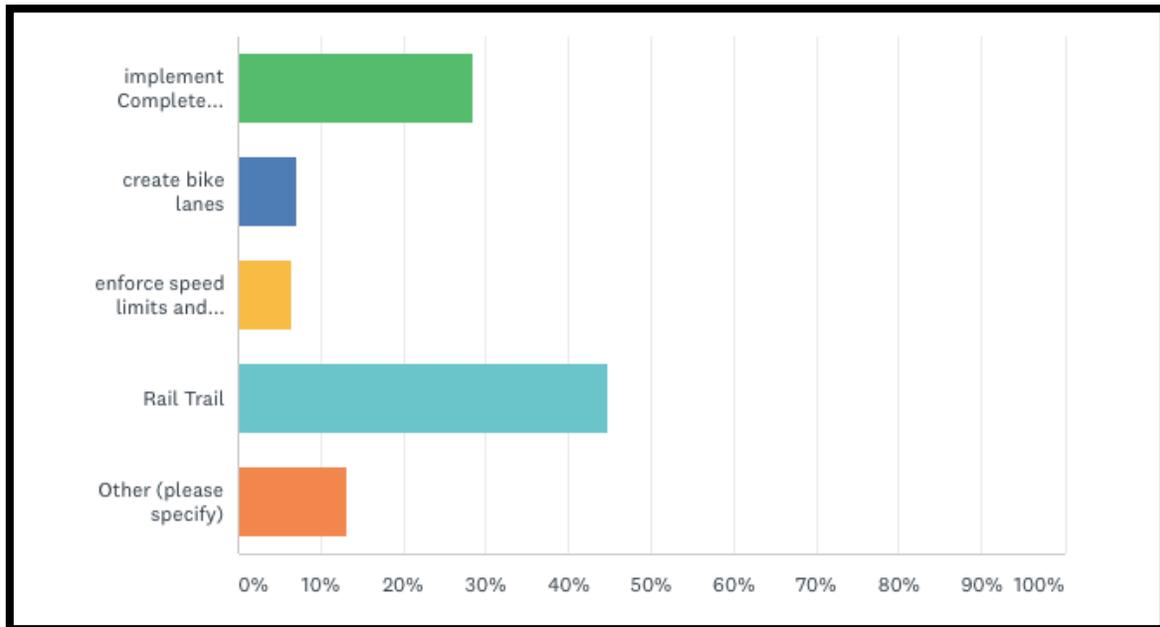
## Townwide Master Plan, Medfield, MA

- *I am not familiar enough with the current permitting process to make a comment. I would suggest asking existing businesses in Medfield this question and also making this a town wide government priority .*
- *Don't know enough about current barriers*
- *Incentivize and actively seek out compatible businesses; implement sidewalks and bike parking throughout all commercial areas and connect to high school*
- *Less government – not more*
- *I think that it will be hard to become "business-friendly". Not because the town is not friendly, but because it is hard to attract businesses to Medfield. I would like to see the town also work with businesses on permitting and building. Be open as a town to attract businesses. The more successful and appropriate businesses in town the better the town can be.*
- *Project a more business-friendly attitude across the board. Medfield has a reputation for not being business friendly. We need to change that.*
- *I'm not sure of the details, but it should be as streamlined and supported as possible.*
- *Actively recruit / attract certain businesses that are missing*
- *What does "business" say about these options? I don't know how to reply to this question, they all sound appropriate.*
- *Rethink the number of parking spaces required for each establishment. Actively recruit diverse food options. We should have a non-vegetarian Indian option, Thai (wish they had never closed!), Mexican, and an ice cream shop.*
- *Tax incentives, foot traffic and community support also play along with streamlining permitting. It's a combination package to make it enticing for a business to choose a small town like Medfield. We should also prioritize the kinds of businesses the community wants to see and support.*
- *Create and implement a business development plan that highlights more business friendly policies as well as attract new businesses.*
- *Need to build as possible in the downtown core for quaint, folksy shops. It would be good to make strides however possible to a three or four block main drag that included bars and restaurants, bookstore, shops, etc. a la Wellesley, Lexington.*
- *Proactively solicit the types of business that meet the objectives of the town's master plan. There are formidable networks amongst the town residents. Leverage them to find the right investors that will align to the town's vision*
- *We're speaking out of both sides of our mouths. People who are arguing for more business are doing so because they want to have a split tax rate and put more of the tax burden on these businesses which only serves to de-incentivize businesses to move here. There is no golden ticket. I don't want to be Walpole or Natick or Norwood.*
- *What does the town think in assessing itself? What have the common complaints been when residents have tried to start businesses and gotten frustrated by the process? I need data to answer this question....*
- *We're not in an ideal location to attract a lot of businesses, but using parts of Medfield State Hospital for a company campus or for office development would help a little.*
- *Don't listen to the loud five people. Shame what happened with the Clark Tavern. It would have been a lovely Medfield version of the Sherborn Inn. NIMBY ism in town is hard. If you live on 109 (LCB) expect a business next door. I'm still disappointed that the land next to Tilden Village wasn't developed into senior housing. It's a perfect location. What happened there?*
- *Inspectors need to be more business friendly*

**10. PEDESTRIAN AND BICYCLISTS.** We have heard from residents that they would like to see more and improved pedestrian and bicycle facilities to connect destinations in town. Where would you most like to see the Town provide accommodations for pedestrians and bicyclists?

**MULTIPLE CHOICE OPTIONS**

- Implement Complete Streets policy (can include pedestrian and bike amenities)
- Create bike lands
- Enforce speed limits and parking restrictions
- Rail Trail
- Other



**SOME ADDITIONAL COMMENTS:**

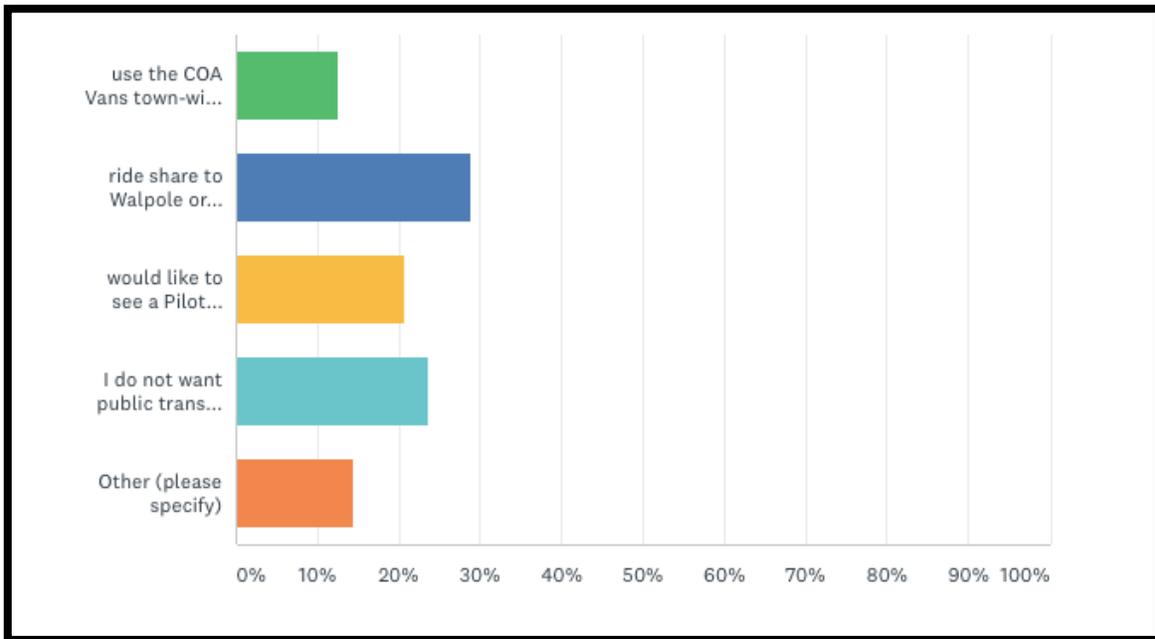
- *When life is normal, we were seeing increased traffic speeding on North Avenue -- important to control speed. Also maybe help improve traffic at light by Starbucks.*
- *No rail trail ,going to be problems .trash , break ins etc., fires*
- *Streets are too narrow for bike lanes. Enforce red lights--too often have to dodge cars running the red lights downtown.*
- *All of these sound great.*
- *Educate bicyclists that they are low on the totem pole of road priorities*
- *All of the above.*
- *Ensure that all sidewalks are in good repair.*
- *Lovely ideas but the town does not have the personnel to make these changes or enforce the restrictions*
- *Police need to enforce "jay walking" laws and enforce traffic laws for bicyclist*
- *Enforce bikers following the rules, eg. not side-by-side when a car is passing. Share the streets and they will be safer for us all.*
- *No more bike assistance- enforce fines against the biker violations*

## Townwide Master Plan, Medfield, MA

- *I don't know enough about the cost of these types of projects to make a choice but I do think that sidewalks, bike lanes and streetlamps in residential areas would be helpful.*
- *Rail Trail and improved sidewalks in a few parts of town would be good.*
- *Many streets can't safely accommodate two cars passing. Strangely it seems those are most popular with cyclists – no room for bike lanes in most of Town – and they are less likely to get used in the few spots that might have space*
- *Implement Complete Streets policy (can include pedestrian and bike amenities such as sidewalks, crosswalks and bike lanes, support for transit, etc.) But also install PED Xing blinking signage at xings such as on North St by Green St.*
- *Better signage, repaint and police monitoring of pedestrian crosswalks*
- *Those are two different questions. I think the main priority should be on improving pedestrian accessibility. We need to work to expand our sidewalk system, working outward, over time from the town center.*
- *I'm not sure what Complete Streets is but more sidewalks and support for transit would be ideal.*
- *Clear/create more trails on existing town properties*
- *I think all the options offered above can be and should be done*
- *Combination: rail trail AND implement Complete Streets Policy!*
- *We cannot add sidewalks without increasing our taxes. We cannot afford this right now. This a nice to have not a need to have in the immediate future*
- *Sidewalks to Shaw's and to Lovell's with light and crosswalk at Cheney pond.. sidewalks to the hospital area.*
- *Make 109 accessible from Shaw's to downtown with a sidewalk. Add crosswalk at hatters hill and 109*
- *Sidewalk from Pound St. to Shaws*
- *Sidewalks to connect various parts of town, especially busy routes*
- *Sidewalks from the North of town into town center would be great. Glad to see that Metacomet finally got a sidewalk too.*
- *Take away the Pine St. bike trail - so dangerous for both cyclists and vehicles!*

**11. PUBLIC TRANSIT.** The Medfield Council on Aging (COA) owns uses three vans that transport residents for free Monday through Friday from 9:00 to 3:15 PM. COA also provides Medical Essential Transportation service. How would you like to see Public Transportation services expanded in Medfield?

- MULTIPLE CHOICE OPTIONS**
- Use COA vans town-wide
  - Ride share to Walpole/Needham train lines
  - Pilot Program
  - I do not want public transit in Town
  - Other



**SOME ADDITIONAL COMMENTS:**

- Leave as is
- Explore extending commuter rail to Medfield
- Support transit options for seniors. Don't see a need beyond that.
- A bus line to Boston which was here when I moved in in the 70's.
- I believe the COA busses/vans transport seniors only and trips to the grocery stores costs a couple of dollars.
- Regional plan
- Pilot program PLUS use vans to offer town-wide rides
- All of the above.
- Not sure.
- Would like to see more public transit in town. 9-3:15 is not inclusive for working people
- I would love to see the MBTA come into town just like Foxborough got a line
- I don't know enough, but support the idea of rides to the train.

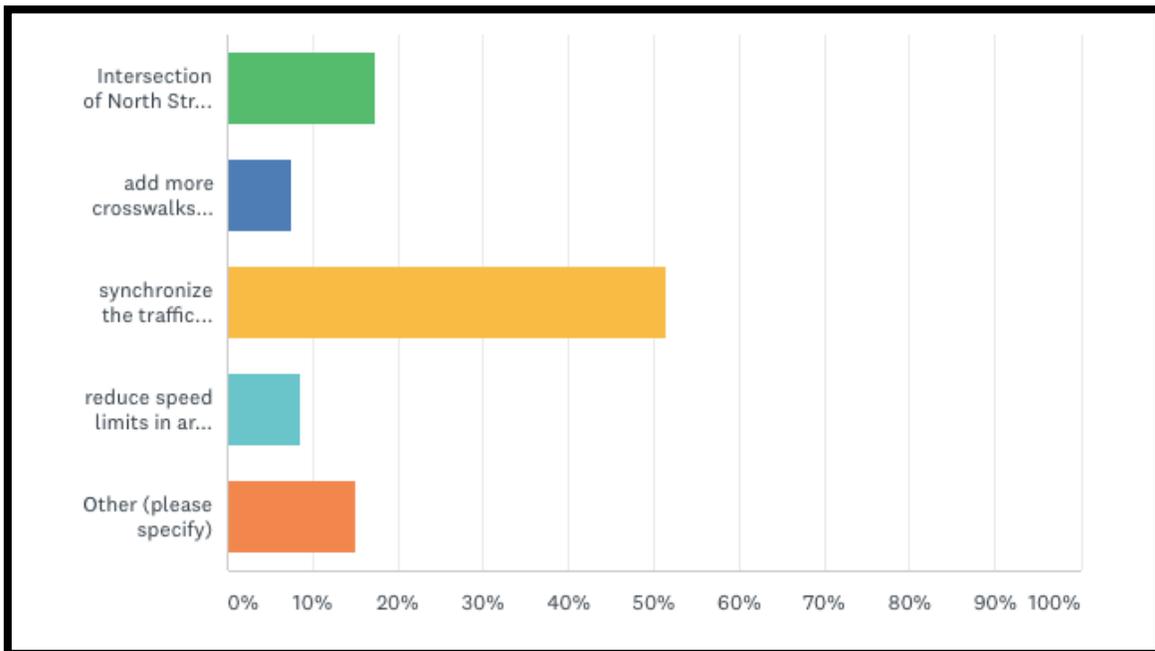
## Townwide Master Plan, Medfield, MA

- *What is a pilot program? This survey assumes everyone has background info for the items listed, which is not necessarily the case*
- *Expand MBTA*
- *Don't see the need yet. There's no place to go that you can't walk to!*
- *Expand hours and days of COA vans*
- *I'm not qualified to answer this question as I will not need any public transportation. Best to ask those who do need it ask where they need to be taken to and provide a solution that best fits their needs. Make sure the program is utilized.*
- *I don't know enough about this to comment.*
- *bus service to downtown Boston*
- *I think improving and expanding this service could be beneficial to many people in town.*
- *Restore express bus to Boston*
- *Uber will likely come back as a viable cost effective alternative*
- *It's not a matter of not wanting public transit in Medfield. It's a matter of the demand being too small to support a public transit system in Medfield. If we were going to do anything, I would look at expanding the existing COA service, possibly by transitioning the service over to being a town service that is available to more than just seniors. The service should be set up as a self-supporting activity.*
- *Although I'd love the idea of public transportation I do know the cost involved to have such services. Maybe just rental bikes or other options could be used.*
- *Re Establish Plymouth & Brockton commuter bus service to Boston & establish local transport network that specifically includes Walpole or Needham train station*
- *Consider proactive planning on developing options for transit to eventually connect MSH to downtown*
- *Better regional collaboration*
- *I used to take the Brush Hill bus service into Downtown Boston and it was fabulous. Would love to see that come back with seat reservations.*
- *Work with other communities for shuttles to public transit hubs*
- *Realize that senior and 40B housing does not only have to be located downtown because buses can provide transport of residents to Shaws, food cupboard, town center.*

**12. TRAFFIC SAFETY AND CONGESTION.** Main Street (Route 109) has high traffic and truck volumes and has experienced a high number of crashes. Pedestrians often wait to cross the street and vehicles experience long delays. Where would like to see traffic safety improvements?

**MULTIPLE CHOICE OPTIONS**

- Intersection of North St. and 109
- Add more crosswalks in downtown
- Synchronize traffic lights on Main St.
- Reduce speed limits in approach to downtown
- Other



**SOME ADDITIONAL COMMENTS:**

- *More crosswalks and crosswalk signs like near Robert Sproule and DEFINITELY sync the lights on Main Street*
- *ALL OF THE ABOVE*
- *the 109 and 27 intersection is a disaster waiting to happen. Kids cross the intersection as cars buzz around and people run red lights.*
- *More crosswalks will slow down traffic more. The lights have been synced but when crosswalk lights are pushed or emergency vehicles go thru the sync is off. Perhaps drivers could use more patience and courtesy*
- *Eliminate the huge cement trucks in residential neighborhoods. Put blinking lights at crosswalks. Reduce speeds and add lights. Trucks will not want to take this much time to get through town.*
- *Synchronize the lights on 109. What happened to the \$30k that was spent on software to do just that a number of years ago?*

## Townwide Master Plan, Medfield, MA

- *Traffic needs to move faster and more efficiently - widen all major roads*
- *Speeders coming down Green Street towards North Street are not uncommon. Very dangerous, blind curve after Summer Street should be addressed.*
- *synchronize traffic lights and prevent blocking of side streets, the white X's near Avenue do not do so, I think most people have no idea what the X's mean. PUt a sign up to inform them. Take down the multiple speed limit signs on North near the Pfaff center.*
- *Yes synchronize the traffic lights on Main Street remove the pedestrian crossing from UCC to nosh and Grogg- it is highly dangerous as the traffic cannot see the pedestrians especially on the UCC side due to the parked cars. Move it further along the street to a safe place.*
- *The truck traffic has intensified both south of Rt.109 and north especially at the intersections of Dale Street and West Street. These corners are dangerous.*
- *I would like to see a use tax for Tresca trucks to provide revenue to the town to encourage them to use alternate routes. They slow everyone down! I would also like to see reduce speed limits on Rte. 27 enforced.*
- *All of the above. They are not mutually exclusive of each other.*
- *Bypass for through traffic*
- *I don't have a traffic degree, but I can suggest the light at 109 and South Street west bound should be hung from a different pole about 50 feet back*
- *Educating the residents of town - especially at the North/109 intersection. Stopping before turning Right is a big problem, but not allowing that would back up traffic.*
- *Really tough problem, look at Westwood when they tried. Best solution dig a bypass tunnel underneath Main Street a la' Boston Big Dig, if the FED will fund it.*
- *I believe we are supposed to have a study of Curve & Spring Streets in conjunction with the two South and Spring Street intersections. I would like to see that happen; it's difficult to take a left from South or Curve Street onto Spring Street when normal commuting traffic is in play.*
- *More crosswalks. Some cross walks are not in the right place too. Connect businesses to the crosswalks so customers can cross over safely. I also would like to see the intersection of 109 and south lights synchronized. Look at the possibility of adding a right hand turn lane there too. Also light (pre COVID) would have traffic back up past the Post Office at 109 and North.*
- *Downtown speed limit is 25 but everyone speeds. More patrols are needed. Nobody speeds in Dover. Why? Because their police are ALWAYS out.*
- *Decrease amount of time each light is on*
- *Create new traffic pattern at Hartford/Nebo/Main intersection with primary objective to slow down traffic . Repeat innovative slow down techniques at Pound St /Main , and Throughout downtown. Enforce speed limits thru-out heavily trafficked town roads.*
- *West St and North Meadows Road*
- *ALL OF THE ABOVE. PLEASE fix the lights at the head of South and 109 intersection. We live on South and often wait 3+ light cycles to be able to make it through the light. A motorcycle cop should be sitting there and pulling people over that block the box. It's insane to have to drive down Pleasant Street to use those lights instead.*
- *Make Pleasant St a dead-end at 109 to allow continuous left turning from North St on green light signals.*
- *Intersection of West and 27. New development in the area has generated and will generate more walkers*

## Townwide Master Plan, Medfield, MA

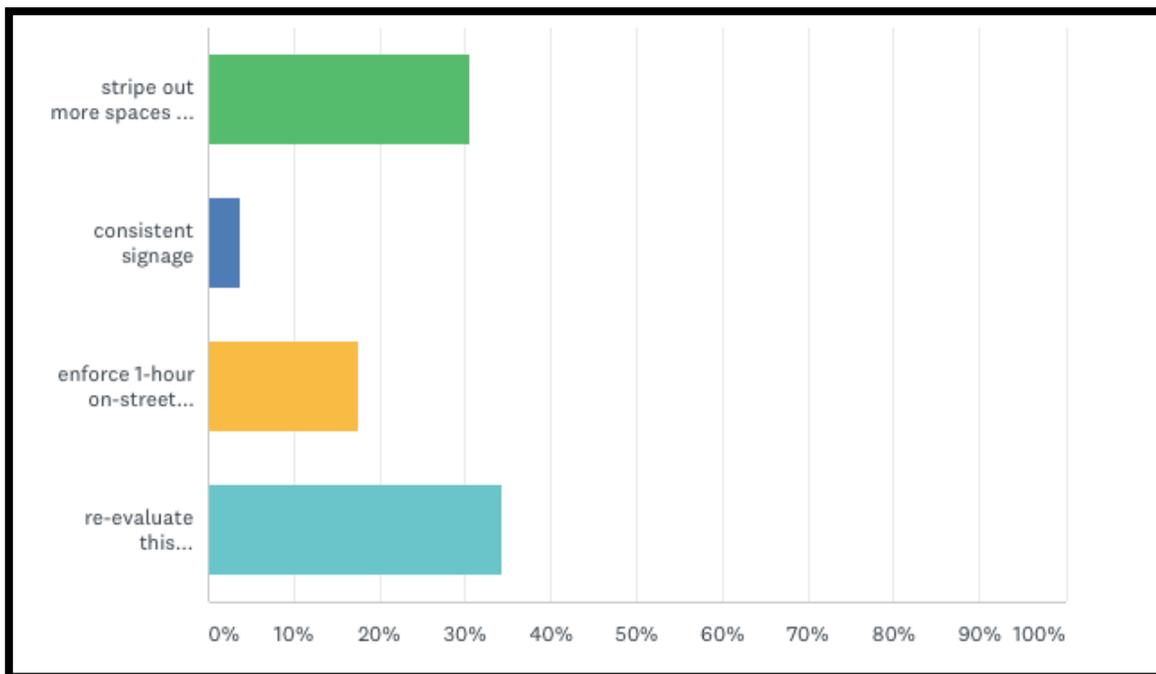
- *Add a stop light at the intersection of South Street and Rt. 27. Or have a police officer there during rush hour. The backup on South St trying to turn onto 27 is ridiculous and turning onto 27 is dangerous. Also, synchronizing the lights on Main St. And enforcing the “do not block intersection” rules on 109 by having a police presence there during rush hour. It is impossible to pull out on 109 by Brothers as the intersection is constantly blocked.*
- *All of the above*
- *No change*
- *Add crosswalk at 109 and hatters hill*
- *Many streets, not just those in areas approaching downtown, need reduced speed limits*

### 13. PARKING IN DOWNTOWN.

Finding a parking space in the Downtown is difficult at times. What do you think would most improve parking conditions in the Downtown?

#### MULTIPLE CHOICE OPTIONS

- Stripe out spaces in appropriate areas
- Consistent signage
- Enforce 1-hour on-street parking
- Re-evaluate this post-COVID
- Other



## Townwide Master Plan, Medfield, MA

### **SOME ADDITIONAL COMMENTS:**

- *There needs to be a parking garage.*
- *Leave it alone*
- *Tear down a couple of houses next to brothers for additional parking*
- *I never have a problem parking*
- *Make walking and biking more appealing--stop trucks. Wider lanes for bikes.*
- *Is this really an issue?*
- *Parking is fine*
- *Maybe Pleasant or Park Streets could accommodate spaces on one side.*
- *Consider purchasing more land/houses for parking. add a garage.*
- *Restrict all parking on 109- open free lot parking. no parking meters, no restrictions. make life easier for drivers and delivery trucks.*
- *Downtown is small with streets that are too narrow for the amount of traffic. There's no obvious fix.*
- *Yes, parking is an issue. Please no parking meters ever!!! Also more handicap areas should be available.*
- *The streets are too small to accommodate the increase in population. Include the banks and church lots after hours for evening parking.*
- *I find parking in this town absolutely fine*
- *Create one or two public parking lot with meters.*
- *There probably are a few strips of road that could be updated to hold more spots... Opening up access to some 9-5 business/school lots to the public between 6-11pm?*
- *Hard to know if there are more spaces available to stripe out...but having more public spaces (or a garage behind Avenue) would be a good addition to the parking problem.*
- *Create a larger central parking area, a la' Needham.*
- *More spaces. Expand more spots on Main and more spots up North St towards Green St. Enforce turnover in spaces. Maybe not 1 hour (as that could be tight for restaurants) but a 2 or 3-hour limit will force out the employees.*
- *Employees of downtown businesses take up a lot of street spaces. Put an addition on the parking lot behind Avenue and insist that all employees park on one level of that lot.*
- *It's not hard to find parking space in the Downtown, as a recent parking study showed. People need to accept the idea that a 2 or 3 block walk from where they park to where they are going is not an excessive burden.*
- *I don't have a problem finding parking in town. I don't think changes are really needed.*
- *Slow down traffic on North St, add more spaces. Slow down Traffic on Main St east.-add more spaces. 2 hour limits in downtown at high usage hours only ( 10-3) and only when parking is full*
- *Seek to use any available land off of Main Street for Muni Parking Lot*
- *I don't typically have a problem parking downtown*
- *I don't experience parking problems. Sure some days/times are busier than others (pre-Covid) but you can still park within reasonable walking distances.*
- *Move Montrose up to Hospital hill and reclaim those parking lots, the building to repurpose as elderly housing, and the playing fields. It was a terrible idea and very*

## Townwide Master Plan, Medfield, MA

*short sighted to have a private school take over that much prime real estate in downtown.*

- *Establish evening parking in the Post Office parking lot. Striping more spaces is a good idea also.*
- *Pave Baxter park and connect it to the parking lots behind the laundromat*
- *I also think consistent signage and enforcing 1-hour on-street parking could be a big help as well*
- *Determine if those who say parking is a problem really mean, they can't park right in front of wherever it is they want to go. Parking lots at either end of town with parking directly in adjacent to business reserved to handicapped and permitted others (those with small children, for example.*
- *Build an aesthetically pleasing, multi-tier parking garage in lot(s) used for town hall*
- *I don't think this is a problem.*
- *None of the above*
- *Look at parking on some of the side streets - may be limit to only one side, parking only on 1/2 of a sidewalk at most, tickets for those blocking driveways*
- *Parking needs a systemic change in Medfield. Many of the downtown spaces are used by residents of upstairs apartments & employees of the downtown businesses*
- *Work with Main St businesses to be more collaborative after hours*

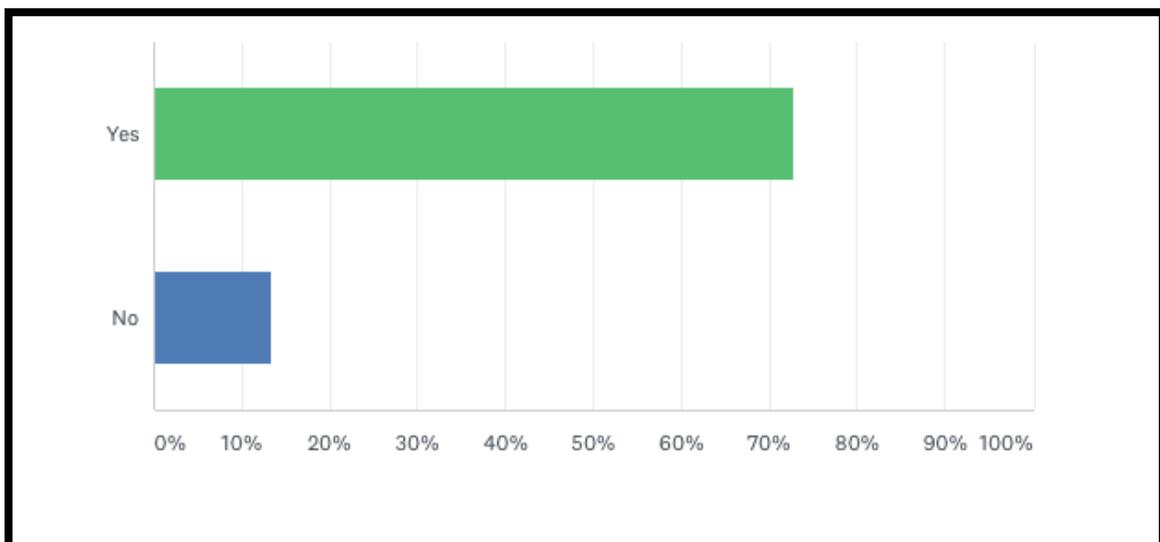
### 14. PRESERVING TOWN HISTORY. To

date, Medfield has protected its historic buildings and landscapes through regulatory means, including establishment of four Local Historic Districts, and proposed fifth

district. Are LHD's the best way of guiding development and redevelopment to preserve town character and at the same protecting individual property owners' rights to make modifications to their historic buildings and landscapes?

#### MULTIPLE CHOICE OPTIONS

- Yes
- No
- Other Comments



**SOME ADDITIONAL COMMENTS:**

- *Home owners need more benefits in exchange of restrictions. The proposed East Main Street historic district offered no solutions to what residents needed in terms of pedestrian safety and traffic mitigation. Property tax abatement should be on the table as well.*
- *Not know - consult with other surrounding towns to determine their processes*
- *LHD is fine as long as reasonable. Where my parents live on the Cape, they actually have to have their house paint color approved--they were even questioned about the very modest grayish blue they wanted to paint their house. The goal should be to preserve historical structures, not micro manage.*
- *Leave property owners alone*
- *I don't know if the average person would know the answer to this question. I am very familiar with LHDs but are they "the best way" - what are the options?*
- *I don't know.*
- *Keep Historic areas Historic, keep regulations to protect the town's history and beauty*
- *Times change so should our town*
- *Don't know*
- *There should be less restrictions on homes and maintain the current on public buildings*
- *No idea*
- *I'm not sure about this. I'm unfamiliar with the guidelines that define historical criteria other than the age of a structure. I do value historically significant structures and believe they help define the character of our town.*
- *I don't know enough about it, but like having the historical feel to downtown buildings.*
- *Unsure*
- *LHDs also provide interesting and informative historical context.*
- *My neighbor had to go to court to improve the stone wall in front of their house which was uneven and falling apart with a more esthetic wall because of the LHD. Proper planning with improvements for owners should be their right.*
- *Don't know enough about this issue to have an opinion*
- *Don't know enough of what this means.*
- *I'm not familiar with this concept.*
- *I'm not sure. Don't have enough details/knowledge about the subject.*
- *I'm a HUGE supporter of protecting historic building (at MSH and beyond) and I believe the Historic District plan is good...if there is something better, I'm all ears!*
- *Don't know*
- *They are if the people who own the property in those districts perceive that the LHD designation enhances the value of their property and they, therefore, are supportive of creating a district.*
- *Combination of planning Dept. and historic commission members*
- *No idea*
- *Maybe. I'd have to know what the other options are.*
- *Limitations of LHD are restrictive, yet may be helpful for guidance. Medfield could create guidance within LHD for improvements & upgrades that look historic, thus preserving character while upgrading & modernizing properties.*
- *I don't have enough information to respond*

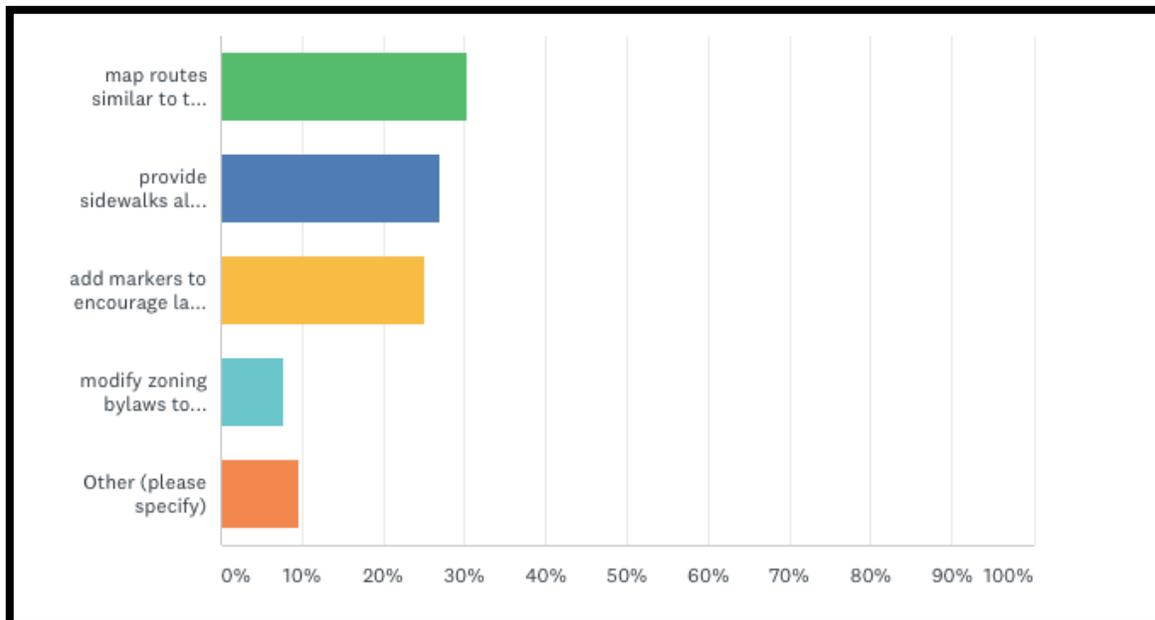
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- *Don't care - neutral on this.*
- *Please DO educate the public about what other ways there may be, in addition to LHD's, to preserving the important buildings and features.*
- *Discourage knockdowns that vastly change the character of the neighborhood. ( thinking remsen, school St, neighborhoods) there are other neighborhoods with smaller, affordable, potentially perfect senior houses.*
- *No to LHDs. They worry homeowners and often include non-historic homes. I would like to see the historical commission do its job by identifying historical properties and having oversight, with the planning board, to have input on modifications.*

**15. CONNECTIVITY BETWEEN OPEN SPACE.** Approximately one-third of the town consists of permanently protected land, owned by both public and private entities, however much of this land parcels lie disconnected fragments from one another. What are the best ways to create connections between open spaces and how can the town build support for making these connections?

### MULTIPLE CHOICE OPTIONS

- Map routes similar to Bay Circuit Trail mapping
- Provide sidewalks along routes
- Add markers to encourage land preservation & public trail access
- Modify zoning better protect I resources protection
- Other



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### **SOME ADDITIONAL COMMENTS:**

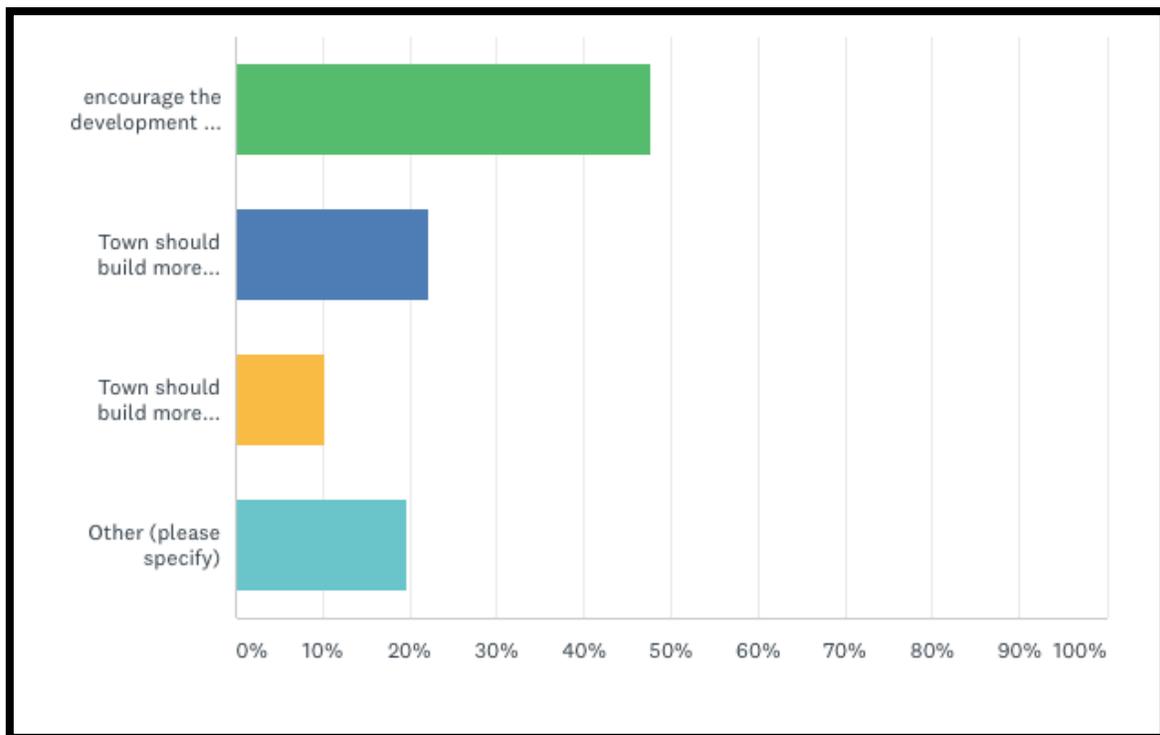
- *Connect the trails to create a town-wide network. Build infrastructure to safely get from one to the other.*
- *No more changes or developments*
- *Why is this even a question?*
- *All of the above though "sidewalks" could be unpaved trails*
- *All of the above.*
- *Nothing it is fine*
- *Not sure*
- *I like all of these but don't understand pros and cons of each to answer*
- *How about printable trail maps on the Town website? Sounds like a great Scout or HS community project.*
- *Why not all of the above? and what does the "zoning bylaws" item even mean?*
- *Create town resident only new roads to connect the spaces- new road could also help divert traffic from 109 to pine street area neighborhoods- easing downtown commuter congestion.*
- *Make better choices when it comes to buying land for open spaces.*
- *Up to date maps, both physical and online, would help. Better access is needed by providing parking and sidewalks*
- *Need more information*
- *This assumes there should be connections, why?*
- *I had no idea that there was that much protected lands in Medfield. I'd love maps of the protected lands that are public owned and have public entry even if they are fragmented.*
- *Not sure*
- *I think all of these are equally important*
- *Bylaws, sidewalks and open space are all important.*
- *This should not be a concern. Good to drive to a few different places. Impractical to connect the best as suggested in the choices.*

## 16. TOWN RECREATION FIELDS

The town currently maintains 260 acres of athletic fields and most are overused with school fields booked seven days per week. Should the town acquire additional lands and build more fields, or are there better ways of managing use of the current fields?

### MULTIPLE CHOICE OPTIONS

- Encourage the development of private recreation facilities
- Town should build more fields
- Town should build more indoor courts
- Other



### SOME ADDITIONAL COMMENTS:

- *Don't know*
- *Leave alone*
- *All of the above are wonderful goals BUT all fields in Medfield should not rent them out to other towns or programs to use.*
- *I personal feel we don't need to acquire any more fields. Our field use isn't diversified. There are a variety of soccer field but no skating rink, town pool and so on.*
- *Leave it alone*
- *I'm not sure what this means, does the public have the option to officially rent a field? I need more information on this*
- *Bring in businesses that will acquire the additional lands and build in a way that respects the environment. desired effect*
- *Don't have a grasp on this issue to comment*

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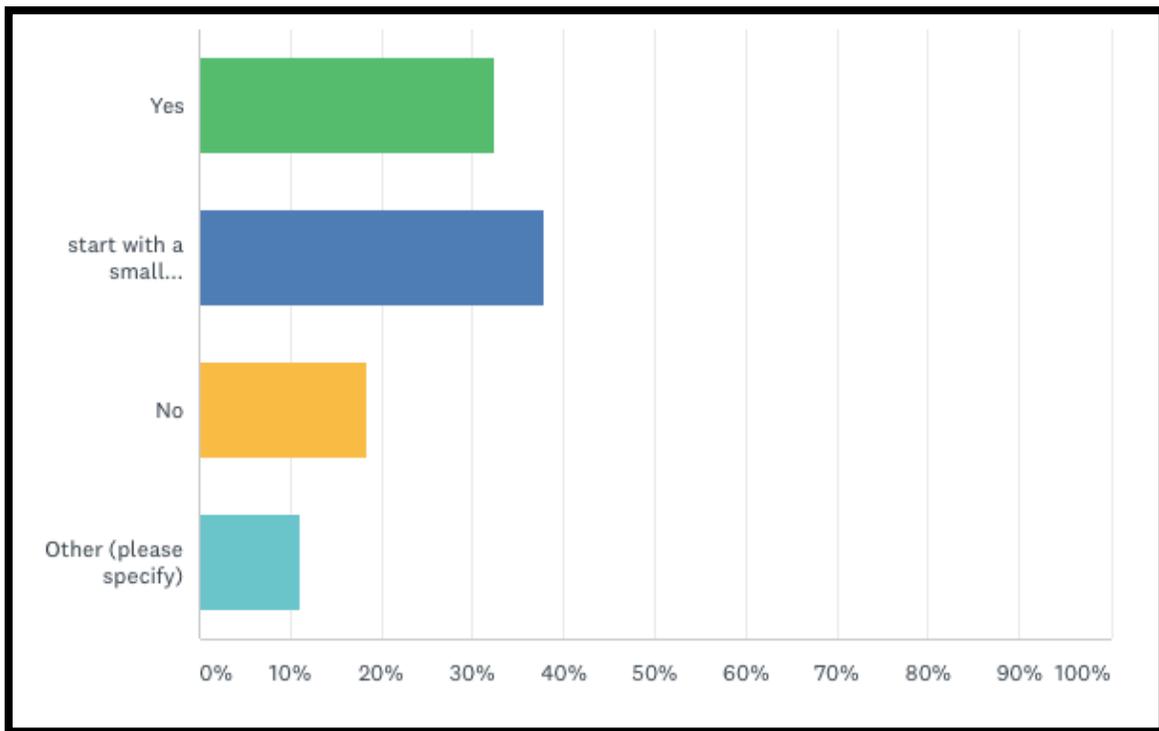
- *Indoor courts might be more useful in this climate. Encourage pickleball as well as tennis basketball--include teens and all ages in determining needs*
- *Create revenue stream from no school sanctioned activities*
- *No, the town should NOT build more fields, which are ecological deserts. Rather, the town should work with adjoining towns to improve availability*
- *Encourage unstructured and less-structure activities for the youngest children rather than lacrosse and soccer at such early ages..*
- *Private courts*
- *More basketball courts and tennis courts- private and public*
- *Medfield at this point just needs to maintain our present fields. Money is an issue here.*
- *Utilize the State Hospital site. Save the historical sites.*
- *Revise the booking process to be less biased towards school events.*
- *The town is sitting on Medfield state hospital! Utilize it for this high demand purpose!*
- *Increase pricing for private for profit entities (club sports specifically - not town based groups such as MYBS and Medfield Soccer) to fund maintenance of the Medfield properties. We don't need more fields. Need to control usage by club teams*
- *Park and Rec have good ideas...let's start there and finally support them*
- *Build more fields on existing lands or work with surrounding towns to share resources*
- *Reduce use by outside organizations.*
- *Create a sports plex at Hospital Hill that could be used at a discounted rate for residents and a higher rate by non-residents . This is a good example of the type of commercial business needed by Medfield and the surrounding towns that would drive revenue back into Medfield as opposed to paying for Iorio Arena or Fore Kicks for instance.*
- *Unsure here as well...*
- *Town should buy nothing, there is no money. Another example of the Town having private money willing to do the job and "something" not working out.*
- *Do nothing until Covid is better controlled*
- *Not sure we need to build more, not sure where this could be? So maybe development of private or Park/Rec facilities.*
- *Can the existing fields be used more efficiently? (More effective scheduling, etc.)*
- *I don't know enough about this subject to choose from these options.*
- *The town should not acquire addition land*
- *Town should build BOTH indoor courts and outdoor fields*
- *I thought the reuse Medfield state hospital was going to provide more fields. If not, then we should use the land that is already town owned before acquiring additional lands.*
- *Town should manage fields for local Town/County use only*
- *I would hate to see hiking and conservation areas become fields, not sure what the other solution is though!*
- *Charge for parking stickers at the state hospital; charge more for field use.*
- *Encourage athletic programs that do not require fields*
- *Reduce time in structured sports for better natural child development*
- *Tough one*
- *No more fields. Bad for the environment. We have enough*
- *We have a lot already*

## 17. COMMUNITY PRESERVATION

**ACT.** Medfield has attempted and failed to pass the Community Preservation Act, a state-wide initiative to support affordable housing, recreation, open space and historic preservation efforts in the town. Should the town attempt to adopt the act and if so, what is the best way to advocate for its passage?

### MULTIPLE CHOICE OPTIONS

- Yes
- Start with a small percentage
- No
- Other



### SOME ADDITIONAL COMMENTS:

- *Yes, create it - it is an excellent idea - and start small. It seems most folks are concerned about the schools and want all their money to go there OR they are seniors who can't afford yet "one more (seemingly) tax. Consult other towns' marketing plans, not sure what Medfield's aversion is to this one.*
- *Not sure what the Act actually entails. Sounds reasonable to start with small %age but not sure I understand the benefits or disadvantages*
- *Unsure what this is about*
- *Limit building.*
- *Why comply to the One Size Fits All preservation directives? Medfield has a specific character. Why not dare to do what's right for Medfield, not try to mimic Norwood.*
- *Honestly, I don't know enough about this issue. There should be measures taken to preserve the character of the town.*

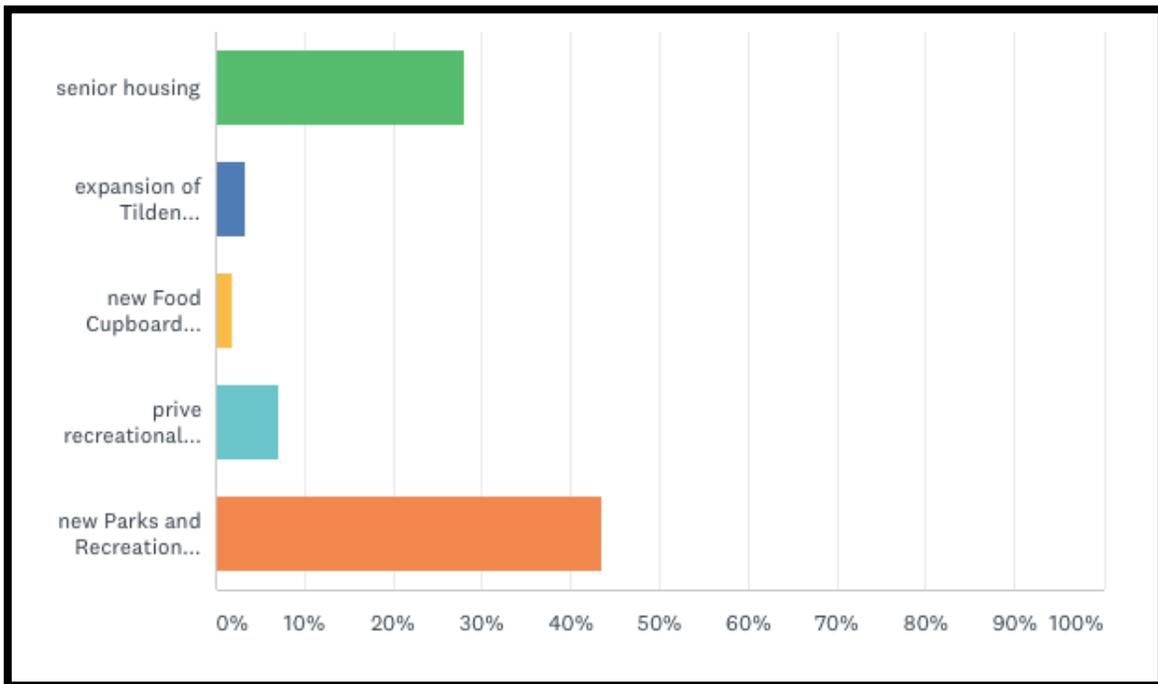
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- *Not enough info in question to know how to answer it*
- *Let the town be in control on this matter. i.e. its citizens not the state.*
- *Unless you can prove not just another tax it is dead on arrival*
- *Need more information to understand the pros and cons of Community Preservation Act and our barriers to accomplishment before I can answer.*
- *I need to catch up on a few things apparently!*
- *No annual amount – 2% transfer tax – I believe Martha’s Vineyard does something like that*
- *I don't know*
- *Need to study.*
- *I would need to see what the effect would be my property tax and how it would be implemented in Medfield. I would probably want to attend a public (virtual, depending on COVID-19) forum with that kind of information before I would know which way I'd lean.*
- *I don't know*
- *I'm not familiar with the details of the Community Preservation Act to have opinions on it. If the town wants to pass such act an education of the details might be worth while since I don't know what it is and all I see is a tax increase (that might be hard to afford).*
- *It depends on what the act will do specifically. In the past the benefits of this act have not been well publicized. It needs buy in.*
- *Need more information this to make a decision.*
- *Not knowledgeable enough to reply*
- *If it won't raise my taxes might consider*
- *We need to provide more affordable housing but we have enough open space.*
- *Don't know enough about this- feel like the 'start with a small percentage" response is safest given the fact that i don't understand the Act nor the reasons if failed passage first time*

**18. PUBLIC FACILITIES.** The Old Dale Street School may be vacated once a new Dale Street School is constructed to accommodate the increase in expected student enrollments. According to the deed, the land surrounding the Dale Street School can only be used for municipal uses. What do you think is the best way to reuse the old Dale Street School?

**MULTIPLE CHOICE OPTIONS**

- Senior housing
- Expansion of Tiden apartments
- New Food Cupboard location
- Private recreation facility
- New Parks & Rec building
- Other



**SOME ADDITIONAL COMMENTS:**

- *Medfield TV, cultural arts council offices, rent space for studios and practice rooms, day care, adult ed classrooms...*
- *Open space to enjoy*
- *Please don't turn that location into housing.*
- *In Dedham their old Avery school houses Park and Rec and art studio space which is rented. Medfield does need art studio space for dance classes, music practice, ceramics, painting, metal work and more.*
- *Raze it for additional field use*
- *AFFORDABLE senior housing for residents only.*
- *Senior housing and new Food Cupboard location. not sure what "expansion of Tiden apartments" means since it is on the other side of town and we have "senior housing" as an option*

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- *Why dump this wretched building on seniors or poor people?? Outrageous! (I assume "prive" is meant to be "private"?)*
- *They are all good options...*
- *Without knowing the cost to make it usable for any of these it is hard to say.*
- *Disagree with not using Dale Street School as a school*
- *Rezone and use for affordable housing*
- *Needs more discussion/options*
- *No idea*
- *Whatever is the most cost and economic efficient*
- *Building to include more town and social services that could include Medfield youth outreach, park and rec and food cupboard.*
- *P&R and Food Cupboard, any needed expansion for town offices. Youth gathering area?*
- *Include wide range of age use*
- *Open fields.*
- *And new Food Cupboard location*
- *Is there an option to renovate Dale rather a new building? That needs to be determined first.*
- *You just reported that parking is an issue so how about a parking lot? Cost less to build and cheaper to maintain.*
- *Seems the most logical choice.*
- *Senior housing with affordable purchase price unlike other developments close to the one million dollar range. Not all seniors are in need of subsidized housing. Nor are all seniors in need of \$1,000,000. homes. There is a need for mid-level priced, private purchase homes for seniors.*
- *But how much would taxes Increase by to bring the building up to code?? Would it be cheaper & more appropriate to build a building that is more appropriate for parks and rec purposes? If the building is not suitable for school what would make it appropriate for Park & rec?? The cost of this needs to be built in with the new school costs & have a full encompassing plan for the town to vote on. The location is great for park & rec to allow kids to walk from school/town.*
- *As a School*
- *Either senior housing or park and rec*
- *Build another sports field on it.*
- *Ideally the Dale Street School (c. 1940's) building should be renovated for use as a school.*
- *Close to downtown and fire department for seniors and nice and quiet with low traffic for Adams Street and Dale Street residents.*
- *3&5*
- *Renovate to continue its use as a school building*
- *Does this land include the Pfaff center? Would senior housing be allowed if Dale St area is for MUNICIPAL only? Park/Rec building is a possibility.*
- *Multi-use facility*
- *Combination of above, it is large enough, possible town supported daycare facility to assist working parents especially after recent events*
- *My preference is to rebuild Dale Street School where it is. If that doesn't happen, then senior housing, if that counts as "municipal uses," and if it's done well. Alternately, is there enough land there to use as playing fields? It seems like a lot of space for a food*

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*cupboard, but I'm certainly in favor of the food cupboard and Parks and Rec having what they need.*

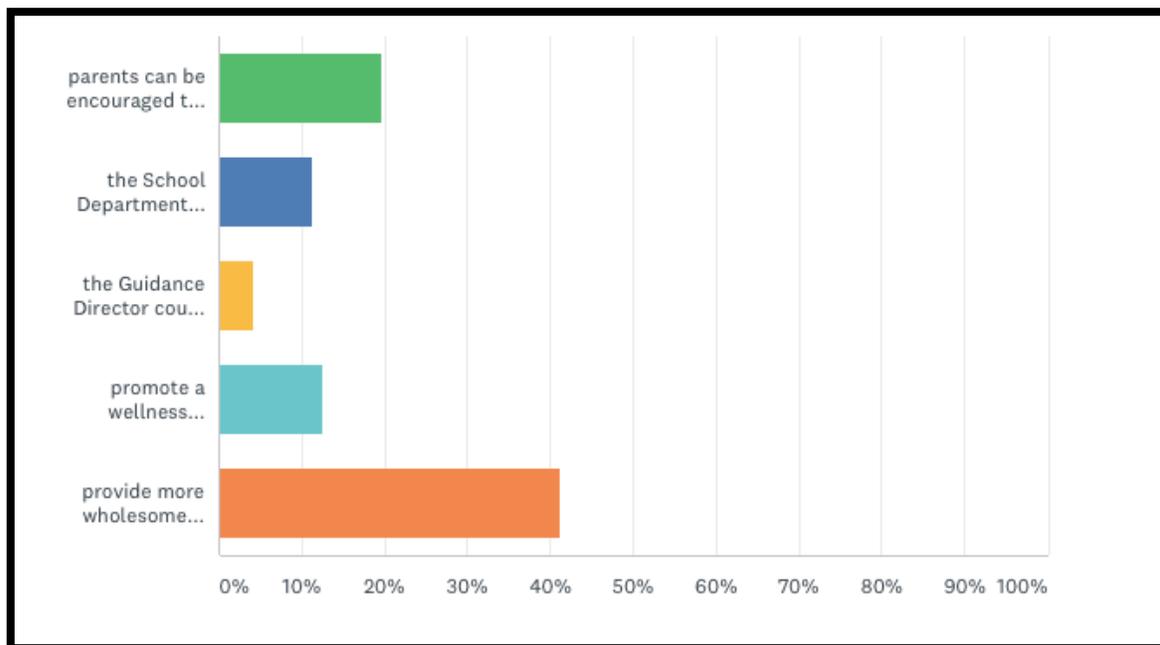
- *I would like to see Parks and Rec in that building along with Food Cupboard. Both are much needed and appreciated in the town.*
- *Make it part of the new school*
- *If we can't move Montrose and reclaim that land for senior/affordable housing, it would be great to rebuild Dale as senior/affordable housing. The Park & rec facility should go on hospital hill. Tilden apartments should be next to the current Tilden site BUT only at a scale that fits with the neighborhood. The proposed building was WAY TOO BIG and not in keeping with the historic character of the neighborhood and the small streets. I'd like to see 2 smaller buildings that look like houses (such as were built on North Street).*
- *New town hall*
- *Please tear the thing down. And if the question is what to do with it after that ... then parks and Rec building would be my vote.*
- *parking lot for the new school that should be built next to the old Dale.*
- *This is assuming that the tax payers will foot the bill of a brand new building.*
- *Senior and 40B housing and food cupboard could all go in that location*
- *Low cost senior housing or assisted living*
- *It hasn't been decided if the school should be renovated/expanded/improved. This question is premature. But if a new location is chosen for a school, then a mixed use would be my vote.*
- *I think Dale Street School should be renovated/expanded. If the projected number of new students is 900 in the coming years we can reconfigure grades to make more room. Memorial Pre K and K, Wheelock 1 and 2, Expanded Dale 3, 4, and 5. Middle School and High School stay the same.*
- *Whatever demonstrates the greatest need - I do not have the info to answer this question fairly*
- *Renovate like memorial*
- *I would use the old Dale site to host the new Dale site.*
- *As a school!*

## 19. SUPPORT FOR TEENS.

Medfield teen substance abuse is reportedly at rates that exceed those of the state, the region, and even the nation. What is the most important thing the Town can do to help to reduce this?

### MULTIPLE CHOICE OPTIONS

- Parents encouraged to model better behavior
- School Dept. develop more programs
- Guidance Director more proactive
- Promote wellness campaign aimed at youth
- Provide more wholesome activity choices
- Other



### SOME ADDITIONAL COMMENTS:

- *Create models for parent/professional partnerships*
- *All of the above are necessary, why only offer one option?*
- *Keep something open at night.*
- *Tell the parents to get in charge of their children. It's not a town of school responsibility*
- *Our marijuana problem is unbelievable. Provide more wholesome activity choices though I'm not sure what that would be or if it would make a difference. Our Task Force tries their best but that is not the answer either. Not sure on this one - there are have to be other similar socio-economic towns with similar issues we can consult.*

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- *Parents should be made aware of their own child's substance abuse. It has been my experience that parents invariably say, "Well, my child wouldn't/doesn't do that." Blind/willful ignorance/denial.*
- *All of the above*
- *First answer the question WHY is the rate so high??*
- *Unsure what is currently being done*
- *No more spending, the responsibility is with the parents*
- *Strict enforcement of laws including use by minors of things not illegal*
- *Provide a mixed use facility directed for teen use at the state hospital, movies, arts, games, recreational sports (bowling, ping pong) more desirable friendly safe activity multi seasonal indoor outdoor facility*
- *This can only be accomplished with a multi step approach that includes a combination of these suggestions.*
- *Teens want to gather and socialize during their free time. There is nowhere to do this other than at people's homes, and it is easy to drink in that environment. During the pandemic they began to gather more at Hospital Hill to watch the sunset. We need to provide more options where they can safely gather to enjoy free time together, and maybe enjoy good music. A place that is uniquely theirs, where other age groups wouldn't necessarily go. This would also encourage more kids to get to know other kids from outside their defined "group." Right now there is a lot of segregation and kids don't expand their social circles much from their early years of school. That contributes to many kids feeling left out, frustrated etc. Many teens can't wait to graduate from high school so they can "get out of Medfield" and away from the "clicks"*
- *Bring back Scared Straight program: tough love.*
- *Everything starts at home front.*
- *All of the above. There is nothing for teens to do in Medfield. Park & rec is a necessary investment to provide a safe gathering space Be it in the form of sports courts, music rooms, hobbies and craft space, café area to allow teens to have their space in a safe environment.*
- *All of the above*
- *I'd say it's really a combo of ALL of the above*
- *Provide more restaurants, teen-targeted activities as other options for kids to visit and maybe town transportation to these places - increasing independence and focused options will cut down on boredom drinking/drugs*
- *Kids lie on those surveys*
- *Parents are also the most important influencing factor.*
- *I wish I knew*
- *We had a program in Needham(The Youth Commission) which matched people needing help i.e. shopping, yard work, light house cleaning with teens looking for work and extra money who weren't 16 yet. It worked out very well for everyone i th 70's but I don't know how well it would work today. Idle hands etc.*
- *A COMBINATION of all these is so important...more Parent Education, and involvement of School/Guidance/Outreach, etc.*
- *Not a simple problem, step one: employ a youth drug abatement professional to study and make recommendations.*
- *This responsibility falls on the parents*

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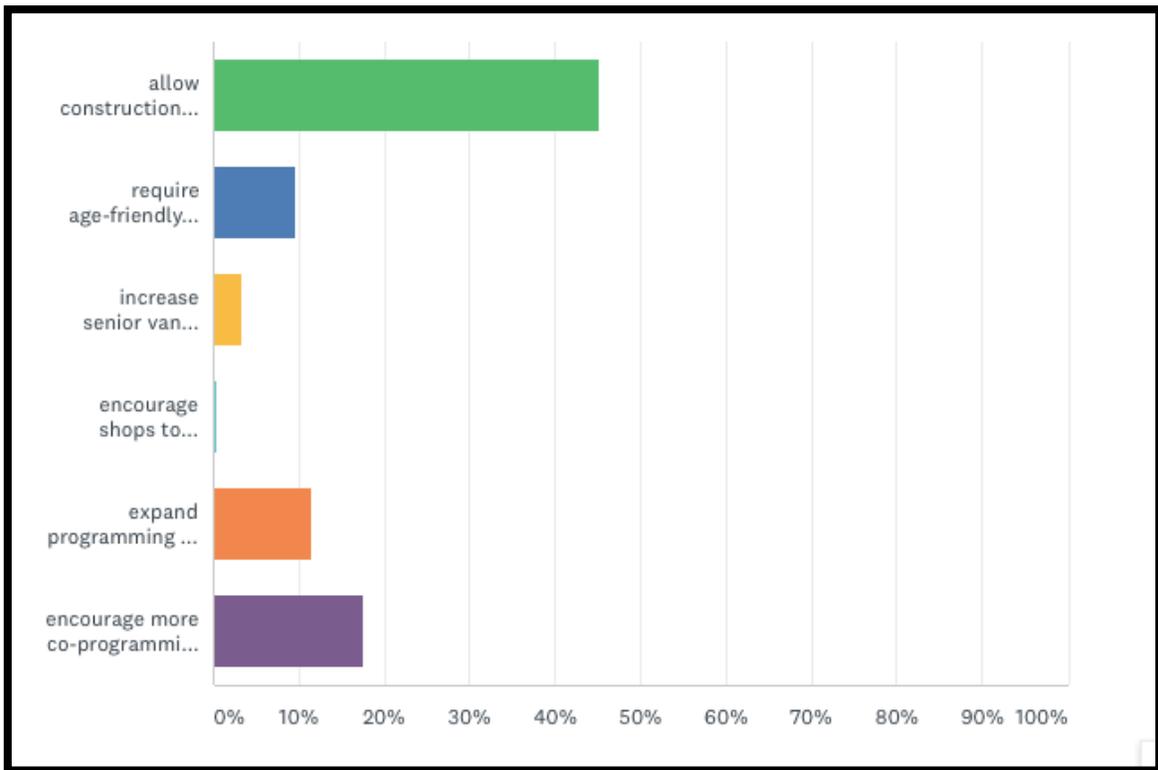
- *A lot of these kids are using prescription anti anxiety drugs , some are in their parents medicine cabinets , need a multi faceted approach*
- *The state will need to provide funding to address these issues. The solution is national and state level over local which are limited by scope and budget*
- *Seems like the kids report feeling most stressed about school work so providing alternatives to this (other activities, the arts, spaces for youth, and building healthy relationships, etc.) and school programs focused on this issue would be advantageous.*
- *A recreation “hall” type building that allowed drop-in style congregational youth meeting spaces would be attractive.*
- *Enforce the laws that if there is drinking at a house the homeowner is held responsible. Parents supplying or turning the other cheek when kids carry alcohol / drugs into their homes.*
- *Make more consequences for teens that are caught using substances. Although making it a criminal offense can effect a teen’s life forever, perhaps arresting kids and dropping the charges would be a deterrent. Also more enforcement of school rules around being caught using substances. Many kids were caught by police on senior skip day and there were no consequences. Thought school policy was that captains would be stripped of their titles and players would be suspended. Same rules should apply to theatre kids, student council, members, club officers, etc. Kids see no consequences. Kids are drinking and vaping WITHIN the school even. We need to provide more Entertainment options for kids, especially teens. Kids are all vaping and drinking as early as 9th grade.*
- *Multi-aged social gatherings. Our town is far to segmented. It’s not natural society. There’s no development of persons in generational settings.*
- *Fund and expand the Arts and activities in addition to sports for youth to promotes mental health. Skate board park, town pool.*
- *Required counseling on substance abuse and community service at hospitals and substance abuse for those caught under the influence*
- *Increase the awareness of Medfield Youth Outreach and garner the recognition that it deserves. MYO has a 5 year grant specifically aimed at addressing substance use prevention in youth. The fact that MYO isn't even listed as a choice in this survey suggests a problem*
- *Hire the specialist with the grant money*
- *Reduce academic pressure & stress*
- *Focus On the vaping epidemic*

## 20. SUPPORT FOR OLDER ADULTS.

Consistent with regional trends, the number of older adults is expected to increase in Medfield. What is the most important thing the Town should do to further support older adults?

### MULTIPLE CHOICE OPTIONS

- Allow construction of small age-restricted housing in the neighborhoods
- Require age-friendly design features for all new construction
- Encourage shops to provide senior shopping hours
- Expand programming at the Senior Center
- Encourage more co-programming with other Town Departments
- Other



### SOME ADDITIONAL COMMENTS:

- *Intergenerational programs will benefit all ages*
- *Identify those who need help.*
- *Reduce the tax for seniors*

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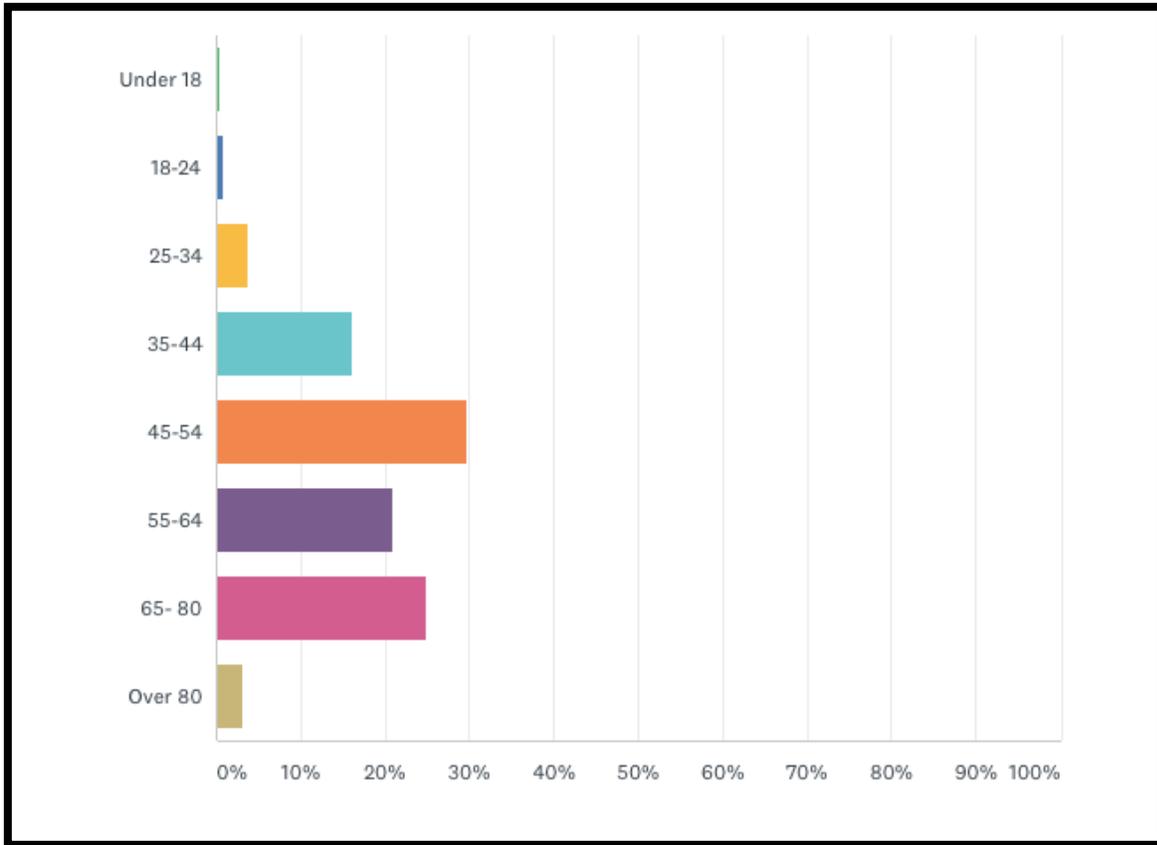
- *Stop the rapid rise in property taxes. It forces seniors out of their homes. I have also seen many families bail out of town as soon as their children have graduated, to avoid the high property taxes. That makes the problem even worse, as they are replaced with families with school-aged children--those families don't pay enough in taxes to offset the cost of schooling their children.*
- *Lower tax rates for long term seniors*
- *All suggestions should be considered, but the answer would best come from the Senior Center and the current senior population*
- *All of the above are important but seniors should be integrated within the community not separated from the energy of town activities*
- *The choices are too far ranging to make sense of what is most important. As a senior, I will be forced out of Medfield with the next increase in taxes.*
- *Encourage age restricted in specific locations*
- *Not sure*
- *Encourage a % of housing developments to be age-friendly, e.g. elevators, first floor MBR, wide doors, possibility of adding ramps to enter residence. We moved to Medfield to have a senior-friendly residence.*
- *Don't do anything until we know how the elderly can live with Covid- living adjustments will be needed.*
- *Keep the property tax rates from going up.*
- *This is such an important item. Our seniors have lived in this town for so many years and do not want to move out. You can see the demand the senior center provides, now we need to help focus on their senior housing. They deserve this!*
- *Many seniors can no longer drive for various reasons. The ability to get around town would be greatly appreciated.*
- *I'm not qualified to answer this. Ask the seniors for best approach. I like the idea of encouraging co-programming especially with preschools & libraries. This community is too segregated, there is not a lot of mixing of generations.*
- *Reduce the tax rate based on age and the number of years a person has resided in town*
- *Build over 65 housing with age-friendly design features at Dale Street building and or Hospital Hill*
- *It's not an easy town to navigate for the elderly. The sidewalks are pretty bad, and don't connect as well as they probably should in many places. They're pretty sketchy even for those that aren't elderly!*
- *Why only allow one answer? How about stop increasing taxes seems like that would be number one*
- *Another COMBINATION - we definitely need more friendly designed construction for seniors - but the COA does great work and there will be a greater need for more programming as well.*
- *Relax restrictions on constructing in-law/parent apartments in single-family dwellings. Occupants must be related.*
- *Affordable one-level housing, close to center of town*
- *Create a special fund that allows for retroactive updates to existing housing and mandate new construction to be Senior accessibility capable*
- *Creates places like gardens/parks and outdoor activities for healthy excursions accessible to older people*
- *Property tax relief*

## Townwide Master Plan, Medfield, MA

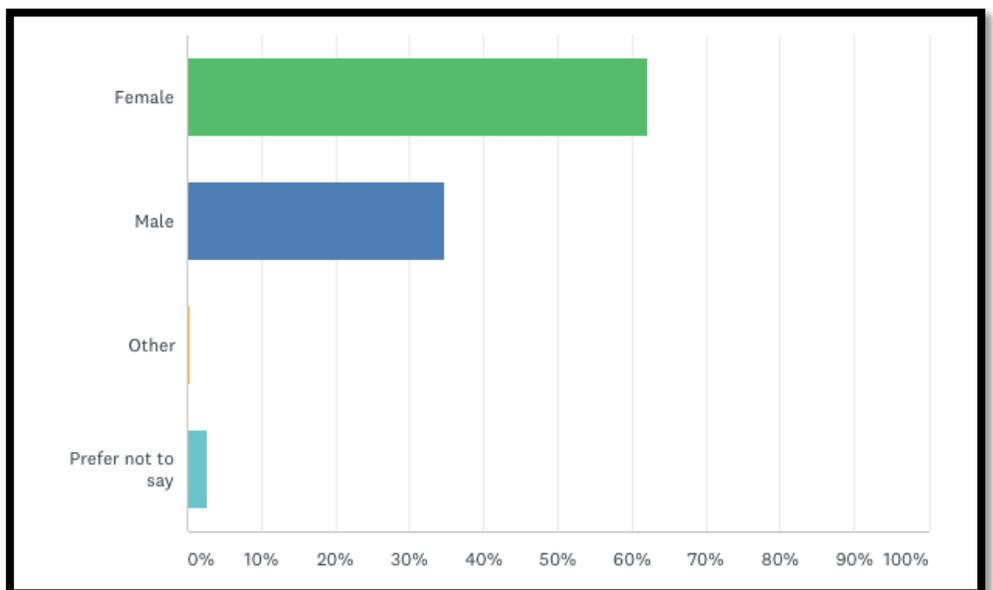
- *Stop allowing tear downs of the small, "affordable" houses in town so there are places to downsize. We should also look at a "tiny house" subdivision somewhere.*
- *Control the taxes.*
- *Again, I think the options provided in this question can all be considered. Hard to just pick one when a few would add value and address issues.*
- *Allow on property in-law housing. Could be attached apartment, dividing larger homes into "two homes under same roof", or separate smaller dwelling on larger lots. Be creative! Find ways to help families age in place & support multi generational living.*
- *Do nothing.*
- *I don't know and can't imagine what is meant by "allow construction of small clustered age-restricted housing units in the neighborhoods," but I advocate for small developments of senior housing a la what is going on at North Meadows Road.*
- *Reduced tax burdens for seniors who have paid full Medfield taxes for 30+ years and no longer have children in school system*
- *Senior housing and care facilities at the MSH. The zoning by the senior center near Kingsbury is Commercial. Use that area for commercial buildings that will ease residential tax dependence. MSH can also be a place for after school programs and Parks and rec. Seniors and kids together makes for happier seniors.*
- *I would defer to the COA to answer this question*
- *Try to cushion older residents from the upward jolt of taxes, which only encourages them/us to "educate and evacuate".*
- *Lower property tax rate for seniors when they reach age 65*

## DEMOGRAPHICS OF RESPONDENTS TO SURVEY

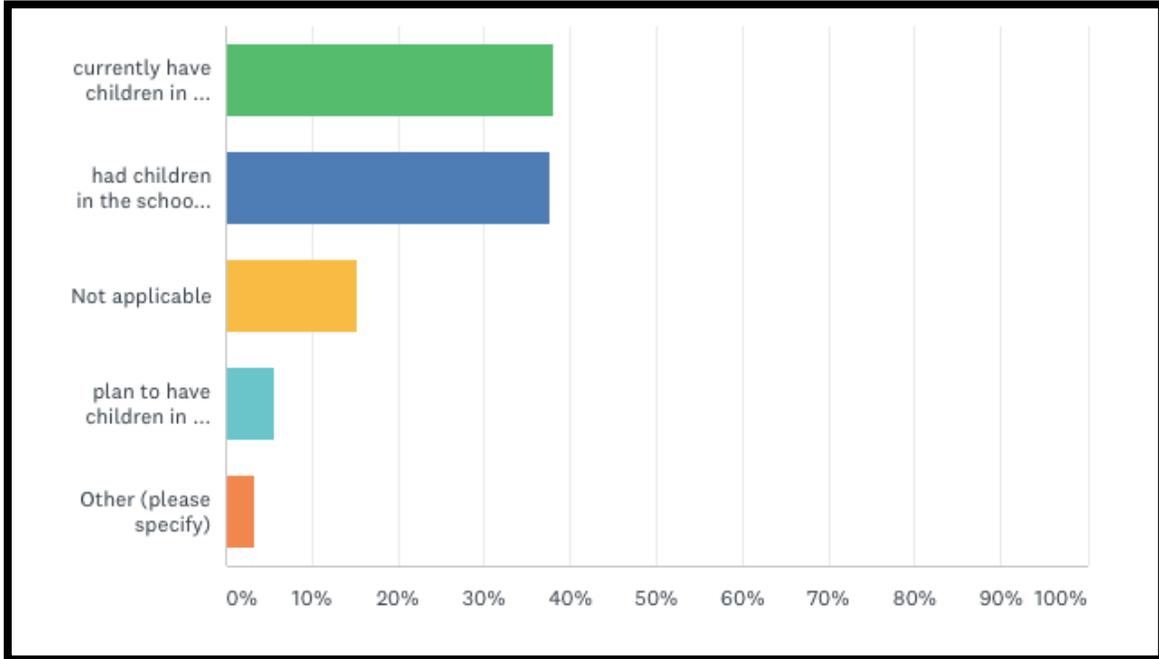
What is your age?



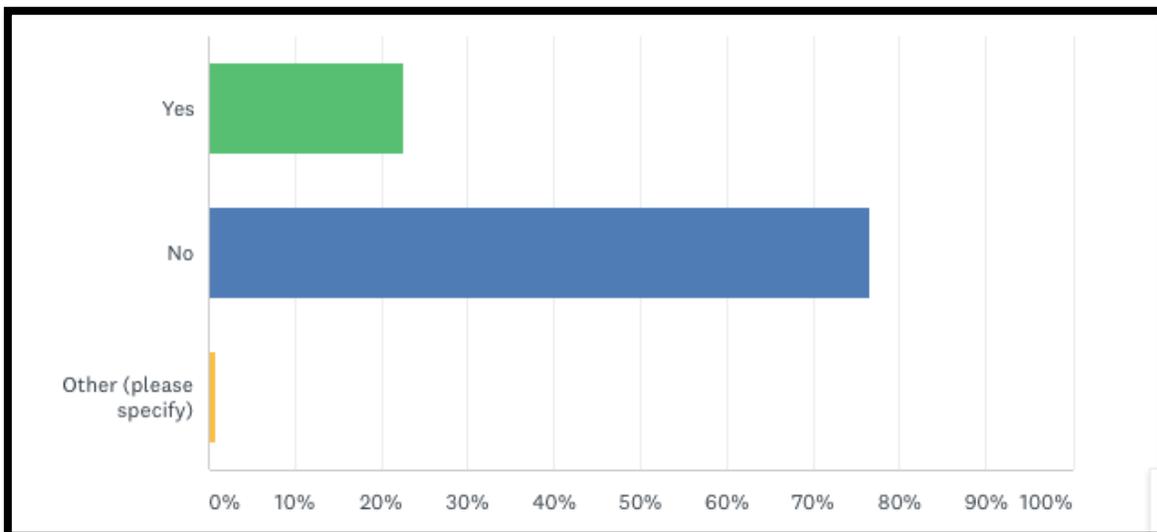
What is your gender?



### Do you have children in the school system?



### Did you attend the Virtual (Zoom) Public Forum on June 7, 2020?



## Please let us know if you have any further questions or comments

- *Our financial well-being should be the town's priority, in my opinion. That includes a very close, and perhaps third-party, analysis of the school department's budget - as a parent, taxpayer and business owner, it seems quite excessive. The review that we can do as a taxpayer is merely by line item - we need a deep dive for duplication, etc. since this is lion's share of our town budget.*
- *Would it be possible to postpone some major spending projects as the economy struggles to come out of the Covid lockdown?*
- *We recognize we are a voice in the wilderness: retirees who elected to remain in town; using few of the town's services (but paying for them with our taxes), but who see with growing concern that the majority of the town's residents are content to demand ever more services and facilities. In doing so, they are eroding the very thing that makes Medfield viable.*
- *What is currently being done for teens?*
- *Traffic Town should develop a comprehensive program to coordinate work on underground utilities prior to paving roads. A little planning by/with underground utility owners so that a newly surfaced road does not get dug up for planned work that could have been scheduled prior. Also, it would be great to have a town app that teaches Medfield's recycling policy, and identifies special collection dates at the transfer station. Also, Single stream recycling is so expensive, we should go back to sorting our own recycling. People just need to be educated.*
- *With regard to making a decision on Medfield state hospital - I would keep it as is. it is beautiful open space, overdeveloping it would be a disaster. The red brick buildings are full of character. I like the idea of the assisted-living plans with interconnecting glass corridors between the buildings. I like the idea of the cultural centre. But during this COVID-19 I think It should be on hold and wait how the economy resolves itself. Planning can still continue but no investment until we all feel the future economy is sound. The only addition I think would be beneficial now at hospital state would be a café with outdoor seating. that would be a lovely & not too intrusive addition to that space.*
- *With ever increasing expenses, we need to find more tax revenue through Commercial businesses - figure out where the revenue is going to come from before further exploring costly non-tax producing ventures.*
- *I'm in favor of burying all the utility lines in downtown Medfield. Westwood did so, and it really improves the downtown experience*

## Townwide Master Plan, Medfield, MA

- *As an architect who makes his living building, I find it ironic that I encourage the Town to resist the urge to “build” its way into the future. Open space assets make Medfield a pretty special place and once developed, they will never return to “open space”. Preserve what we have, including the MSH. Do not develop that property. Many believe that somehow that will bring in millions of dollars to reduce the tax burden and that simply isn’t the case. We have a unique asset that we fought hard to take control over. Preserve it while we can. Otherwise it’ll become another Pulte Homes soulless housing site (see the East Street development in Walpole). Unlike some of my neighbors, I’m willing to pay the taxes necessary to preserve that property for generations.*
- *AND several comments thanking for the opportunity to respond to the survey, such as: This survey just shows how much our town government works with the residents. I thank you for this survey. I know the input will be invaluable*