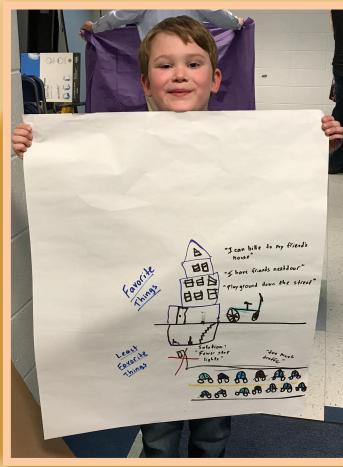




Town of Medfield, Massachusetts  
**Townwide Master Plan**  
**Building Our Future**

**VOLUME III:**  
**SUMMARY OF PUBLIC INPUT**



**Consultant Team:**  
Community Circle  
Martha Lyon Landscape Architecture, LLC  
BETA Group, Inc.  
Barrett Planning Group, LLC  
KLA, Inc.

## ACKNOWLEDGEMENTS

### Master Plan Committee

Jay Duncan, Citizen at Large, Chair  
Teresa James, Planning Board  
Mary McCarthy, Conservation  
Commission  
Tom Erb, Permanent Planning &  
Building  
Roberta Lynch, Council on Aging  
Kevin Ryder, Park & Recreation  
William Harvey, Water & Sewer  
Board  
Michael Pastore, Warrant Committee  
Jerry Potts, Citizen at Large  
Philip Stashenko, Citizen at Large  
Laurel Scotti, Citizen at Large  
Sean Kay, Citizen at Large  
Cynthia Greene, Citizen at Large  
Matt Triest, Citizen at Large  
Osler Peterson, Board of Selectmen  
Sarah Raposa, Town Planner  
Kristine Trierweiler, Town  
Administrator

### Consultant Team

Daphne Politis,  
Community Circle  
Martha Lyon,  
Martha Lyon Landscape Architecture  
LLC  
Judi Barrett,  
Barrett Planning Group LLC  
Jeff Maxtutis & Amy Allen,  
BETA Group, Inc.  
Maggie Peard & Kim Lundgren, KLA,  
Inc.

*Also, thank you to the residents, business owners and Town staff who participate in the Townwide Master Plan process. Your ideas made the Plan more relevant and meaningful.*



# INTRODUCTION

A Master Plan is an opportunity to identify a community's common values, to take stock of existing resources and to articulate a shared desirable future. It is a Roadmap that outlines action steps necessary to achieve the vision of a desired future. It identifies priorities so that resource allocation is aligned with the needs and concerns of Medfield's residents. It also needs to be aligned with a Town's capacity to implement the recommended action steps.

In order for the recommendations of the Master Plan to be meaningful, they must be developed with significant input from residents and town officials. In this way they are more likely to be most relevant and aligned with a Town's specific priorities. A vision and goals are developed based on their input and become the framework around which the Plan is developed. A robust community involvement also ensures that the recommendations are understood and supported when specific action items come before Town Meeting.



## What is a Master Plan?

- A basis for decision-making for future development
- A process leading to a plan of action based on a town's shared values and goals
- A set of priorities for addressing the full range of issues facing a town

## THE PROCESS

The Master Plan process asks a number of questions, including:

- What do we have?
- What do we want?
- What is most important?
- How do we get there?

The Master Planning process and is comprised of the following steps:

- The Consultant Team began its orientation to the Medfield with a **“guided tour” of the Town**, narrated by Town Staff and Committee members.
- An **inventory and assessment of existing conditions** was completed by:
  - Reviewing existing studies conducted over the years that focused on issues relevant to the Plan.
  - Conducting a series of “leadership interviews” with Town Departments to understand their needs, trends and insights regarding future needs.
- **A conversation with the community** was held throughout the process. Input from the stakeholders who participated in the process formed the foundation for the vision and goals as well as provided feedback to the recommendations regarding how to

### **A master plan is a once in a generation opportunity to:**

- Take stock, review objectives, direction and priorities
- Examine resource allocation: existing and optimal
- Be proactive and affect future decision making
- Support eligibility for grant programs and public funds
- Townwide Medfield Master Plan Update last completed plan - 1997

### **Master Plan Topic Areas**

- Population & Housing
- Economic Development
- Historic & Cultural Resources
- Natural Resources, Open Space & Recreation
- Transportation & Circulation
- Public Services, Facilities & Utilities
- Land Use & Zoning

Additionally, the reuse of the Medfield State Hospital is discussed in the Plan.

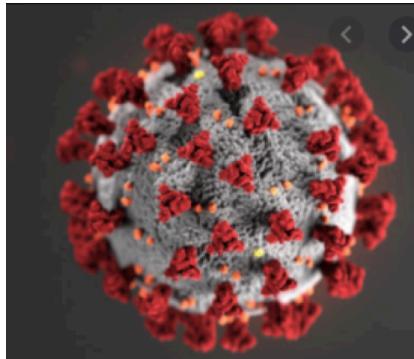
Also addressed throughout:  
Sustainability and Resilience

achieve these. Public forums included townwide public meetings, one-on-one interviews and focus groups with Town staff and an on-line survey sent to all the Town's residents.

- **Opportunities and Challenges** were identified and discussed with the Committee and the public
- **Priorities** were identified based on best practice, Consultant expertise and stakeholder input.

Finally, an **implementation plan** was developed. The recommendations are presented in the form of strategies and actions that will help the Town to achieve the vision and goals.

The **COVID-19 pandemic interrupted all of our lives and disrupted the master plan process**, first by placing a pause on activity and then by causing us to reevaluate. While some of the existing conditions may have changed temporarily, some perhaps even permanently, the goals and objectives remain the same.



## Master Plan Process



## THE PUBLIC PROCESS

A Community Engagement Plan was developed in order to identify stakeholders and the best ways to reach them so that Town Staff and the Townwide Master Plan Committee could encourage and invite participation into the planning process.



**Branding.** The Townwide Master Plan Committee worked on a logo and tagline to brand the Master Plan so as to distinguish it from other planning

processes in Town (namely the Medfield State Hospital Master Plan which was occurring concurrently). All documents and communications were identified with this logo.

Stakeholders were invited to participate in the process. **Outreach** was conducted by distributing flyers, email blasts, social media posts, newspaper and newsletter announcements, among other ways of informing stakeholders of opportunities for their involvement. A Medfield Townwide Master Plan website posted meeting summaries, videos

Forums included the following:

- **Three (3) Public Forums**, two of which were held virtually because of safety concerns due to COVID-19. Virtual participation was received with much enthusiasm on the part of participants who listed many reasons for preferring this mode (including convenience, no need for driving, babysitter, can be late, easier to speak up than in person, etc.). However, while access to computers and computer literacy is not of significant concern in Medfield, it should be recognized that using a virtual platform does exclude those without computer/internet access. It should be noted that both of the virtual meetings were attended by a broader demographic than that of the first, in-person public meeting. The three forums were:
  - 125 participants at Townwide Public Forum (Oct. 20, 2019)
  - 98 participants at Virtual Public Forum on June 7, 2020
  - 45 participants at Virtual Public Forum on November 8, 2020

### Goals of the public process:

- Set up an inclusive and transparent process
- Provide multiple opportunities throughout the process to keep informed and provide input
- Identify critical issues
- Define shared values & goals
- Establish priorities for the future
- Build support for Plan

## Additional opportunities for stakeholders to provide input included:

- 456 respondents to an **online survey**
- Over 30 **Leadership Interviews** with Town staff
- 130 **high school students'** input
- **Man/woman on the street** interviews
- 14 **Master Plan Committee** meetings
- The **Children's Librarian and Teen Librarian** worked with Medfield youth on visioning exercises developed for the purpose of providing youth input into the Master Plan.

### Leadership Interviews with Town Staff:

Moe Goulet, DPW

Bobby Kennedy, Highway Supervisor

David O'Toole, Water/Sewer Supervisor & Deputy Fire Chief

Chief William Carrico, Fire Chief

Carol Meyer, Town Clerk

Chelsea Goldstein-Walsh, Youth & Family Social Worker

Roberta Lynch, CoA Director

Richard DeSorgher, Former Teacher & Selectman

Kevin Ryder, Parks & Recreation Director

Mel Seibold, P&R Commission Chair

Yvonne Remillard, Assessor

Georgia Colivas, Treasurer/Collector

Sarah Raposa, Town Planner

Joy Ricciuto, Town Accountant

Kristine Trierweilier, Town Administrator

Nick Milano, Asstn. Town Administrator

Leslee Willitts, Conservation Agent

Gary Pelletier, Building Commissioner

Pam Gardner, Library Director

Amy Colleran, Facilities

Jeff Marsden, Superintendent

Michael LaFrancesca, Business Manager

Jessica Reilly, School Committee

Michelle Guerrette, Police Chief

Lars Anderson, Deputy Police Chief

Rob Gregg, Vine Lake Preservation Trust

Jean Mineo, Cultural Alliance

David Temple, Historical Commission

Michael Taylor, Historic District

Dick Judge, Kingsbury Grist Mill

Cheryl O'Malley, Dwight Derby House

## MEDFIELD BOARD OF SELECTMEN GOALS

The Medfield Board of Selectmen developed a Townwide set of goals and key focus areas. The Townwide Master Plan incorporated these into the at times broader Goals and Objectives. The focus areas were also referred to and where relevant and within the scope of the Plan, addressed.

### **MANAGE TOWN FINANCES IN A FISCALLY PRUDENT MANNER THAT STRIKES A PROPER BALANCE BETWEEN FUNDING OF IMPORTANT TOWN SERVICES AND AFFORDABILITY FOR TAXPAYERS**

- **GOAL #1:** *Charting a course for the town calls for an unwavering commitment to prudently impose financial burdens on taxpayers, while also ensuring that essential, or, in some cases, highly desired services are provided to the town's residents and businesses. The natural tension between these two imperatives requires that a thoughtful balance between the two be maintained.*
- **GOAL #2:** *Many decisions made by the town carry long-term financial implications that can easily be missed, if they are not consciously taken into account. Hiring decisions; major capital acquisitions; program expansions; and even public or state "seed money" contributions in support of new initiatives can all introduce long-term financial ramifications for the town that should be recognized up front before an initial financial decision is made. Unexpected major capital requirements; significant structural budget deficits; and unfunded long-term financial liabilities should rarely, if ever, arise.*

#### **The Medfield Board of Selectmen Strategic Goals**

The Board of Selectmen developed "a set of strategic town goals intended to provide a foundation to support the development of annual action plans addressing pressing needs of the town.

*The goals are intended to reflect what the Board believes to be the general consensus of the town on the most important priorities that should guide decision-making on important town issues. These goals will undoubtedly be of great value to the Board of Selectmen, but they are not goals that only involve the Selectmen or town staff. ... some of these goals are probably more effectively addressed by individual town departments, public groups, or even individuals. They are intended to be a statement by the town about what is most important to Medfield."*

- ***Draft Strategic Town Goals,***  
***Medfield Board of Selectmen***

**GOAL #3: PURSUE COMMUNITY HOUSING GOALS TO MAINTAIN AN ECONOMICALLY STABLE AND SOCIALLY BALANCED TOWN POPULATION THAT ALLOWS MEDFIELD TO BE A SELF-SUFFICIENT AND ACCESSIBLE COMMUNITY**

- *Medfield does a good job of producing responsible citizens who live with confidence in the safety and support of their community, regardless of economic or social status. Medfield residents can be confident that the town cares about them and will support them where possible. One of the most visible ways for the town to demonstrate its commitment to its residents is to work to address specific housing needs of long-standing town residents and other residents with particular needs that the town is in a position to help address.*

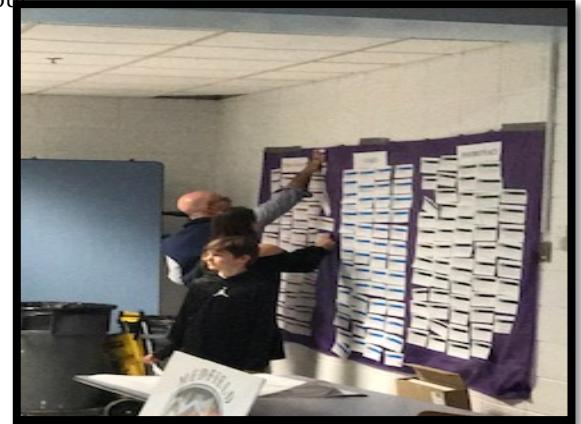
**GOAL #4: PROMOTE THE HEALTHY AND RESPONSIBLE DEVELOPMENT OF MEDFIELD'S YOUTH**

- *Medfield has a long-standing tradition of consciously working to instill in Medfield's youth an appreciation for what it takes to form a vibrant, respectful, and supportive community to provide the best life possible for all who live in it. This appreciation doesn't arise on its own. It is the result of conscious action by teachers, adult leaders, community leaders, neighbors, and youth organizations to introduce the town's youth to town history, principles of democracy in action, public events and activities that encourage reflection and involvement in actions to bring a community together. Town government isn't always the initiator or driver of these activities, but town government should always remain cognizant of them and should work to support these activities where needed and feasible.*

In addition to these Overall Town Goals, the Medfield Board of Selectmen also identified key focus areas. These were also incorporated into the Townwide Master Plan Goals, Objectives and Strategies.

## What makes Medfield UNIQUE?

It is in part the role of a master plan to identify what is unique about a municipality and to then propose ways of protecting, preserving and even enhancing these features. One of the unintended negative consequences of globalization is that places are looking more and more the same. It is important to identify what makes a place special and which features are most appreciated. In Medfield's case in large part these are historic and natural features as well as the small town feeling and close-knit sense of community.



The following are written responses from Medfield residents when asked this question at the first public forum, the only one that was held in person (not virtually).

- Strong sense of community
- Interesting combination of history and modernity
- Suburbia and rural feel
- People are nice and say hello and good morning when passing by
- Ability to let your children walk to town and school without fear
- Town volunteerism
- Many antique houses
- New England history and legacy stories (KP war, artists, colonial history)
- A safe place to raise kids
- Location – 35 minutes to Boston or Providence
- Remaining horse farms
- The open space

## How would you define Medfield's town CHARACTER?

***"People know each other, care about each other and can relate to one another."***

***"A suburban community with rural roots and small town feel offering excellent schools and many fun things to do."***

***"Lovely New England village"***

***"Strong desire to honor history."***

MEDFIELD TOWNWIDE MASTER PLAN:

Volume III: Summary of Public Input

**This document documents and compiles stakeholder input from the various forums held for the purposes of developing the Townwide Master Plan. These are presented in the following order:**

Preliminary Goals and Objectives and Ideas for Strategies (a summary of input from Leadership Interviews and visioning sessions held with the public)

Public Forum #1 (October 20, 2019): Summary of Participant Input

Public Forum #2 (June 7, 2020): Summary of Participant Input

Public Forum #3 (November 8, 2020): Summary of Participant Input

Summary of On-line Survey #1

Summary of On-line Survey #2

Summary of Youth Input (from group discussions, grades 9-11)

Imagine a Future Medfield Display at the Library

Teens participation in Teen Advisory Board meeting at the High School

Children participating in visioning for the Master Plan at the Library

# **Medfield Townwide Master Plan**

## **A Preliminary Vision, Goals and Objectives**

(based on the community conversation as of December 2019)

Building Our Future



**Date:** February 2020

**Prepared by:**

Community Circle with Martha Lyon Landscape Arch., LLC,

Barrett Planning Group LLC, BETA, and KLA

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## **PRELIMINARY VISION, GOALS, OBJECTIVES AND IDEAS FOR STRATEGIES**

### **A vision statement is...**

A vision describes the kind of community participants imagine as a best possible outcome of their collective actions. A vision is a broad-brush image of what a community values and sees as the future. A vision statement should inspire and challenge a community's citizenry and leadership to reach toward common aspirations and communicate to newcomers and outsiders the direction in which the community intends to move.

A vision statement also identifies what is unique about a community so that the goals developed to help achieve the vision, seek to protect and enhance these features.

A vision affirms a community's commitment to a set of values to be used as a lens through which to view information and make future decisions. Having a vision helps to frame subsequent discussions regarding how to achieve a desired future and helps to keep these discussions focused.

**Inputs into the vision and goals.** Stakeholder Input was collected and compiled from:

- 125 participants at a Town-wide public forum held on October 20, 2019
- Over 30 Leadership interviews with Town Department Heads and other relevant staff
- 456 respondents to an on-line survey open from Nov. 11, 2019 to December 20, 2019
- 283 respondents to a survey administered to Medfield's high school students in December of 2019.
- 130 high school students involved in a mini-visioning session on Dec. 13, 2019.

Input from the Teen Advisory Board working with the Teen Librarian as well as a group of 8-10 year olds working with the Library's Children's Librarian on visioning for the Master Plan.

The Board of Selectmen Town Goals were also used to inform the development of the vision and goals.

## Community Priorities: What were the key underlying themes?

The following represent the main themes that emerged in conversations with Medfield's stakeholders:

Preserving the **sense of small town community** was the number one feature of Medfield that stakeholders identified as favorite and wish to preserve in the future (number one in the town-wide visioning session and in both surveys, adults and high school students. Residents enjoy the sense that they know their fellow townspeople and the feelings of belonging and safety that this provides.

### Opportunities for community gathering.

Stakeholders would like more opportunities, both formal and informal (including teen hangout, Recreation Center, Community Center, Senior Center, multi-generational interaction, and in general more "third places" to meet and gather (including more restaurants downtown). Both older adults and teens especially need "more things to do."

**Connectivity.** Adults and high school students identified circulation issues as a priority. One of their number one concerns was issues related to traffic safety and congestion. They also expressed a strong desire for improved walking and biking infrastructure (e.g. sidewalks, crosswalks, trails, bike lanes, etc.) as well as options for public transportation, especially within the Town.

The **schools** are key to the tight-knit community. The Town has an unusual grade configuration: each school accommodates a number of grades for the entire Town. When surveyed, parents by a large majority (86%) responded that they wanted to keep it this way (district-wide (not neighborhood-based) grade configuration). A unique tradition that illustrates how this way of organizing the schools supports the sense of community is the Senior Walk. Immediately following graduation, seniors form the high school walk through all of the Town's schools greeting the younger students who are there to welcome and congratulate them. Apparently there are neighborhoods in Brooklyn and Los Angeles where young people who graduated from Medfield live near one another, sometimes sharing an apartment, because they have grown so close.

See here for a video of the Senior Walk 2017:

[https://www.youtube.com/watch?v=2ZXC8\\_Hn0dU&feature=youtu.be](https://www.youtube.com/watch?v=2ZXC8_Hn0dU&feature=youtu.be)

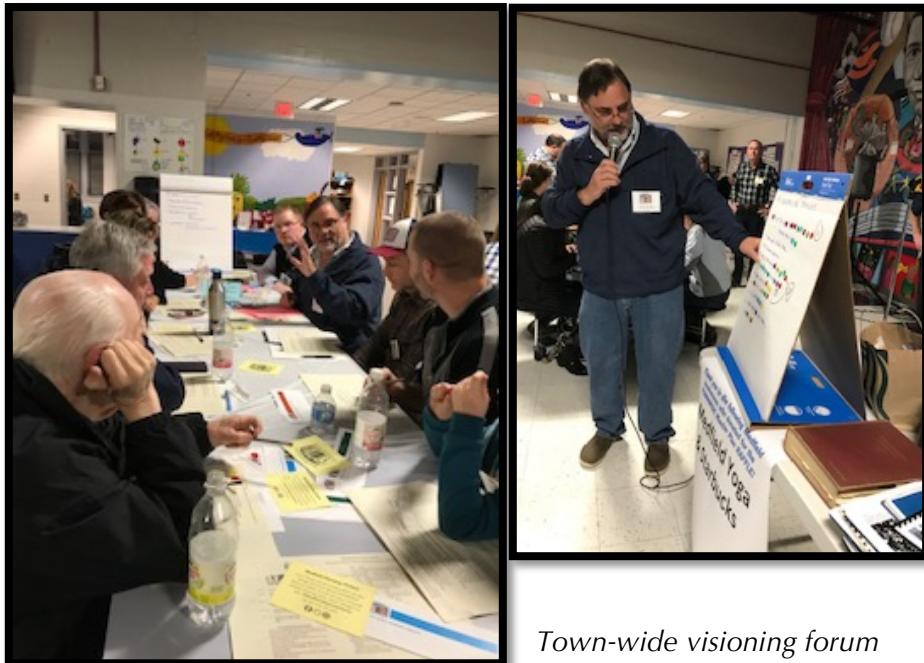
In community building the **third place** is the social surroundings separate from the usual two social environments of home ("first place") and work ("second place"). Examples of third places include cafes, clubs, churches, public libraries and parks.

**Identity.** Stakeholders talk about how the identity of Medfield is comprised of its historic and natural features, but also of the stories that make up the Town's history and its art and cultural community. The schools are seen as the epicenter of the Town, to the degree that older adults report feeling on the periphery of the Town's focus. There has been a shift in the socio-economic make up of the Town shifting from primarily a working class town to one of more affluent residents. There continue to be primarily white people living in Medfield and many, including both adults and teens, expressed a desire for more socio-economic, ethnic and racial diversity.



**Downtown improvements and State Hospital Reuse.** Most participants reported both appreciating the downtown and hoping that it can be provide more vitality to the Town. Many have high hopes for ways in which the reuse of Medfield State

Hospital can fulfill a variety of Town needs.



*Town-wide visioning forum*

## A VISION FOR MEDFIELD'S FUTURE

### Imagine a Medfield that...

...retains its **small-town feeling**, even enhances the community's feeling of being close knit, by welcoming newcomers and increasing communication between the Town and its residents, holding

more festivals and events and using social media to communicate and stay connected.

... **has** created a range of formal opportunities for people to meet, to involve themselves in athletic and non-sports activities in a new and expanded **Recreation Center/ Community Center**, which provides family activities, and programs and other opportunities to for the community to gather. Intergenerational interaction is encouraged. Additional programs geared at older adults and teens support their specific needs for socializing and recreating.

... **has** continued to improve its **downtown** so that it is a vibrant living room for the Town's residents to dine, shop and run into each other. The center has become more pleasing aesthetically and presents an improved pedestrian experience.

... **reuses** its vacated **State Hospital** and it is now a vibrant and vital part of the Town. The chapel has been converted to a cultural and arts center, the historic buildings have been renovated for a variety of uses, and the historic landscape provides opportunities for recreation including hiking, kayaking on the Charles River and enjoyment of the beautiful views.

... **preserves** and promotes its **historic features** by protecting historic structures and telling and promoting Medfield's unique stories in a number of ways.

... **connects** and acquires additional **open space** and it is made available to residents for passive and active recreation. **Natural features** such as woods and lakes are protected for residents to enjoy.

### KEY ELEMENTS FOR A VISION FOR MEDFIELD'S FUTURE (stakeholder responses)

#### Top Favorite Features

Sense of community  
Open space and natural resources  
Town center  
Schools  
Historic character

#### Top Least Favorite Features

Traffic and road safety issues  
Taxes  
Lack of pedestrian and bicycle infrastructure  
Lack of public transportation

#### Missing

Pedestrian/bike infrastructure  
Recreation opportunities  
Public transportation  
Downtown improvements  
Diversity of tax base

#### Issues for the future

State Hospital Reuse  
Expand the tax base  
More renewable energy sources  
Historic preservation  
Downtown improvements  
Traffic control  
Provision of services and utilities  
Population growth impacts

#### If I could do one thing to improve Medfield...

Reuse State Hospital  
Increase commercial tax base  
Provide public transportation options  
Improve the downtown  
Improve pedestrian experience  
Community/Recreation Center  
More opportunities to socialize  
Hangout place for teens

...**addresses traffic safety and congestion issues** by providing alternatives to travel by automobile including safe and pleasant **pedestrian and bicycle** infrastructure as well as **public transportation** options.

... **continues** to support excellence in **education** by maintaining state-of-the-art **schools** and supporting the **library** in its efforts to provide life long learning and programing for all ages.

... **attracts** residents from diverse socio-economic, ethnic and racial backgrounds, celebrates this **diversity**, enriching the lives of all its residents.

... **supports older adults** who wish to **age in place** by expanding programming that provide opportunities for socializing, health and wellness, and transportation. Also provides appropriately designed and located, smaller and moderately priced housing units in which to downsize.

... **provides** a variety of **housing** types that are attractive to young adults, those who live with a disability, seniors, and others wishing to live independently or common quarters.

... **diversifies** its **tax base** so that more funding is available to pay for updating and expanding facilities and services, local jobs are created and more establishments locate in Town to expand the available goods and services and "things to do."

...**supports** the expansion of its **cultural and arts community**, making it more accessible to all and integrating it into the Town's creative economy.

...**provides** wholesome activities for **teens**, including places for them to "hang out," activities and programs that help them reduce stress and prevent substance abuse and other unhealthy behaviors.

... **attains sustainability and future resiliency** goals including becoming carbon zero, increases its use of renewable energy sources, continues to recycle, is mindful of water usage, and implements other measures to protect the environment and mitigate for negative impacts of climate change.

...**improves** transparency and communication in **town government** and continues to engage citizens in decision-making and recruits a broader cross-section of volunteers.

**Public facilities** are well-maintained, a deferred maintenance plan is systematically implemented, and state-of-the-art **services** are provided to all residents.

## **LIST OF GOALS AND OBJECTIVES**

Order does not in any way imply or indicate priority

### **GOAL 1.0 Honor Medfield's TOWN CHARACTER AND IDENTITY**

- Objective 1.1. Celebrate the DOWNTOWN and work to increase its vitality.
- Objective 1.2. Preserve and enhance Medfield's HISTORIC RESOURCES
- Objective 1.3. Nurture the Town's ARTS COMMUNITY
- Objective 1.3. Protect, enhance, and connecting existing NATURAL FEATURES and acquire additional OPEN SPACE
- Objective 1.4. Guide DEVELOPMENT and REDEVELOPMENT so that is in keeping with the Town's character.

### **GOAL 2.0 Make GETTING AROUND TOWN safe and pleasant**

- Objective 2.1. Improve traffic congestion and make traveling by AUTOMOBILE safer.
- Objective 2.2. Improve existing infrastructure and extend PEDESTRIAN and BICYCLE networks
- Objective 2.3. Explore the possibilities for providing PUBLIC TRANSPORTATION

### **GOAL 3.0. Encourage ECONOMIC ACTIVITY**

- Objective 3.1. Diversify the TAX BASE
- Objective 3.2. Integrate the CREATIVE ECONOMY
- Objective 3.2. Become more BUSINESS-FRIENDLY

### **GOAL 4.0 Provide a range of HOUSING options**

- Objective 4.1. Provide smaller units for older adults, younger adults and others looking for more MODERATELY PRICED housing
- Objective 4.2. Encourage the development of alternative housing types

### **GOAL 5.0 Provide PUBLIC FACILITIES and SERVICES that meet the needs of all residents.**

- Objective 5.1. Support excellence in EDUCATION
- Objective 5.2. Continue to plan, manage and maintain municipal FACILITIES
- Objective 5.4. Improve municipal UTILITIES

### **GOAL 6.0 Support the reuse of the STATE HOSPITAL**

- Objective 6.1. Implement the Medfield State Hospital Master Plan
- Objective 6.2. Reuse the buildings and campus to meet TOWN NEEDS

### **GOAL 7.0 Support HEALTH AND WELLNESS of residents**

- Objective 7.1. Maintain existing and provide additional opportunities for RECREATION
- Objective 7.2. Expand opportunities for COMMUNITY GATHERING
- Objective 7.3. Promote HEALTHY LIFESTYLE choices, especially for YOUTH
- Objective 7.4. Support older adults to AGE IN PLACE
- Objective 7.5. Attract a more DIVERSE POPULATION to live in Town.

### **GOAL 8.0 Improve GOVERNANCE and plan for FUTURE RESILIENCE**

- Objective 8.1. Improve TOWN GOVERNANCE
- Objective 8.2. Promote measures that respect and protect the ENVIRONMENT

## GUIDING PRINCIPLE

The main underlying theme of the Community Conversation (and therefore, the guiding principle for the development of the master plan) was the desire to balance the much appreciated sense of being a small town with the increasing needs resulting from recent and anticipated future growth (a need for more housing types, additional services for older adults, and additional opportunities for community gathering (in both public and private places and indoor and outdoor spaces). This includes a desire to protect the historic and natural features seen as contributing to the town's character and ensuring that additional development be in keeping with this character. Also, that the impacts of future growth be mitigated (e.g. traffic, schools, water, etc.) again in an attempt to protect the sense of the town. Commercial development is desired primarily in order to expand the tax base.

## GOALS, OBJECTIVES AND IDEAS FOR STRATEGIES

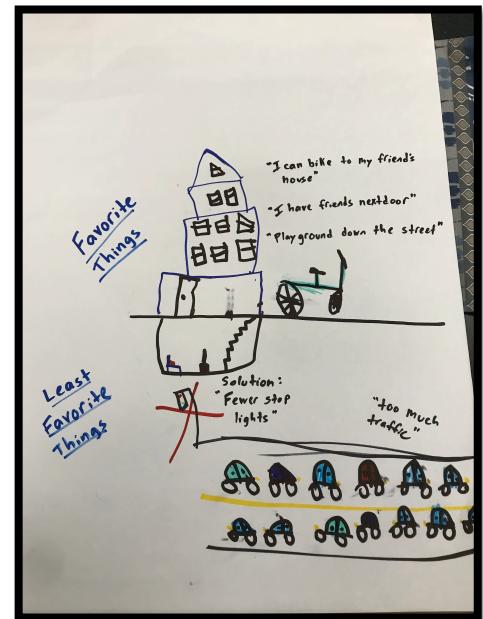
The following have been developed based on the public input gathered for the purpose of developing a vision and goals for the Master Plan. As previously mentioned input was solicited at a town-wide visioning session held in October of 2019.

Thirty leadership interviews were held with Town staff and an on-line survey collected yet more input during the months of November and December of 2019. High school students were invited to a visioning session at the school and given the opportunity to respond to an on-line survey. The Teen Advisory Board at the Library offered their thoughts regarding ways of improving the Town, as did a group of 8-10 year olds working with the Children's Librarian at the library.

Participants sometimes offered specific suggestions regarding the ways to accomplish the goals and objectives. These are labeled "Ideas for Strategies" and will be revisited when developing the Implementation Plan.

The Board of Selectmen developed a set of goals in the form of "Focus Areas." These are noted in the appropriate context (referred to as: "BoS Focus Area").

**Order does not in any way imply or indicate priority**



*Young participant's vision of the future, public forum, October 20, 2019*

## GOAL 1.0 HONOR MEDFIELD'S TOWN CHARACTER AND IDENTITY

**To honor and enhance Medfield's small town feeling, town character and identity.**

“**Sense of small town community**” was cited by almost three-quarters (72%) of those responding to the **SURVEY** as being among their FAVORITE features of Medfield.

**YOUTH VOICE:** At the high school mini-visioning, every group agreed that one of the things they like best about Medfield is the “**feeling of a small community where everybody knows each other.**”

Almost three-quarters (69%) of those responding to a **YOUTH SURVEY** said that among their FAVORITE features of Medfield is the “**sense of small town community.**”

### OBJECTIVE 1.1. CELEBRATE THE DOWNTOWN AND WORK TO INCREASE ITS VITALITY.

#### IDEAS FOR STRATEGIES

- *Develop a vision, unifying theme for the downtown and express it with consistent paving, street furniture, etc.*
- *Attract more and more diverse restaurants and retail*
- *Address real and perceived parking shortage*
- *Improve street lighting*
- *Reduce the carbon footprint of the downtown by replacing historically insignificant buildings with 3 stories of sensitively designed buildings with retail on the ground floor, offices on the second and apartments on the top floor.*
- *Identify historic buildings to create the foundation and act as the springboard for increasing vitality downtown*

#### EXISTING ASSETS:

- Downtown restaurants and retail establishments
- Library
- Zullo Gallery
- Town Hall
- Straw Hat Park
- Gazebo Park
- Historical Society building
- Baxter Park
- Historic buildings

- *Reduce through traffic in Downtown (including Tresca trucks)*
- *Better maintain municipal facilities in the downtown including landscaping around Library*
- *Improve aesthetics of some buildings (e.g. Larkin strip)*
- *Designate a “no car” pedestrians only space*
- *Use cohesive seasonal décor in the downtown*
- *Encourage more late night eateries*
- *Encourage more attractive storefronts*
- *Add more landscaping to parking areas*
- *Encourage more restaurants other than pizza*
- *Better regulate signs*
- *Encourage mixed use and increase height restrictions*
- *Place utility wires underground on Main Street*
- *Add hanging flower pots along Main Street from Brothers to the railroad tracks*

Almost half (46%) of those responding to the **SURVEY** said that **downtown improvements** were needed (including more parking, more restaurants, etc.). Also, “**downtown vibrancy**” was listed as being among the “most important issues to consider when planning for the Town’s future by just over one-quarter (27%) of those responding to the survey.

Almost one-quarter (23%) said that if they could “do one thing to improve Medfield” they would choose to “**improve the downtown.**”

**YOUTH SURVEY:** Over half (56%) of teens responding to the survey said that the Town Center was among their **FAVORITE** things in Medfield. Also over one-third (40%) said that **downtown vibrancy** is among the “most important issues to consider when planning for the Town’s future.” Exactly one-half (50%) said that if they could do “one thing to improve Medfield,” it would be to “improve the downtown.”

**“The downtown area is key to Medfield’s character. We must be mindful of keeping the downtown alive...”** (visioning participant)

**What would you do to make Medfield a better place? “More stores and restaurants... and a ice cream store!”** Youth Voice, visioning participant

## OBJECTIVE 1.2. PRESERVE AND ENHANCE MEDFIELD'S HISTORIC RESOURCES

## IDEAS FOR STRATEGIES

- *Preserve the historic buildings at the MSH*
- *Preserve older municipal buildings*
- *Support the reuse of the Clark Tavern.*
- *Raise awareness regarding the connection to different eras of U.S. history*
- *Designate more historic districts and support the establishment of the East Main Street District*
- *Create a “Medfield Story” to promote the preservation of historic features and encourage thought about which features should be preserved*
- *Expand potential sources of funding for historic preservation by proposing to pass the Community Preservation Act*
- *Pursue designation as a Certified Local Government by Mass. Historical Commission*

## EXISTING ASSETS:

- Historic houses
- Clark Tavern
- Dwight Derby House
- Unitarian Church
- 4 local historic districts
- Peak House
- Vine Lake Cemetery
- Meetinghouse Pond

Approximately one-quarter (24%) of those responding to the **SURVEY** cited the Town's **“historic character”** as being amongst their FAVORITE features of Medfield.

One-quarter of those responding to a **YOUTH SURVEY** said that the **“historic character of the Town”** was among their FAVORITE features of the Town.

**“The history of Medfield makes the Town unique.”**  
(visioning participant)

**BoS KEY FOCUS AREA(S):** “Preserve/protect the Town’s character, understanding of its history, and its historic and cultural resources.”

## OBJECTIVE 1.3. NURTURE THE TOWN'S ARTS COMMUNITY

## IDEAS FOR STRATEGIES

- *Support Zullo's plans for expansion*
- *Support efforts to reuse the chapel at the State Hospital and convert to art, art/work and cultural space*
- *Continue to support and expand arts and music programs in Medfield schools*
- *Support development and public access to George Innes Studio and Lowell Mason House*
- *Attract a small independent movie theater*

**It would be nice to have more cultural activities in Medfield as we are not close enough to Boston to take advantage of offerings there."** (visioning participant)

## EXISTING ASSETS:

- Zullo Gallery Center for the Arts
- Gazebo Players
- Medfield Foundation
- Cultural Alliance of Medfield
- Medfield Music Association
- Medfield Cultural Council
- Medfield Cultural Alliance
- George Inness Studio
- Lowell Mason House

## OBJECTIVE 1.4. PROTECT, ENHANCE AND CONNECT EXISTING NATURAL FEATURES AND ACQUIRE ADDITIONAL OPEN SPACE.

## IDEAS FOR STRATEGIES

- *Protect existing open space*
  - *Better maintain existing spaces*
  - *Provide information regarding existing spaces and how to access them*
  - *Enforce rules regarding cleaning up after dogs*
  - *Assign dogs and dog-free areas*
- *Acquire additional open space*
  - *Develop a list of priority parcels to proactively purchase when opportunity arises*
  - *The Town Tree Warden should plant more trees*
- *Connect existing open spaces*
- *More lighting is needed in some areas*

## EXISTING ASSETS:

- Parks and playgrounds
- Rocky Woods
- Hinkley Pond & Park
- Medfield Town Forest
- Noon Hill
- Rhododendron Reservation
- Off-leash dog walking
- Medfield State Hospital campus
- Charles and Stop River
- Existing trails

- *Explore additional funding sources including passing the Community Preservation Act for the protection and acquisition of open space*

**“We should replace every tree that gets cut down and expand planting efforts.”**

(visioning participant)

Over half (61%) of those responding to the **SURVEY** listed **“open space and natural features”** among their FAVORITE things in Medfield. It also came in second among FAVORITE features in the **VISIONING SESSION**.

**What makes Medfield unique is its commitment to open space.”**

(visioning participant)

**“The Charles River is my favorite place in Medfield. It is so beautiful, serene, you feel you are far away from the hustle and bustle of suburbia.”** (visioning participant)

**BoS KEY FOCUS AREA(S):** “Support and protect and maintain attractive open space acquisitions to enhance recreational opportunities and to main the open space character of the Town.”

**OBJECTIVE 1.5. GUIDE DEVELOPMENT AND REDEVELOPMENT SO THAT IT IS IN KEEPING WITH THE TOWN’S CHARACTER.**

**IDEAS FOR STRATEGIES**

- *Guide additional development and ensure that it is balanced with thought given to impact on town facilities and services (e.g. traffic, schools, water, sewage, etc.)*
- *Guide additional development to already developed areas and preserve the open space*
- *Ensure that development is in keeping with the scale and other features that define the character of a specific neighborhood*
- *Limit the building of apartments in forested areas*
- *Curtail all large-scale development until the town can figure out the tangible and intangible cost of that development*
- *Consider Design Review for large commercial and multi-family developments*
- *Improve zoning to reflect desired development*

**EXISTING ASSETS:**

- Demolition Delay Bylaw
- Local historic districts
- Guidelines for changes in the historic district
- Zoning Bylaw

**"Increasing development"** was cited as among the LEAST favorite features of Medfield by almost half (45%) of **SURVEY** respondents.

**"I don't want more giant buildings towering over the suburban homes."**

Mason, Age 10 (Children's visioning for the Master Plan, Medfield Library)

**"The Town is starting to change dramatically...current interests are more in line with more urban areas."** (visioning participant)

## GOAL 2.0 MAKE GETTING AROUND TOWN SAFE AND PLEASANT

**To provide safe and pleasant ways of getting around Town including reducing traffic congestion, supporting walking and biking and providing a public transportation option.**

OBJECTIVE 2.1. IMPROVE TRAFFIC CONGESTION AND MAKE TRAVELING BY AUTOMOBILE SAFER.

### IDEAS FOR STRATEGIES

- *Address traffic congestion and road safety*
- *Perform Road Safety Audits for high crash locations*
- *Medfield needs to work with Westwood on a traffic plan. Specifically, along Route 109*
- *Improve snow removal on streets*
- *Better coordination of signalized intersections*
- *Make sidewalks of consistent materials*
- *Implement traffic calming devices on local streets as needed*

#### EXISTING ASSETS:

- Safety Committee
- Pavement Management Program

## Townwide Master Plan, Medfield, MA

- *Provide adequate funding to maintain roads and sidewalks*
- *Conduct a Traffic and Circulation Study*

### OBJECTIVE 2.2. IMPROVE EXISTING INFRASTRUCTURE AND EXTEND PEDESTRIAN AND BICYCLE NETWORKS.

**Traffic and road safety issues** were among the LEAST favorite features of Medfield for more than half (58%) of those responding to the **SURVEY**. Also, over a quarter (38%) said that “traffic control” was among the “most important issues to consider when planning for the Town’s future.”

Almost one-third (30%) said that “**improve traffic**” was what they would do if they could do “one thing to improve Medfield.”

Almost half (45%) of teens responding to a **YOUTH SURVEY** said that “**traffic and road safety**” are among their LEAST FAVORITE features of Medfield. Almost half (41%) also said that “traffic control” was among the “most important issues to consider when planning for the Town’s future.”

### IDEAS FOR STRATEGIES

- *Prioritize routes to school, recreational and other public facilities as well as the downtown*
- *Develop and connect pedestrian and bikeways to create a network of safe and pleasant sidewalks, crosswalks, Rail Trail, bike lanes, etc.*
- *Repair existing sidewalks and extend them in desirable highly frequented locations for all ages and abilities*
- *Install bike facilities where possible*
- *Improve pedestrian crossings on Route 109*
- *Develop pedestrian pocket parks and plant trees in the downtown area*
- *Improve walking and biking facilities around schools and pursue Safe Routes to School infrastructure grants*
- *Improve safety at crosswalks (some need lighting)*
- *Connect the Medfield State Hospital to the downtown*
- *Post bicycle rules on signage throughout Town*
- *Promote walking routes to the*

#### EXISTING ASSETS:

- **Rail Trail**
- **Sidewalks in Town Center**
- **Safe Routes to School**

Over a third (35%) of those responding to the **SURVEY** said that **pedestrian and bike infrastructure** are missing in Medfield.

**YOUTH VOICE:** In the high school mini-visioning session, students said that would like better sidewalks and safe biking spaces to increase their independence. Almost half (40%) of teens responding to a **YOUTH SURVEY** said they would “**improve the pedestrian experience**” if they could do “one thing to improve Medfield.”

**“There is a complete lack of sidewalks in some areas, dangerous crosswalks in others and nighttime pedestrian safety is a concern.”**  
(visioning participant).

*Town Center*

- *Develop walking paths to connect neighborhoods*
- *Implement Complete Streets measures to improve safety and slow traffic*
- *Complete ADA compliance of sidewalks and crosswalks*
- *Offer community service credits to high school students for helping younger students to cross streets in Town Center after the crossing guards are off duty*

**OBJECTIVE 2.3. EXPLORE THE POSSIBILITIES FOR PROVIDING PUBLIC TRANSPORTATION****IDEAS FOR STRATEGIES**

- *Institute a pilot program for a town shuttle to connect various frequently visited locations within Medfield; explore regional transportation options*
- *Provide transit service for those without vehicles or who do not wish to drive, especially for older adults and teens*
- *Consider carpool options to train stations*
- *Work with surrounding towns and the state to achieve public transportation goals*

**EXISTING ASSETS:**

- Safety Committee
- Council on Aging shuttle vans

**YOUTH VOICE:** Teens participating in a visioning session at the high school report wanting more **access to public transportation** within Medfield as well as to access other towns.

**“Even though Walpole is close, there is no train station or other public transportation in Medfield.”** (youth, visioning forum)

**Townwide Master Plan Committee Charter:** Improved Options for Travel Within Town. The Committee shall examine ways to best make major centers of activity in town more accessible to both vehicular and non-vehicular travelers, to include bike access and pedestrian access. Specific points to consider should include, but not necessarily be limited to, plans for sidewalk construction, crosswalks, bike lanes, and pedestrian pathways.

## GOAL 3.0 ENCOURAGE ECONOMIC ACTIVITY

**To encourage economic activity in order to increase the tax base as well as provide employment opportunities close to home.**

### OBJECTIVE 3.1. DIVERSIFY THE TAX BASE

#### IDEAS FOR STRATEGIES

- *Develop an Economic Development Plan*
- *Attract clean industries*
- *Recruit businesses with regional appeal (childcare, eldercare, etc.)*
- *Encourage the development of co-op work space, spaces for home-based businesses to share resources, etc.*

#### EXISTING ASSETS:

- *Downtown businesses*
- *Economic Development Committee*

### OBJECTIVE 3.2. INTEGRATE THE CREATIVE ECONOMY

#### IDEAS FOR STRATEGIES

- *Support Zullo's plan for expansion*
- *Continue to celebrate historical figures and the music and art world*
- *Support the Medfield Foundation's efforts to bring art to the public sphere*
- *Market Medfield as a destination*

**Increase commercial development in order to increase the tax base and pay for some of the Town's needs.** (visioning participant)

### OBJECTIVE 3.2. BECOME MORE BUSINESS FRIENDLY

#### IDEAS FOR STRATEGIES

- *Make a concerted effort to retain existing and recruit new desired establishments*
- *Review regulations and procedures and streamline if relevant*

**BoS KEY FOCUS AREA(S):** “Reduce reliance on the residential tax base for revenues by either diversifying the tax base and/or building revenue positive housing.”

**Townwide Master Plan Committee Charter:** “Commercial development and zoning: an important town goal as identified by the Board of Selectmen is responsibly increasing our commercial development to relieve the tax burden borne now by residential taxpayers. As part of the Townwide Master Plan, the committee should look to enhance our ability to attract commercial development that is consistent with the town’s character. The committee should review whether our current zoning plan fits with the current and projected demands of the marketplace and recommend any zoning changes that would make Medfield more attractive to commercial development, along with any improvements to current commercially zoned town-owned property that could increase the attractiveness of that property to developers ”

### OBJECTIVE 3.3. MARKET MEDFIELD

#### IDEAS FOR STRATEGIES

- Market Medfield
  - As a place to live
  - As a place to open a business
  - As a destination, place to visit



*Visioning session*

## GOAL 4.0 PROVIDE A RANGE OF HOUSING OPTIONS

**To provide a range of housing choices to support the needs of people in different stages of the cycle of life and with a range of socio-economic backgrounds.**

OBJECTIVE 4.1. PROVIDE SMALLER UNITS FOR SENIORS WANTING TO DOWNSIZE, YOUNG PEOPLE LOOKING FOR STARTER HOMES, AND OTHERS SUCH AS TOWN EMPLOYEES WISHING TO FIND MORE MODERATELY-PRICED HOUSING OPTIONS.

### EXISTING ASSETS:

- Recent 40 B units
- Housing Production Plan
- State Hospital Master Plan
- Some senior housing

### IDEAS FOR STRATEGIES

- *Encourage the development of appropriate designed apartments for older adults preferably located in walkable neighborhoods (affordable to low- and middle-income older adults)*
- *Work towards achieving the 10% affordable units goal*

- *Limit knock downs*

#### Townwide Master Plan Committee Charter: Residential

Development: In addition to developing plans to increase Commercial development, the Master Plan should also evaluate strategies to enhance tax-positive residential development. The committee should review whether our current zoning plan fits with the current and projected demands of the marketplace and recommend any zoning changes that would make Medfield more attractive to the types of residential development that would increase the tax base without a corresponding increase in the cost of town services to support the additional development.

Beyond evaluating opportunities for tax-positive residential development, the Master Plan should also address how the town can best accommodate demand for 40B housing, community housing, and non-subsidized senior friendly housing, both with respect to locations, and with respect to design guidelines.

Planning

Almost one-fourth (24%) of those responding to the **SURVEY** reported that the **“lack of diversity of the population”** was among their LEAST favorite features of the Town.

**YOUTH VOICE: “The Town is too homogeneous; I would like to experience more diversity.”** (from visioning session with high school students)

**“There are no affordable smaller units for older adults to downsize in Medfield.”** (visioning participant)

## OBJECTIVE 4.2. ENCOURAGE THE DEVELOPMENT OF ALTERNATIVE HOUSING TYPES

### IDEAS FOR STRATEGIES

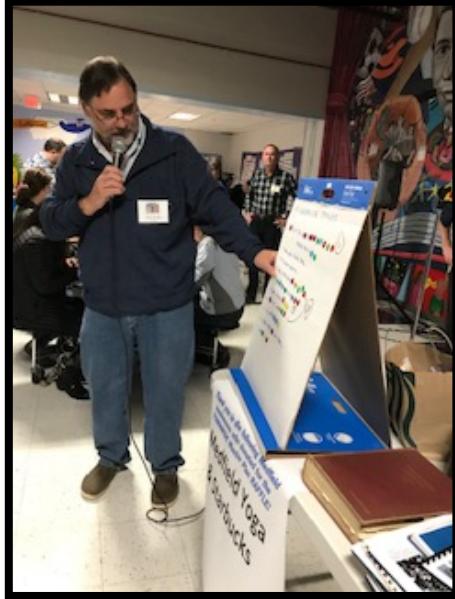
- *Encourage the development of housing for those living with a disability, including group homes*
- *Encourage the development of a senior retirement community and assisted living*
- *Promote the development of net zero housing*

Approximately one-fifth of those responding to the **SURVEY** said that Medfield **needs a broader range of housing types** (for seniors, disabled, millennials, etc.)

**“Provide housing for Medfield’s adults who are capable of living independently with assistance.”** (survey respondent)

**“Increase the availability of senior housing to enable seniors to live in Medfield.”** (survey respondent).

**BoS KEY FOCUS AREA(S):** “Achieve 40B affordable housing goals to enable Medfield to control its development path.”



*Participants at visioning session*

## GOAL 5.0 PROVIDE PUBLIC FACILITIES AND SERVICES THAT MEET THE NEEDS OF ALL RESIDENTS

To ensure that Medfield provides excellent services, state-of-the-art municipal facilities and meets the needs of all residents, balancing resources to reflect this.

### BoS KEY FOCUS AREA(S):

"Proactively plan for the maintenance and upgrade of town buildings"

"Ensure adequate funding for the ongoing maintenance and upkeep of the town's transportation, water, and sewer infrastructure."

"Recognize and plan for the costs associated with expansions of town staff, programs, and services

### EXISTING ASSETS:

- Schools
- Library
- Town Hall
- Senior Center
- Parks and Recreation
- Public Safety Building
- DPW and Transfer Station

## OBJECTIVE 5.1. SUPPORT EXCELLENCE IN EDUCATION

### IDEAS FOR STRATEGIES

- *Support the School District's' facility needs including deferred maintenance and efforts to update the buildings to meet current pedagogical goals and philosophies.*
- *Consider providing free full day Kindergarten*
- *Provide Pre-K and after*

Over half (64%) of those responding to the **SURVEY** said that the "schools" were among their favorite features of Medfield. Also, over half (61%) felt that "**population growth and its impact on the schools**" was among the "most important issue to consider when planning for the Town's future."

Almost half (46%) of teens responding to a **YOUTH SURVEY** said that "**population growth and its impact on the schools**" was among the "most important issues to consider when planning for the Town's future."

***"Invest in the school property infrastructure - it's what brings families to our community"*** (survey respondent)

*school care for this age group*

- *Communicate school budget needs to residents without children in the schools*
- *Build a new elementary school to accommodate the expected increase in enrollments*
- *Preserve the town-wide grade configuration because it adds to community cohesion*
- *Closely monitor student enrollment projections and make accommodate increases; limit the need for modular classrooms*
- *Invest in the schools*

## OBJECTIVE 5.2. CONTINUE TO PLAN, MANAGE, AND MAINTAIN MUNICIPAL FACILITIES

### IDEAS FOR STRATEGIES

- *Commit to a robust capital budget planning process to maintain facilities*
- *Complete a Feasibility Study for a new Recreation facility*
- *Provide more parking and complete deferred maintenance on Library building*
- *Develop a Reuse Plan for Dale Street School*
- *Reconfigure the SWAP area at the Transfer Station to decrease congestion and streamline its operation.*
- *Consider ways of increasing the size of the Senior Center to accommodate increasing senior population*
- *Continue to implement deferred maintenance program to repair and replace aging systems in public buildings*

**Schools** ranked very high among FAVORITE features of the Town in the **VISIONING SESSION**. Over half (64%) of those responding to the **SURVEY** also said that the schools are among their most FAVORITE feature (second only to "sense of small town community."

Over one-tenth (13%) of those responding to the **SURVEY**, listed the **library** among their FAVORITE things about Medfield.

More than half of teens responding to a **YOUTH SURVEY** said the **schools** were among their FAVORITE features of the Town. And more than one-fifth (22%) said that the **library** was among their favorite things about Medfield.

**BoS KEY FOCUS AREA(S):** "Maintain/improve the school system's solid academic performance."

**Townwide Master Plan Committee Charter** “Town Land. The Committee shall evaluate parcels of town-owned land and consider, as part of the Master Plan, any parcels of land that might be sold to further town goals such as increasing commercial development, affordable housing, or senior housing.

The Committee should also take a comprehensive look at open space in town and identify actions that town should take to ensure full, ongoing access to this land, to include the identification of maintenance activities required to maintain the land and ensure its accessibility by people who want to enjoy the open spaces.”

### OBJECTIVE 5.3 IMPROVE MUNICIPAL UTILITIES (WATER AND SEWER AND ELECTRICITY SERVICES)

#### IDEAS FOR STRATEGIES

- *Address the need to conserve water*
- *Increase awareness regarding need to limit irrigation*
- *Consider Water Treatment Plant to increase efficiency and capacity*
- *Increase sewer system capacity by repairing and updating pipes*
- *Consider municipal electrical company*
- *Explore ways of improving cell phone service*
- *Improve internet reliability, provide as a town service*
- *Use proceeds from the State Hospital reuse for town infrastructure*
- *Explore providing services on a regional basis to increase cost efficiencies and sustainability*

**Townwide Master Plan Committee Charter:** Town Infrastructure. The Committee shall assess the compatibility/ consistency between the town’s long-range plans for development and long-range plans for town infrastructure development to ensure that both sets of plans are effectively supportive of the overall direction being taken by the town.

Just over one-quarter (26%) of those responding to the **SURVEY** said that “meeting the needs of an increasing population in terms of **adequate water supply and sewer system capacity**” is among the “most important issues to consider when planning for the Town’s future.”

## GOAL 6.0 SUPPORT REUSE OF THE STATE HOSPITAL

**Reuse the State Hospital buildings and campus in a way that is sensitive to the beauty of the landscape and historic structures and meets the needs of the Town.**

Almost half (49%) of those responding to the **SURVEY** listed the **State Hospital Reuse** as among the “most important issues to consider when planning for the Town’s future.” Just over one-third (32%) said that reuse of the hospital was what they would do if they could “do one thing to improve Medfield.”

Almost half (43%) of teens responding to a **YOUTH SURVEY** also thought that “**reuse of the State Hospital**” was among the “most important issues to consider when planning for the Town’s future.” Also, more than one-third (34%) chose reuse of the State Hospital as a response to the question: “If you could do one thing to improve Medfield.”

### OBJECTIVE 6.1. IMPLEMENT THE MEDFIELD STATE HOSPITAL MASTER PLAN

#### IDEAS FOR STRATEGIES

- *Reuse the Chapel as an Arts and Cultural Center*
- *Make the campus into an amazing town destination*
- *Prevent overdevelopment of MSH*
- *Next steps for the Development Committee include conducting a reality check;*
  - *Vet requests for qualifications from developers*
  - *Draft a request for proposals*
  - *Solicit requests from developers*
- *Relocate “dog park” as many dog-owners currently walk their pets on the campus*

#### EXISTING ASSETS:

- 39 Buildings
- 128 acres
- Medfield State Hospital Master Plan
- Rezoning of the campus to support redevelopment (passed Town Meeting)

**“I love walking my dog around the Medfield State Hospital and going on the trails in the back. I love the old buildings and that no cars pose a threat to the dogs.”** (Visioning participant)

**OBJECTIVE 6.2. REUSE THE BUILDINGS AND CAMPUS TO MEET TOWN NEEDS****IDEAS FOR STRATEGIES**

- *Trade land at the MSH with Montrose School*
- *Construct a Medfield Sports Complex (could be rented out to surrounding towns); include hockey rink, swimming pool, indoor field house, indoor/outdoor track, tennis courts, etc. Could host a variety of future games/tournaments*
- *Encourage clean businesses at MSH (rehab facility or other medical uses)*
- *Create a vibrant art and cultural community at MSH*
- *Create a golf course on the campus*
- *Mixed use development with a community center, not just housing*
- *Outdoor retail and athletics*

**“Reuse of the State Hospital has so much potential. We should make it into a great destination!”** (visioning participant)

**GOAL 7.0 SUPPORT HEALTH AND WELLNESS OF RESIDENTS AND FUTURE RESILIENCE OF THE COMMUNITY AS A WHOLE**

**To support the health and wellness of Medfield residents of all ages and of the community as a whole.**

**OBJECTIVE 7.1. MAINTAIN EXISTING AND PROVIDE ADDITIONAL OPPORTUNITIES FOR RECREATION.****IDEAS FOR STRATEGIES**

- *Update the Parks and Recreation building (renovate, add on, or relocate existing Pfaff facility.*
- *Provide additional facilities, indoor and outdoor as well*

**EXISTING ASSETS:**

- Rail Trail
- Pfaff Parks and Recreation
- Trails
- Charles River Park

*as more and more varied programming*

- *Construct a Town Pool (???)*
- *Construct an indoor Recreation Center*
- *Construct a Sports Complex (ice rink, Olympic size pool, indoor soccer, indoor fields, hockey rink basketball courts, etc.)*
- *Create an indoor facility similar to Forekicks for soccer and lacrosse. Also potentially a hockey rink. Similar to the recently built one in Wellesley.*
- *Partner with a private entity to create a sports complex with indoor turf and basketball space and hockey rink.*
- *Develop a skate park*
- *Reinstitute public ice skating at Rocky Woods*
- *Provide more winter activities*
- *Provide indoor basketball*
- *Increase access to the Charles River*
- *Encourage a private establishment to provide rock climbing*

Almost half (47%) of **SURVEY** respondents felt that what is missing in Medfield is a **Recreation Center** and additional opportunities for recreation.

**Townwide Master Plan Committee Charter:** [Location of Parks & Recreation Building](#): As part of the master plan, the committee should analyze the appropriate location of a new Parks & Recreation building. This is a strategic issue for the town and the Master Plan should evaluate the best location (from a planning standpoint) of that building as part of the municipal facilities master plan.

## OBJECTIVE 7.2. EXPAND OPPORTUNITIES FOR COMMUNITY GATHERING

### IDEAS FOR STRATEGIES

- *Consider constructing a Community Center for all ages*
- *Create outdoor places and events like Medfield Day*
- *Promote the establishment of "Third Places"*
- *Designate areas for dogs and others for no dogs; consider creating a dog park*
- *Organize visioning among cultural organizations so that efforts are coordinated*
- *Support art and cultural organizations to offer more activities (including theater)*

### EXISTING ASSETS:

- Library
- Pfaff Center
- Schools
- The Center
- Gazebo
- Medfield Day
- Medfield State Hospital
- Downtown restaurants
- Zullo Gallery

- *Support the Library in its efforts to increase programming for all ages*
- *Develop a function hall for large events for 100-150 people (especially now that the Legion has closed)*
- *Consider a Performing Arts Center (at the MSH?)*
- *Install benches and other supports for gathering of different sized groups*
- *Ask developers to provide community space*

One-quarter (25%) of those responding to the **SURVEY** cited the “**lack of Community Center**” as being among their LEAST favorite features of Medfield. Additionally, one quarter (26%) of those responding to the SURVEY said that there is a lack of entertainment, art and cultural activities in Medfield.

A majority (62%) of teens responding to a **YOUTH SURVEY** said that the “**lack of middle and high school gathering places**” is among their LEAST favorite features. One-fifth (21%) of teens responding also said that a lack of a Community Center is among their LEAST favorite features.

### OBJECTIVE 7.3. PROMOTE HEALTHY LIFE STYLE CHOICES, ESPECIALLY FOR YOUTH.

#### IDEAS FOR STRATEGIES

- *Support the Youth and Family Social Worker in her efforts to support teens in helping them to cope with stress, reduce substance abuse and promote good mental health and healthy life style options, behaviors and activities*
- *Consider developing a shared Community Center with dedicated space and separately as well as opportunities for inter-generational interaction programming to older adults and to teens*
- *Provide non-sports activities*
- *Increase recreational opportunities*
- *Provide evening activities, e.g. movie night for teens*
- *Address reputation of Medfield being “Deadfield” (with “not enough to do”)*
- *Consider developing an “After School Teen Center”*
- *Support departments to collaborate on events and programming (including the Parks and Recreation, The Center, the library, schools, etc.)*

#### EXISTING ASSETS:

- Parks and Recreation
- Schools
- Outreach at the Center

Almost one-third (27% of **SURVEY** respondents said that **more places for “teens to hang out”** are needed.

**YOUTH VOICE:** At the high school mini-visioning, every group expressed a desire for more **opportunities to socialize** in informal, non-school community space.

**“There’s nothing to do here.”** (Teen Advisory Board, Medfield Library)

- Connect existing groups: Girl Scouts, Boy Scouts, Parks and Recreation, The Center, etc.

Recognize, acknowledge and subsequently work to decrease social and cultural norms around substance abuse.

**“We need an arcade and a waterpark, a bigger toy store and lots of fun stuff for kids. There should also be a science museum...”** Pricilla, Age 8 (Children’s visioning for the Master Plan, Medfield Library)

**“There needs to be attention paid to the cultural of substance abuse prevalent amongst both adults and teens. We need to work towards changing the attitudes and behaviors which currently make it acceptable...”** Master Plan Committee member

#### OBJECTIVE 7.4. SUPPORT OLDER ADULTS TO AGE IN PLACE

##### IDEAS FOR STRATEGIES

- Encourage the development of appropriately designed and located, smaller and moderately priced housing units for older adults to downsize
- Consider improvements to The (CoA) Center
- Increase programming and provide opportunities for socializing, health and wellness
- Increase transportation
- Create opportunities for inter-generational interactions through co-programming with Parks and Recreation, The Center, the Library and the Schools
- Continue to provide opportunities for life long learning
- Expand tax relief program for older adult volunteers
- Reduce the sense of “two towns” (school age community versus older adults who no longer have connections to the schools) and sense of tug of war for resources
- Pair the Senior Center with the Animal Shelter so that seniors are able to visit animals
- Explore possibility of charging older adults lower property taxes (see Sudbury as an example); may require special legislation

**“People come here to educate and then evacuate. It is difficult to stay as an older adult. The Town is geared to families with young children. There is really nowhere to downsize that is affordable.”**

((visioning forum participant))

- Continue to develop and provide programs that prevent Social Isolation among older adults
- "Recognize and remember the contributions that have been made by older adults in making Medfield special
- "Increase awareness of what The Council on Aging provides to older adults in the Medfield community

OBJECTIVE 7.4. ATTRACT PEOPLE FROM MORE DIVERSE SOCIO-ECONOMIC, ETHNIC, AND RACIAL BACKGROUNDS AND OF ALL AGES.

#### IDEAS FOR STRATEGIES

- Create a vibrant art community at MSH
- Increase cultural awareness
- Provide broader range of housing types
- Celebrate existing diversity
- Think about ways of attracting and keeping young adults
- Consider changing the high school athletics team mascot (currently called "The Warriors" with American Indian headdress logo; may be considered to be offensive by some.
- Provide more support to those with financial need



Medfield High School athletics logo

**"Medfield is very white and what diversity there is, is not celebrated."**  
(visioning forum participant)



Teen visioning drawing

**BoS KEY FOCUS AREA(S):** "Support the cultural, physical, emotional, and civic development of our children."

## GOAL 8: IMPROVE GOVERNANCE AND PLAN FOR FUTURE RESILIENCE

### OBJECTIVE 8.1. IMPROVE TOWN GOVERNANCE

#### IDEAS FOR STRATEGIES

- Continue to engage citizens in decision-making
- Recruit additional volunteers that are more diverse in terms of age, background, etc.
- Explore variety of funding options to help pay for new, expanded and well maintained facilities and services
- Increase transparency and good communication regarding potential development(s) and other town-wide issues
- Centralize information and communication
- Broaden vision for the future of the Town (is at times parochial, especially in some committees)
- Develop a long-term plan
- Develop a long term financial plan that can help off-set the continuously increasing taxes
- Establish a town media outlet dedicated to Medfield issues/news, on-line and hard copy
- Send the message that Town cares for all ages equally
- Promote respectful debate among committees, residents, including on social media
- Use technology to connect
- Increase civic involvement
- Explore ways of providing services on a regional basis to increase cost efficiencies, sustainability as well as connections amongst neighboring communities.

**"There is a need to improve communication and increase civic engagement."** (visioning participant)

**"There is a sense of two towns (school age community and longer term older adults who no longer have a connection to the schools). This results in a tug of war for resources."** (visioning participant)

**BoS KEY FOCUS AREA(S):** "Provide opportunities for the Town's young people to observe and participate in town governance."

**OBJECTIVE 8.2. PROMOTE MEASURES THAT RESPECT AND PROTECT THE ENVIRONMENT FOR THE ENJOYMENT OF FUTURE GENERATIONS****IDEAS FOR STRATEGIES**

- *Promote reuse and recycling and increase the Town's rate*
- *Continue to retrofit public facilities with solar and other renewable energy sources*
- *Community Choice Electricity Aggregation, International Dark Sky Association lighting ordinance measures,*
- *Increase awareness regarding negative impacts of lawn chemicals and provide education regarding alternatives*
- *Encourage residents and business owners to use renewable energy sources (including solar) and to be mindful of water usage*
- *Lead by example:*
- *Recycle at all Town buildings*
- *Retrofit all municipal facilities to be green and energy efficient*
- *Provide public recycling receptacles*
- *Provide infrastructure so that walking and biking is safe so as to reduce driving; develop public transportation option*
- *Increase awareness and provide education regarding respecting bikers and promoting carpooling, etc.*
- *Provide recycling receptacles at all municipal meetings*
- *Provide ground source heat pump at the neighborhood district scale to tap into geothermal energy and reduce energy costs to consumers*

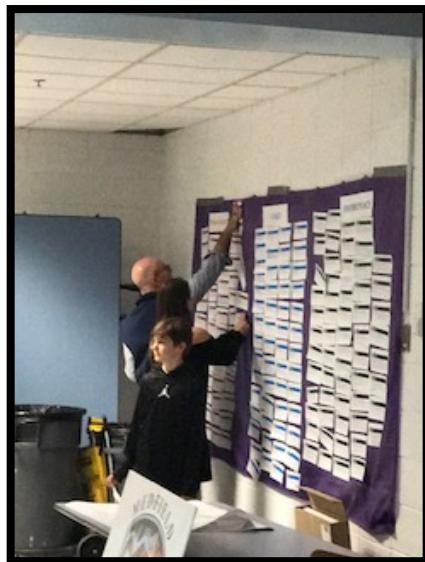
Almost half (46%) of teens responding to a **YOUTH SURVEY** said that “**reducing the Town's carbon footprint**” is among the “most important issues to consider when planning for the Town's future.”

**“Every building in Medfield should be “green” either retrofit for efficiency or built with a green mindset.”** (visioning participant)

**BoS KEY FOCUS AREA(S):** “Support environmental protection efforts and promote the public's responsible use of our natural resources.”

## **APPENDIX:**

### **SUMMARY OF STAKEHOLDER INPUT**



*Written responses to cue card questions at Visioning Session*



*Small group discussion, Visioning Session*

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## Community Conversation:

### What makes Medfield UNIQUE?

As previously mentioned, it is in part the role of a master plan to identify what is unique about a municipality and to then propose ways of protecting, preserving and even enhancing these. The following are responses from Medfield residents when asked this question at a public forum.

Strong sense of community  
Interesting combination of history and modernity  
Suburbia and rural feel  
People are nice and say hello and good morning when passing by  
Ability to let your children walk to town and school without fear  
Town volunteerism  
Many antique houses  
New England history and legacy stories (KP war, artists, colonial history)  
A safe place to raise kids  
Location – 35 minutes to Boston or Providence  
Remaining horse farms  
The open space

### What is your favorite PLACE in Medfield?

Vine Lake Cemetery	King Phillip's Rock
Library	Park and Recreation
Swim pond	Basil's
Noon Hill/Rocky Woods	Barbershop
Charles River	Smoothie juice bar
Downtown	Downtown restaurants
Hospital Hill views	Dwight Derby House
The Griddle	Hinkley Pond
State Hospital	Pfaff Center
Grist Mill	McCarthy Park
Brother's Market	Rhododendron Reservation
Senior Center	Blue Moon Bagels
Zullo Gallery on Thursday nights	Straw Hat Park
The gazebo	Historic Meeting House
Unitarian Church	Park Street Books
Peak Church	Deck at Zullo gallery
SWAP at the Transfer Station	State Hospital main lawn
Shaws	Meetinghouse Pond
Echo Pond at Rocky Woods	Town Center
The Mill	Views of the Charles River
Wheelock Playing Fields and Conservation	Walking trails
Land	Views from the State Hospital
Town Hall building	

## How would you define Medfield's TOWN CHARACTER?

Strong sense of community and commitment to Town  
 Residential focus  
 Friendly and welcoming community;  
 Safe, small town  
 Volunteer driven; community of doers  
 Wholesome and family-oriented  
 Close-knit, grounded in good will  
 Charming; warm; authentic  
 Culturally homogeneous  
 Comfy-cozy feel  
 Suburban and rural charm  
 Strong desire to honor history  
 Lovely New England village  
 Distinct sense of place  
 Retained traditional town center  
 Town Hall, Peak House,  
 Lowell Mason House  
 Medfield State Hospital  
 Quaint  
 Safe  
 Clean  
 Conservative  
 "Not Wellesley-fied"

**"People know each other, care about each other and can relate to one another."**

Natural features  
 Open spaces  
 Respecting nature  
 Lovely trees  
 Expansive views  
 Trails

Great schools, sports and young families  
 A real town center  
 Mix of new and old  
 Community activities  
 Merchant Christmas stroll  
 Medfield Day  
 Music  
 Arts

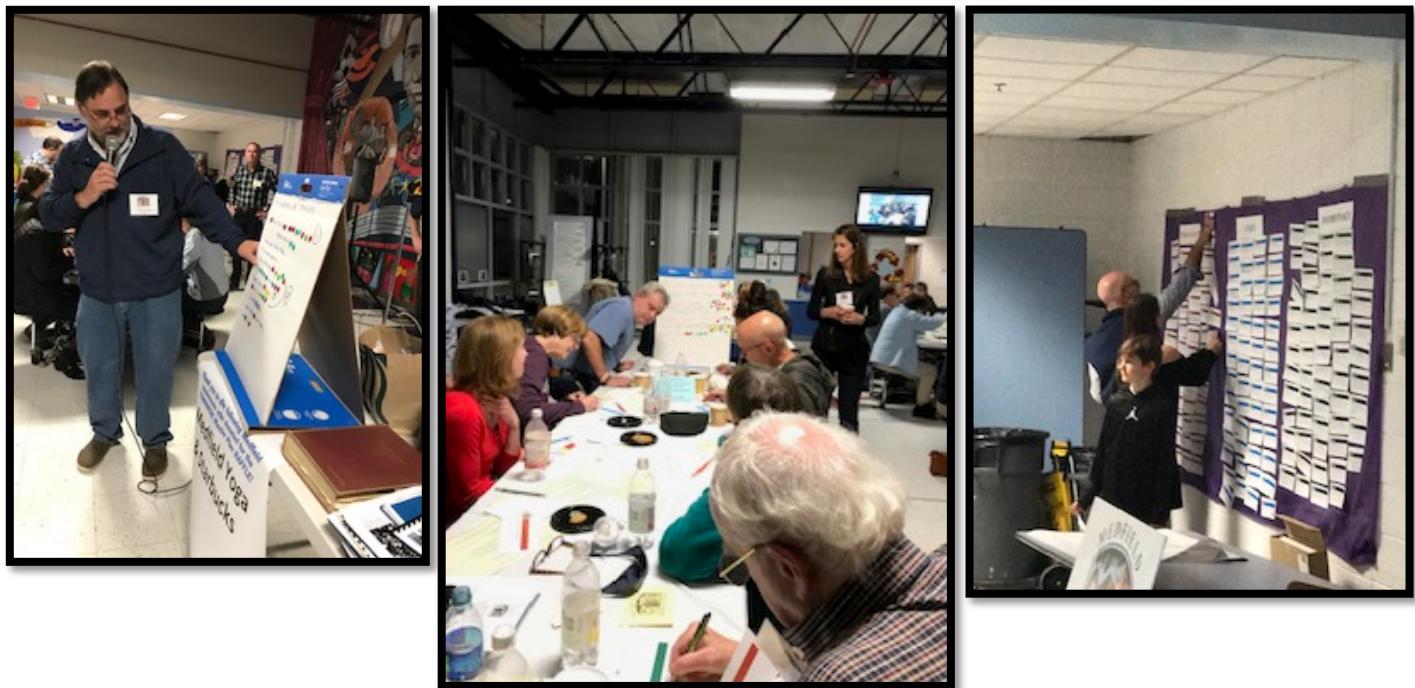
**"A suburban community with rural roots and small town feel offering excellent schools and many fun things to do."**

**"A green (woodsy) community. A green (ecological) community."**

**"Educated town that still recognizes blue collar values."**



## **ELEMENTS OF A VISION FOR MEDFIELD'S FUTURE: SUMMARY OF PUBLIC INPUT FROM PUBLIC FORUM #1 (October 20, 2019)**



### **Meeting Purpose and Process**

**Purpose:** To invite the Medfield community to come together and generate ideas that will create a shared vision for Medfield's future. This in turn will be used as the foundation for an action plan that will outline the steps necessary to attain this vision.

#### **Process:**

The public forum was held on Sunday, October 20 2019 from 4:45 PM – 7:00 PM at the Blake Middle School Cafeteria. Approximately 125 people attended and participated (including 10 Committee members) at the meeting. Four (4) high school students also gave their input. The forum was preceded by a Community Dinner with musical accompaniment provided by the High School Jazz Trio. Placemats provided additional entertainment as they had a "Fun Medfield Facts" crossword puzzle for participants to fill out. The first five to fill

## Townwide Master Plan, Medfield, MA

out the puzzle correctly were given a prize. Transportation was offered to anyone who needed it.

Following a brief presentation participants were divided into ten (10) discussion groups of approximately ten (10) – twelve (12) persons; each group was facilitated by a member of the Master Plan Committee. Participants were engaged and conversations were lively. Afterwards, each group presented their group's priorities. Noteworthy is the fact that there was a significant degree of consensus regarding residents' desires as well as their concerns.

During the small group discussions, participants were asked the following questions:

- 1. *What are your FAVORITE things about Medfield (that you would want to ensure be preserved in the future)?***
- 2. *What are your LEAST favorite things about Medfield (that you feel are important to change in the future)?***
- 3. *What is MISSING from Medfield?***
- 4. *What would you predict to be some important ISSUES to take into account when planning for Medfield's future? (Opportunities and Challenges)***
- 5. *If you could do ONE THING to improve Medfield, what would it be?***

Additionally, participants were asked to respond in writing to the following three questions:

**What is your favorite place in Medfield?**

*Identify those places in Town that define Medfield as a unique and special place. These could include outstanding views or landscapes, sites or buildings of historic value, or essential places in the community's life.*

**What else makes Medfield unique?**

**How would you define Medfield's town character?** Identify some of the features that contribute to it.

Participants were also asked if they have any **ideas regarding how to engage more people in the planning process.**

A summary of the participants' input is provided in the pages that follow.

# KEY ELEMENTS OF A VISION AND GOALS FOR MEDFIELD'S FUTURE

Townwide Master Plan, Medfield, MA

The following are based on the input of the Public Forum's participants. These ideas and values will be integrated into a Vision and Goals that will form the aspirations of the Master Plan.

- Preserve **small town feeling**
- Protect and enhance **open spaces and natural features**
- Celebrate the **Town Center** and work to increase its vitality
- Support the excellence in education at the **schools** and library
- Continue to **engage citizens** in decision-making and recruit **additional volunteers**
- Address **traffic congestion** and road safety
- Connect **pedestrian and bike ways** to create a network of safe and pleasant sidewalks, crosswalks, **Rail Trail**, bike lanes, etc.
- Provide **public transportation** to include a town shuttle to connect various frequently visited locations within Medfield and explore regional transportation options.
- **Guide additional development** and ensure that it is balanced with thought given to its **impact on town facilities and services** (e.g. traffic, schools, water, sewage, etc.)
- Provide a **range of housing types** to meet a variety of needs and ages in the cycle of life.
- Attract residents with **diverse socio-economic, ethnic and racial backgrounds**.
- Explore funding options and **expand the commercial tax base** to help pay for new, expanded and well maintained facilities and services
- Provide opportunities for **community gathering** in a **Community Center** for all, create outdoor gathering places and events, and promote establishing "Third Places."
- Support **cultural and art community** and non-sports activities.
- Support the health and wellness of residents by supporting safe and pleasant walking and biking, creating additional outdoor opportunities for **recreation** as well as an indoor **Recreation Center** for all.
- Provide **wholesome activities for all ages** including additional **programming for older adults** and a **place for teens to "hang out."**
- Ensure that the unique opportunities presented by the **State Hospital campus** is reused in a way that is sensitive to the beauty of the site and buildings and to the potential it offers to meet some of the Town's needs.
- **Reduce the carbon footprint** of Medfield and increase the use of renewable energy sources, be mindful of water usage and continue to recycle and general take measures to continue to protect the environment for future generations.
- **Support seniors who wish to age in place** by providing affordable appropriately designed and located housing, programming that provides opportunities for socializing, health and wellness, transportation and opportunities for multigenerational interactions.

## Highlights of Participant input (Most frequent responses)

### Favorite Things

- Small town/sense of community
- Open space and natural features
- Town Center
- Schools
- Historic character

Also:

- Engaged citizens
- Library
- Cultural opportunities

### Least Favorite Things

- Traffic and road safety issues
- Taxes
- Lack of pedestrian and bicycle infrastructure
- Lack of public transportation

Also:

- Additional development
- Lack of diversity of housing types
- Lack of population diversity
- Lack of funding
- Lack of Community Center

### Missing from Medfield

- Pedestrian /bike infrastructure
- Recreation Center and other opportunities
- Public transportation options
- Downtown improvements
- Diversity of tax base

Also:

- Range of housing types
- Entertainment and art and cultural activities
- Places for teens to hang out
- Opportunities for community gathering

### Future Opportunities for Medfield

- State Hospital Reuse
- Expand the tax base

Also:

- Reduce carbon footprint
- Historic nature of Town
- Downtown vibrancy

### Future Challenges for Medfield

- Traffic control
- Providing services and utilities to increasing population
- Population growth impact on the schools

Also:

- Funding options
- Cost of living
- Aging in place
- State Hospital Reuse

### If you could do one thing to Improve Medfield...

- Reuse of State Hospital
- Increase the commercial tax base
- Public transportation options

Also:

- Improve traffic congestion
- Improve pedestrian experience
- Be sustainable
- Guide development
- Lower taxes
- Increase cultural experiences

## What is your favorite PLACE in Medfield?

Vine Lake Cemetery

Library

Swim pond

Noon Hill/Rocky Woods

Charles River

Downtown

Hospital Hill views

The Griddle

State Hospital

Grist Mill

Brother's Market

Senior Center

Zullo Gallery on Thursday nights

The gazebo

Unitarian Church

Peak Church

SWAP

Shaws

Echo Pond at Rocky Woods

The Mill

Wheelock Playing Fields and Conservation

Land

Town Hall building

King Phillip's Rock

Park and Recreation

Basil's – local boy is owner and fabulous chef

Barber shop

Smoothie juice bar

Downtown restaurants

Dwight Derby House

Hinkley Pond

Pfaff Center

McCarthy Park

Rhododendron Reservation

Blue Moon Bagels

Straw Hat Park

Historic Meeting House

*"The Grist Mill is the nicest view, but as for place, either Rocky Woods or Blue Moon."*

*"Vine Lake Cemetery is so pretty. Peaceful. I feel like I get away from it all when I visit. Like to read or have lunch by the water!"*

*"The overlook at the State Hospital and the bluff on the Medfield side of Rocky Narrows."*

*"The Charles River – so beautiful, serene, feel you are far away from the hustle/bustle of suburbia."*

*"My neighborhood – there is a great sense of community and people look out for each other. "*

*"Downtown is my favorite because there are always people walking or sitting and it feels like a town. Starbucks and Brothers are an excellent addition to help bring people to town."*

*"I love walking my dog around the Medfield State Hospital and going on the trails in the back. I love the old buildings and that no cars pose a threat to the dogs."*

*"Park Street Books has become a gathering spot for young families."*

*"My friends' homes when we discuss books... 27 years- strong book group!"*

## What else makes Medfield UNIQUE?

*Strong sense of community  
Interesting combination of history and modernity  
Suburbia and rural feel  
People are nice and say hello and good morning when passing by  
Ability to let your children walk to town and school without fear  
Town volunteerism  
Many antique houses  
New England history and legacy stories (KP war, artists, colonial history)  
A safe place to raise kids  
Location – 35 minutes to Boston or Providence  
Remaining horse farms  
The open space*

*"We remain a Town that its citizens help decide its future, which is unique."*

*"Hinkley Pond – we used to spend almost every day in the summer there when our children were "residents" on swim teams, got jobs as lifeguards, swim instructors, assistant managers. Awesome memories."*

*"Its stronger than average connection with its history."*

*"State hospital campus potential!"*

*"The people's courage and interest in keeping the bucolic views for the peace of all."*



## How would you define Medfield's TOWN CHARACTER?

*Strong sense of community and commitment to Town*

*Residential focus*

*Friendly and welcoming community;*

*Safe, small town*

*Volunteer driven; community of doers*

*Wholesome and family-oriented*

*Close-knit, grounded in good will*

*Charming; warm; authentic*

*Culturally homogeneous*

*Comfy-cozy feel*

*Suburban and rural charm*

*Strong desire to honor history*

*Lovely New England village*

*distinct sense of place*

*retained traditional town center*

*Town Hall, Peak House,*

*Lowell Mason House*

*Medfield State Hospital*

*Quaint*

*Safe*

*Clean*

*Conservative*

*"Not Wellesley-fied"*

*Natural features*

*Open spaces*

*respecting nature*

*lovely trees*

*expansive views*

*trails*

*Great schools, sports and young families*

*A real town center*

*Mix of new and old*

*Community activities*

*Merchant Christmas stroll*

*Medfield Day*

*Music*

*Arts*

*"A suburban community with rural roots and small town feel offering excellent schools and many fun things to do."*

*"Starting to change dramatically. I don't think people new to town are getting a taste of community – working parents? Social media? Not attending Town Meeting."*

*"People know each other, care about each other and can relate to one another."*

*"The downtown area is key to Medfield's character. We must be mindful of keeping the downtown alive..."*

*"Elegance and unfortunately large amount of millionaire homes (we need apartments, not luxury apartments.)"*

*"A green (woodsy) community. A green (ecological) community."*

*"Small, somewhat sleep town in which houses are spread out so that many are not in dense neighborhoods. Many places lack sidewalks... Not diverse enough."*

*"Hesitating to move into the future."*

*"Educated town that still recognizes blue collar values."*

## Detailed Notes from the Small Group Discussions

Unless otherwise noted, ten groups prioritized their input. One of the groups inadvertently forgot to prioritize the second question, therefore, the number of dots unfortunately does not include their input.

### 1. What are your FAVORITE things about Medfield?

Favorite feature	Comments	# of groups	# of dots
Sense of community	<ul style="list-style-type: none"> <li>• <i>High level of volunteerism</i></li> <li>• <i>Knowing your neighbors helps to maintain a sense of shared responsibility</i></li> <li>• <i>Community-oriented</i></li> <li>• <i>Old fashioned town feeling</i></li> <li>• <i>Medfield Day</i></li> <li>• <i>Knowing so many people, respect for one another</i></li> <li>• <i>Small town feeling; strong sense of place</i></li> <li>• <i>Family-oriented</i></li> <li>• <i>Safe community -you can feel comfortable that other families have “eyes on the street” looking out for others</i></li> <li>• <i>residents are friendly and lots of opportunities to socialize</i></li> <li>• <i>Town pride</i></li> <li>• <i>Engaged citizens</i></li> </ul>	10	142
Open space and natural resources	<ul style="list-style-type: none"> <li>• <i>Rocky Woods/Trustees Land</i></li> <li>• <i>Proactive purchase of conservation land</i></li> <li>• <i>Parks,; Hinkley Park Playground</i></li> <li>• <i>Norfolk Hunt Club</i></li> <li>• <i>Woods, wildlife</i></li> <li>• <i>Off-leash dog walking (2)</i></li> <li>• <i>Flowers by Medfield Garden Club</i></li> <li>• <i>Rural feel</i></li> <li>• <i>Love the green spaces that we have</i></li> <li>• <i>Charles River</i></li> </ul>	10	138

Favorite feature	Comments	# of groups	# of dots
Town Center	<ul style="list-style-type: none"> <li><i>Appearance</i></li> <li><i>On-street parking</i></li> <li><i>Vibrant, walkable,</i></li> <li><i>Variety (Library, Zullo, Brothers, Dunkin Donuts, Starbucks, Park Street Books)</i></li> <li><i>Restaurants</i></li> <li><i>Once you are in Town Center it is nice, getting there is more challenging</i></li> </ul>	7	60
Schools	<ul style="list-style-type: none"> <li><i>Pride and teachers</i></li> <li><i>Same school for collection of grades</i></li> <li><i>Music programs</i></li> <li><i>The schools are not only good academically, but they are structured well for focusing the right learning styles in different age groups.</i></li> <li><i>The lack of school districts contributes to more stable housing markets and overall community cohesion</i></li> </ul>	9	57
Historical character	<ul style="list-style-type: none"> <li><i>Connection to the past covering different eras of U.S. history</i></li> <li><i>Protected properties (e.g. Dwight Derby House)</i></li> <li><i>Antique houses</i></li> <li><i>King Philip Rock</i></li> </ul>	3	42
Good decision making	<ul style="list-style-type: none"> <li><i>Between the administration and town meeting, decisions are generally well thought out</i></li> <li><i>Government participation</i></li> <li><i>Engaged citizens</i></li> <li><i>Citizens can get things done</i></li> </ul>	3	10
Library	<ul style="list-style-type: none"> <li><i>Great Library for all ages with engaging programming for everyone</i></li> </ul>	2	10

Favorite feature	Comments	# of groups	# of dots
Cultural opportunities	•	1	8
SWAP	•	1	5
Attitude towards sustainability	• <i>Interest in environmental issues</i>	1	5
Parks and Recreation Programs	<ul style="list-style-type: none"> <li><i>These programs provide opportunities to socialize children but also some feel that they are too sports-oriented which doesn't provide opportunities for kids with different interests</i></li> <li><i>Sports (fields)</i></li> </ul>	2	4
DPW	• <i>Great job</i>	1	3
Location	• <i>20 minutes from everywhere</i>	1	2
Quality of life	• <i>high</i>	1	2
Lack of large scale commercial	• <i>local banks, local food stores</i>	1	1
Houses of Worship	<ul style="list-style-type: none"> <li><i>None of them have closed sense of religious involvement (all Christian denomination)</i></li> </ul>	1	-
Senior Center	•	1	-

## 2. What are your LEAST favorite things about Medfield?

Least favorite feature	Comments	# of groups	# of dots <sup>1</sup>
Traffic and road safety issues	<ul style="list-style-type: none"> <li><i>Unsafe triangular intersections</i></li> <li><i>Rt. 109 traffic congestion</i></li> <li><i>South Street stoplight</i></li> <li><i>Pound Street</i></li> <li><i>Non-synchronized traffic lights</i></li> <li><i>Tresca trucks</i></li> <li><i>Poor snow removal</i></li> </ul>	10	79
Taxes	<ul style="list-style-type: none"> <li><i>Too high</i></li> <li><i>Narrow tax base</i></li> <li><i>Tax Relief Program</i></li> <li><i>Lack of lower taxes for seniors</i></li> </ul>	8	69
Lack of Pedestrian and Bicycle Infrastructure	<ul style="list-style-type: none"> <li><i>No bike lanes</i></li> <li><i>Complete lack of sidewalks in some areas</i></li> <li><i>Dangerous crosswalks (including at 109 &amp; North)</i></li> <li><i>Nighttime pedestrian safety</i></li> <li><i>Only the Town Center is walkable</i></li> <li><i>Mixed material types and overall bad condition of sidewalks are of concern</i></li> </ul>	9	36
Lack of public transportation	<ul style="list-style-type: none"> <li><i>Lack of MBTA train stop</i></li> <li><i>Particularly for schools and young people</i></li> <li><i>Lack of neighborhood bus stops</i></li> </ul>	7	36
Development	<ul style="list-style-type: none"> <li><i>Clearing of land and buildings for large apartment buildings</i></li> <li><i>The Town is becoming too dense</i></li> <li><i>Imbalance between housing growth and transportation</i></li> </ul>	4	30

<sup>1</sup> Only 9 of the 10 groups prioritized their responses to this question.

Least favorite feature	Comments	# of groups	# of dots <sup>1</sup>
Lack of diversity of housing types	<ul style="list-style-type: none"> <li><i>Lack of middle income housing</i></li> <li><i>Lack of affordable home ownership</i></li> <li><i>Lack of empty nester houses</i></li> <li><i>Lack of group homes for the disabled</i></li> </ul>	4	30
Lack of diversity	<ul style="list-style-type: none"> <li><i>Race, religion, ethnicity, socio-economic</i></li> <li><i>Medfield is very white</i></li> <li><i>What diversity there is not celebrated</i></li> <li><i>Lack of cultural awareness</i></li> </ul>	6	24
Lack of financing	<ul style="list-style-type: none"> <li><i>For Town Administration spending</i></li> <li><i>Lack of commercial taxes</i></li> </ul>	4	22
Lack of Community Center	<ul style="list-style-type: none"> <li></li> </ul>	2	19
Children-focused	<ul style="list-style-type: none"> <li><i>To the exclusion of everything else</i></li> <li><i>% of taxes that go to school budget</i></li> </ul>	2	14
Need for additional downtown improvements	<ul style="list-style-type: none"> <li><i>Some buildings need improvement (e.g. Larkin strip)</i></li> <li><i>Untended landscaping around the library</i></li> <li><i>Lack of restaurants</i></li> <li><i>Not enough parking</i></li> </ul>	4	12
Lack of sustainable practices	<ul style="list-style-type: none"> <li><i>Lack of use of renewable energy sources (e.g. solar power)</i></li> <li><i>Lawn chemical use – unnecessary to keep a good looking lawn and concerns about impacts to water quality. Also leaf blowers are always running.</i></li> <li><i>Lack of clean industry (i.e. need more businesses like Electric Time)</i></li> </ul>	3	12
Lack of new volunteers	<ul style="list-style-type: none"> <li><i>Young homeowners not interested in running the Town</i></li> </ul>	1	9

Least favorite feature	Comments	# of groups	# of dots <sup>1</sup>
Attitudes	<ul style="list-style-type: none"> <li><i>Intolerance of different opinions</i></li> <li><i>Fear of change, stuck in ways</i></li> <li><i>Sometimes town is too small</i></li> <li><i>Disrespectful social media</i></li> </ul>	4	9
Concerns regarding services and facilities	<ul style="list-style-type: none"> <li><i>Electricity and water under pressure</i></li> <li><i>Lack of cell phone service</i></li> <li><i>No municipal electric company</i></li> </ul>	2	9
Town Governance	<ul style="list-style-type: none"> <li><i>Lack of transparency in government decision making</i></li> <li><i>Delay and procrastination</i></li> <li><i>Town Meeting</i></li> </ul>	2	9
Lack of teen activities	<ul style="list-style-type: none"> <li><i>“DEADFIELD” lack of activities for youth</i></li> </ul>	2	7
School policies and procedures	<ul style="list-style-type: none"> <li><i>School start times should be reversed with high school starting later</i></li> <li><i>Lack of guidance counselors in schools; students need more kinds of advice than just getting into college</i></li> <li><i>Stress of kids in schools</i></li> </ul>	2	7
Lack of affordability	<ul style="list-style-type: none"> <li><i>Taxes and housing</i></li> </ul>	1	7
Need more and updated recreation facilities	<ul style="list-style-type: none"> <li><i>While people love Hinkley Park, some of the equipment and facility could be updated</i></li> <li><i>Not enough green space</i></li> <li><i>Lack of indoor sports facility</i></li> </ul>	2	6
Park and Recreation building	<ul style="list-style-type: none"> <li></li> </ul>	2	2
Dale Street School	<ul style="list-style-type: none"> <li><i>What's the plan?</i></li> </ul>	1	1

Least favorite feature	Comments	# of groups	# of dots <sup>1</sup>
Lack of cultural activities	<ul style="list-style-type: none"> <li><i>Not close enough to Boston to attend cultural events</i></li> <li><i>Not enough library events</i></li> </ul>	2	-
Transfer Station	<ul style="list-style-type: none"> <li><i>Layout and parking</i></li> </ul>	1	-
Parking lots	<ul style="list-style-type: none"> <li><i>SUV issues</i></li> </ul>	1	-



### 3. What is MISSING in Medfield?

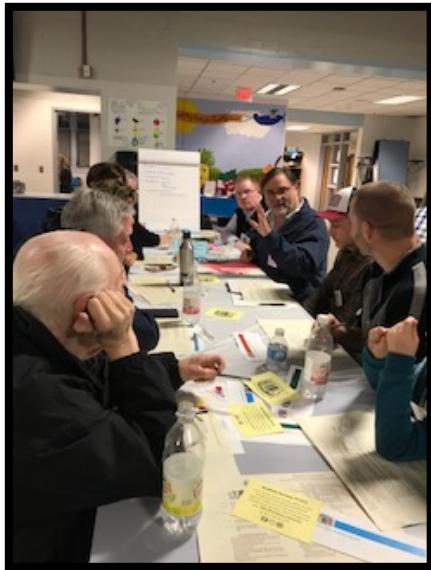
Missing feature	Comments	# of groups
Pedestrian / bike infrastructure	<ul style="list-style-type: none"> <li><i>Rail trail</i></li> <li><i>More sidewalks on 109, North St., Nebo, Rt. 27 and Pine St.</i></li> <li><i>Sidewalk to Shaws and to include future development at the MSH to connect it to the downtown</i></li> <li><i>Multiple bike paths, lanes, room on road</i></li> <li><i>Rules for cyclists (townwide signage)</i></li> <li><i>Walking routes to Town Center</i></li> <li><i>Paths to connect neighborhoods</i></li> <li><i>Designate "no car" walkable spaces (e.g. Reston Town Plan)</i></li> </ul>	9
Recreation	<ul style="list-style-type: none"> <li><i>Public ice skating at Rocky Woods</i></li> <li><i>Recreation Center (pool, ice rink, indoor fields)</i></li> <li><i>Winter activities</i></li> <li><i>Town Pool</i></li> <li><i>Indoor basketball</i></li> <li><i>YMCA</i></li> <li><i>Rock climbing and "other things to do (commercial recreational activities)</i></li> <li><i>More access to the river</i></li> </ul>	9
Public transportation	<ul style="list-style-type: none"> <li><i>Around town as well as regional and to Boston</i></li> <li><i>Town shuttle</i></li> </ul>	7
Downtown improvements	<ul style="list-style-type: none"> <li><i>Cohesive seasonal décor in the downtown</i></li> <li><i>Restaurant diversity; late night eateries</i></li> <li><i>More walkability</i></li> <li><i>More variety in stores/storefronts; small, diverse</i></li> <li><i>More parking; large landscaped parking lot</i></li> <li><i>Ice cream shop, good pizza</i></li> <li><i>More restaurants that are not pizza!</i></li> </ul>	7

Missing feature	Comments	# of groups
Diversity of tax base	<ul style="list-style-type: none"> <li><i>Business, commercial and housing</i></li> <li><i>Need industries with higher tax basis, requiring smaller footprint and low number of employees</i></li> </ul>	7
Range of housing types	<ul style="list-style-type: none"> <li><i>Group homes for disabled</i></li> <li><i>Assisted living</i></li> <li><i>Senior retirement community</i></li> <li><i>Housing for millennials</i></li> <li><i>More little "a" affordable housing</i></li> <li><i>Empty nester housing</i></li> </ul>	6
Activities, entertainment	<ul style="list-style-type: none"> <li><i>Theater and arts</i></li> <li><i>Intergenerational events</i></li> <li><i>Young adult events</i></li> <li><i>A function hall for large events now that the Legion has closed</i></li> <li><i>Library programs for adults</i></li> <li><i>Performing Arts Center</i></li> <li><i>Non-sports activities for kids</i></li> <li><i>Organizations that support the arts as well as arts oriented businesses/galleries</i></li> </ul>	6
Places for teens to hang out	<ul style="list-style-type: none"> <li><i>After school Teen Center</i></li> </ul>	4
A "Third Place" <sup>2</sup>	<ul style="list-style-type: none"> <li><i>Community gathering places</i></li> <li><i>Somewhere where informal interactions across all age groups</i></li> <li><i>Could be a local business</i></li> <li><i>Benches and gathering places</i></li> <li><i>Coffee house</i></li> <li><i>Event space for 100-150 people</i></li> </ul>	4

<sup>2</sup> A "third place" is a term coined by sociologist Ray Oldenburg and refers to places where people spend time between home ("first" place) and work ("second" place). They are locations where we socialize, exchange ideas, interact with one another and build relationships and community.

Missing feature	Comments	# of groups
Better communication between town and residents	<ul style="list-style-type: none"> <li><i>Outreach to all ages</i></li> <li><i>Online newspaper (e.g. Wellesley, MA)</i></li> </ul>	3
Input from town on development	<ul style="list-style-type: none"> <li><i>Design Review – particularly for the character of large commercial and multi-family developments</i></li> <li><i>Ask developers to provide community space and maintenance (through funding)</i></li> </ul>	3
More green space	<ul style="list-style-type: none"> <li><i>More tree planting by the town tree warden</i></li> <li><i>More green spaces</i></li> <li><i>Better maintain existing</i></li> </ul>	3
Improve regulations	<ul style="list-style-type: none"> <li><i>Tighter zoning</i></li> <li><i>Better regulation of signs</i></li> </ul>	2
Planning and design of School facilities	<ul style="list-style-type: none"> <li><i>High School should be nicely designed to be attractive in a prominent location</i></li> <li><i>Lots of worry that the good current structure of the schools will be lost by not anticipating a growing student population</i></li> </ul>	2
Dog Park	<ul style="list-style-type: none"> <li><i>Large and fenced in</i></li> </ul>	2
Lack of diverse population	<ul style="list-style-type: none"> <li><i>And cultural awareness</i></li> </ul>	2
Jobs for people with special needs	<ul style="list-style-type: none"> <li></li> </ul>	1
Larger space for the food cupboard	<ul style="list-style-type: none"> <li></li> </ul>	1
Better traffic pattern	<ul style="list-style-type: none"> <li></li> </ul>	1

Missing feature	Comments	# of groups
More street lights	<ul style="list-style-type: none"> <li>• <i>Especially in new parts of Town (i.e. Ice House Road)</i></li> </ul>	1
More historic preservation	<ul style="list-style-type: none"> <li>• <i>More districts</i></li> </ul>	1
Better cell service	<ul style="list-style-type: none"> <li>•</li> </ul>	1
Internet as a public utility	<ul style="list-style-type: none"> <li>•</li> </ul>	1
Higher Education/University	<ul style="list-style-type: none"> <li>• <i>Good potential use of the hospital</i></li> </ul>	1
Supermarket	<ul style="list-style-type: none"> <li>• <i>Trader Joe's</i></li> </ul>	1
Sustainability practices	<ul style="list-style-type: none"> <li>• <i>Town buildings do not recycle</i></li> </ul>	1
Public art	<ul style="list-style-type: none"> <li>•</li> </ul>	1



#### 4. What would you predict will be some of the important ISSUES to take into account when planning for Medfield's future?

OPPORTUNITIES	How should we take advantage of these? <sup>3</sup>	# of groups
State Hospital Reuse	<ul style="list-style-type: none"> <li><i>Attract a company to create a campus for their business</i></li> <li><i>Connect open space at MSH and Sherborn Trustees</i></li> <li><i>The land, the culture</i></li> </ul>	7
Expand the tax base	<ul style="list-style-type: none"> <li><i>Attract more small companies = jobs and taxes</i></li> <li><i>Consider alternative businesses (marijuana)</i></li> <li><i>People will come and pay taxes</i></li> </ul>	5
More renewable energy sources	<ul style="list-style-type: none"> <li><i>Solar, etc.</i></li> <li><i>Net zero housing</i></li> <li><i>Reduce carbon footprint by 40% in 10 years and 80% by 2050</i></li> </ul>	3
Historic nature of Town	<ul style="list-style-type: none"> <li><i>Education, create a "Medfield Story" to promote preservation of historical features and encourage thought about what present or recent past features should be preserved</i></li> <li><i>Clark Tavern</i></li> <li><i>Preserve historic buildings</i></li> </ul>	3
Downtown	<ul style="list-style-type: none"> <li><i>Connect Public Safety</i></li> <li><i>Lack of restaurants might be an opportunity to diversify</i></li> <li><i>Encourage downtown mixed use and increase height restrictions</i></li> </ul>	3

<sup>3</sup> Note: One group said that in order to take advantage of opportunities that it is important to *"get people to show up with solutions or a solution-oriented mindset as opposed to a list of grievances."*

OPPORTUNITIES	How should we take advantage of these? <sup>3</sup>	# of groups
Public transportation	<ul style="list-style-type: none"> <li><i>Get people out of their cars</i></li> <li><i>Bike/scooter program for the downtown</i></li> </ul>	2
Protect open space	<ul style="list-style-type: none"> <li><i>Purchase green space</i></li> <li><i>Bequests to future generations</i></li> <li><i>Tree clearing/replanting</i></li> </ul>	2
Guide development	<ul style="list-style-type: none"> <li><i>Manage land use</i></li> <li><i>Implement walkability in new developments</i></li> <li><i>Green space as parking space</i></li> <li><i>Ability to get to 10% affordable housing</i></li> </ul>	2
Potential partnerships	<ul style="list-style-type: none"> <li><i>Work with other towns for shared services (e.g. park and ride)</i></li> <li>Stronger connections with state government</li> </ul>	2
Schools	<ul style="list-style-type: none"> <li><i>High quality</i></li> <li><i>Leverage school resources throughout the Town</i></li> </ul>	2
Jobs for people with special needs	<ul style="list-style-type: none"> <li><i>Especially at the state hospital</i></li> </ul>	1
Expand outdoor recreation	<ul style="list-style-type: none"> <li></li> </ul>	1
Teen gathering place	<ul style="list-style-type: none"> <li></li> </ul>	1
More diverse housing and design	<ul style="list-style-type: none"> <li><i>Ability to get to 10% affordable housing</i></li> </ul>	1
More community events	<ul style="list-style-type: none"> <li><i>Like this one</i></li> </ul>	1
Strong sense of community	<ul style="list-style-type: none"> <li><i>Medfield as a special place</i></li> <li><i>Use the community to coalesce around needed initiatives</i></li> </ul>	1

OPPORTUNITIES	How should we take advantage of these? <sup>3</sup>	# of groups
	<ul style="list-style-type: none"> <li><i>Need to centralize information and communication</i></li> </ul>	
Affordability for seniors	<ul style="list-style-type: none"> <li><i>Freeze tax rate at age of becoming a senior citizen</i></li> </ul>	1
Dale Street School	<ul style="list-style-type: none"> <li><i>Could be so many things</i></li> </ul>	1
Rail Trail Connector	<ul style="list-style-type: none"> <li><i>With Town</i></li> </ul>	1

CHALLENGES	How should we address these?	# of groups
Traffic control	<ul style="list-style-type: none"> <li><i>Public transportation – create regional routes from Medfield to other suburban area hubs</i></li> <li><i>Create closer or within Medfield mass transit to Boston for work as well as play</i></li> <li><i>Route 109</i></li> <li><i>Impact of development from other towns</i></li> <li><i>Parking</i></li> <li><i>Additional development will impact traffic density</i></li> <li><i>Severe congestion getting in and out of Town (Routes 27 and 109)</i></li> </ul>	8
Services and Utilities	<ul style="list-style-type: none"> <li><i>As town develops how to reduce water usage</i></li> <li><i>Concerns about the # of times electricity goes down in certain parts of town</i></li> <li><i>More services needed to support diverse population in 40B developments</i></li> <li><i>How to meet the needs of residents with increase in development</i></li> <li><i>Water resources – limit irrigation and build awareness</i></li> <li><i>May need to increase public safety if additional development takes place</i></li> <li><i>Adequate water supply and sewer system capacity</i></li> </ul>	7

CHALLENGES	How should we address these?	# of groups
Population growth	<ul style="list-style-type: none"> <li><i>Especially in all the apartments, impact on schools and 40B requirements</i></li> <li><i>Uncertainty regarding the number of school children</i></li> <li><i>Impact of increasing population on the schools</i></li> <li><i>Minimize number of school students and reduce need to use modular classrooms</i></li> <li><i>Turnover: seniors leaving, homes occupied by new school kids)</i></li> </ul>	7
Explore funding options	<ul style="list-style-type: none"> <li><i>Diversity the tax base</i></li> <li><i>Taxes and priorities needed to move ahead</i></li> <li><i>State finances/projects</i></li> </ul>	5
Cost of living	<ul style="list-style-type: none"> <li><i>Effects of an economic downturn</i></li> <li><i>Increases in property taxes</i></li> <li><i>Tax relief for seniors who have lived here a long time</i></li> <li><i>Keeping tax rate low</i></li> </ul>	5
Aging in place	<ul style="list-style-type: none"> <li><i>Seniors not able to live in Medfield</i></li> <li><i>No generational “mixing” – creating a sense of two towns (school age community) and long term older adults (who no longer have a connection to the schools). A sense of tug of war for resources</i></li> <li><i>Organize common intergenerational programming and common recreational space (e.g. inclusive Parks and Rec facility and mutual programming among Parks and Rec, The Center and Schools</i></li> <li><i>Provide more formal opportunities to socialize</i></li> <li><i>Use technology to connect.</i></li> <li><i>Lack of appropriate and affordable housing</i></li> <li><i>Families leaving post school age</i></li> </ul>	4
State Hospital	<ul style="list-style-type: none"> <li><i>Uncertainty/dependency with Master Plan</i></li> <li><i>Not taking advantage of the current opportunity</i></li> </ul>	4
Lack of diversity	<ul style="list-style-type: none"> <li><i>A challenge of how to increase diversity</i></li> </ul>	3

CHALLENGES	How should we address these?	# of groups
	<ul style="list-style-type: none"> <li>• <i>Senior flight (address partially by showing appreciation)</i></li> </ul>	
Affordable housing	<ul style="list-style-type: none"> <li>• <i>Both ownership and rental</i></li> <li>• <i>Small "a" in affordable</i></li> <li>• <i>Smaller units, but not at density of current developments</i></li> <li>• <i>Multi-family housing, senior housing, affordable housing – include a design review process</i></li> </ul>	3
Preservation of town character	<ul style="list-style-type: none"> <li>• <i>Small town feel</i></li> <li>• <i>Historic building preservation</i></li> <li>• <i>Stop know downs – better zoning</i></li> </ul>	3
Striking the balance	<ul style="list-style-type: none"> <li>• <i>Balance desires versus budgets</i></li> <li>• <i>Open to change/trade offs of what we say we don't want</i></li> </ul>	2
Guiding development	<ul style="list-style-type: none"> <li>• <i>Pound Street development</i></li> <li>• <i>Development on Rt. 27</i></li> <li>• <i>Zoning</i></li> <li>• <i>NIMBY's</i></li> </ul>	2
Relocation of Dale Street	<ul style="list-style-type: none"> <li>• <i>Possibly to Elm Street, behind Wheelock (4 out of 5 schools within 1 mile)</i></li> </ul>	1
Climate change	<ul style="list-style-type: none"> <li>• <i>More green initiatives</i></li> <li>• <i>public recycling receptacles</i></li> <li>• <i>Town needs to be more environmentally friendly</i></li> </ul>	1
Wholesome activities for youth	<ul style="list-style-type: none"> <li>• <i>How to divert the attention of youth to healthy activities</i></li> </ul>	1
School Testing	<ul style="list-style-type: none"> <li>• <i>Create more opportunities for high-achieving students rather than just focusing on ensuring</i></li> </ul>	1

CHALLENGES	How should we address these?	# of groups
	<i>minimum standards are met</i>	
Lack of sidewalks	•	1
Serious regional planning	•	1

## 5. If you could do ONE THING TO IMPROVE Medfield, what would it be?

One thing to improve...	Comments	# of groups	# of dots
Reuse of State Hospital	<ul style="list-style-type: none"> <li><i>Make the campus into an amazing town destination</i></li> <li><i>Implement the Master Plan</i></li> <li><i>Develop Hospital Hill</i></li> <li><i>Vote YES to State Hospital STM 11/18</i></li> <li><i>Prevent overdevelopment of MSH</i></li> <li><i>Trade land at MSH with Mostrose School</i></li> <li><i>Clean businesses at MSH (rehab facility or hospital type)</i></li> </ul>	8	117
Economic development	<ul style="list-style-type: none"> <li><i>More jobs (4)</i></li> <li><i>More businesses for bigger tax base</i></li> <li><i>Low impact commercial development</i></li> <li><i>Protect the industrial zone</i></li> </ul>	7	53
Public transportation	<ul style="list-style-type: none"> <li><i>Trolley to Boston</i></li> <li><i>MBTA</i></li> <li><i>Community bus</i></li> </ul>	6	38
Improve traffic	<ul style="list-style-type: none"> <li><i>Route 109 traffic mitigation</i></li> <li><i>Route 27 Traffic mitigation</i></li> <li><i>Reduce through traffic</i></li> </ul>	6	42

One thing to improve...	Comments	# of groups	# of dots
	<ul style="list-style-type: none"> <li><i>Reduce congestion</i></li> <li><i>Put Routes 27 &amp; 109 underground</i></li> </ul>		
Improve pedestrian experience	<ul style="list-style-type: none"> <li><i>Sidewalks (repave and extend)</i></li> <li><i>Make pedestrian crossings safer</i></li> <li><i>Light crosswalks</i></li> <li><i>Curbs on sidewalks</i></li> <li><i>Rail Trail</i></li> </ul>	6	33
Be sustainable	<ul style="list-style-type: none"> <li><i>Promote reuse/recycle</i></li> <li><i>Every building in Medfield schools be "green" either retrofit for efficiency or built with a green mindset</i></li> <li><i>Revenue generating solar</i></li> <li><i>Reduce driving</i></li> <li><i>Develop local renewable energy</i></li> <li><i>Citizens more globally aware/thoughtful (respectful to bikers, carpooling)</i></li> <li><i>Use the Medfield Dump as a Solar Farm</i></li> <li><i>Ground source heat pump at the neighborhood district scale</i></li> </ul>	5	32
Guide development	<ul style="list-style-type: none"> <li><i>Zoning</i></li> <li><i>Absolute halt on housing permits</i></li> </ul>	2	25
Lower taxes	<ul style="list-style-type: none"> <li></li> </ul>	3	22
Increase cultural experiences	<ul style="list-style-type: none"> <li><i>Population diversity</i></li> <li><i>Cultural awareness</i></li> <li><i>More opportunities for Arts downtown</i></li> <li><i>Create a vibrant art community at MSH</i></li> </ul>	3	19
Diversify housing	<ul style="list-style-type: none"> <li><i>For all incomes</i></li> <li><i>Affordable small houses</i></li> </ul>	2	17

One thing to improve...	Comments	# of groups	# of dots
Create partnerships	<ul style="list-style-type: none"> <li>• <i>Across town</i></li> <li>• <i>Increase regional and social connections</i></li> <li>• <i>Partner with other towns to regionalize services</i></li> </ul>	2	12
Balance needs of different demographics	<ul style="list-style-type: none"> <li>• <i>Elderly versus school age</i></li> </ul>	1	11
Improve the downtown	<ul style="list-style-type: none"> <li>• <i>Cohesive holiday décor</i></li> <li>• <i>More restaurants</i></li> <li>• <i>More art and culture</i></li> <li>• <i>Pedestrian area (connections including Park Street)</i></li> </ul>	3	10
Improve communication and increase civic engagement	<ul style="list-style-type: none"> <li>• <i>Community-wide</i></li> </ul>	1	8
Additional services and activities for seniors	<ul style="list-style-type: none"> <li>• <i>Expand Senior Center</i></li> <li>• <i>Pair Senior Center with the Animal Shelter</i></li> </ul>	2	7
Preserve town's character	<ul style="list-style-type: none"> <li>• <i>Preserve even with growth and expansion</i></li> </ul>	1	7
Ability to respond to dual emergencies	<ul style="list-style-type: none"> <li>•</li> </ul>	1	6
Improve infrastructure	<ul style="list-style-type: none"> <li>• <i>Update water and sewer pipes</i></li> <li>• <i>Also power lines and internet reliability</i></li> <li>• <i>Use proceeds from the Hospital for town infrastructure</i></li> </ul>	3	5
Invest in schools	<ul style="list-style-type: none"> <li>• <i>Consolidate schools</i></li> <li>• <i>Space for new students is of concern.</i></li> </ul>	1	5

One thing to improve...	Comments	# of groups	# of dots
	<i>Evaluate utilization of current space to determine potential for expansion</i>		
Replace trees	<ul style="list-style-type: none"> <li><i>We should replace every tree that gets cut down and expand planting efforts</i></li> </ul>	1	5
Improve condition of public buildings	<ul style="list-style-type: none"> <li></li> </ul>	1	2
More outdoor activities	<ul style="list-style-type: none"> <li></li> </ul>	1	4



## Medfield Youth Voice

Four Medfield High School students volunteered to provide childcare at the public forum. Since only one young child needed childcare, the teenagers provided there responses to the visioning questions. The youngest participant also offered his thoughts on the future Medfield.

### What makes Medfield special? How would you describe Medfield?

- Welcoming, safe, good schools
- “Uptown area” that is great place for middle/high school students to hang out
- The Town changes as the community's needs/wants change
  - i.e. A new Starbucks
  - Lords→grocery store
  - Friendly's→Dunkin Donuts

### Favorite things:

- Strong sense of community
- Everyone is here to support each other
- Really nice uptown area close to the middle and high schools

### Least favorite things:

- Even though Walpole is close, there is not a train station or other public transportation in Medfield for the residents who commute
  - Thinking of those who cannot drive, walk, or bike
- There is only one turf field

### Challenges in the future

- Too many people?
- EEE outbreak

### If you could be king or queen for the day, what would you do to make Medfield a better place?

- More stores and restaurants (Chipotle/Chick fil-a)
- Ice cream store!

### What is Medfield missing? What would make Medfield better for kids/teens

- More turf fields
- More transportation options

## WRITTEN RESPONSES

Participants were asked to respond to three questions in writing. Cards were provided for their response to each question. Participants were then asked to place their responses on a surface treated with adhesive, referred to as the "sticky wall." Participants' responses are provided below.

- 1. How would you define Medfield's TOWN CHARACTER? Identify some of the features that contribute to it.**
- 2. What is your favorite PLACE in Medfield and why?**
- 3. What else makes Medfield UNIQUE?**

### How would you define Medfield's TOWN CHARACTER?

*Identify some of the features that contribute to it.*

- *Strong sense of community and commitment to town and neighbors and children. A strong desire to honor history and improve for the future.*
- *Lovely New England village that has a true community culture. People stay their whole lives, if they can*
- *Small town, family-driven*
- *Small-town feel, lots of open space, residential focus, mostly single-family homes*
- *Friendly!!! Community*
- *Sense of community; welcoming*
- *Small-town feel with a very caring community of residents. Not top commercial with mostly local businesses. Historic feel, nice open spaces*
- *Small-town feel - people know each other = resiliency. Efforts toward historic preservation = distinct sense of place = makes us different. Driven by volunteers*
- *An old New England town that has retained a town center character as well as town hall, Peak House, Lowell Mason House, Medfield State Hospital, fantastic town center – great improvement in recent years!*
- *Small town, friendly people, living in the middle of and respecting nature (i.e. cherishing outdoors)*

- *Medfield is a small town which is an increasingly popular MetroWest community. It has plenty of remaining space (open) much of which should be preserved. It has a great downtown with a variety of shops, restaurants, services – a big plus!*
- *Small town with community*
- *Small, lovely, unpretentious town with loyal leadership (and town meeting attendance) by the middle-aged to older residents. Lots of protected land and open spaces; lovely trees (which need to be protected and supplemented), lovely planters by the garden club*
- *Family and community-oriented*
- *Mix of new and old i.e. Peak House and Brothers Market. Mix of townies and new residents. Large percentage of kids and focus on them*
- *Family and community-oriented*
- *Quaint but very closed. I moved here two years ago and people were polite but I would not say overly friendly. People that live here do not want change, although change will happen whether they want it or not*
- *Strong sense of community, well managed, infrastructure is good and has been kept up to a T. Traffic is very bad in town center*
- *Safe, small town with friendly people. Great schools and a well-run town government. The walkable downtown is great.*
- *Open space, small town*
- *Wholesome and family-oriented*
- *Welcoming and tranquil because the open and expansive views. Such a pleasant contrast from the congested area with houses cheek by jowl. When these restful views are replaced with flashing, blaring activity, the peace is gone forever*
- *Starting to change dramatically. Current interests are more in line with communities like Brookline/Newton and Cambridge*
- *Community-minded to an extent. I don't think people new to town are getting a taste of the community – working parents? Social media? Not attending Town Meeting*
- *The downtown area is key to Medfield's character. We must be mindful of keeping the downtown alive and not spread out. Everything all over Medfield is known as a nice, smart town that makes sound decisions*
- *Rural -> suburban. Small-town. Town meeting. "A suburban community with rural roots and small-town feels offering excellent schools and many fun things to do."*
- *Eclectic and changing. ☺ Tresca trucks and railroad tracks ☺*
- *Elegance, and unfortunately large amount of millionaire homes (we need apartments, not luxury apartments). Our jazz program Doug Olsen ran. Marching band changed my life! I'm so fortunate to be a part of the music program*
- *Humble, traditional, family-oriented, honest*
- *Close-knit and changing. Focus on making the town a great place to live. Public involvement*
- *"The best of new New England." A green (woodsy) community. A green (ecological) community*
- *Community – people, school system*
- *Small-town feel, rural, community-focused, Medfield Day (Thanksgiving celebration in 3<sup>rd</sup> grade)*
- *Small, charming, yet functional. Love Brothers Market! Love our Juice Bar! Historically – we as a town – have preserved Peak House, Dwight Derby and the library/town hall building with tasteful renovations*
- *Young in spirit, family-oriented*

- *Small, somewhat sleepy town in which houses are spread out so that many are not in dense neighborhoods. Many places lack sidewalks to facilitate walking within and between neighborhoods. Not diverse enough*
- *Friendly, Merchant Christmas stroll, trying to bring people back to a small town*
- *Proud of the good schools it has, yet it is fiscally conservative to the point of sometimes hindering creativity and improvement in schools. Proud of being "historical" in many ways, yet not eager to protect historical things/building through regulation*
- *Place that values nature, trees and the fruits of the Earth. The support people give each other in the community because it is small enough for deep relationships*
- *Very New England – hesitating to move into the future*
- *New England*
- *Small town New England*
- *Our "small town" feel. People know each other – care about each other – and can relate to one another. Open space – charm – trails*
- *1. Engagement of community (community of "doers") 2. Generous 3. Ability to work as group for common good of town*
- *Small-town feel*
- *Small-town feel, kind of isolated*
- *Medfield's character can be defined as WARM: W – warm, A – authentic, R – reservations of acres of land, M – mighty grand place to live!*
- *A great town full of lifelong friends and neighbors*
- *Educated town that still recognizes blue-collar values*
- *Grounded in good will, honesty, and a concern for everyone in town*
- *Right size*
- *An essentially rural enclave near to the Boston metropolis*
- *Small town with growing families. Residents care about their community and volunteer to improve the town*
- *Small town feel with friendly, strong community, a lively downtown with strong school system. I would also characterize Medfield as heterogeneous culturally*
- *Maintaining Trustees/reservations – reducing growth/maintaining relative population density. Open/rural/safe/clean*
- *The Medfield town character I would describe is of a "Towny" character in every good sense of that characterization. Practical non-pretentious, calm, inclusive, decent, good neighbors*
- *Suburban and rural charm*
- *Shaws, the nice people of Medfield MA, small owners, everybody knows everyone*
- *Great schools, historic preservation, hiking trails @ Rocky Woods and other Trustees of Res. Property*
- *Conservative*
- *People get involved, open space, neighborhoods, community events and bring people together*
- *Old small town charm!*
- *Not Wellesley-fied!*
- *Welcoming/friendly*
- *A real town center – bookstore, Brother's Market*
- *Great schools and sports and young families, great music and arts appreciation, historic and good preserved historical homes, cemetery, Peak House*

- *Friendly, small town feeling, great school system, community involvement and concerns to keep its comfy-cozy feel*

**What is your FAVORITE PLACE in Medfield and why?** Identify those places in Town that define Medfield as a unique and special place. These could include views or landscapes, sites or buildings of historic value, or essential places in the community's life.

- *Vine Lake Cemetery. So pretty. Peaceful. Feel like I get away from it all when I visit. Like to read or have lunch by the water!*
- *Library, swim pond*
- *Noon Hill/Rocky Woods, Charles River*
- *Noon Hill/Rocky Woods Reservations*
- *Downtown- Brothers Market, Juice on Main, Park Street Books and Zullo Gallery give our town flavor! Green spaces – Hospital Hill views, Rocky Woods being so close, and even my own backyard! I love being close to nature and find it so healing ☺*
- *Trustees of Reservations properties: Rocky Woods and Noon Hill*
- *The Griddle*
- *State Hospital*
- *The Grist Mill is the nicest view/area but as for place, either Rocky Woods or Blue Moon*
- *Brothers Market – unique, senior center*
- *Noon Hill, Straw Hat Park, State Hospital. Gathering opportunities, space to breathe and relax. Zullo Gallery on Thursday nights: noncommercial place/way to hang with friends*
- *Noon Hill, the library, Zullo Gallery*
- *Rocky Woods – nature trails, wildlife. Hospital Hill – open area*
- *I love walking my dog around the Medfield State Hospital and going on the trails in the back. I love the old buildings and that no cars pose a threat to the dogs. I want more safe areas to be in*
- *Medfield State Hospital*
- *Green spaces*
- *State Hospital, Town House, intersection of 109 and North Street, Charles River, Unitarian Church, and Peak House*
- *The gazebo*
- *Brothers Market*
- *Swap, Medfield Hospital, Shaws*
- *Echo Pond at Rocky Woods – the beavers have created an ever-changing vista of beautiful devastation – some of the chewed trees have weathered to what I call “Beaves Art”*
- *My neighborhood (Hearthsfone to Hillcrest) – there is a great sense of community and people look out for each other. Park Street Books – Jim James is so committed; it has become a gathering spot for young families*
- *The Mill – historical*
- *Swap – great place to find treasures, reduce trash for town, and meet residents of town. Senior Center – great resource for seniors*
- *Wheelock Playing Fields – seeing 100's of kids and older kids playing sports. State Hospital*
- *The overlook at the State Hospital and the bluff on the Medfield side of Rocky Narrows*

- *Brothers – see everyone and access to groceries (shows how new additives to town make a difference!). Rocky Woods, Quench (?), Town Hall building, Unitarian Church steeple on North Street, new retail options, library – a lot of good things*
- *The Charles River – so beautiful, serene, feel you are far away from the hustle/bustle of suburbia*
- *Rocky Woods – memories of skating on the pond, but also the best cross-country skiing in the area and great natural beauty*
- *Rocky Woods – amazing resource so close by for all to enjoy*
- *King Phillip's Rock, town library, MSH Property, and Rocky Woods*
- *Rocky Woods, Rocky Narrows, hospital*
- *My friends' homes when we discuss books...27 years-strong book group!*
- *1. On the Charles River 2. State Hospital section of Charles River Link Trail 3. Rocky Woods*
- *The hospital road approaching the tranquil open view of the rows of cooling and colorful, mature maple trees*
- *Wheelock conservation land – because my dog loves it*
- *The Swap – great place to recycle things*
- *Charles River – love to kayak. Noon Hill- nice hike and great view*
- *I appreciate all the historic buildings. I hope Medfield continues to defend and preserves all of its historic buildings*
- *Not so much places as organizations – Park Street Books (Jim Jones is a treasure!) and Park and Rec – the most effective town organization!*
- *Charles River and Rocky Woods – I envisioned myself here in 1968 and loved the old Victorians and small town ambiance – would love to curb building and keep trees*
- *Library and gazebo, Route 27 in autumn (RT 109 -> Sherborn), Grist Mill*
- *Basil's – local boy is owner and fabulous chef!*
- *Rocky Woods Reservation, open space/trails at MSH, Zullo Gallery, all the restaurants, great library, the best barber shop, Brothers!*
- *Downtown restaurants and smoothie juice bar – our downtown has become more diversified and still maintains small town feel. Medfield State Hospital – hope to keep the existing open space as is = open, that includes the sledding hill and beyond as that area along with the Charles River views are the most bucolic of Medfield.*
- *Downtown is my favorite because there are always people walking or sitting and it feels like a town. Starbucks and Brothers are an excellent addition to town bringing people to town*
- *The Swap – the best one in MA! You can drop off unneeded items and pick up new treasures!! Community asset!\**
- *Noon Hill - nature and views, the Vine Lake Cemetery – great running path and beautiful pond*
- *Peak House, Dwight Derby House, Medfield State Hospital, Hinkley Pond, Pfaff Center, McCarthy Park*
- *Rocky Woods, Noon Hill, Rhododendron Reservation, and their Dover and Westwood counterparts*
- *Downtown is very walkable. The sport fields are well-maintained and Hospital Hill is beautiful for sunsets. We have beautiful open spaces and trees*
- *The top of Noon Hill and the state hospital where we walked our dog*
- *Brothers, Noon Hill Grill, downtown ☺*
- *Park Street Books – a place where all are made welcome and encouraged to enjoy*

- *The Charles River view at Hospital Hill property – but we need to develop it soon as every time I go up there, lots of kids are smoking marijuana in their cars*
- *Pocket Park next to Starbucks and Nosh n' Grog, State Hospital grounds, Noon Hill area trails, Rocky Woods*
- *Views from Medfield State Hospital and state hospital itself. State hospital main lawn – gathering spot. Noon Hill, Stop River, Park Street Books, Zullo, my house*
- *All of the beautiful views of the Charles all over town, on the road, in the woods*
- *Rocky Woods and Hartford Street near 109 – BEAUTIFUL. Hinkley Pond – great for families. The library – being in the center of town ("downtown")*
- *My home, Brothers, Noon Hill*
- *Rocky Woods, Noon Hill*
- *Deck at Zullo Gallery on Thursday nights in summer, library, Blue Moon Bagels (especially the patio), my house and yard*
- *The outlook at the former state hospital, gazebo – concerts, historic buildings – former State Hospital*
- *Park Street Books, Unitarian Church – UCC Church*
- *Straw Hat Park, Medfield State Hospital – beautiful location and great feel, Zullo Gallery*
- *Hospital Hill – open space, Noon Hill Woods – open space, Town Hall – beautiful new architecture, Historic Meeting House and Pond (UU Church) – beautiful old architecture, Straw Hat Park – great use of public space*
- *The many antique houses, Meetinghouse Pond, Unitarian Church, Brothers Market, Hinkley Pond and Park, Senior Center, Park Street Books, Blue Moon Café, Dwight Derby House*
- *Town Center – library, town hall, avenue, Starbucks, Brothers. The view of Fork Brook Field at Hartford St – enhanced further by open field at Lovells. Hospital Hill! Trustees of Reservation properties*
- *Medfield State Hospital – it would be wonderful to preserve as many of the historic brick buildings and natural beauty as possible. Hopefully a vibrant mixed-use community can be created with retail, housing and workspace. A community cultural center celebrating the arts is a wonderful concept.*
- *MSH, downtown, Rte. 27 Charles River Reservation*
- *Historical homes, vista from MSH land (and buildings), walking areas/town center, etc.*
- *Juice on Main*
- *Hospital Land – walking trail, Brothers, new stores*

## **What else makes Medfield UNIQUE?**

- *Strong sense of community. Interesting combination of history and modernity. Suburbia and rural feel.*
- *Town recreation center, town Hinkley Pond, Rocky Woods, Charles River and access, and Hospital Hill for sledding*
- *Charles River, Trustees properties, meeting house pond, a vibrant town center, people are nice and say hello, good morning when passing by*
- *The ability to let your children walk to town and school without fear that they will be abducted. Jim James and Park Street Books – an untold treasure for the town*
- *The great/supportive public school teachers!*
- *History of Medfield, small town feel in a larger metropolitan area*

- *Medfield Day, Town meeting, Rock Woods, Wheelock, small town feel, transfer station*
- *We remain a town that its citizens help decide its future – which is unique. We have a chance to keep the MSH property under control of the town and community – AND we should listen to the townspeople when they say they like the OPEN SPACE at the hospital*
- *Tight-knit community, undying support of schools, protected undeveloped land, small town center with character*
- *Town volunteerism*
- *Hinkley Pond – we use to spend almost every day in summer there when our children were “residents” – on swim team, got jobs as lifeguards, swim instructors, assistant managers! Awesome memories*
- *People willing to volunteer, MSH, legacy stories (KP war, artists, colonial history) and properties*
- *Many antique houses, New England history, charming antique houses, vibrant downtown with village atmosphere*
- *(5) Churches all active in community, great Swap area and transfer station*
- *Community feel, excellence of music program, public safety day and night*
- *The small town feel, how people care about one another*
- *It's stronger than average connection with its history and the people who have played their roles in establishing that history*
- *Open space*
- *Secluded; small town environment*
- *We have many volunteers in all kinds of town office and charitable organizations*
- *Only MEDFIELD in the world ☺ downtown walkable and vibrant!! State hospital campus potential!! History!*
- *Medfield has an old fashion town feeling. People know each other and are involved in community activities.*
- *Small town*
- *The people!! Medfield is a very welcoming, tolerant town*
- *Small-town feel, safe feeling. Downtown diverse stores – Starbucks, DD, Juice Bar – fast food restaurants*
- *Open space – but close enough to Boston to take advantage of other entertainment options*
- *Walkable downtown vs. street strip malls*
- *Historical preservation. Flower pots and garden – provided by Medfield Garden Club*
- *The historic character (including trees) – with the exception of the tacky green front of Brothers Market. The beautiful historic UU Church*
- *Number of volunteers in agreement*
- *Rocky Woods, low population, density*
- *The commitment from people in the community. The level of involvement is much more than I've seen in other towns*
- *Schools and safety*
- *The people's courage and interest in keeping the bucolic views for the peace of all*

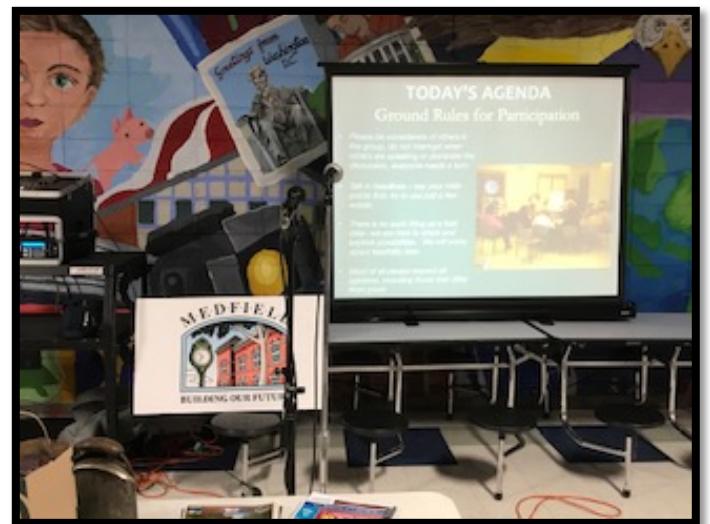
- *What makes Medfield unique – its commitment to open space*
- *The warmth and safety of practically everywhere! No need to keep an eagle eye on wallet, keys, etc.*
- *Colonial history/King Phillip's War. Strong schools. Noon Hill/Rock Woods/Rhododendron Reservation. Charles River and wetlands*
- *Because its small and so community-oriented, Medfield feels a safe place to raise kids – other parents are everywhere!*
- *Its history. Its commitment to open space*
- *The state hospital property. Several green spaces (wooded areas like Noon Hill). Some are very under-used and could be improved, like the green near Unitarian Church*
- *Small-town community feel*
- *The possibilities of the hospital. Additional positive addition of cultural center and future building - more sitting area in the center of town*
- *History, hospital land, conservation*
- *Huge asset – hospital property*
- *Location/size/quality schools/35 min to Boston or Providence*
- *A small with easy access to Boston, a destination city*
- *Community involvement, volunteer committees that do great things*
- *The people*
- *Medfield Stroll, Medfield Day, Thanksgiving Day in 3<sup>rd</sup> grade*
- *So many kids/great schools. The upper Charles River. So much green space. Michael Sullivan RIP. Richard DeSorgher. Site of ancient Native American settlement. Continuous European settlement from 1630.*
- *Its open space, charm and history!*
- *Open space, friends, inclusion*
- *Open space – woods, Charles River fields, wetlands, the people*
- *Remaining horse farms, Medfield State Hospital development opportunity, great downtown, small-town feel*
- *The volunteers, open space, history, Medfield Day!*
- *Small town feeling near metropolitan area, open space, strong engaged community*
- *Preserving open space(s) seem to be important as long as it doesn't cost a lot*
- *Green space, friendly small-town feel, great people, Zullo Gallery*
- *Close community near Boston*
- *Small-town feel. People care about each other. Quality schools*
- *People who care about community*
- *Medfield Day*
- *Great schools without being like many of the surrounding towns*
- *Family-oriented community, the Swap!!!*
- *The sense of community and preservation. Even with change, the town is very much the one I grew up in when we moved here 50 years ago. Things like buying the Foundry Street properties to prevent development are great.*

- *The architecture of small town New England. We like the old look. Not modern with no porches.*

## **Please tell us if you have any ideas regarding how to get more people involved in this master planning process**

- *This event was a great way to get people involved, Capitalize on this even with publicity. Facebook is a great way to reach a lot of people.*
- *Do this again (two times a year)*
- *Facebook, email*
- *Have local neighborhood meetings at houses*
- *Presentations at community clubs*
- *Meet with high schoolers*
- *Web questionnaire*
- *Work with town groups*
- *Attract people that would not usually get involved (new in town, sports groups, school email)*
- *Electronic survey*
- *More social media outreach especially to younger people*
- *More community events like this (community dinner)*
- *More events like tonight*
- *Regular social media updates*
- *Webcast meetings*
- *Let people know the last Town Master Plan was done in 1997.*
- *A banner across Rt. 109*
- *Lawn signs at intersection of Harford and Rt. 109, North St., Rt. 109 and 27.*
- *Have people holding signs at the dump.*
- *Food brings them in.*

- *My daughter was one of the few young people at the meeting (22 years old). How about a simple google survey to all high school students (plus alumni)?*
- *Send flyers home through the schools*
- *Announcing at Community organizations (i.e. Lyons, Garden Club, Hannah Adams, Senior Center, PTA meetings, church bulletins)*
- *Sign at Library*
- *Reach out to residents during town events or town sporting events.*
- *Show people visual examples of various town development ideas. Pictures and that will elicit feedback and interest. Seeing photos of other towns condos/businesses/bike paths/refurbished sidewalks/crosswalks, etc. will get people imagining possibilities and interested in the process.*
- *Costly but snail mail with something colorful and eye catching to get people to open it*
- *Link to a survey monkey survey*
- *Work with shopkeepers to promote*
- *Dedicated Facebook page to these planning events*
- *Linked In*
- *Medfield press*
- *Do a children's visioning at School*
- *Do the meeting on FB Live*
- *Use Google Hangouts for the meeting*
- *Use Kahoot for voting on things*
- *Hold a meeting at the library with childcare*
- *Have a speaker at New in Town*
- *Combine a 30 minute session with Band Events*
- *Hold meetings at different times and locations*
- *Use different communication methods*



- *Ask! I have no idea how your Committee was formed. You didn't ask for volunteers or advertise? Did you just assign?*
- *People with small kids are underrepresented; Hold meetings for parents in library while kids do their own visualization*
- *Need to reach out sooner*
- *The demographics of the participants at the meeting tended to be older*
- *Please reach out to younger families*
- *Home Town weekly column about planning because it is a free paper and goes to every household*
- *More publicity, article if possible*
- *Families with small kids are absorbed. Additional messaging to them through the schools, library, Parks and Rec, etc.*
- *The community dinner was a great start*
- *Neighborhood meetings*
- *Concurrent theme meetings – business owners, teens, adults with no kids, empty nesters, 65+, renters*

## **Additional Comments or Questions?**

- *Great idea to have this event with food. The design was excellent for the event.*
- *Invite successful retailers/restauranteurs to "attracative new shopping and dining" and outdoor retail and athletics at the State Hospital.*
- *What data do we have about the future of Medfield (population growth? Taxes? Schools/class sizes?)*
- *Golf course at the State Hospital!*
- *Thank you to all who came and most importantly those who have worked on this for decades.*
- *State Hospital area should be a mixed us development with a community center, not just housing.*
- *The historic building on the corner of 109 and N. Main Street needs to be renovated and tar paper shingles removed. Can an incentive be given to the landlord/owner of that property?*

- *Have you asked people who work in Medfield but don't live here what they like best about working here?*
- *What would businesses want to come to Medfield to pay "high taxes"? Is there anything we could do with the State Hospital property to get them here? Discounted housing for their employees?*
- *Put Main Street utility wires underground*
- *Add hanging flower pots along Main Street from Brothers to railroad tracks.*
- *Small Independent movie theater*
- *Connect with other existing groups – Girl Scouts, Boy Scouts, Parks and Rec, Senior Center*
- *Safety concerns crossing streets*
- *Town Hall, Library and Center of Town have weeds growing up through walkways*
- *Explore public transportation options*
- *Consider traffic congestion solutions*
- *Repair and extend sidewalks*
- *People that don't pick up after their dogs*
- *Cars park on the sidewalks*
- *Provide townwide internet, just as water and electricity are utilities.*
- *Support new businesses by giving them parking and signs*
- *Have recycling at meetings*
- *Families*

## *Perks of Participation*



*Community Dinner*

Thank you to the School Nutritional Services for catering the delicious and healthy Community Dinner!

### *Raffle Prizes*

Thank you to those who donated to the raffle:

- Medfield Yoga
- Medfield Starbucks
- An anonymous donor donated several gift certificates to area business establishments





## **SUMMARY OF PUBLIC INPUT FROM VIRTUAL PUBLIC FORUM #2 (June 7, 2020)**

### **Meeting Purpose and Process**

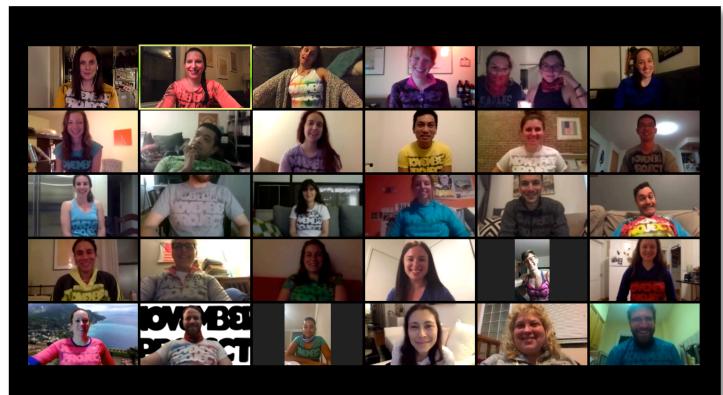
**Purpose:** To continue the master planning process by adapting to health measures resulting from the corona virus, holding the meeting virtually in order to:

- share **key findings of Inventory and Assessment of existing conditions**
- validate what we have heard in terms of the **goals and objectives for the future**
- identify any **new priorities** that may have emerged due to the impact of COVID-19

#### **Process:**

The public forum was held on Sunday, June 7, 2020 from 4:30 PM – 7:00 PM. At 4:30 PM attendees were invited to join the meeting for the purpose of receiving technical assistance in case they were unfamiliar or uncomfortable using Zoom. Opportunities for “practicing” were provided. The meeting presentation began at 5:00 PM., in the form of a slide presentation made interactive by asking participants to participate in answering polls questions with multiple choice answers as well as to respond to questions in writing (using the “chat” function). Following the presentation of key findings of the Inventory and Assessment of Existing Conditions and a review of the Goals and Objectives developed a based on significant stakeholder input, participants were invited to join a virtual “Break Out Room” to discuss how the master plan can respond to short-term needs and lessons learned from the experience during the corona virus.

All participants were offered a gift as a token of appreciation for their participation. They were instructed to share their email with the Town Planner in order to receive their gift in the mail. During the breaks between the three sections of the forum, two videos were played (a video of Medfield’s Porchfest and a series of aerial photographs taken by Committee members).



### **Participants:**

Approximately 99 people attended the virtual forum. Not all were present for the entire forum and approximately 25 attended the break out group discussions (not including members of the Townwide Master Plan Committee). Generally speaking, attendees were a fairly representative group with most being between the ages of 46 to 65, but with all age groups represented; approximately one half were male, one half were female; they live in all four neighborhoods identified; and approximately one-third currently have children in the school system, while almost half no longer have children in Medfield's schools. See APPENDIX A for a more detailed demographic breakdown of the forum's participants.

### **Presentation:**

The meeting was live streamed on Facebook and the video posted on the Town's website after the fact. Additionally, an Otter.AI transcript was created and made available for the hearing impaired and any others preferring to read the presentation and discussion.

Following an introduction to the purpose and process, the presentation was divided into two sections:

### **Part I: Key Findings of the Inventory and Assessment of Existing Conditions**

Following a presentation of key findings of the Inventory and Assessment of Existing Conditions by the master plan elements listed below, participants were asked to guess the answer to a question regarding the element by taking a multiple choice poll. The results of the poll were shared and the correct answer then revealed. The purpose of this was to share key facts in an engaging way.

### **Part II: Goals and Objectives for the Future**

Following a discussion regarding the challenges and potential opportunities that the corona virus has presented, new questions were presented:

- What has/should remain the same?
- How and in what ways does the pandemic affect the previously created goals?
- How can we envision a post-COVID future?

For each of the goals listed below, participants were asked to type their comments and/or questions in the "chat" feature of Zoom. In some cases several of the participants seemed

## **GOALS**

**GOAL 1: Honor Medfield's TOWN CHARACTER**

**GOAL 2: Making GETTING AROUND TOWN safe and pleasant**

**GOAL 3: Encourage ECONOMIC ACTIVITY**

**GOAL 4: Provide a range of HOUSING options**

**GOAL 5: Provide PUBLIC FACILITES AND SERVICES that meet the needs of all residents.**

**GOAL 6: Support the reuse of the STATE HOSPITAL**

**GOAL 7: Support HEALTH AND WELLNESS of residents.**

**GOAL 8: Improve GOVERNANCE and plan for FUTURE RESILIENCE**

to be reacting to one another's comments, in other cases, they reacted directly to the prompts (the goals and related objectives).

A summary of these comments is presented in the pages that follow.

## **Advantages and limitations of Virtual Meetings.**

The existence of the technology that allows us to continue with the planning process while continuing to engage with the community, is nothing short of wonderful. However, we are cognizant of the limitations, including the fact that it potentially excludes those without access to computers and/or internet or who lack computer literacy or confidence.

Having said this, there was much enthusiasm expressed on the part of participants for the fact that the forum was being held virtually, in fact this point received the largest number of comments! Reasons for given for the strong support for holding the forum virtually and for continuing to do so post-COVID-19 include the following:

- *"Better participation by more people"*
- *"Can involve both parents"*
- *"Getting a sitter was a pain and sports always interfered"*
- *"Chat function allows people to speak up without anxiety"*
- *"Limits run on speakers"*
- *"Sometimes hard to make the meeting on time when returning from work in Boston"*



A slide titled "VIRTUAL PUBLIC FORUM" with a sub-headline "Lucky to have access to technology". It features a video player interface showing a grid of people in a video conference. Below the video player is a "BUT Limitations" section with a timer showing 00:03:33 to 01:23:01. The limitations listed are: "Excludes those without computer/internet access". The slide also includes a "Advantages:" section with a smiley face icon and a list of three items: "Allows us to continue", "No need to travel", and "No need to dress up".

## **Key Highlights**

Because the forum was virtual, there is a limit to understanding participants' priorities. An attempt was made to analyze the comments in the chat by quantifying them by topic as a way of getting a general sense regarding what people care about the most. However, not all participants were present for the entire forum so this is not to be taken as being statistically significant. It is merely a preliminary way to establish the group's priorities. Stakeholder input will be solicited at a third forum, where the plan will be presented, at which point participants will have an additional opportunity to identify what they consider to be the most important considerations.

The following is a brief summary of key highlights of the virtual community conversation. It is followed by a more comprehensive documentation of the comments.

## **GOAL 1: Honor Medfield's TOWN CHARACTER**

*Some participants explicitly stated that this was the most important goal for them, one pointing out the need to define the Town's character.*

The following represent the most frequently commented on topics:

- *Natural features and open space including the rail trail, connecting open spaces, linking the trail networks across town and providing trash barrels in open spaces.*
- *Guide development and redevelopment with low density development, town-wide input on development and attention to aesthetics; one participant suggested implementing design review guidelines to accomplish this.*
- *Sidewalks and bike lanes in terms of both extending the network but also increasing safety*
- *Vitality of the downtown was also seen as important with calls to beautify through landscaping, green space and burying the utility lines as well as using the shutdown caused by the virus as an opportunity to reflect on the previous vitality.*

## **GOAL 2: Making GETTING AROUND TOWN safe and pleasant**

The following represent the most frequently commented on topics:

- *Explore some form of public transportation including intra-town transit, bus to commuter rail and transit options to Boston*
- *Improve existing infrastructure and extend pedestrian and bike networks*
- *Too many trucks on Main Street*

## **GOAL 3: Encourage ECONOMIC ACTIVITY**

The following represent the most frequently commented on topics:

- *Need to increase the commercial tax base for tax relief on home-owners; encourage manufacturing and increase commercial and industrial zoning*
- *Recruit desirable businesses; ideas include more retail downtown, more public-private partnerships, headquarters for large company, smart office space. Concerns include the fact that the access to 128 and 495 may be an issue for some businesses, and that not enough areas zoned for such activities.*
- *Reuse of the State Hospital will provide opportunities for additional economic activity perhaps including a Tech Center.*

## **GOAL 4: Provide a range of **HOUSING** options**

The following represent the most frequently commented on topics:

- *Need to provide more affordable housing by supporting 40B initiatives, providing smaller units for people on fixed incomes and young families, stopping tear downs, and defining what we mean by "affordable" housing. Ideas for strategies included: using Town-owned land, "doing" another Allendale, and providing incentives to developers to build smaller units.*
- *Encourage housing diversity such as units on upper stories above retail in the downtown and allowing accessory dwelling units. Concerns include that some people may rent out ADUs (and not keep them for relatives only) and that care must be taken to preserve the Town's character when building new housing types. Redevelopment at the State Hospital was seen as an opportunity to provide more housing types, including apartments for older adults.*
- *More senior housing, that is, smaller, one-level units. Participants expressed hope that these will provide opportunities for older adults to downsize as well as to relieve pressure from the school system.*

## **GOAL 5: Provide **PUBLIC FACILITES AND SERVICES** that meet the needs of all residents.**

The following represent the most frequently commented on topics:

- *Support excellence in education by "sparing no expense" on school buildings, making data-driven decisions on school sizes, spend on teachers, increase diversity of teaching staff. Also a call for engaging those residents without children in the schools in school building decisions.*
- *Ensure net zero construction/energy efficiency.*
- *Build municipal facilities with a long term strategy in mind. Comments include building as much as we can afford, but no more, reusing existing buildings before building new ones, balancing costs across all facilities.*

## **GOAL 6: Support the reuse of the **STATE HOSPITAL****

The following represent the most frequently commented on topics:

- *Most of the comments were in support of implementing the MSH Plan with some expressing caution in terms of ensuring that the development does not impact the Town negatively, hope that the redevelopment will generate tax revenue and some reality checks pointing out that the plan needs to be vetted by developers and the market. There was also a recommendation that the Town consider hiring a professional developer to attract private investment.*
- *There was some expression of a desire to keep most, if not all of the campus undeveloped or "as is." Reasons for wanting to limit development included the*

*need for more open space, preservation of river vistas, traffic concerns, and a desire to keep Town expenditures to a minimum. Also a call for options for dog walkers.*

- *There was support expressed for the Cultural center as it was seen as a positive draw for residents and an anchor for all other development on the hospital campus.*

## **GOAL 7: Support HEALTH AND WELLNESS of residents.**

The following represent the most frequently commented on topics:

- *The subject that received the largest number of comments was the objective to address substance abuse and mental health issues, especially in youth. Participants suggested studying the factors that contribute to substance abuse, providing more activities for kids to do and places for them to go, establishing a Youth Commission, connecting kids to adults who need odd jobs, lower student stress and supporting the Youth Outreach administering the 5-year grant targeting substance abuse prevention.*
- *More sidewalks and bikes to reduce dependence on cars and buses and prioritizing biking and walking was strongly supported.*
- *There was a lot of support expressed for opportunities for recreation. These include maintaining existing ones, access to Charles River for kayaking, connecting the trails in Town, building running trails throughout the Town and providing maps of existing recreation and trail facilities.*
- *Support for aging in place by providing a lower tax rate for seniors, in-home services and changing the zoning to allow accessory dwelling units.*
- *Attracting a diverse population was articulated as an objective in order to support the health and wellness of the community as a whole. Ideas for strategies include providing lower cost housing, anti-racism education, requiring Black Experience in America class in the schools, and establishing an Inclusion and Diversity Committee.*

## **GOAL 8: Improve TOWN GOVERNANCE and plan for FUTURE RESILIENCE**

### Improve TOWN GOVERNANCE

The following represent the most frequently commented on topics:

- *As previously mentioned there was very strong support for holding virtual meetings as they are seen as being more convenient, increasing participation and supporting all (including introverts) to speak up. Participants would like to continue to use virtual platforms for public and Committee meetings post-COVID-19.*
- *Increase the number and diversity of the Select Board. Several participants called for an increase to five, from the current 3-member Select Board. Also to recruit more diverse members.*

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- *There was discussion regarding evaluating existing policies for potential racist remnants from the past as well as a desire to develop strategies for increasing diversity on Committees, in the schools and in the Town overall.<sup>1</sup>*

### Plan for FUTURE RESILIENCE

The following represent the most frequently commented on topics:

- *There was support expressed for measures to protect the environment and for resiliency planning in comments made throughout the forum. Some of the specific suggestions include adopting a climate change goal, examining climate change impacts across all town departments, promoting residential use as well as municipal use of solar energy and establishing a staff position for a Sustainability Coordinator.*

### ADDITIONAL COMMENTS

**Master Planning Process.** Appreciation of the Townwide Master Plan Committee and the process was expressed but also a concern that it not end up “sitting on a shelf.” Some recommendations for making the Town accountable and making the plan implementable were shared.



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<sup>1</sup> **Anti-racism sentiment and a desire for increased diversity.** Recent events, including the murder of George Floyd, and the fact that a vigil in his memory finished an hour before the Townwide Master Plan forum, likely influenced participants in that anti-racism was top of the mind. However, it is important to note that this topic and a desire to increase the diversity of residents living in the Town was part of the community conversation in the first forum held on October 20, 2019.

## Summary of Participant Comments

### GOAL 1.0 Honor Medfield's TOWN CHARACTER

- **Celebrate the DOWNTOWN and work to increase its vitality**
- **Preserve and enhance Medfield's HISTORIC RESOURCES**
- **Protect, enhance, and connect existing NATURAL FEATURES and acquire additional OPEN SPACE**
- **Guide DEVELOPMENT and REDEVELOPMENT so that it is in keeping with the Town's character**

PARTICIPANT COMMENTS	ADDITIONAL THOUGHTS	# of responses
This is the most important goal	<ul style="list-style-type: none"> <li>• <i>This is most important to me</i></li> <li>• <i>Very important</i></li> <li>• <i>Is there a definition of the Town character?</i></li> <li>• <i>Very important; could be improved</i></li> </ul>	7
Vitality of the downtown	<ul style="list-style-type: none"> <li>• <i>The shutdown caused by the virus provides an opportunity to reflect on the previous vitality</i></li> <li>• <i>Beautify town center (landscaping, open space, clear paths/sidewalks, green space, night lighting)</i></li> <li>• <i>Put off pressure from State to remove parking from Main Street</i></li> <li>• <i>Remove power lines/poles as part of sidewalk projects</i></li> <li>• <i>Bury power lines</i></li> </ul>	5
Guide development and redevelopment	<ul style="list-style-type: none"> <li>• <i>Slow more deliberate development in keeping with town character</i></li> <li>• <i>Low density development</i></li> <li>• <i>Town-wide input on development</i></li> <li>• <i>Implement development design review guidelines</i></li> <li>• <i>Limit development to account for limited town resources and space</i></li> <li>• <i>Pay attention to aesthetics</i></li> </ul>	7
Natural features and open space	<ul style="list-style-type: none"> <li>• <i>Including the rail trail</i></li> <li>• <i>Connect open spaces</i></li> <li>• <i>Link the trail networks across town</i></li> <li>• <i>Trash barrels at open space areas</i></li> </ul>	10
Sidewalks and bike lanes	<ul style="list-style-type: none"> <li>• <i>More such as to Shaws</i></li> <li>• <i>Including from 109 to Shaws</i></li> <li>• <i>From the North side</i></li> <li>• <i>Pedestrian safety</i></li> <li>• <i>Paint bike lanes</i></li> </ul>	7
Revitalize Juice on Main building	<ul style="list-style-type: none"> <li>• <i>Building has much character, fixing it up could be a unique centerpiece</i></li> </ul>	2
Traffic calming	<ul style="list-style-type: none"> <li>• <i>Especially around the schools</i></li> </ul>	1

## GOAL 2.0 Make GETTING AROUND TOWN safe and pleasant

- Improve traffic congestion and make traveling by AUTOMOBILE safer
- Improve parking when/where possible
- Improve existing infrastructure and extend PEDESTRIAN and BICYCLE networks
- Explore the possibilities for providing PUBLIC TRANSPORTATION

PARTICIPANT COMMENTS	ADDITIONAL THOUGHTS	# of responses
Rail Trail	• <i>Even more important to complete!</i>	2
Better phase traffic signals	• <i>With railroad crossings</i>	1
Explore some form of public transportation	• <i>Explore public transit options to Boston</i> • <i>Add back the MBTA Commuter Rail</i> • <i>Providing bus service would take pressure off the 109 corridor</i> • <i>Bus to the commuter rail</i> • <i>Intra-town transit</i>	7
Improve existing infrastructure and extend pedestrian and bike networks	• <i>And take the power lines underground</i>	4
Traffic calming	• <i>At 109 near Blake Middle and High School</i> • <i>Lower speed limits on 109</i>	2
Consider downtown street closure for outdoor dining	• <i>During summer months</i>	1
Remove power lines	•	2
Resist State pressure on Main St.	• <i>Resist making Main St. a thoroughfare like Millis</i>	1
Too many trucks on Main St.	• <i>Makes sitting outside on 109 too loud and unpleasant</i> • <i>Take pressure off of 109</i>	3
More monitoring of cut through streets	•	1

### OTHER COMMENTS

Anti-racist conversation and action	<ul style="list-style-type: none"> <li>• <i>Take a look at any racist antiquated policies and practices and replacing them with research based antiracist policies. Open up a dialogue on ways to meaningfully increase diversity within the Town.</i></li> <li>• <i>I'd love to see the history of Medfield be more inclusive, noting the impact of a more diverse grouping of individuals</i></li> </ul>	2
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## GOAL 3.0 Encourage ECONOMIC ACTIVITY

- **Diversify the TAX BASE**
- **Become more BUSINESS FRIENDLY**

PARTICIPANT COMMENTS	ADDITIONAL THOUGHTS	# of responses
Easy parking always helps	•	1
Recruit desirable businesses	<ul style="list-style-type: none"> <li>• Encourage the "right" kind of economic activity, not just ANY economic activity</li> <li>• More spaces zoned downtown for retail</li> <li>• Attract more public-private partnerships</li> <li>• Encourage smart office space</li> <li>• Attract and retain diverse business and commercial operations by offering tax breaks</li> <li>• Access to 128 and 495 may be an issue for some businesses</li> <li>• Recruit desirable businesses</li> <li>• Recruit a big company to move its HQ to the industrial area off Rt 27 heading north towards Sherborn</li> </ul>	10
Encourage businesses to Increase their hours	<ul style="list-style-type: none"> <li>• Especially on the weekends</li> <li>• Shuffleboard</li> </ul>	2
Need more commercial tax base	<ul style="list-style-type: none"> <li>• Not enough industrial zoning</li> <li>• Need more commercially zoned space</li> <li>• Need more tax relief</li> <li>• Lower taxes</li> <li>• Encourage manufacturing</li> <li>• Need more industry and commercial businesses to offset taxes</li> <li>• Too much reliance on residential taxes</li> <li>• So that we don't have to fund all projects on the back of tax payers</li> <li>• Reduce reliance on real estate taxes</li> </ul>	11
Reuse of the State Hospital will provide opportunities	<ul style="list-style-type: none"> <li>• Hospital reuse goes hand in hand</li> <li>• MSH has zoning to attract businesses</li> <li>• Tech center at MSH</li> </ul>	3
Main Str. Closure during summer Sundays	<ul style="list-style-type: none"> <li>• Could help businesses</li> </ul>	1
Attract diverse dinning options	<ul style="list-style-type: none"> <li>• Shouldn't have to drive 20-30 minutes for ethnic food options</li> </ul>	1
Do not overdevelop	•	1
Easier permitting	<ul style="list-style-type: none"> <li>• For businesses to open in Medfield</li> <li>• Be more business friendly</li> </ul>	2
Somewhere to hang out	<ul style="list-style-type: none"> <li>• With friends</li> </ul>	1
Sidewalks further out	•	1

## GOAL 4.0 Provide a range of HOUSING options

- **Provide smaller units for older adults, younger adults and others looking for more AFFORDABLE housing**
- **Encourage the development of ALTERNATIVE housing types**

PARTICIPANT COMMENTS	ADDITIONAL THOUGHTS	# of responses
More senior housing options	<ul style="list-style-type: none"> <li>• <i>Will take pressure off the schools</i></li> <li>• <i>Need opportunities to downsize</i></li> <li>• <i>One-level housing</i></li> </ul>	8
More affordable housing	<ul style="list-style-type: none"> <li>• <i>Support 40B housing initiatives</i></li> <li>• <i>Need for folks on fixed incomes, young families</i></li> <li>• <i>Execute the Housing Production Plan</i></li> <li>• <i>Keep School St., Robert Sproul St., Remsen houses from being tear downs</i></li> <li>• <i>Incentivize developers to build smaller structures/ avoid knock downs (a la Needham)</i></li> <li>• <i>Make affordable housing actually affordable</i></li> <li>• <i>Establish a HARD description of what defines affordable housing</i></li> <li>• <i>Can we do another Allendale?</i></li> <li>• <i>Affordable single family and apartments</i></li> <li>• <i>More rentals so cost of rentals might go down</i></li> <li>• <i>Use Town-owned land</i></li> <li>• <i>Look for options in all areas of Town</i></li> </ul>	13
Encourage housing diversity	<ul style="list-style-type: none"> <li>• <i>Responsible and well designed apartments above the downtown buildings</i></li> <li>• <i>Open up to demographic diversity while keeping the Town's character</i></li> <li>• <i>Allow 1000 sq. ft. dwelling units as accessory units on the 40,000 sq. ft. lots</i></li> <li>• <i>Some people have expressed concern that ADU's will be rented out</i></li> </ul>	7
Limit development	<ul style="list-style-type: none"> <li>• <i>Provide fewer units for families with children</i></li> <li>• <i>Limit new development</i></li> <li>• <i>no longer allow 2 large houses on one lot</i></li> <li>• <i>Don't let developers railroad projects through without public comment</i></li> </ul>	4
Opportunities at MSH	<ul style="list-style-type: none"> <li>• <i>Senior housing apartments in the plan</i></li> </ul>	6
Energy efficient housing	<ul style="list-style-type: none"> <li>• <i>Net-zero is best</i></li> </ul>	1

### ADDITIONAL COMMENTS

Lower the tax rate for Medfield seniors	<ul style="list-style-type: none"> <li>• <i>When they reach 65 years of age</i></li> <li>• <i>Tax rate is so high even with affordable housing options</i></li> <li>• <i>High taxes will drive seniors out, selling small houses that get turned into huge houses; the cycle needs to be broken</i></li> </ul>	4
Create a sub master plan	<ul style="list-style-type: none"> <li>• <i>To keep seniors in toe</i></li> </ul>	1

## GOAL 5.0 Provide PUBLIC FACILITIES and SERVICES that meet the needs of all residents

- **Support excellence in EDUCATION**
- **Continue to plan, manage and maintain municipal FACILITIES**
- **Improve municipal UTILITIES**

PARTICIPANT COMMENTS	ADDITIONAL THOUGHTS	# of responses
Support excellence in education	<ul style="list-style-type: none"> <li>• <i>Spare no expense on school buildings</i></li> <li>• <i>Data-driven decisions on school size; too big means lower quality education</i></li> <li>• <i>Schools should get creative with start times, scheduling – bussing and traffic benefits</i></li> <li>• <i>Buildings don't teach; spend on people, not buildings</i></li> <li>• <i>Increase diversity in teaching staff</i></li> <li>• <i>Support the schools but with reasonable budgets</i></li> </ul>	10
Would like to Town supplied internet	<ul style="list-style-type: none"> <li>• <i>Free WiFi all around Town</i></li> </ul>	2
Encourage use of solar energy	<ul style="list-style-type: none"> <li>•</li> </ul>	2
Sports complex	<ul style="list-style-type: none"> <li>• <i>Would be great for revenues</i></li> </ul>	1
Net zero construction	<ul style="list-style-type: none"> <li>• <i>Be sure that the buildings are energy efficient</i></li> <li>• <i>Drastic carbon reduction</i></li> </ul>	6
Water conservation measures	<ul style="list-style-type: none"> <li>• <i>Understand why such measures are important and not just to supply more housing in Medfield</i></li> </ul>	1
<i>Build with a long term strategic focus</i>	<ul style="list-style-type: none"> <li>• <i>Build and provide as much as we can afford, but no more</i></li> <li>• <i>Don't build a huge, expensive new school if Dale Street can be renovated</i></li> <li>• <i>Balance the many costs for upcoming facilities, include all in the master plan</i></li> <li>• <i>Encourage responsibility in growth, such as reusing Dale</i></li> <li>• <i>More engagement in discussions regarding school building decisions from the 55% of the population without children in schools</i></li> </ul>	6
9-hole golf course	<ul style="list-style-type: none"> <li>• <i>At Hospital Hill</i></li> </ul>	1
Services for older adults	<ul style="list-style-type: none"> <li>• <i>Provide services and options for those that stay in town after educating their children</i></li> </ul>	1

## GOAL 6.0 Support the reuse of the STATE HOSPITAL

- Implement the Medfield State Hospital MASTER PLAN
- Reuse the buildings and campus to meet TOWN NEEDS

PARTICIPANT COMMENTS	ADDITIONAL THOUGHTS	# of responses
9-hole golf course	<ul style="list-style-type: none"> <li>• <i>And clubhouse/grille – all public for Medfield resident use</i></li> </ul>	1
Keep mostly undeveloped	<ul style="list-style-type: none"> <li>• <i>People need more open space</i></li> <li>• <i>Preserve river vistas</i></li> <li>• <i>COVID demonstrated the importance of keeping MSH open for all</i></li> <li>• <i>Overdevelopment must be avoided; traffic concerns</i></li> <li>• <i>Keep the hospital as is; don't spend any more money</i></li> <li>• </li> </ul>	7
Town needs options for dog walkers		1
Address housing needs		1
Implement MSH Plan	<ul style="list-style-type: none"> <li>• <i>We need to see if the market support the plan; if not, then figure out what to do</i></li> <li>• <i>Where does the Plan stand as of now?</i></li> <li>• <i>The Plan meets reality when we get developers interested</i></li> <li>• <i>Can the development plan exist without detriment to the Town</i></li> <li>• <i>The MSH plan barely passed it is critical that development is thoughtful</i></li> <li>• <i>Consider hiring a professional developer to develop a plan to attract private investment</i></li> <li>• <i>Redevelopment can generate revenue</i></li> <li>• <i>I would love to attract a school campus</i></li> <li>• <i>Business-friendly zoning to generate tax revenue</i></li> <li>• <i>Develop with zero tax impact</i></li> <li>• <i>Mix of commercial and affordable housing while keeping the trails as is; use some of the existing buildings if possible</i></li> <li>• <i>Can the hospital be used as it was originally intended?</i></li> </ul>	17
Energy efficiency	<ul style="list-style-type: none"> <li>• <i>All new construction and renovations net zero</i></li> </ul>	4
Cultural center	<ul style="list-style-type: none"> <li>• <i>Will be a draw for residential use at MSH</i></li> <li>• <i>Work/live/play center; add a theater</i></li> <li>• <i>Put the Chapel on the fast track</i></li> <li>• <i>The art center will be a great anchor for all other development at the Hospital</i></li> </ul>	5
Need to be realistic potential	<ul style="list-style-type: none"> <li>• <i>The site is not near major highways</i></li> </ul>	1
Sports Plex	<ul style="list-style-type: none"> <li>• </li> </ul>	1

**ADDITIONAL COMMENTS**

Bury the wiring in center of town	•	1
Keep municipal buildings downtown	•	1
Increase Town Planner's budget and salary	•	2

**GOAL 7.0 Support HEALTH and WELLNESS of residents**

- **Maintain existing and provide additional opportunities for RECREATION**
- **Promote HEALTHY LIFESTYLE choices, especially for YOUTH**
- **Support older adults to AGE-IN-PLACE**
- **Attract a more DIVERSE POPULATION to live in Town**
- **Expand opportunities for COMMUNITY GATHERING**

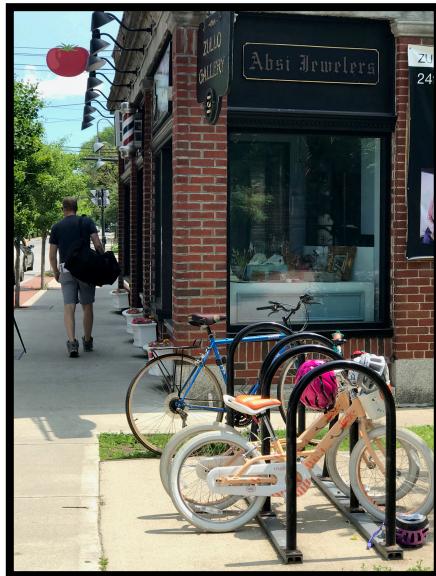
PARTICIPANT COMMENTS	ADDITIONAL THOUGHTS	# of responses
More sidewalks and bike lanes	<ul style="list-style-type: none"> <li>• <i>Let's walk!</i></li> <li>• <i>Is there still a plan for a bike path?</i></li> <li>• <i>Less use of buses for schools</i></li> <li>• <i>Sidewalks to the north of Town into the center</i></li> <li>• <i>Make roads accessible for all users- even non-drivers!</i></li> <li>• <i>More access along sides of roads; more innovation and priority to walking/biking</i></li> </ul>	13
Focus on health and wellness	<ul style="list-style-type: none"> <li>• <i>Needed even more now</i></li> </ul>	1
Avoid intense density of building	<ul style="list-style-type: none"> <li>•</li> </ul>	1
Support aging in place	<ul style="list-style-type: none"> <li>• <i>With a lower tax rate for seniors</i></li> <li>• <i>In-home services if needed and some plan to pay for this</i></li> <li>• <i>Change zoning to allow accessory units for seniors to live in</i></li> </ul>	9
Attract more diverse population	<ul style="list-style-type: none"> <li>• <i>Provide lower cost housing</i></li> <li>• <i>For sure, but how do we do that?</i></li> <li>• <i>Anti-racism education would help</i></li> <li>• <i>Black Experience in America as a required class in schools</i></li> <li>• <i>More equity in schools and beyond will like attract more diverse residents. Why don't we have METCO?</i></li> <li>• <i>Establish a Council or Committee to work on attracting more diverse population</i></li> </ul>	8

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PARTICIPANT COMMENTS	ADDITIONAL THOUGHTS	# of responses
	<i>(Ibram X. Kendi is opening anti-racist research center in Boston)</i>	
Green development	<ul style="list-style-type: none"> <li>• Related to health and wellness directly</li> <li>• Make decisions with focus on sustainability</li> </ul>	2
Opportunities for recreation	<ul style="list-style-type: none"> <li>• Maintain existing and provide additional</li> <li>• Sports Plex</li> <li>• Create a master plan to link all trails</li> <li>• Rail trail</li> <li>• Access to Charles River for kayaking, etc.</li> <li>• Good maps of our recreation space</li> <li>• Build running paths all over town, away from sidewalks and bike paths</li> <li>• More programming after working hours (so more convenient for working parents)</li> <li>• Parks and Recreation Center</li> <li>• Open space that welcomes adolescents</li> </ul>	12
Affordable housing	<ul style="list-style-type: none"> <li>•</li> </ul>	2
Create more pocket parks	<ul style="list-style-type: none"> <li>• More little parks like the one between Starbucks and Nosh &amp; Grog. Sprinkle them around town to encourage peaceful gathering</li> </ul>	2
Support the arts and music	<ul style="list-style-type: none"> <li>• Reduces stress in youth, reduces medication and shorter hospital stays with seniors (much research to support this)</li> </ul>	3
Special events facility	<ul style="list-style-type: none"> <li>• For 100-200 person capacity( especially now that the Legion is gone)</li> </ul>	1
Address substance abuse and mental health issues (especially in youth)	<ul style="list-style-type: none"> <li>• Study and address factors that contribute to high substance abuse amongst youth</li> <li>• Crack down on vaping in MHS</li> <li>• Provide more activities for kids to do and places to gather</li> <li>• Establish a Youth Commission</li> <li>• Connect kids with adults who need odd jobs</li> <li>• Recruit more businesses for students to gather</li> <li>• Lower student/stress/pressure to result in lower substance abuse</li> <li>• Promote membership in organizations such as Venturing Scouts</li> <li>• We have a 5-year grant targeting substance abuse prevention in youth</li> <li>• Support the new substance abuse person</li> <li>• Maybe turn that building with Juice on Main into a gathering spot for teenagers to</li> </ul>	23

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PARTICIPANT COMMENTS	ADDITIONAL THOUGHTS	# of responses
	<p><i>blow off steam</i></p> <ul style="list-style-type: none"> <li>• <i>Don't cut the youth outreach budget</i></li> <li>• <i>Outdoor recreation and ARTS reduces drug use, improves mental health</i></li> <li>• <i>Frisbee [disc] golf</i></li> <li>• <i>They all just want a place to go that is centralized and indoors</i></li> <li>• <i>Require service hours in order to graduate; serving an underfunded population will help youth to think more broadly</i></li> </ul>	
Street lights	•	2
Community gathering	<ul style="list-style-type: none"> <li>• <i>Think about ways to make distancing easier while staying connected</i></li> <li>• <i>Sunday dining downtown, street closure during summer</i></li> <li>• <i>Outdoor movie night</i></li> </ul>	3
Fewer Street lights	• <i>Reduce light population</i>	2
Public transportation option	• <i>Medfield voted down a metro in the 1970's</i>	1
Stop noise pollution	<ul style="list-style-type: none"> <li>• <i>Coming from Tresca, Brother operations</i></li> <li>• <i>Charge Tresca trucks for coming through our town</i></li> </ul>	2
Location for Food Cupboard expansión	•	1



## GOAL 8.0 Improve GOVERNANCE and plan for FUTURE RESILIENCE

- **Improve TOWN GOVERNANCE**
- **Promote measures that respect and protect the ENVIRONMENT**

PARTICIPANT COMMENTS	ADDITIONAL THOUGHTS	# of responses
<b>Improve TOWN GOVERNANCE</b>		
Increase number and diversity of Select Board membership	<ul style="list-style-type: none"> <li>• <i>Have 5 member Select Board instead of 3 (6)</i></li> <li>• <i>More diverse Select Board (2)</i></li> <li>• <i>Create programs so that new blood will feel more comfortable running for Board</i></li> </ul>	10
More involvement from the public	<ul style="list-style-type: none"> <li>• <i>More transparency and community engagement</i></li> <li>• <i>Would love it if the Selectmen would reach out for input</i></li> </ul>	3
Anti-racist policies	<ul style="list-style-type: none"> <li>• <i>Evaluation of Charter in context of 2020, language, structure</i></li> <li>• <i>More diversity on Committees</i></li> <li>• <i>Would it help diversify the schools if we engaged in School Choice programs?</i></li> <li>• <i>Use an equity lens to evaluate policies, laws, and policies created years ago to ensure they are equitable and distribute resources in a more equitable way</i></li> </ul>	5
More communication from town government	<ul style="list-style-type: none"> <li>• <i>Single source for town news</i></li> <li>• <i>Easy access to information</i></li> <li>• <i>New Town e-newsletter is in the works</i></li> </ul>	4
Zoom meetings post-COVID	<ul style="list-style-type: none"> <li>• <i>This meeting is a great example or engaging residents</i></li> <li>• <i>Use technology to make it easier for busy parents to participate in things like this</i></li> <li>• <i>Perhaps Zoom may get more people involved in Committee attendance</i></li> <li>• <i>Zoom has led to better participation</i></li> <li>• <i>Comfy at home</i></li> <li>• <i>I'm attending this meeting from the Cape</i></li> <li>• <i>Getting a sitter was a pain and sports always interfered</i></li> <li>• <i>I don't feel guilty coming in late</i></li> <li>• <i>Ease of getting input</i></li> <li>• <i>Sometimes hard to get home from Boston in time to make meetings in time</i></li> </ul>	39

Townwide Master Plan, Medfield, MA

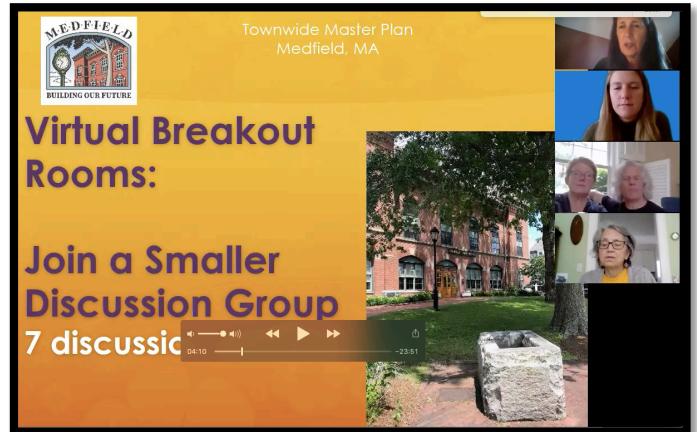
PARTICIPANT COMMENTS	ADDITIONAL THOUGHTS	# of responses
	<ul style="list-style-type: none"> <li><i>Meetings run later, need to have kids in bed and help with homework</i></li> <li><i>Can involve both parents</i></li> <li><i>Chat function allows people to speak up without anxiety</i></li> <li><i>I miss the free meal though</i></li> <li><i>Limits run on speakers</i></li> </ul>	
Term limits	<ul style="list-style-type: none"> <li>•</li> </ul>	1
<b>Promote measures that respect and protect the ENVIRONMENT</b>		
Examine climate change impacts	<ul style="list-style-type: none"> <li><i>Across all town departments</i></li> </ul>	1
Adopt a climate goal	<ul style="list-style-type: none"> <li><i>Develop a set of climate goals for the town</i></li> </ul>	2
Solar, solar, solar	<ul style="list-style-type: none"> <li><i>Use old dump for solar farm</i></li> <li><i>Promote more residential use of solar</i></li> </ul>	4
Community aggregate alternative electrical source	<ul style="list-style-type: none"> <li>•</li> </ul>	1
Add Sustainability Coordinator	<ul style="list-style-type: none"> <li><i>As a staff member</i></li> </ul>	1

**ADDITIONAL COMMENTS**

Appreciation of meeting and planning process	<ul style="list-style-type: none"> <li><i>This has been great – thank you so much for all of the work</i></li> <li><i>Thank you – informative and helpful</i></li> <li><i>Thanks to all committee members for volunteering their time</i></li> </ul>	4
Improve and clarify planning process	<ul style="list-style-type: none"> <li><i>Fewer meetings, more doing</i></li> <li><i>Set time limit for meetings</i></li> <li><i>Share a time line for the plan with explicit milestones to build momentum and energy among all residents</i></li> <li><i>How will this differ from the MSH Plan?</i></li> <li><i>Most municipal master plans sit on a shelf and collect dust... implementation must be forced through accountability. Require that it be part of the yearly reports for each department</i></li> </ul>	4

## **SMALLER GROUP DISCUSSION: 2 BREAK OUT ROOMS**

*Participants were invited to join smaller facilitated discussion groups. Approximately 25 residents stayed on to do so and were randomly divided into two virtual break out rooms. They were joined by several Townwide Master Plan Committee members for a lively discussion mostly focused on the short-term impacts of the corona virus. The discussions included appreciating Medfield in the middle of a pandemic as well as lessons learned regarding emergency preparedness. The following is a documentation of participants' comments.*



### ***Has anything about the experience of the pandemic made you especially appreciative that you live in Medfield?***

- our open space
- Yes, open space!!!
- Open space
- having space to be able to get outside, walk
- Open space to physically distance
- That we have plenty of room to move around
- open spaces, Medfield State Hospital
- I have to agree open space
- Great supportive neighbors and great places to walk around MSH
- Brothers!!!
- People helping each other
- The community has been generous
- Medfield and surrounding towns trails
- Park Street Books
- COVID-19 Relief Fund raised by Medfield Foundation to support the town
- Everyone's spirit
- Medfield Makes Masks
- Medfield is a very responsive and collaborative town. I am grateful for the ease in which I can communicate with leaders of various departments to best serve our residents
- Many, many curbside pickup & delivery options
- Agree on community spirit!
- yes having a nice yard and beautiful open spaces to visit and such an amazing and supportive community.
- generosity of residents

- Senior Rolling Rally was AMAZING, town supporting the kids
- shorter commute
- it was so fun!
- And vigil was excellent today!
- Overall community spirit

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- Visibility of neighborly love, concern and action on multiple fronts
- open space right outside my door
- We love being able to walk anywhere nearby. Cycling excellent.
- Access to open spaces
- I was glad MA and our town were among the first to take the pandemic seriously and mandate closures
- Variety of open spaces, and businesses stayed open
- I'm very glad not to be living in Boston anymore. and glad to have much more open space
- Appreciating smaller town, making it safer to walk around
- It has made me so appreciative of our community. But also the significant socioeconomic privilege it takes to have the freedom we have.
- The ability to socially distant but be neighborly.
- Supportive community efforts to assist those how might be in need
- privilege to work from home, yes
- Our fellow Medfieldians have done a great job keeping the virus minimal.
- the low covid cases made me feel safer going around town
- Most people seemed to understand and go along with social distancing, etc.
- Less density helps reduce spread
- Appreciation of the incredible volunteer base we had to draw from for the board of health

## **What can/should Medfield do to be more nimble in addressing emergencies and thus be more prepared in the future?**

- stronger networks?
- Schools could have been better prepared for distance learning
- more plans on the shelf ready to go
- I think reliance on taxes makes us vulnerable
- civil defense?
- having the technology set up to support distance learning and meetings
- Be aware that something as unexpected as covid-19 could happen
- High taxes, I mean
- The dedicated cover-page and board of health were a real asset
- I second reliance on taxes making us vulnerable
- Broadening of town-wide communication channels
- I felt the Medfield admin did a really good job responding to COVID
- be willing to accept that our future will not look like the past

- *I think Selectmen and Kristine have been really awesome addressing things—thank you yes!*
- *Agree on town admin kudos!*
- *From Kristine Trierweiler : Thank you!*

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- *Increase foot and bicycle circulation opportunities to get all around town safely which is reflected in the goals shared*
- *text alerts for all residents help*
- *Is there a way for our first responders to join us on FB? It was done effectively in Dover, as one example.*
- *Reserve fund to help quickly respond to events such as this*
- *Possibility of a reserve fund to be able to quickly respond to first stage of an emergency*
- *Nothing*
- *To be self sufficient for the first 72 hours of an emergency*
- *I don't know what the town emergency plans are, or if the emergency staff themselves felt prepared and supported or not?*
- *Resilience planning*
- *Assure the town has an updated emergency response plan*
- *second on text alerts*
- *maybe have a provision for a virtual town meeting*
- *Thinking about stockpiling essential supplies that will let us reopen sooner*

## ***What has changed in terms of your priorities for the Town as a result of COVID-19?***

- *Zoom meetings.*
- *Let's hope the Governor allows them to continue*
- *We need to continue zoom meetings*
- *Importance of open space that can be used to be outside*
- *I think more businesses will open up to more WFH... this means tons like Medfield may have even more people here during the day*
- *Flexible town staffing*
- *more focused on individual responsibility for group safety*
- *Deeper appreciation of the arts and shared experiences - miss Zullo, Library, meeting with each other face to face*
- *I personally love zoom meetings but haven't had to do many controversial public hearings via zoom.*
- *virtual voting and meetings*
- *Physical, emotional and economic health*
- *the need perhaps for a new bigger school....as people are doing zoom classes and home schooling...*
- *People are doing more local shopping, Brother's, etc.*
- *More support (financial and otherwise) of people who often fall through the cracks*
- *I would also say lower density is key*
- *stockpile TP ;-)*
- *supporting our local businesses*
- *concern as to how to make the town function in the future*

- *Supporting local businesses so they'll re-open; need to support at-risk communities on regular basis; general building design with an eye toward better ventilation, space, not over-crowding*
- *Also, concerns about levels of debt*

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- *Worry about our businesses*
- *Frequenting local businesses more*
- *Intense economic need for our internet infrastructure to be reliable*
- *I would be interested in supporting an emergency fund that helped our elders specifically.*
- *I worry about senior citizens and immunity-compromised populations. Do they have access to groceries, masks, etc.*
- *Increasing the access of food/necessities by additional walking and bike paths as well*
- *(would assist seniors too)*
- *In addition to considering the town, during emergencies like this the \*region\* is important also, and some coordination*
- *Virtual town meeting to be able to pass a budget and make decisions*
- *I've noticed many elderly walking to Shaw's on 109. without sidewalks Shaw's is basically an island accessible by cars only.*
- *sharing and coordinating resources and emergency plans with local towns is great idea*
- *Finding ways to have accessible virtual town meetings*

## ***What has stayed the same regardless of COVID-19?***

- *The amazing people in town*
- *I love Medfield*
- *Not much!!*
- *People*
- *strong local community spirit*
- *School budget issues*
- *our ability to help one another!*
- *Business development and state hospital*
- *People love Medfield's open spaces*
- *Supporting underserved population in town -- often invisible to many*
- *Pitching in to help when needed/asked*
- *School. Budget issues*
- *We really do need to implement policies that fit current needs rather than old ways of doing things*
- *need for life to continue, work and studying*
- *Reliance on homeowners for majority of taxes*
- *People's desire to have their families be safe and successful*
- *I second reliance on homeowners for majority of taxes*

- *Expanding protective factors for youth -- strong community relationships, healthy activities, family dinners, etc.*
- *our taxes are impacting the seniors ability to stay in town*
- *that the town is greatly responsible for its own successes, and cannot count on outside resources*
- *Yes, yes -- need to meet senior housing affordability needs!*

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- *COA has a volunteer shopping program in place for seniors. We have delivered bags of food every Wednesday to those experiencing food insecurity, We have picked up food from Gillette Stadium and again delivered to those in need. Masks have been delivered as needed as requested.*
- *We will still need plan to manage traffic and reduce the number of cars*
- *I think most if not all the goals identified are still important. Covid19 has made me think everything is more precious-- the younger generation, our open space, fresh air, and more*
- *We still need to plan for the future*

## ***Is there anything about the pandemic experience that provides us with an opportunity to re-imagine or revise about our Town?***

- *love the outdoor dining*
- *Focus on downtown resilience and the social capitol of the community*
- *Yes, suburbs are an advantage!*
- *Need to continue to do meetings via zoom to increase attendance*
- *Less of a commuter downtown*
- *We are getting the chance to be more creative*
- *I wonder how the parking problem will evolve*
- *less of a commuter town*
- *That less traffic would really make downtown nicer*
- *Charge the Tresca trucks every time they pass through town*
- *Bury wires downtown*
- *The Medfield community demonstrates it's ability and willingness to come together to support one another*
- *focuses us on the real need to support our own local businesses, so that they can prosper*
- *General life balance overall...less traffic, more environmental appreciation, more appreciation for community engagement*
- *Can we look at what kinds of staff we need in the post Covid world*

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- *The need to support trails for passive recreation.*
- *Business development needed to draw diversity amongst businesses, housing, and residents*

- *time to think about 'green' building practices*
- *Certainly the traffic issue. Pics of cleaner air in all parts of the world support this.*
- *second supporting trails. safely link them*
- *express bus or other public transportation to Boston*
- *Connecting multiple town centers*
- *Anything and everything more energy efficient*

## ***What is most important for us moving forward?***

- *Equity, justice, inclusion, diversity*
- *An engaged community -- tackling problems together vs. in vacuum*
- *Increase commercial tax base*
- *We can't keep raising taxes and driving seniors out. We can't promote diversity and then price people out*
- *How to diversify our tax base*
- *Agree on diversifying tax base*
- *Finding consensus to move forward without being so divisive.*
- *getting to a place of balance, without the stress of the uncertainty COVID has brought*
- *Having more citizens involved....via zoom*
- *The state hospital is a gem, lots of opportunity if we execute well*
- *work well with others and remember to support our local businesses*

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- *Energy planning.*
- *Yes-- climate change*
- *As we develop MSH reducing the tax burden. bringing back our small businesses.*
- *Increasing walkability to amenities for all residents*
- *increase pedestrian and bike safety*
- *Downtown aesthetics*
- *ethics in all areas of building and development*
- *Traffic solutions*
- *Housing affordability without sacrificing open space.*
- *Important not to second guess the future. We can't predict technology or events in the future*
- *Truly affordable "affordable housing"*
- *Artisanal community?*

## **Anything we can do to improve these meetings?**

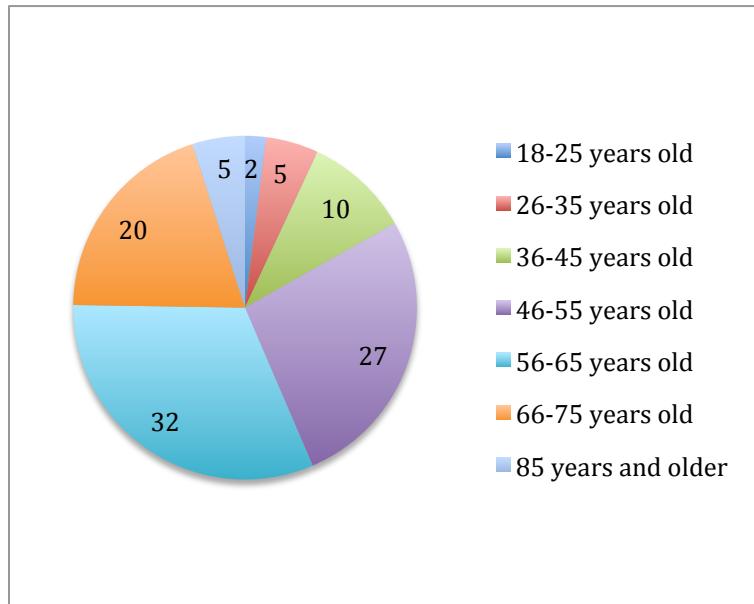
- *I loved the range of inputs!*
- *Yes very helpful*
- *Tally of inputs*
- *It was great!*
- *It was direct and to the point. You also got much more input in a short amount of time.*
- *You are doing an excellent job*
- *Excellent meeting*
- *getting more citizens involved in the town, to make the town better for all- it is our hometown!*
- *interesting and engaging*
- *Excellent. I've been very impressed with the consulting team from day 1.*
- *thank you*
- *Get results out of this meeting to encourage people to use this great method of participating.*
- *I liked it, I know a good portion of our town is not zoom savvy, at least some of the elders I work with so helping them access this venue is a goal of mine*
- *Is there a timeline when this effort is supposed to be completed?*
- *I think we actually do capture more ideas than in the public forums for the info gathering. I do think in person will be best for the final presentation*

## **Have we missed anything?**

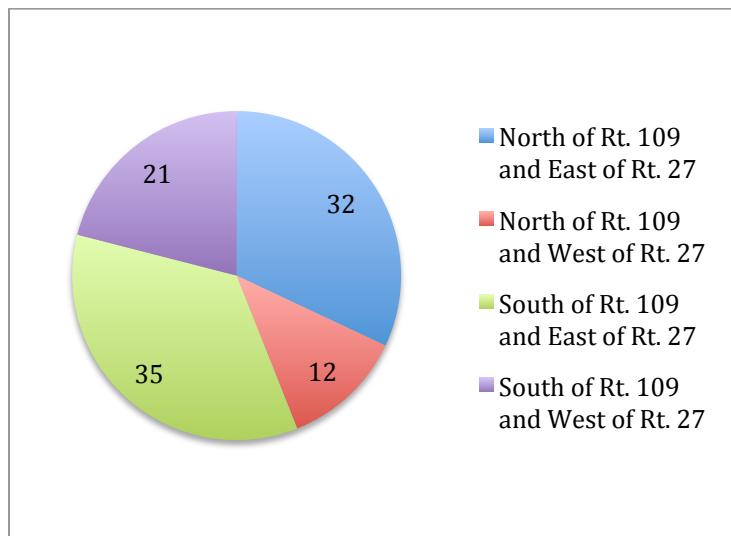
- *One word of caution on over-reliance on Zoom...we still need to have face-to-face conversations :)*
- *Do we have to get approval from AG to have zoom meeting moving forward ?*
- *Thank you for putting this meeting together!*
- *Glad to have a follow up survey for longer responses*
- *Is it okay to publicize the survey link in some of the FB groups?*
- *We are only allowed [Zoom meetings] under the emergency declaration, the legislators will need to file legislation*
- *How can we work on getting that approval from AG ?*
- *We are working on hybrid ways moving forward if the stop allowing it.*
- *It needs legislation to be filed and approved. We are investigating a home rule petition as well.*
- *Well done!*
- *Thank you Kristine!*
- *Thanks all!*
- *Thanks everyone*
- *Thank you*
- *Are there plans for a farmers market at MSH*
- *Thank you all!*
- *THANK YOU!*
- *thank you!*

## APPENDIX A: Demographics of Participants

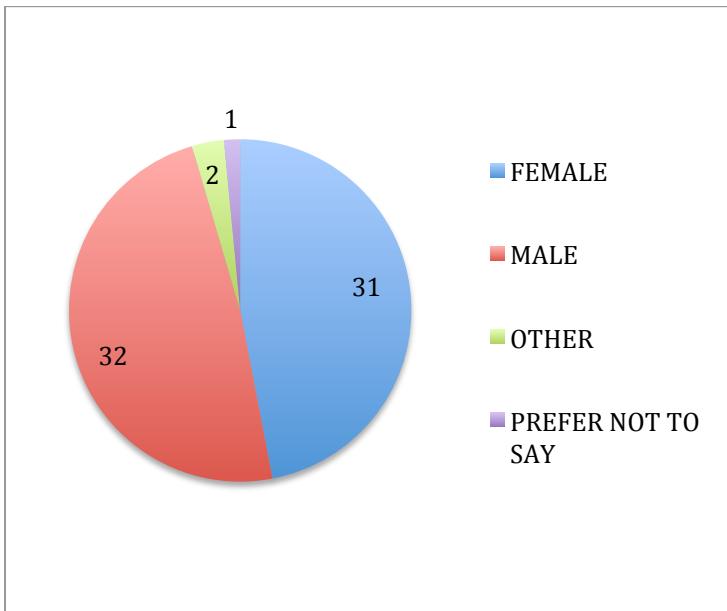
### HOW OLD ARE YOU?



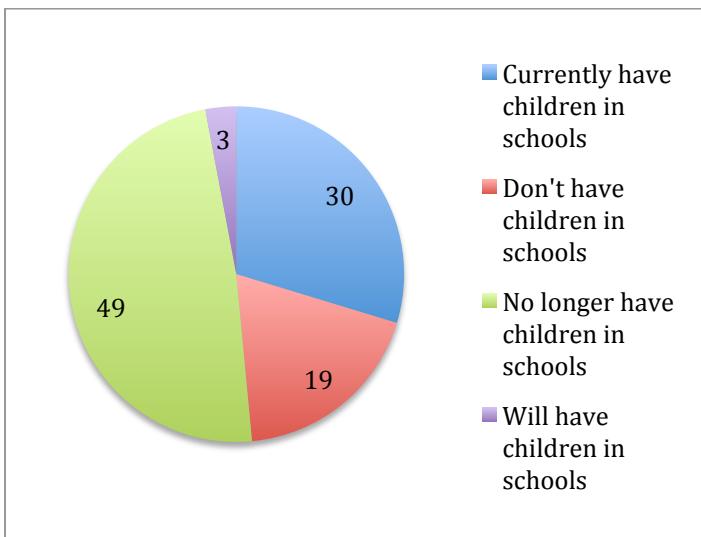
### WHERE DO YOU LIVE?



**WHAT IS YOUR GENDER?**



**DO YOU HAVE CHILDREN IN MEDFIELD PUBLIC SCHOOL SYSTEM?**





## **SUMMARY OF PUBLIC INPUT FROM VIRTUAL PUBLIC FORUM #3 (Nov. 8, 2020)**

### **Meeting Purpose and Process**

**Purpose:** To continue the community conversation regarding the Townwide Master Plan and to:

- present the plan **recommendations** and **implementation plan**
- **promote an understanding** of what the Plan includes and to **inspire support** for its recommendations
- help identify **priorities**
- understand how participants see the Plan

#### **Process:**

The public forum was held on Sunday, November 8, 2020 from 5:00 PM – 7:00 PM.

Attendees offered technical assistance in case they were unfamiliar or uncomfortable using Zoom. Opportunities for “practicing” were provided. The presentation was in the form of a slide presentation made interactive by asking participants to participate in answering polls questions with multiple choice answers as well as to respond to questions in writing (using the “chat” function). Following an Introductions and a review of the Plan’s Goals and Objectives, participants were invited to respond to the recommendations in the form of strategies and action steps proposed to achieve the goals and objectives. Finally, participants were invited to join a virtual “Break Out Room” to continue the conversation in facilitated small discussion groups.

The Plan was received well and there were many comments regarding participant satisfaction with the format of the meeting. Participants were forthcoming with their comments and questions and there seemed to be a general consensus regarding support for the Plan’s recommendations.

All participants were offered a gift as a token of appreciation for their participation. They were instructed to share their email with the Town Planner in order to receive their gift in the mail.



## Participants:

Approximately 45 people attended the virtual forum. Not all were present for the entire forum and approximately 25 attended the break out group discussions (including members of the Townwide Master Plan Committee). Generally speaking, attendees were a fairly representative group with most being between the ages of 56 to 55, but all age groups were represented; there were more women than men attending; participants live in all four neighborhoods identified; and most do not currently have children in the school system. See APPENDIX A for a more detailed demographic breakdown of the forum's participants.

## Advantages and limitations of Virtual Meetings.

The existence of the technology that allows us to continue with the planning process while continuing to engage with the community, is nothing short of wonderful. However, we are cognizant of the limitations, including the fact that it potentially excludes those without access to computers and/or internet or who lack computer literacy or confidence.

Having said this, there participants were pleased that the forum was being held virtually.

## Presentation:

The meeting was recorded and the video was posted on the Town's website. Additionally, an Otter.AI transcript was created and made available for the hearing impaired and any others preferring to read the presentation and discussion.

Following an introduction to the purpose and process and instructions for virtual participation, the presentation was divided into three sections:

- **Part I:** Findings of Inventory & Assessment of Existing Conditions
- **Part II:** Master Plan Goals and Objectives for the Future
- **Part III:** 12 KEY Recommendations

### PART I: Findings of Inventory & Assessment of Existing Conditions

Participants were directed to the report on the Existing Conditions on the Townwide Master Plan website where they can also view a video recording of the previous Public Forum (#2) where key findings of the Inventory of Existing Conditions was presented and discussed.

**VIRTUAL PUBLIC FORUM**  
Lucky to have access to technology

**Advantages:**

- Allows us to continue
- No need to travel
- No need to dress up

**BUT Limitations:**

- Excludes those without computer/internet access

### Inventory & Assessment of Existing Conditions

- Housing and Population
- Economic Development
- Historic and Cultural Resources
- Open Space, Recreation and Natural Resources
- Transportation and Circulation
- Public Facilities and Services
- Land Use and Zoning

### ALSO:

- Summary of Sustainability Measures
- Medfield State Hospital Reuse Efforts

## **PART II: Master Plan Goals and Objectives for the Future**

The Master Plan Goals and related Objectives were presented. For each objective, a series of recommended strategies were presented and participants were invited to comment and discuss these. There specific comments are documented in the pages that follow.

## **PART III: 12 KEY Recommendations**

The top 12 key recommendations were presented and are as follows (order does not indicate priority):

- **Renew and revisit the vision for the DOWNTOWN**
- **Develop a network of PEDESTRIAN and BIKE paths and connections to open spaces**
- **Support OLDER ADULTS who wish to age in community**
- **Support the SCHOOL DEPARTMENT'S efforts to update its facilities**
- **Continue to support FACILITIES MANAGEMENT practices**
- **Explore options for creating a new PARKS AND RECREATION FACILITY**
- **Consider creating an intergenerational COMMUNITY CENTER**
- **Make MEDFIELD STATE HOSPITAL into a town destination**
- **Develop a town-wide HEALTH AND WELLNESS CAMPAIGN**
- **Prepare CLIMATE CHANGE, Adaptation, Mitigation and Resilience Plan**
- **Evaluate the benefits of the COMMUNITY PRESERVATION ACT as a source of funding**
- **Review, revise and update the ZONING BY-LAW**

## **TOWNWIDE MASTER PLAN GOALS**

**GOAL 1: Honor Medfield's TOWN CHARACTER**

**GOAL 2: Making GETTING AROUND TOWN safe and pleasant**

**GOAL 3: Encourage ECONOMIC ACTIVITY**

**GOAL 4: Provide a range of HOUSING options**

**GOAL 5: Provide PUBLIC FACILITIES AND SERVICES that meet the needs of all residents.**

**GOAL 6: Support the reuse of the STATE HOSPITAL**

**GOAL 7: Support HEALTH AND WELLNESS of residents.**

**GOAL 8: Improve GOVERNANCE and plan for FUTURE RESILIENCE**

## **Key Highlights**

The following is a summary of the virtual community conversation.

A complete recording of the meeting is available on the Medfield Townwide Master Plan Committee's webpage:

<https://www.town.medfield.net/350/Townwide-Master-Planning-Committee>

## GOAL 1: Honor Medfield's **TOWN CHARACTER**

Celebrate the DOWNTOWN and increase its vitality

- Update vision
- Improve signage, paving, sidewalks, crosswalks, parking
- Attract diverse dining and retail
- Revise zoning to help increase vitality

Preserve and enhance Medfield's HISTORIC RESOURCES

- Create a Medfield Story to connect and preserve features
- Reuse historic buildings on State Hospital campus
- Preserve historic municipal buildings
- Evaluate adopting CPA
- Apply to become a certified Local Government

Protect, enhance, and connect existing NATURAL FEATURES and acquire additional OPEN SPACE

- Protect existing open space/natural features
- Acquire additional open space
- Create connections between spaces and improve equity of access
- Evaluate benefits of CPA

Guide DEVELOPMENT and REDEVELOPMENT so in keeping with the Town's character

- Guide new development with impact on services in mind and so that open space is preserved
- Guide new development so complements existing neighborhood character

### COMMENTS ON GOAL 1: Honor Medfield's **TOWN CHARACTER**

- *What is way-finding?*
- *Cultural district supporting the arts*
- *What is the concept of certified Local Government?*
- *Do you have to adopt CPA to be a certified local government?*
- *Bury electrical wires/internet, etc. in center of town - more like Wellesley and Concord center*
- *Would you please repeat / explain a connection to climate*
- *Do we have a list and plan for possible [open space] acquisitions?*
- *Shouldn't we perhaps look at making sure future developments are highly energy efficient*

## GOAL 2: Making **GETTING AROUND TOWN** safe and pleasant

### Reduce traffic congestion and make traveling by AUTOMOBILE safer

- Maintain roads, intersections, and sidewalks
- Make Improvements to the Route 109 corridor
- Improve Safety at High Crash Locations
- Implement Traffic Calming Program

### Improve PARKING when/where possible

- Implement Parking Management Strategies in Downtown
- Improve Signage and Wayfinding Downtown
- Consider Zoning Amendment to Reduce Required Parking for Development

### Improve existing infrastructure and connect PEDESTRIAN and BICYCLE networks

- Connect pedestrian and bike facilities to create a network
- Maintain existing sidewalks, trails, crosswalks and pedestrian ramps
- Improve Walking and Biking Facilities in the Downtown area

### Explore the possibilities for providing PUBLIC TRANSPORTATION

- Institute a pilot program for a town shuttle
- Provide transit service for those without vehicles or who do not wish to drive (especially for older adults and teens)

### COMMENTS ON GOAL 2: Making **GETTING AROUND TOWN** safe and pleasant

- *Public transportation for who?*
- *Many communities are working hard to - reduce- future automobiles*
- *Is there a tie-in between reducing emissions, re: getting around goals, and also sustainability goals?*
- *Future use of automobiles*
- *how can we work with our police to change the speeding culture? more speeding stops?*
- *accelerated conversions from ICEs to EVs*
- *Some of the sustainability objectives also include increasing low-carbon transportation options*
- *So sidewalk to Shaws plaza is a likelihood?*
- *109 is very dangerous for pedestrians/bikes/any non-cars*
- *Has the police chief been involved in traffic calming discussions?*
- *Love the goal of improving bike and pedestrian traffic around town, especially trying in neighborhoods that have no connection to town (Hospital/Harding)*
- *Any pedestrian zones considered changing a street from being car traffic to a pedestrian zone*
- *The KEY to downtown vitality is "boots on the ground" – people out of their cars and walking*

## GOAL 3: Encourage **ECONOMIC ACTIVITY**

### Diversify the TAX BASE

- Incentivize development
- Update the Zoning Bylaw with economic development in mind
- Recognize elder care as an economic development opportunity
- Provide for a wider mix of uses in the BI district
- Encourage and support local self-employment

### Become more **BUSINESS FRIENDLY**

- Hold business roundtables with local businesses
- Increase efficiency in permitting
- Create a small business portal on the town website
- Train Town boards and staff
- Institute a business visitation program

### COMMENTS ON GOAL 3: Encourage **ECONOMIC ACTIVITY**

- *It seems more business is counter to historic/rural character*
- *But will increase residential taxes*
- *The Planning Board has discussed undertaking a zoning bylaw "diagnostic" after this planning process is completed to review uses and permitting processes*
- *Design review for downtown business area would be great*
- *Two PB members are attending the CPTC design review session this week!*

## GOAL 4: Provide a range of **HOUSING** options

### Provide SMALLER UNITS for older adults, younger adults and others looking for more AFFORDABLE housing

- Reduce regulatory barriers to housing production
- Encourage congregate residences, assisted living, and memory care residences
- Support mixed uses in business-zoned areas
- Evaluate the effectiveness Inclusionary Zoning

### COMMENTS ON GOAL 4: Provide a range of **HOUSING** options

- *Where, there is no land*
- *Detached accessory dwelling makes sense*

### Encourage the development of ALTERNATIVE housing types

- Review existing regs re: group residences
- Work to establish additional dwellings in Medfield
- Revise the Open Space Residential Development Bylaw
- Evaluate options for cottage units

**GOAL 5: Provide PUBLIC FACILITES AND SERVICES that meet the needs of all residents.**

**Support excellence in EDUCATION**

- Support the School District to meet its facility needs
- Improve communication and relationship between the School Department and other Town Departments
- Support the Dale Street School process
- Preserve the town-wide grade configuration

**Continue to plan, manage and maintain municipal FACILITIES**

- Continue to support facilities management practices
- New Parks and Recreation Facility
- Consider creating an intergenerational Community Center
- Develop a Dale Street School Reuse Plan (if it is decided to vacate the school)
- Determine appropriate uses for other Town-owned properties

**Improve municipal UTILITIES**

- Ensure adequate funding for the ongoing maintenance and upkeep of the town's infrastructure
- Establish and annually update a 20-year capital plan for Sewer and Water Systems
- Assess whether or not the Town's long range plans are supported by long range plans for infrastructure improvements

**COMMENTS ON GOAL 5: Provide PUBLIC FACILITES AND SERVICES that meet the needs of all residents**

- *We are under a severe water restriction, and have water bans every year. How will more building affect town services?*
- *As part of Master Plan, how do we incorporate a regular third-party analysis of enrollment projections, similar to what other towns do? Our enrollment projection for this year alone was overstated by 109 students K-3, with little indication there was pandemic impact*

**GOAL 6: Support the reuse of the STATE HOSPITAL**

**Pursue the vision and aspirations of the Medfield State Hospital MASTER PLAN**

- Integrate into town-wide economic development plans
- Make the MSH campus into a town destination
- Prevent over-development
- Support the reuse of the Chapel as an arts and cultural center

**Reuse the buildings and campus to meet TOWN NEEDS**

- Find a new location for the school buses
- Locate and build a dog park
- Address Town housing needs
- Create a sustainability model

**COMMENTS ON GOAL 6: Support the reuse of the STATE HOSPITAL**

- *Accelerate State hospital development*
- *These are issues that MSHDC is actively discussing right now as they look to craft the RFP*

## GOAL 7: Support **HEALTH AND WELLNESS** of residents

### Maintain existing and provide additional opportunities for RECREATION

- New Parks and Recreation facility
- Town sports complex
- Partner with private entities
- Provide more outdoor winter recreation activities
- Increase access to the Charles River

### Promote **HEALTHY LIFESTYLE** choices, especially for YOUTH

- Support Medfield Outreach (MO)
- Broad range of activities
- Promote a town-wide health and wellness campaign
- After School Teen Center
- Youth representation in Town government

### Support older adults to AGE-IN-PLACE

- Intergenerational Community Center
- Affordable, appropriately designed, sized and located housing
- Services and activities needed by older adults
- CoA provide off-site programming and co-programming with other Town Departments
- Explore ways of expanding tax relief program for older adult volunteers

### Attract a more DIVERSE POPULATION to live in Town

- Promote diversity /cultural competence training
- Establish an Inclusion and Diversity Committee
- Send welcoming messages
- Support people with a range of incomes

### Expand opportunities for COMMUNITY GATHERING

- Consider creating a Community Center for all ages
- Organize more town-wide events
- Support the redevelopment of the Chapel on the MSH into an Arts and Cultural Center
- Support the Medfield Public Library to increase programming for all ages
- Provide more spaces and activities for middle and high school-aged youth

### COMMENTS ON GOAL 7: Support **HEALTH AND WELLNESS** of residents

- *Have there been any support to provide spaces/house for the scouting or other youth organizations in town at the MSH?*
- *Some towns have a scout house, and since the MSH houses were condemned, there has been no home for scouting in town. Most recently, the Legion was torn down, reducing scouting support further*
- *I'd be happy to work with you on the scouting needs*
- *Also a need for a permanent space for the Medfield Food Cupboard*
- *New in town*
- *The way we build buildings, move around town, etc. can affect the health and wellness of residents. Building codes, zoning etc. reduced energy use.*
- *New technology for fireworks - drones*
- *Park & Rec consultant had noted that a teen center was typically most attractive to teens 15 and younger. If that's the case, some thought would be good on how to best meet needs of teens in town older than 15 -- the age span most at risk for alcohol overuse.*

## GOAL 8: Improve GOVERNANCE and plan for FUTURE RESILIENCE

### Improve TOWN GOVERNANCE

- Develop a long term financial plan
- Improve communication with Town residents and business owners
- Increase civic involvement
- Explore additional ways of providing services on a regional basis
- Evaluate parcels of town-owned land and consider whether they should be sold to help pay for Town facility and service improvements

### Promote measures that respect and protect the ENVIRONMENT

- Prepare for a changing climate and assess greenhouse gas emissions
- Improve energy efficiency and increase the percentage of Medfield's energy coming from renewable sources
- Increase low-carbon transportation options
- Improve and promote waste diversion programs

### COMMENTS ON GOAL 8: Improve GOVERNANCE and plan for FUTURE RESILIENCE

- *Would be great to expand # of positions on Select Board*
- *Keep town meetings on zoom!*
- *I have been working on making a GHG inventory for Medfield. Could I share my preliminary data?*
- *Congratulations on an efficient and informative session, so far.*
- *A breakthrough program is coming up next week on Monday 11/16: Medfielders Decarbonize. Please attend to move your own awareness along, listen to fellow Medfielders who will be discussing the very-substantial steps they have taken; if they can, everyone can.*
- *I agree very well done!*
- *Truly, you're one of the best master plan consultant groups -- great job.*
- *I didn't know about the decarbonizing—thank you!*

## SMALLER GROUP DISCUSSION: 2 BREAK OUT ROOMS

Participants were invited to join smaller facilitated discussion groups. Approximately 22 residents stayed on to do so and were randomly divided into two virtual break out rooms. They were joined by several Townwide Master Plan Committee members for a lively discussion focused on further discussing the Master Plan.. The following is a documentation of participants' comments.



### **What do you like most about the Plan?**

- Comprehensive
- Completeness of the coverage
- The varied focus on town betterment that doesn't focus solely on the schools
- Redesigning traffic. Bike lanes and pedestrian. trolley
- It is thoughtful and includes a wide variety of perspectives. It also addressed negatives that others do not address.
- I also like taking our treasures and lifting them up
- That sustainability is considered throughout
- Pedestrian safety measures although I would like to see them as high priority
- Community outreach & responses well represented
- Exactly - comprehensive nature
- Continued emphasis on Downtown— a lot of the other stuff hinges on that
- It creates lot of future work for us to do
- And you have put it a good format to follow through

### **What obstacles do you foresee to the Plan's implementation?**

- Zoning changes are very important
- Outdated thinking on climate change and the available technology and policy initiatives/state funding sources
- People worried about financing this. Not understanding how this would improve finances
- Town committees, the town itself does not seem to be on the same page
- \$\$\$\$\$
- Funding
- Cost
- Participation – residents
- Conflicting goals -- how to reconcile

- *Would help to understand the best community/political process for reconciling conflicting goals*
- *Participation - not a high % of our residents with us tonight*
- *There are a lot of competing efforts in town that probably impacted participation as well.*
- *Diversifying the tax base*
- *political will*
- *CPA is not the answer*
- *Agree re: CPA*
- *The state match has been getting lower every year. and, a committee decides how to spend our tax dollars*
- *Major public awareness/education is needed for CPA*
- *I think we all want lower taxes, but I am not sure how many want to live next door to a business. that is the reason the Clark Tavern is not a restaurant*
- *Unidentified needs that interfere with accomplishing the goals*
- *Town finances are very tight now and project to be for a few years*
- *Cost - taxes are already so high and with the school project I'm worried about the ability to fund these other objectives*

## ***What do you want to be absolutely sure is included in the Plan?***

- *Making town center a place to be, walking, biking, public transport*
- *Giving youth something to do and somewhere to go*
- *Keeping /supporting a thriving town center*
- *Agree on zoning, MSH, and downtown*
- *Appropriately designed small homes for people to age in place in the community that are moderately priced*
- *Ongoing support for our community's mental health and needs based assistance - esp given the impacts of the pandemic*
- *Climate mitigation*
- *connection of open spaces*
- *Energy efficiency goals*
- *ideas to improve the downtown*
- *ideas to diversify the tax base*
- *Keeping residents in town for long term -- not just for schools*
- *ways to improve our business climate - and encourage businesses to stay*
- *circulation study/strategy to achieve active transportation goals/connection of open spaces*
- *Ideas to diversify the housing types with more affordable housing*
- *Increasing civic engagement overall, and especially among youth*
- *Streetscape, crosswalks, etc.*
- *Include youth more in town planning*
- *Autonomous electric bus*
- *Electric bike incentives?*

- *Easement along the train track?*
- *More connections*

## ***Is there anything that you feel you would like more information about?***

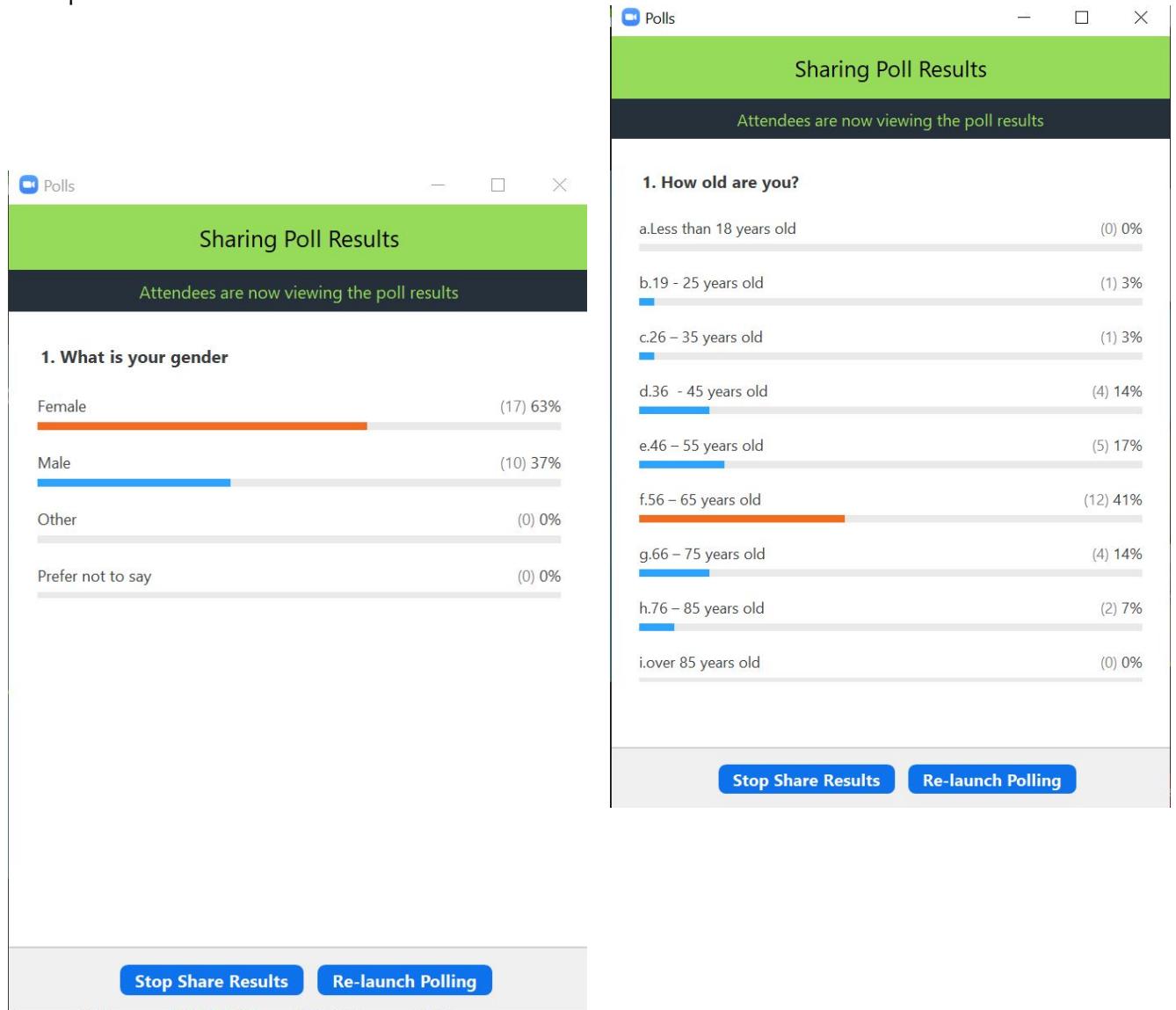
- *I think this will be included in the plan but who is responsible for what? who will follow up with the parts as time goes on? (We have indicated a town lead for each action)*
- *The town has traditionally had a lot of privately supported youth programs, but they need spaces to meet (Dl, Girls scouts, boy scouts)*
- *Medfield Outreach is currently partnering (or beginning to partner) with other town agencies/committees such as COA/CAM etc.*
- *I think you have been very thorough*
- *Certified local government - is there any overhead we have to consider it maintaining that once achieved?*
- *looking forward to implementation*
- *Can you send us examples of better designed websites? (We just implemented this current one 4 years ago and its hundreds times better than the old one)*
- *Can we have Matt Triest start printing the Townwide Master Planning Committee logo on t shirts?*
- *we also talked about the resurgence of economic development committee/resources to tackle that goal*
- *Are grants available to cover cost of hiring downtown economic development consultant?*

## ***Any other thoughts or concerns?***

- *Great job!*
- *I am very impressed.*
- *Thank you for job well done*
- *Also impressed, excited to read the plan*
- *Thank you!*
- *Thank you very much*
- *Just wondering on Covid impact going forward*
- *Thoughts on spreading the education leading to town meeting?*
- *You guys have been great!*
- *I thought the presentation went really well*

## APPENDIX A: WHO PARTICIPATED?

Participants were more female than male and the majority were between the ages of 56 and 65, but participants of all ages were represented. A majority (70%) do not currently have children in the Medfield school system and those attending the meeting lived in all four quadrants of the Town.



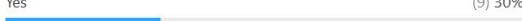
## Townwide Master Plan, Medfield, MA

**Polls** — X

### Polling 4: DEMOGRAPHICS - 3

Polling is closed 30 voted

**1. Do you currently have any children in the Medfield schools?**

Yes		(9) 30%
No		(21) 70%

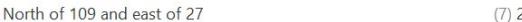
**Share Results** **Re-launch Polling**

**Polls** — X

### Sharing Poll Results

Attendees are now viewing the poll results

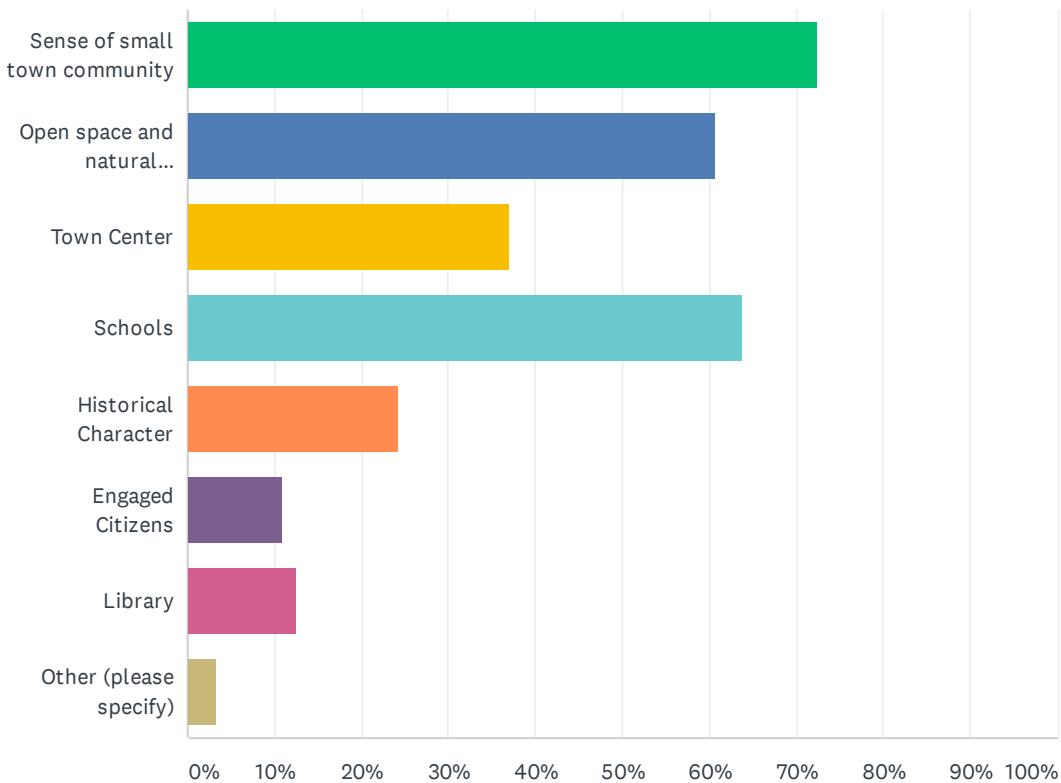
**1. Where do you live?**

North of 109 and west of 27		(6) 21%
North of 109 and east of 27		(7) 24%
South of 109 and west of 27		(4) 14%
South of 109 and east of 27		(12) 41%

**Stop Share Results** **Re-launch Polling**

**Q1 What are your FAVORITE things about Medfield? (What do you like most about living/working in Medfield? In other words, what would you want to be sure is preserved in the future?) Please choose your top 3.**

Answered: 456    Skipped: 0

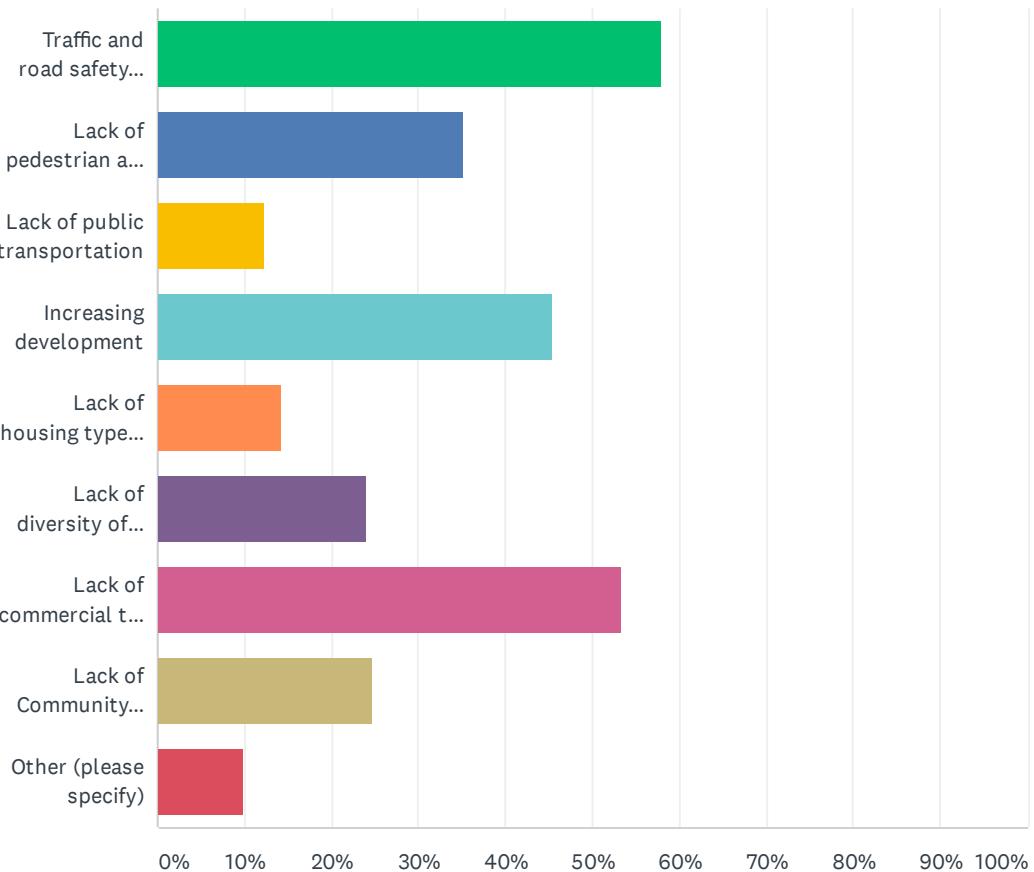


ANSWER CHOICES	RESPONSES
Sense of small town community	72.37% 330
Open space and natural features	60.75% 277
Town Center	37.06% 169
Schools	63.82% 291
Historical Character	24.34% 111
Engaged Citizens	10.96% 50
Library	12.50% 57
Other (please specify)	3.29% 15
Total Respondents: 456	

Q2 What are your LEAST favorite things about Medfield? (What are some things you feel need to change to improve the quality of life in Medfield?)

What are some challenges faced by Medfield that you feel need to be addressed? Are there particular locations in Medfield that face particular challenges? Where and what are these?). Please choose your top three.

Answered: 456    Skipped: 0

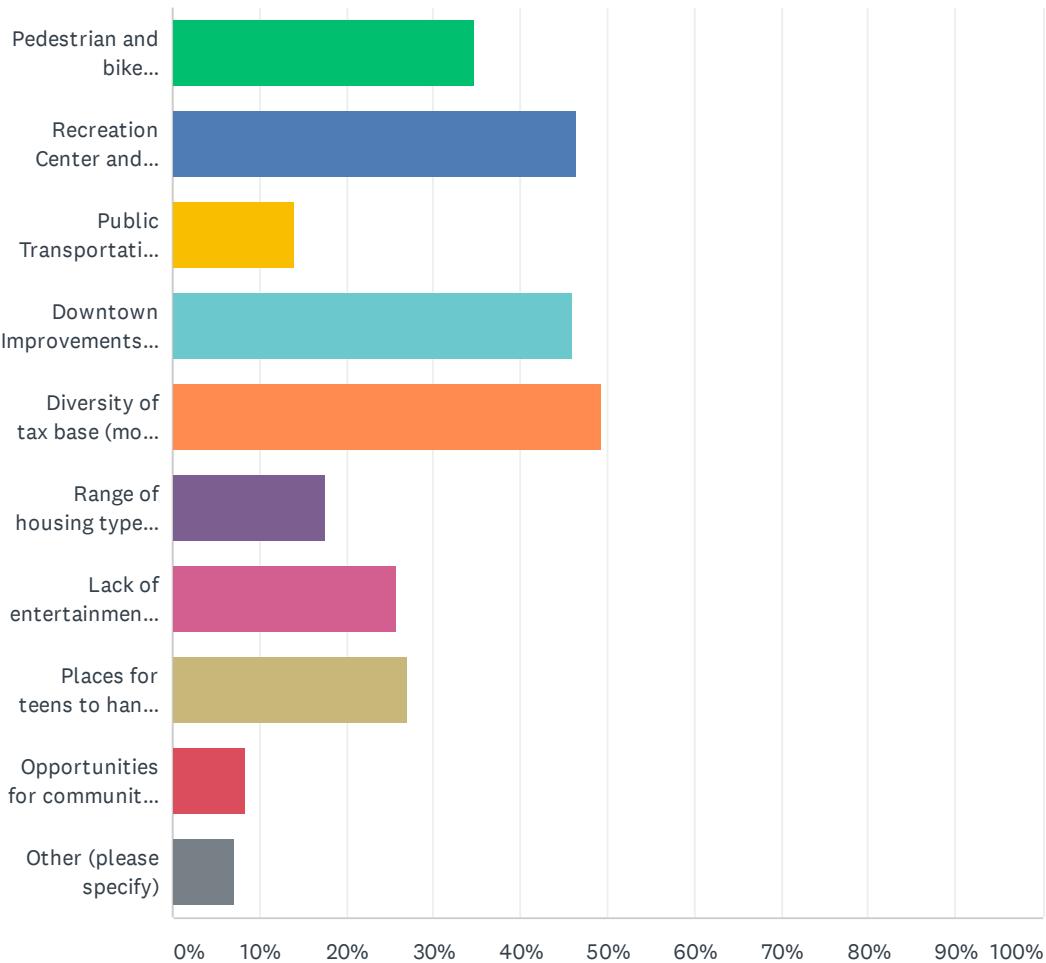


## TOWNWIDE MASTER PLAN

ANSWER CHOICES	RESPONSES	
Traffic and road safety issues	57.89%	264
Lack of pedestrian and bicycle infrastructure	35.09%	160
Lack of public transportation	12.28%	56
Increasing development	45.39%	207
Lack of housing types (e.g. empty nesters, affordable home ownership, etc.)	14.25%	65
Lack of diversity of the population	24.12%	110
Lack of commercial tax base to help finance Town improvements	53.29%	243
Lack of Community Center	24.78%	113
Other (please specify)	9.87%	45
Total Respondents: 456		

## Q3 What is MISSING in Medfield? Please choose your top three.

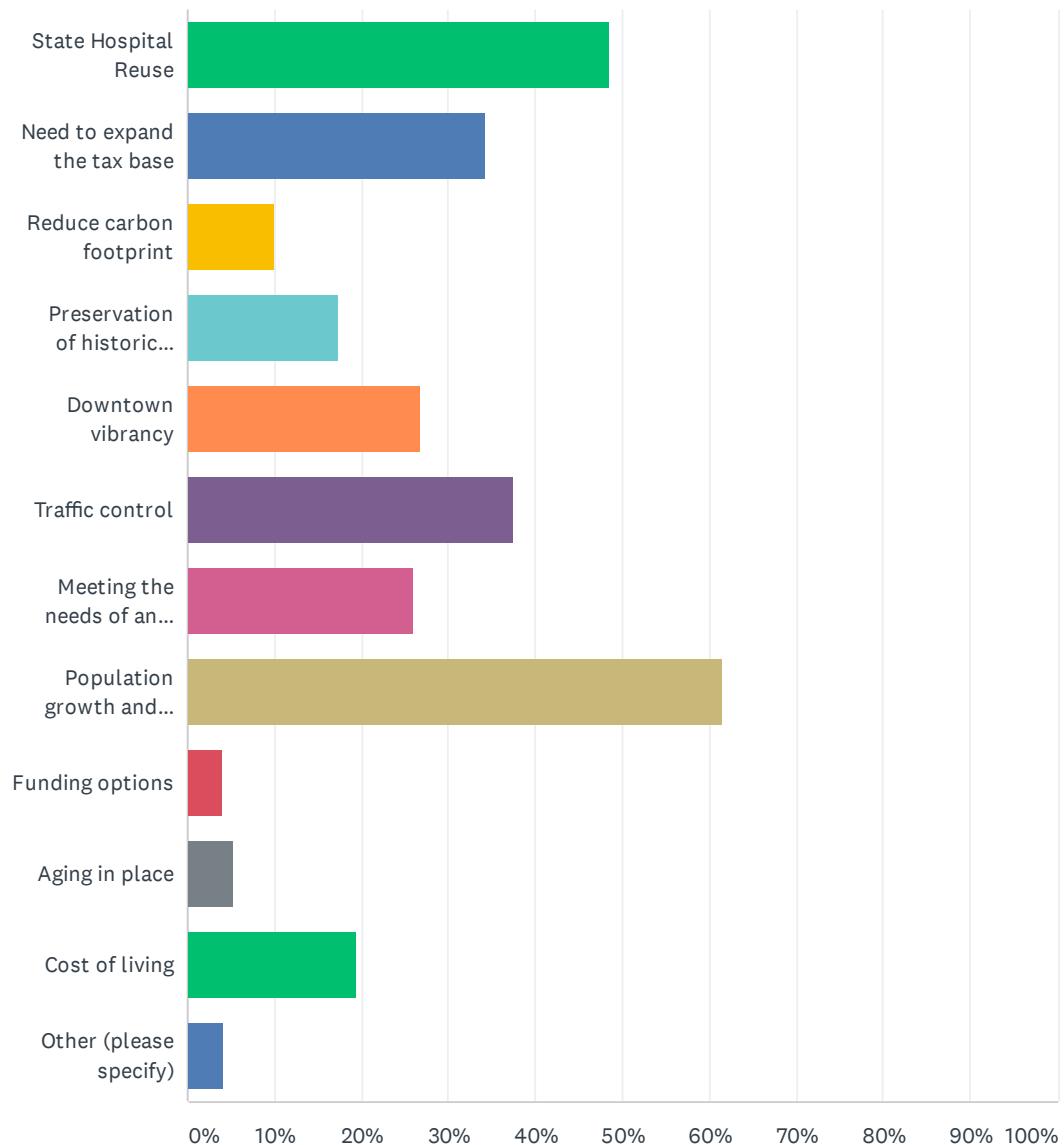
Answered: 456 Skipped: 0



ANSWER CHOICES	RESPONSES	
Pedestrian and bike infrastructure	34.65%	158
Recreation Center and other recreational opportunities	46.49%	212
Public Transportation options	14.04%	64
Downtown Improvements (including more parking, more restaurants, etc.)	46.05%	210
Diversity of tax base (more businesses)	49.34%	225
Range of housing types (for seniors, for disabled, for millennials, etc.)	17.54%	80
Lack of entertainment, art, and cultural activities	25.66%	117
Places for teens to hang out	26.97%	123
Opportunities for community gathering	8.33%	38
Other (please specify)	7.02%	32
Total Respondents: 456		

## Q4 What do you see as important ISSUES to consider when planning for Medfield's future? Please choose your top three.

Answered: 456 Skipped: 0

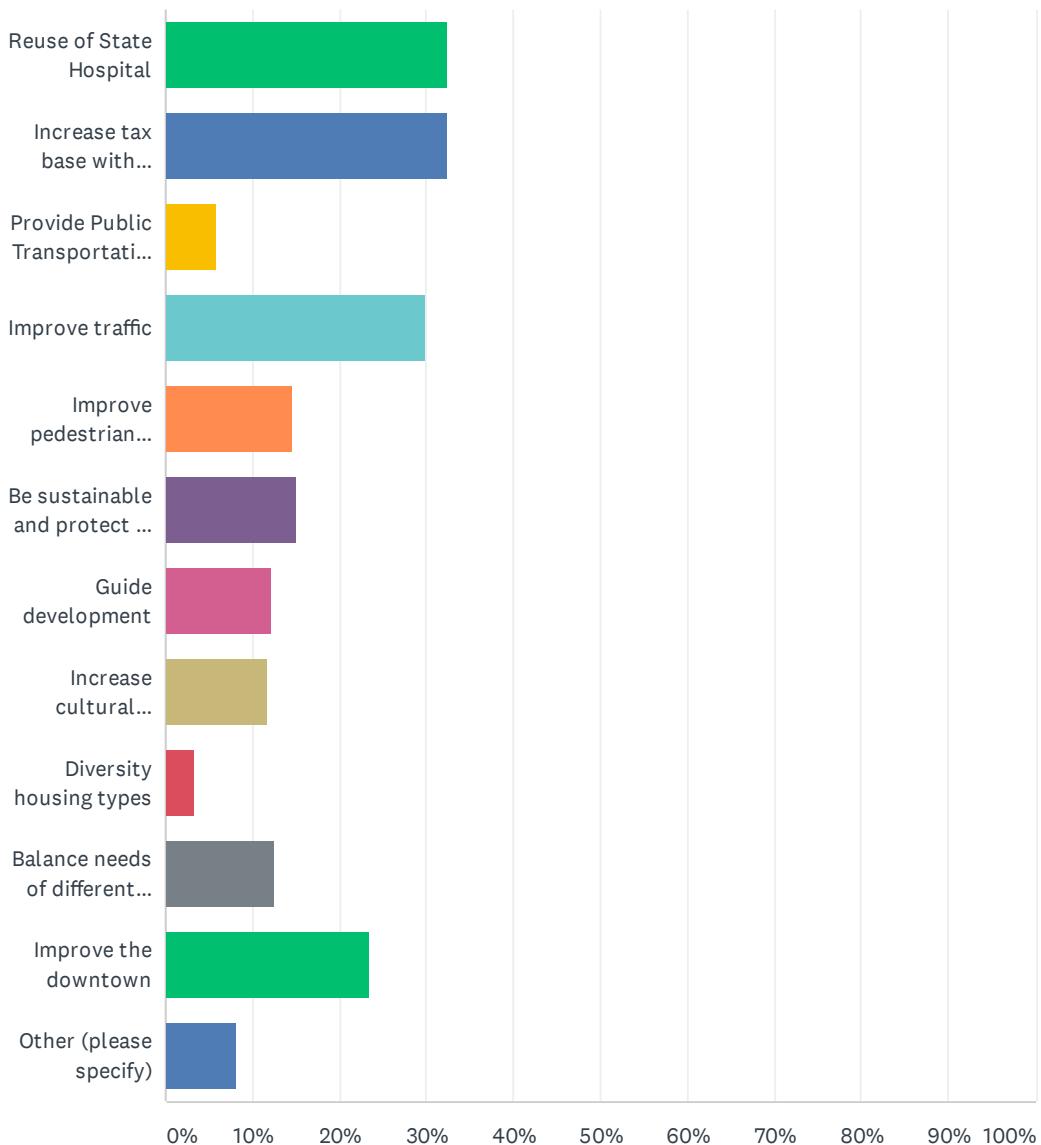


## TOWNWIDE MASTER PLAN

ANSWER CHOICES	RESPONSES	
State Hospital Reuse	48.46%	221
Need to expand the tax base	34.21%	156
Reduce carbon footprint	10.09%	46
Preservation of historic resources	17.32%	79
Downtown vibrancy	26.75%	122
Traffic control	37.50%	171
Meeting the needs of an increasing population (e.g. adequate water supply and sewer system capacity, etc.)	25.88%	118
Population growth and impact on schools	61.40%	280
Funding options	3.95%	18
Aging in place	5.26%	24
Cost of living	19.52%	89
Other (please specify)	4.17%	19
Total Respondents: 456		

## Q5 If you could do ONE THING TO IMPROVE Medfield, what would it be? Please choose your top three.

Answered: 456 Skipped: 0

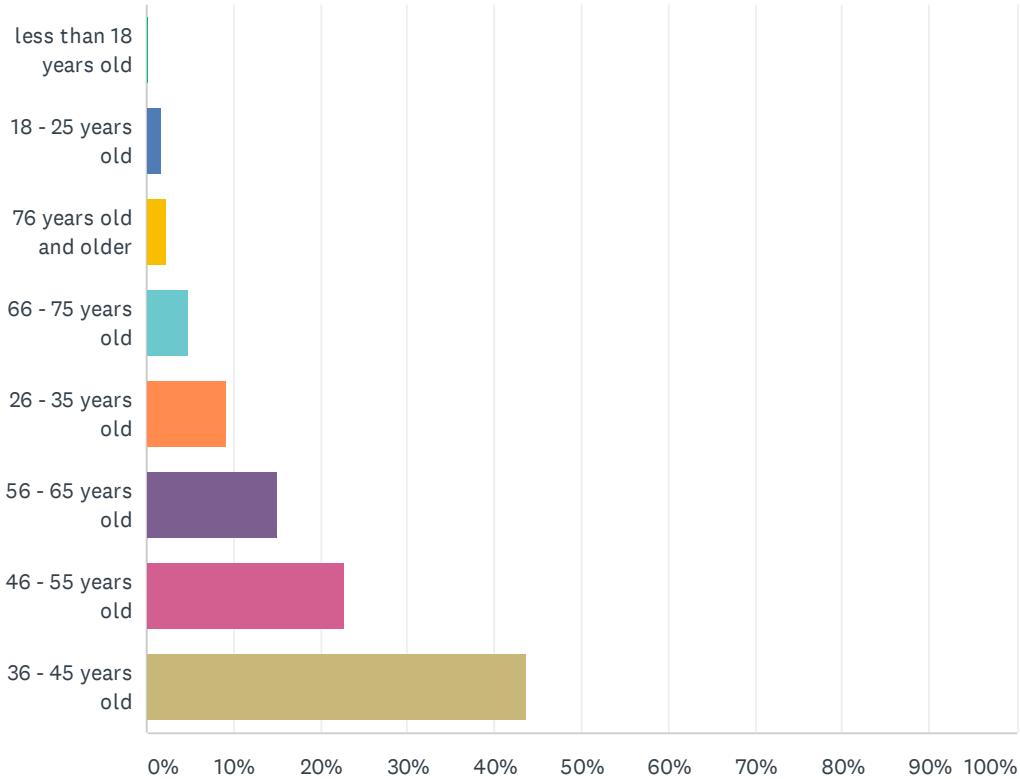


## TOWNWIDE MASTER PLAN

ANSWER CHOICES	RESPONSES	
Reuse of State Hospital	32.46%	148
Increase tax base with commercial development	32.46%	148
Provide Public Transportation options	5.92%	27
Improve traffic	29.82%	136
Improve pedestrian experience	14.69%	67
Be sustainable and protect the environment	15.13%	69
Guide development	12.06%	55
Increase cultural experiences (e.g. attract a diversity of residents, create a vibrant art community, etc.)	11.62%	53
Diversity housing types	3.29%	15
Balance needs of different demographics (etc. elderly, school age)	12.50%	57
Improve the downtown	23.46%	107
Other (please specify)	8.11%	37
Total Respondents: 456		

## Q6 Age: How old are you?

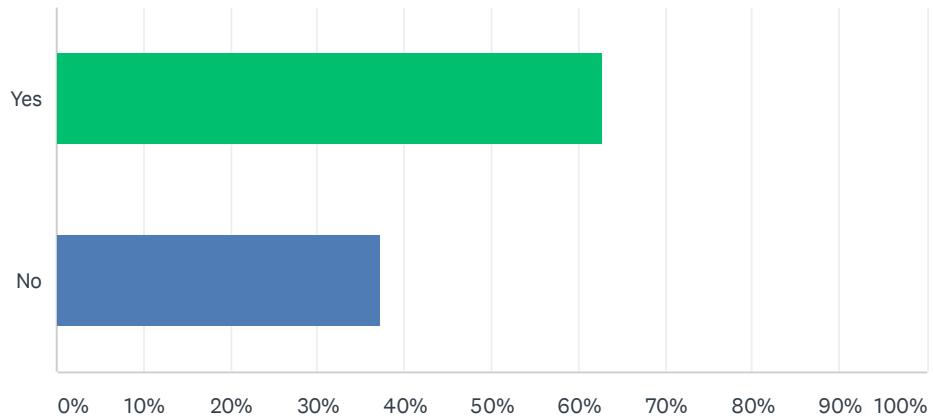
Answered: 455 Skipped: 1



ANSWER CHOICES	RESPONSES	
less than 18 years old	0.22%	1
18 - 25 years old	1.76%	8
76 years old and older	2.20%	10
66 - 75 years old	4.84%	22
26 - 35 years old	9.23%	42
56 - 65 years old	15.16%	69
46 - 55 years old	22.86%	104
36 - 45 years old	43.74%	199
<b>TOTAL</b>		<b>455</b>

## Q7 Do you currently have children in the Medfield school system?

Answered: 456 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	62.72%	286
No	37.28%	170
TOTAL		456

**Q8 Building Our Future Together! Do you want to be added to an email list to keep you in the loop as the Townwide Master Planning process evolves? If yes, please add your email here.**

Answered: 207    Skipped: 249



## **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.

**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?

## Townwide Master Plan, Medfield, MA

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?

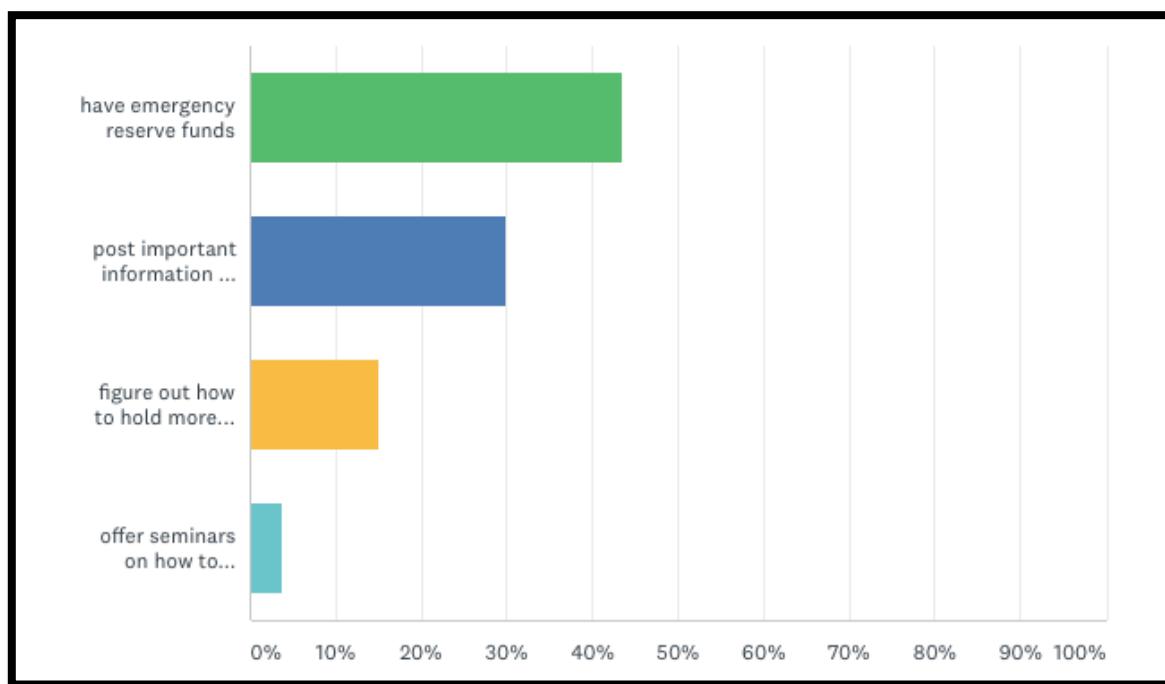
In all but two questions, multiple-choice options were given and respondents were limited to one selection. This was in order to solicit a sense of the respondents' priorities. In some cases participants commented that several if not all of the multiple choice options were equally relevant. In the case 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.

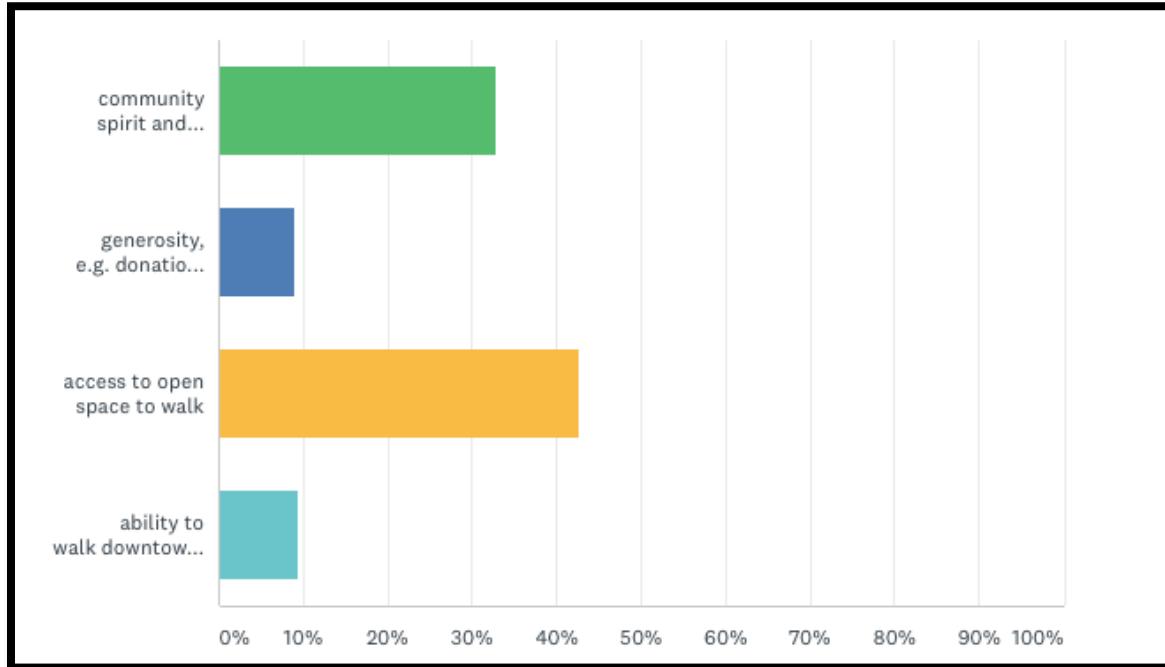
## Townwide Master Plan, Medfield, MA

- *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.

## Townwide Master Plan, Medfield, MA

- 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!

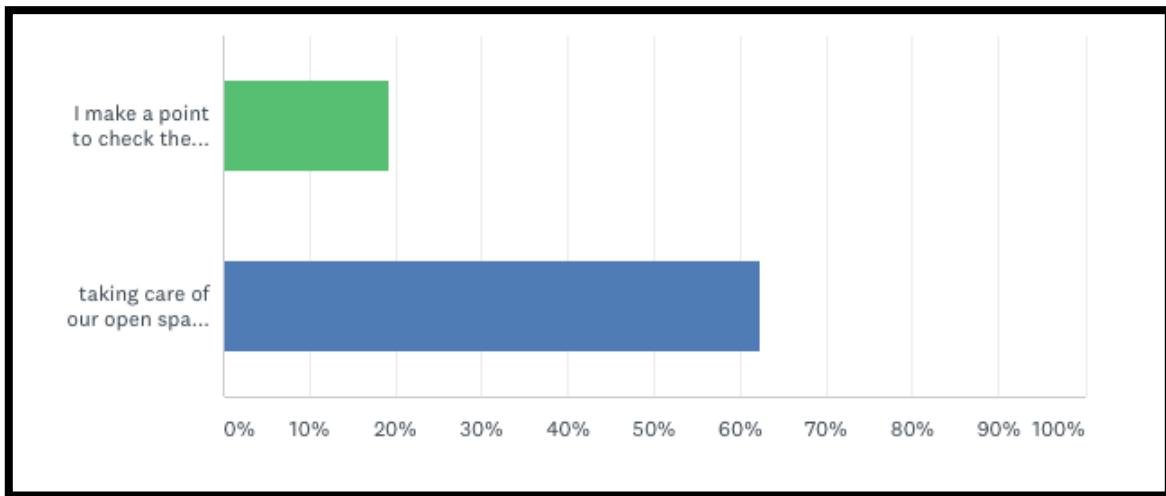


*Almost half of the survey respondents said that the experience of the pandemic has heightened their appreciation of having access to open space to walk and thus their appreciation for living in Medfield.*

### 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*

## Townwide Master Plan, Medfield, MA

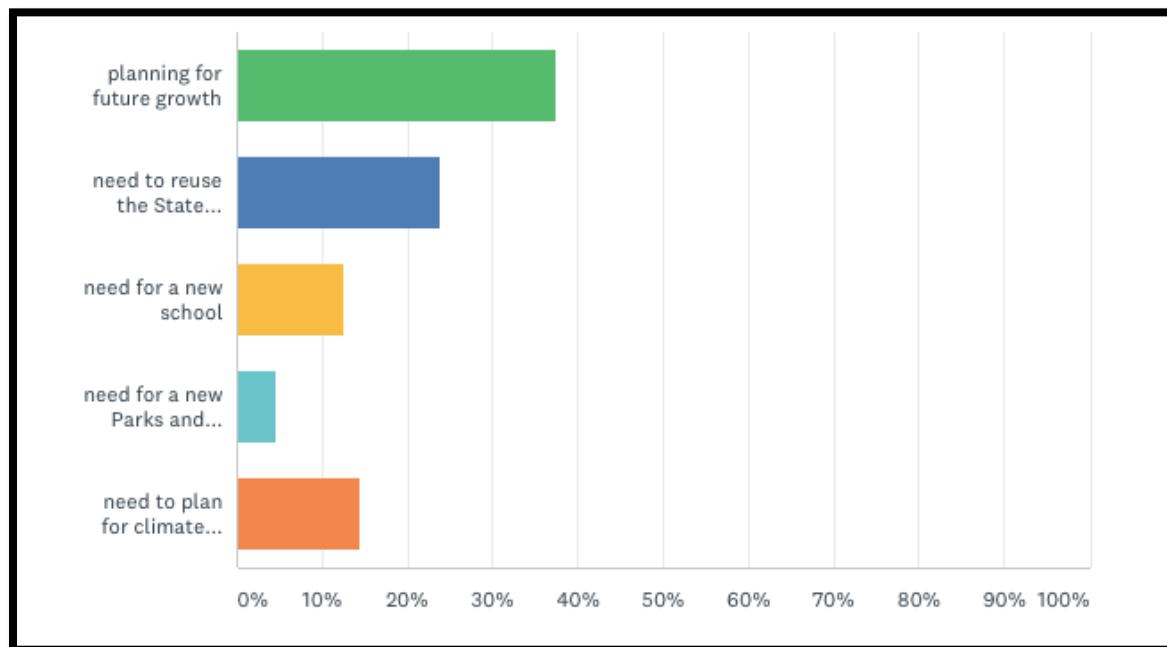
- *The town has to figure out how to live within its means: it cannot raise taxes indefinitely; it cannot add personnel and facilities just because it is a 'good thing to do'. The town, in short, has to learn how to say 'no'.*
- *Financial austerity as the various levels of government borrow heavily 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.*

- 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



## **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 State 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.

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

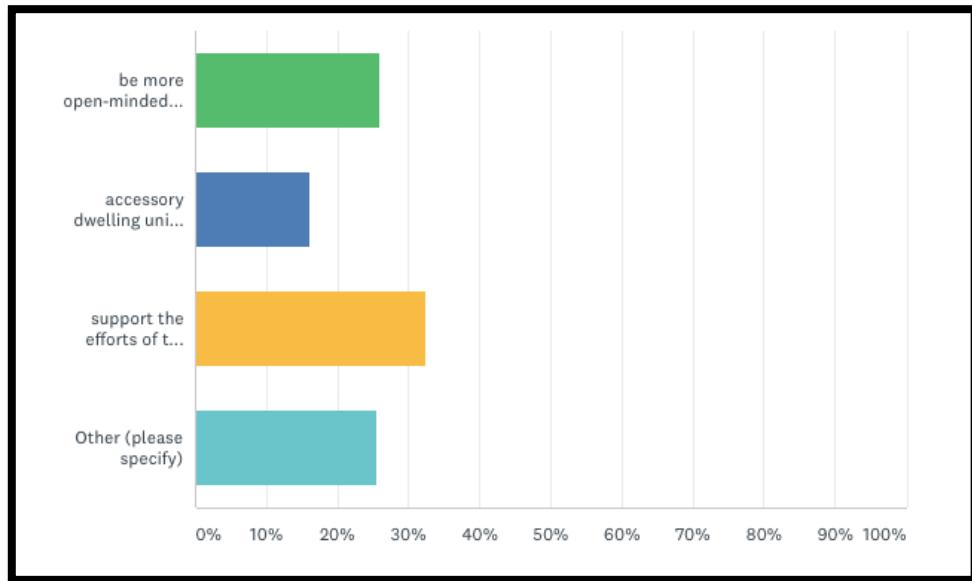
## Townwide Master Plan, Medfield, MA

- *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 ADDITIONAL COMMENTS:**

**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

## Townwide Master Plan, Medfield, MA

- *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.*

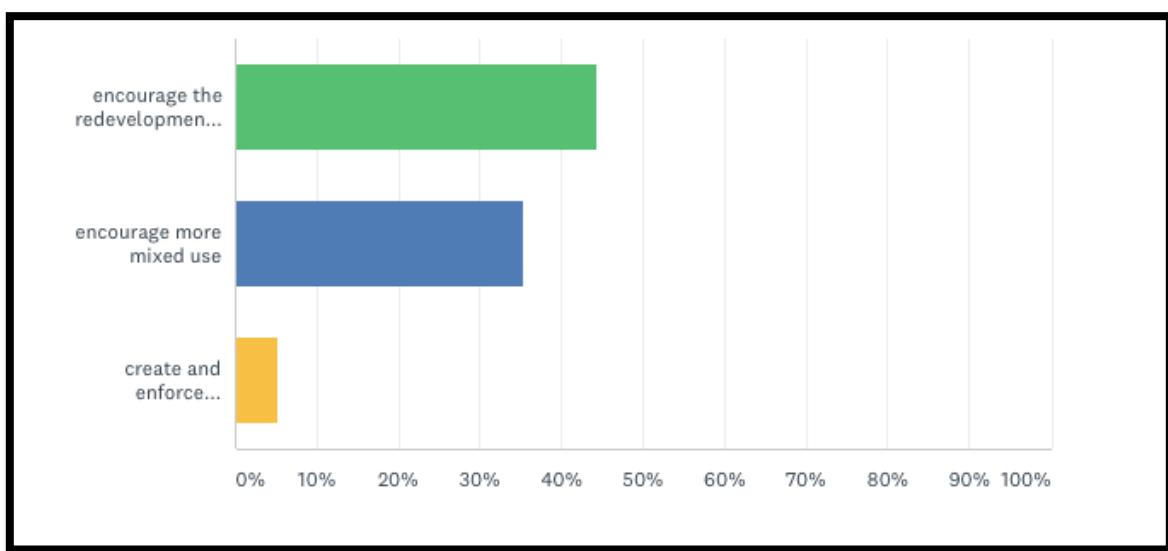
- *State Hospital is our best hope to help diversify housing in town.*
- *Tiny houses*
- *Look creatively at spaces around the center of town and near hospital hill*
- *Not sure.*
- *Allow for or bless the building of assisted living and 55+ housing developments.*
- *Improve transparency and relationship 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.*

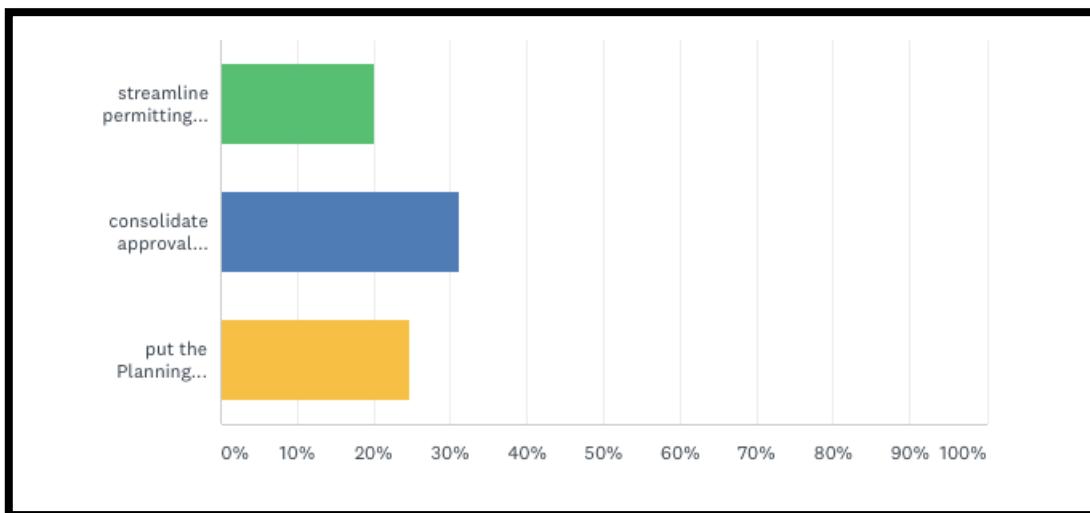
## Townwide Master Plan, Medfield, MA

- 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.

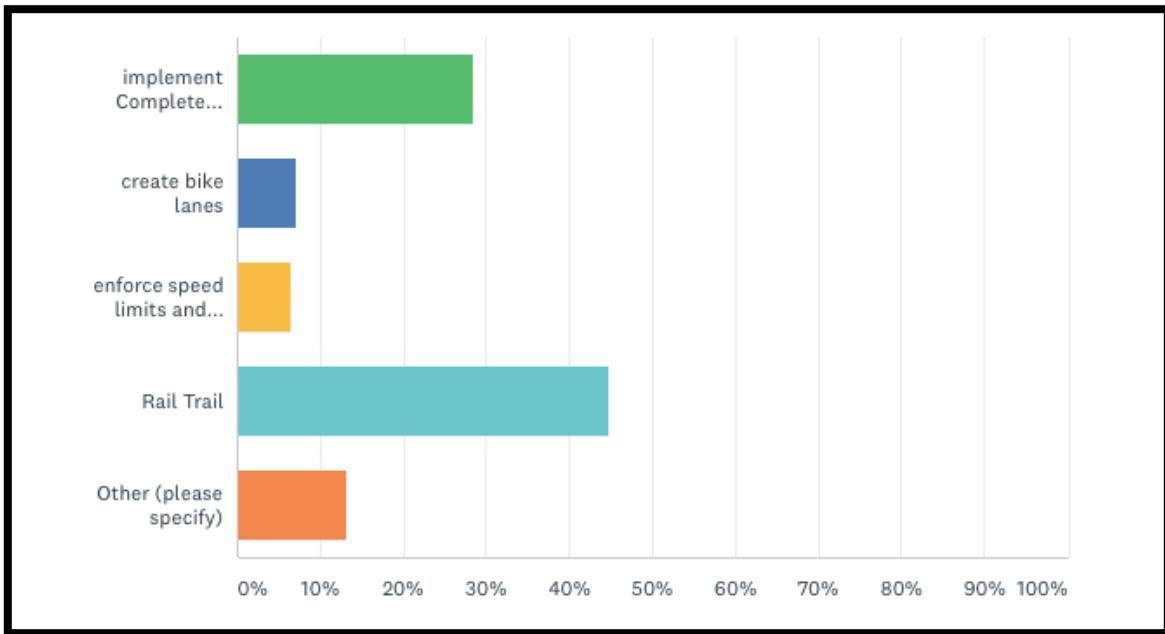
## Townwide Master Plan, Medfield, MA

- *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 lanes
- 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

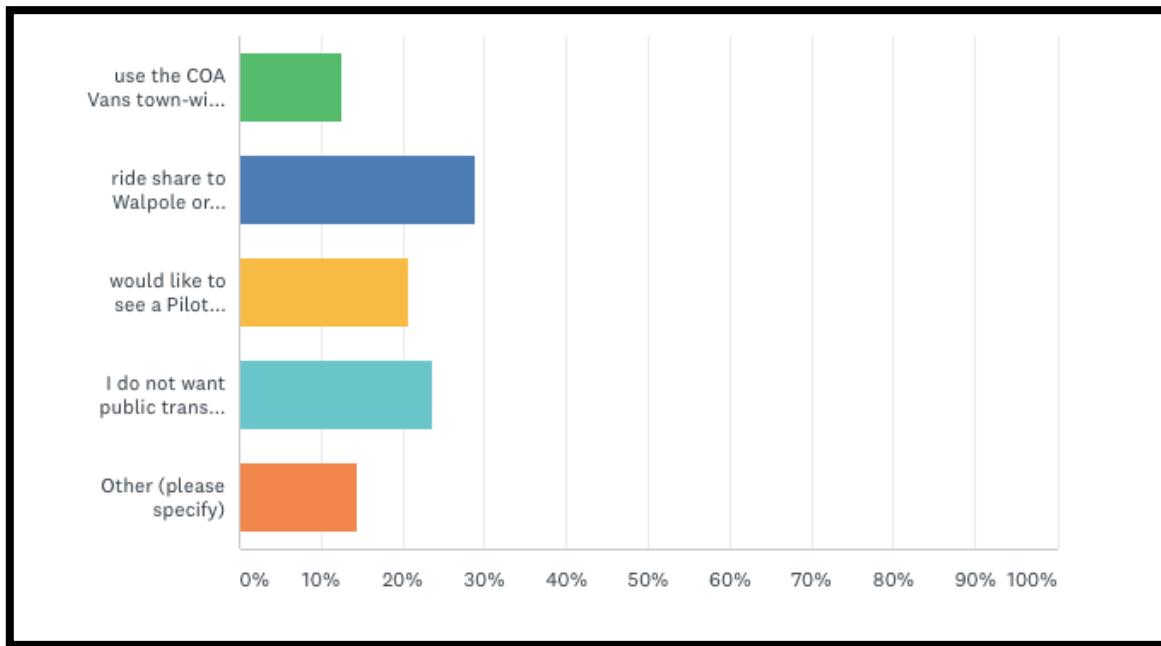
## Townwide Master Plan, Medfield, MA

- *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.

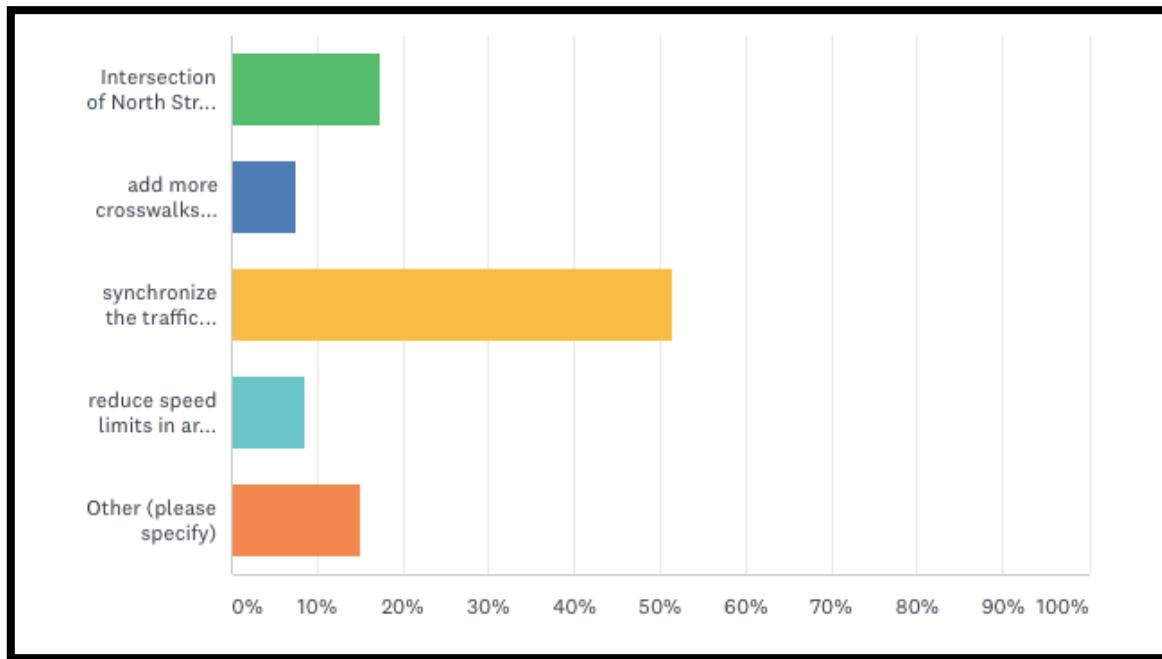
## Townwide Master Plan, Medfield, MA

- *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*

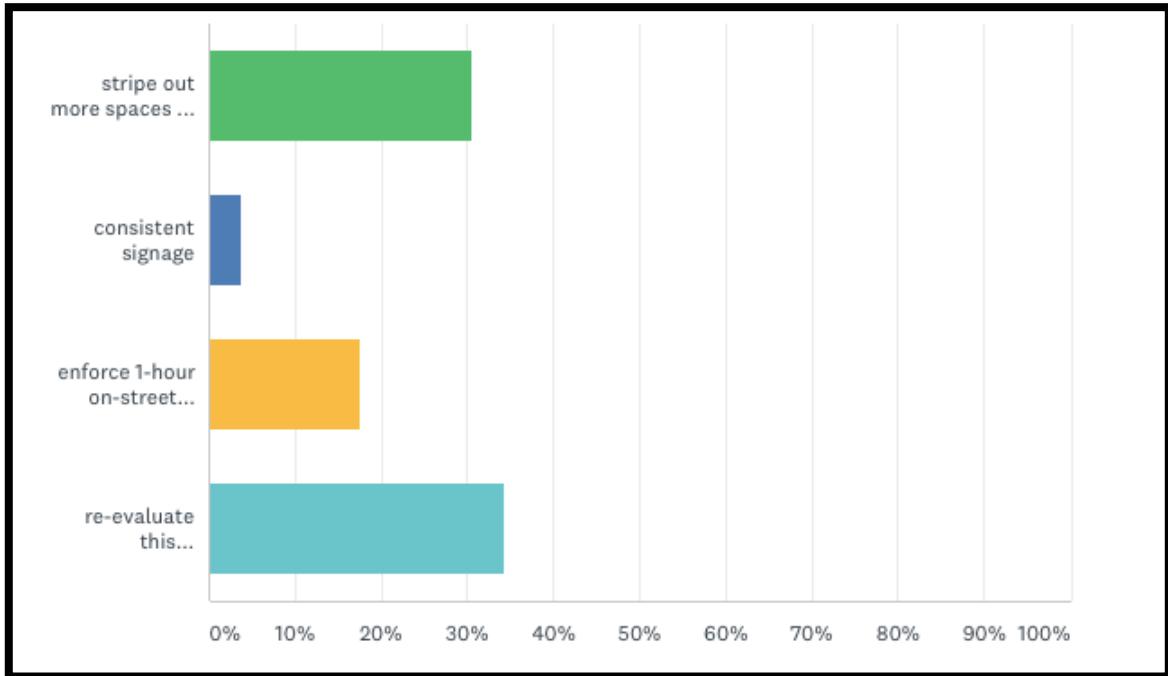
- Add a stop light at the intersection of South Street and Rt. 27. Or have a police officer there during rush hour. The backup on South St trying to turn onto 27 is ridiculous and turning onto 27 is dangerous. Also, synchronizing the lights on Main St. And enforcing the “do not block intersection” rules 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



**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*

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

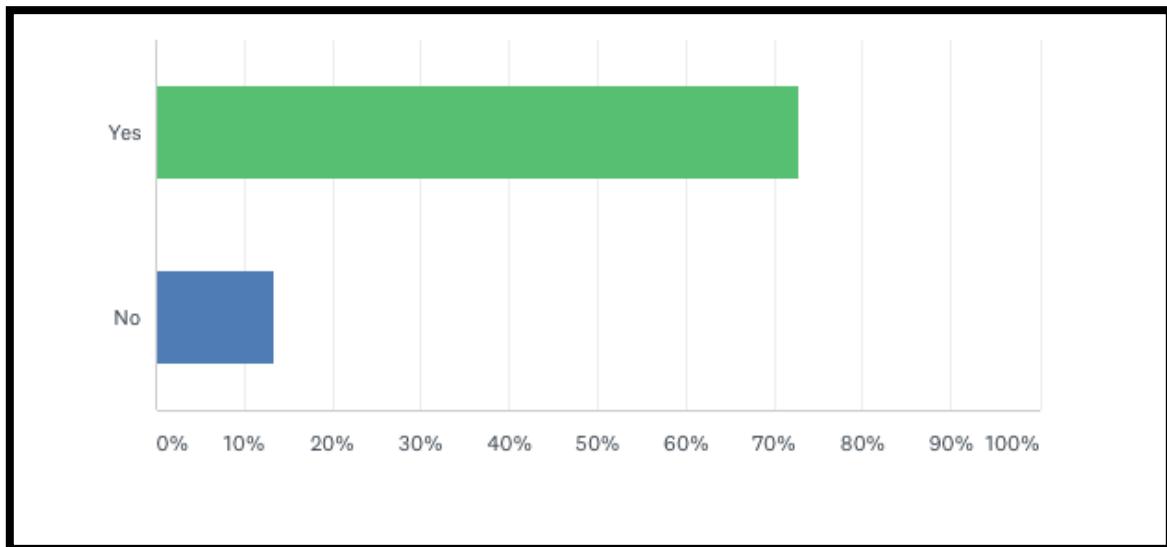
- Establish evening parking in the Post Office parking lot. Striping more spaces is a good idea also.
- Pave Baxter park and connect it to the parking lots behind the laundromat
- I also think consistent signage and enforcing 1-hour on-street parking could be a big help as well
- Determine if those who 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:

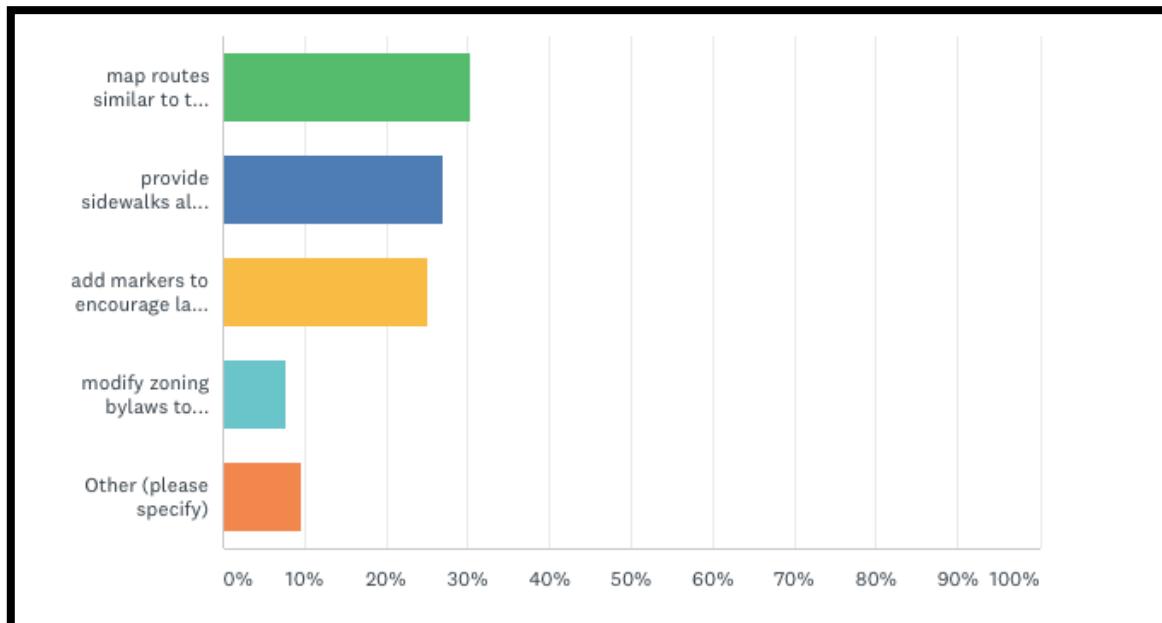
- *Home owners need more benefits in exchange of restrictions. The proposed East Main Street historic district offered no solutions to what residents needed in terms of pedestrian safety and traffic mitigation. Property tax abatement should be on the table as well.*
- *Not know - consult with other surrounding 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*

- *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



**SOME ADDITIONAL COMMENTS:**

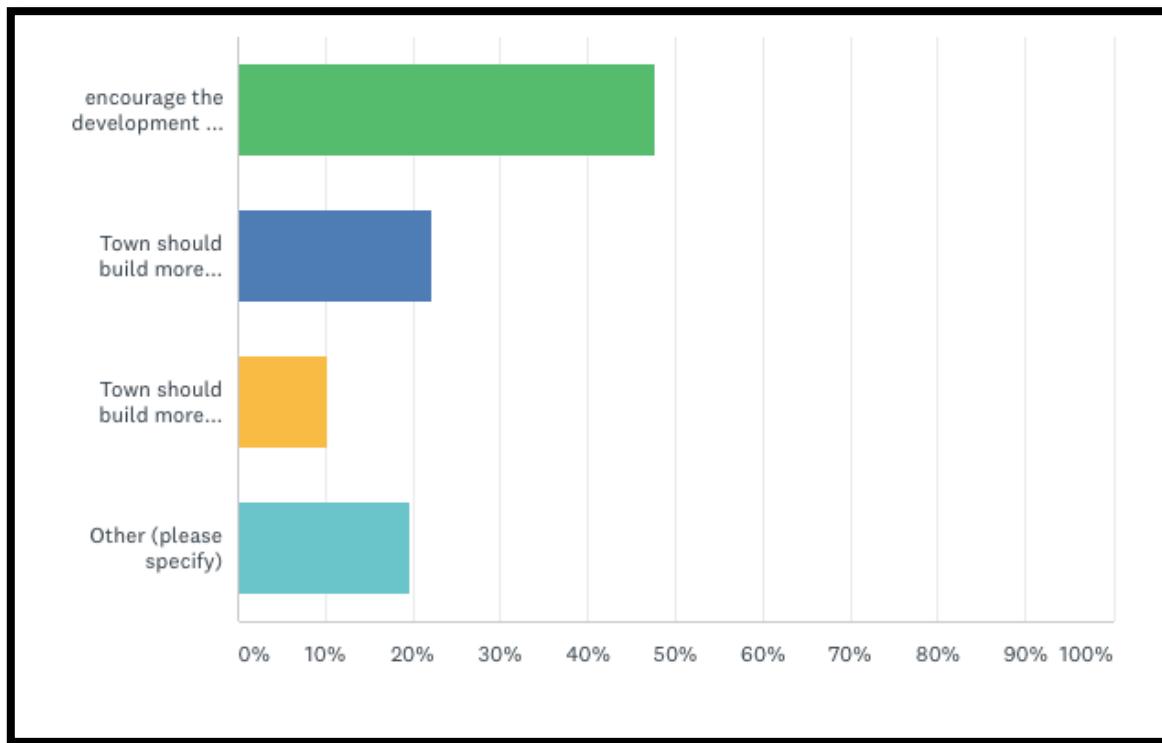
- *Connect the trails to create a town-wide network. Build infrastructure to safely get from one to the other.*
- *No more changes or developments*
- *Why is this even a question?*
- *All of the above though "sidewalks" could be unpaved trails*
- *All of the above.*
- *Nothing it is fine*
- *Not sure*
- *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*

## Townwide Master Plan, Medfield, MA

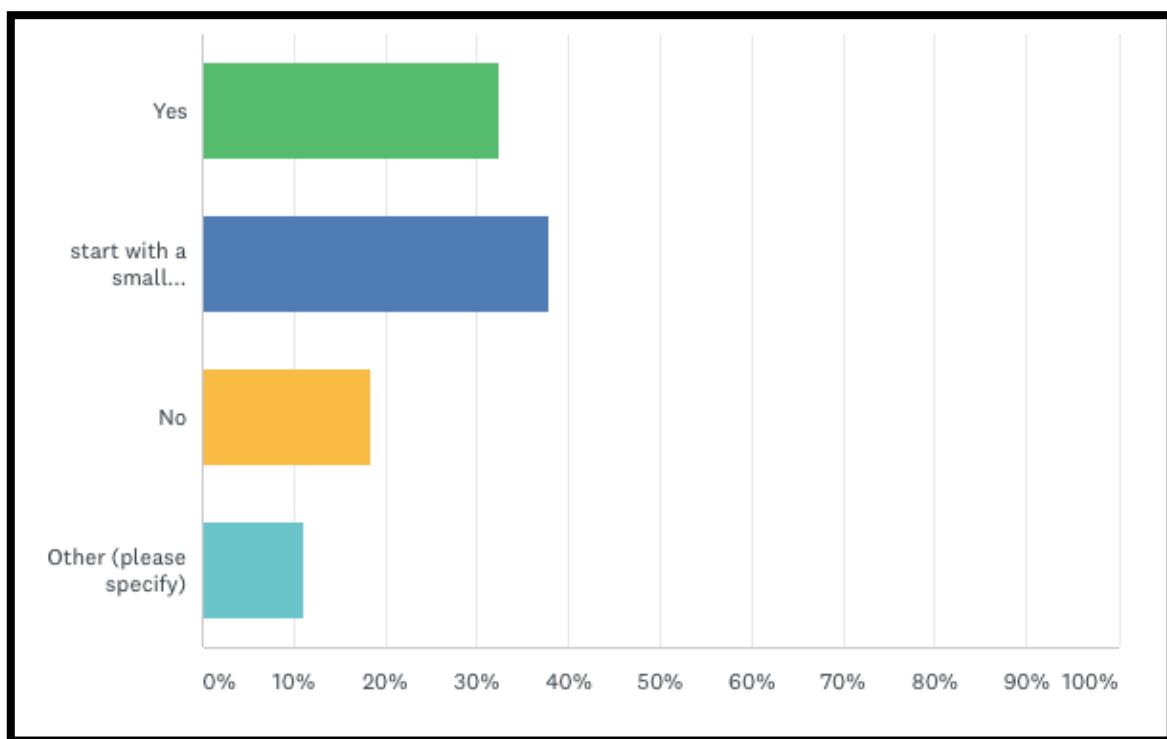
- *Indoor courts might be more useful in this climate. Encourage pickleball as well as tennis basketball-include teens and all ages in determining needs*
- *Create revenue stream from no school sanctioned activities*
- *No, the town should NOT build more fields, which are ecological deserts. Rather, 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.

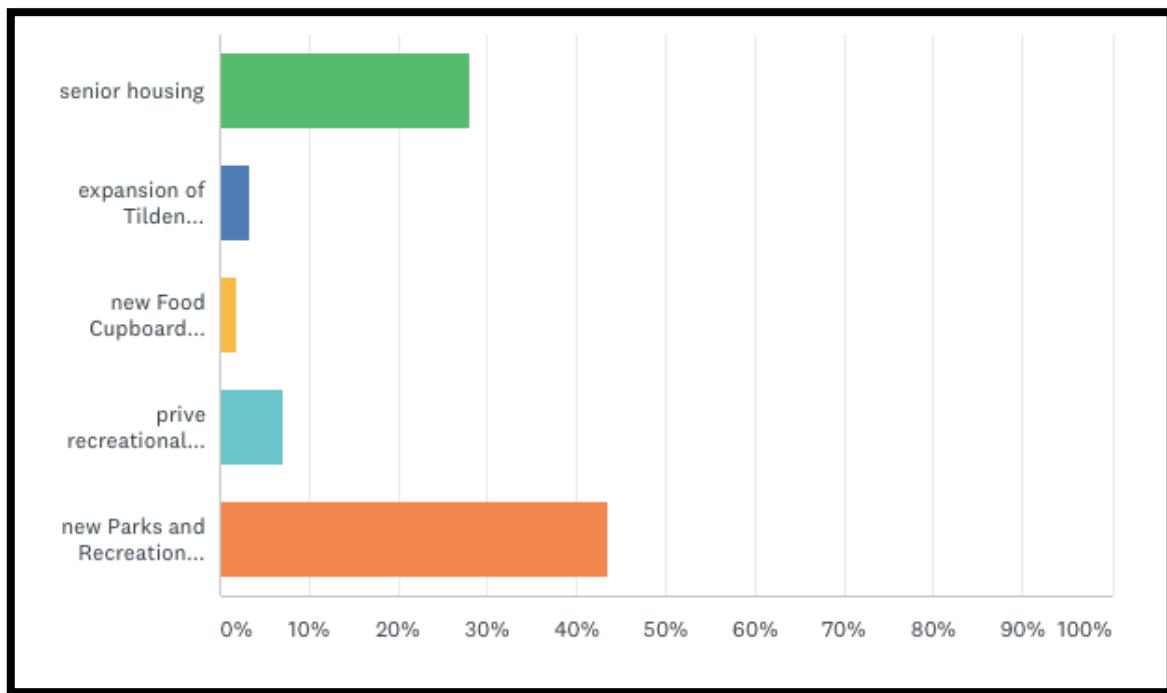
## Townwide Master Plan, Medfield, MA

- *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 Tilden 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 Tilden apartments" means since it is on the other side of town and we have "senior housing" as an option*

## Townwide Master Plan, Medfield, MA

- *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*

## Townwide Master Plan, Medfield, MA

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

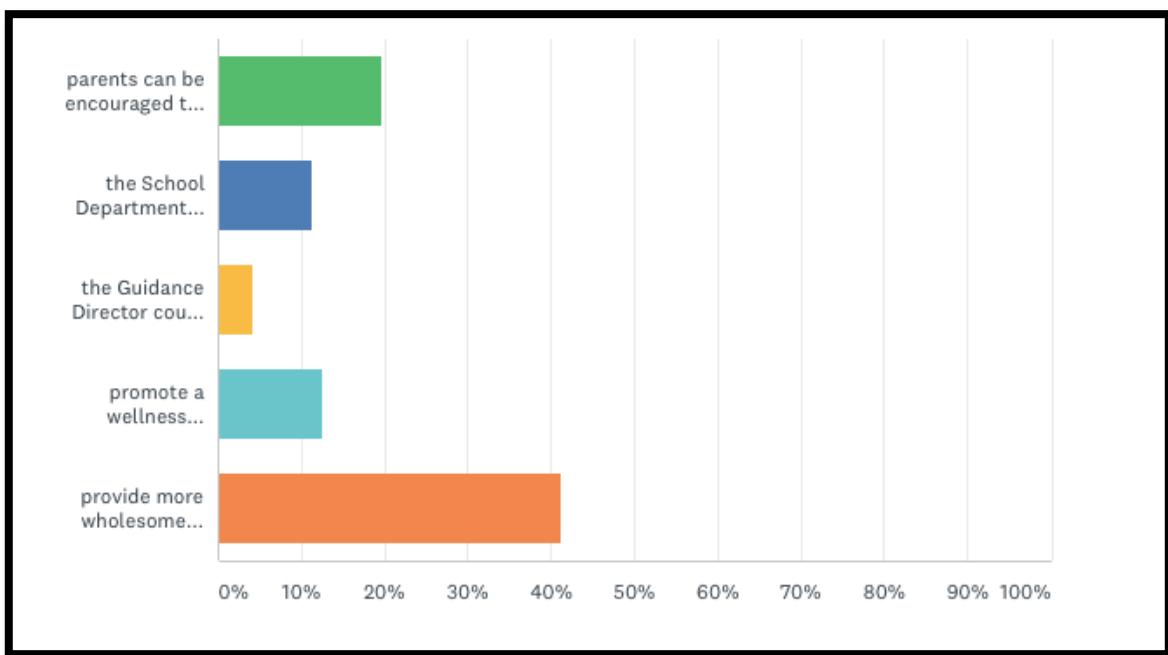
- *I would like to see Parks and Rec in that building along with Food Cupboard. Both are much needed and appreciated in the town.*
- *Make it part of the new school*
- *If we can't move Montrose and reclaim that land for senior/affordable housing, it would be great to rebuild Dale as senior/affordable 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.*

## Townwide Master Plan, Medfield, MA

- *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 in the 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*

## Townwide Master Plan, Medfield, MA

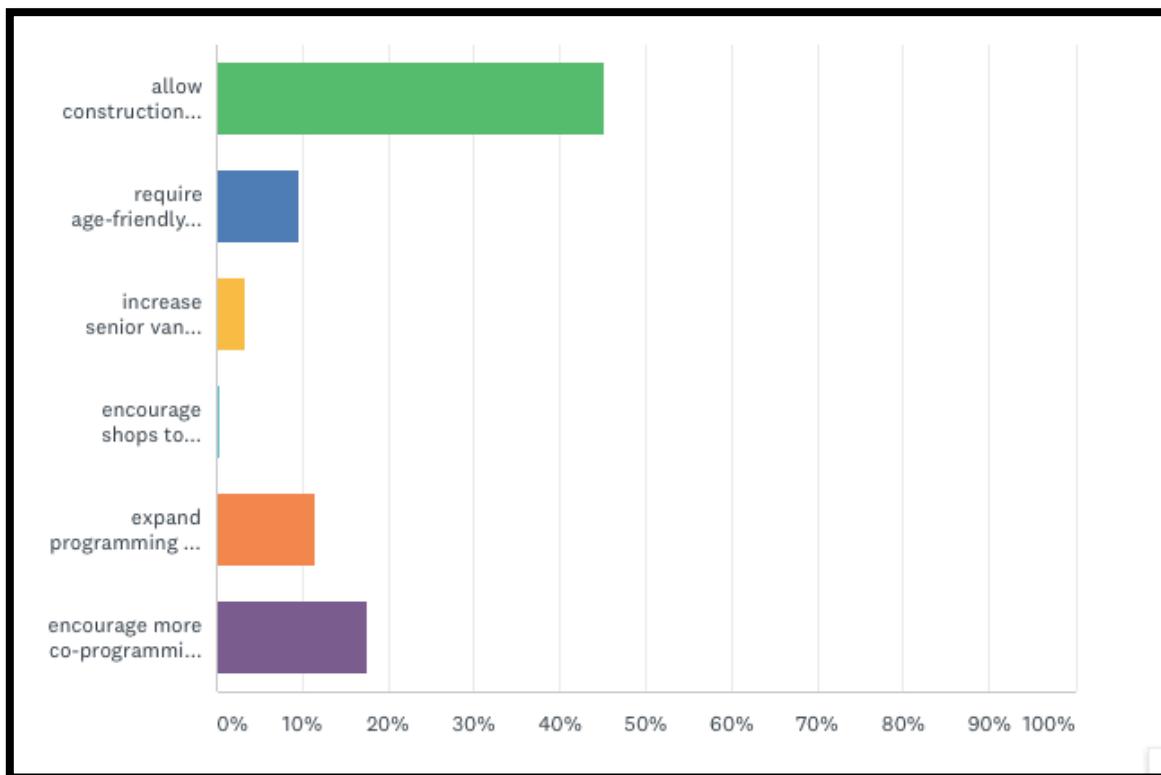
- *A lot of these kids are using prescription anti anxiety drugs , some are in their parents medicine cabinets , need a multi faceted approach*
- *The state will need to provide funding to address these issues. The solution is national and state level over local which are limited by scope and budget*
- *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 check 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*

## Townwide Master Plan, Medfield, MA

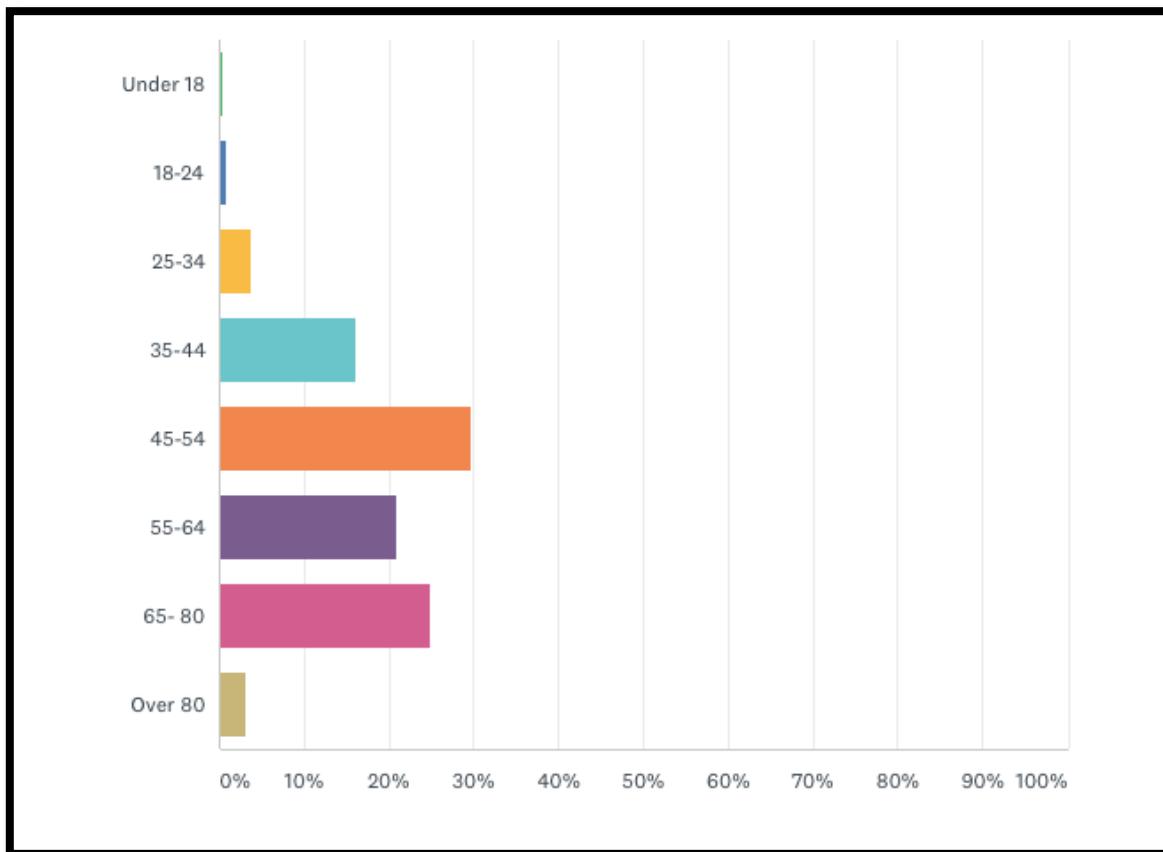
- Stop the rapid rise in property taxes. It forces seniors out of their homes. I have also seen many families bail out of town as soon as their children have graduated, to avoid the high property taxes. That makes the problem even worse, as they are replaced with families with school-aged children--those 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

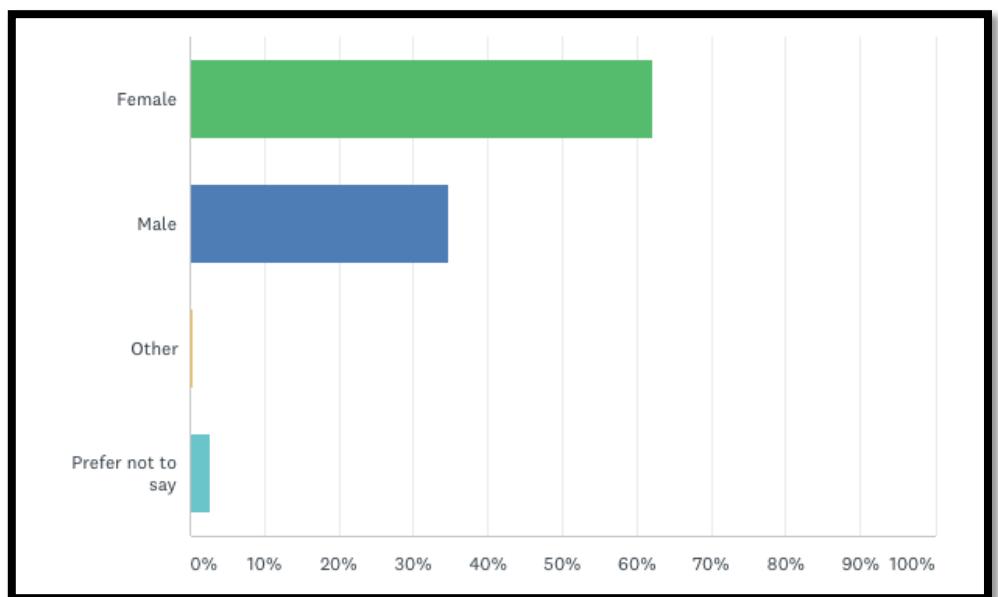
- *Stop allowing tear downs of the small, "affordable" houses in town so there are places to downsize. We should also look at a "tiny house" subdivision somewhere.*
- *Control the taxes.*
- *Again, I think the options provided in this question can all be considered. Hard to just pick one when a few would 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

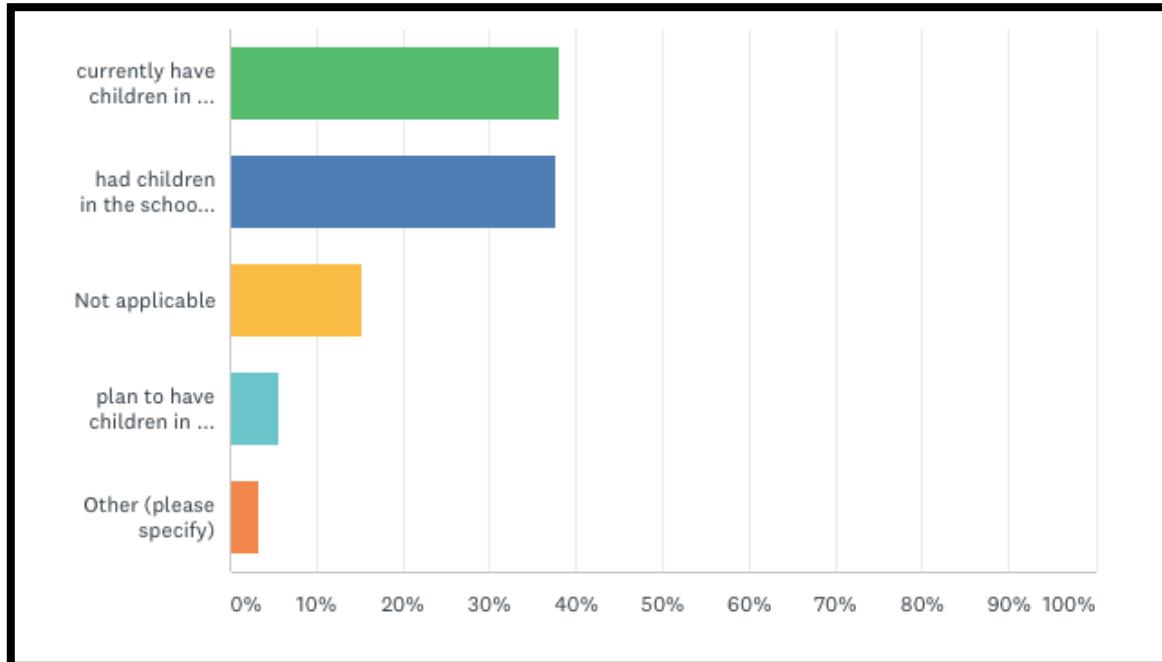
What is your age?



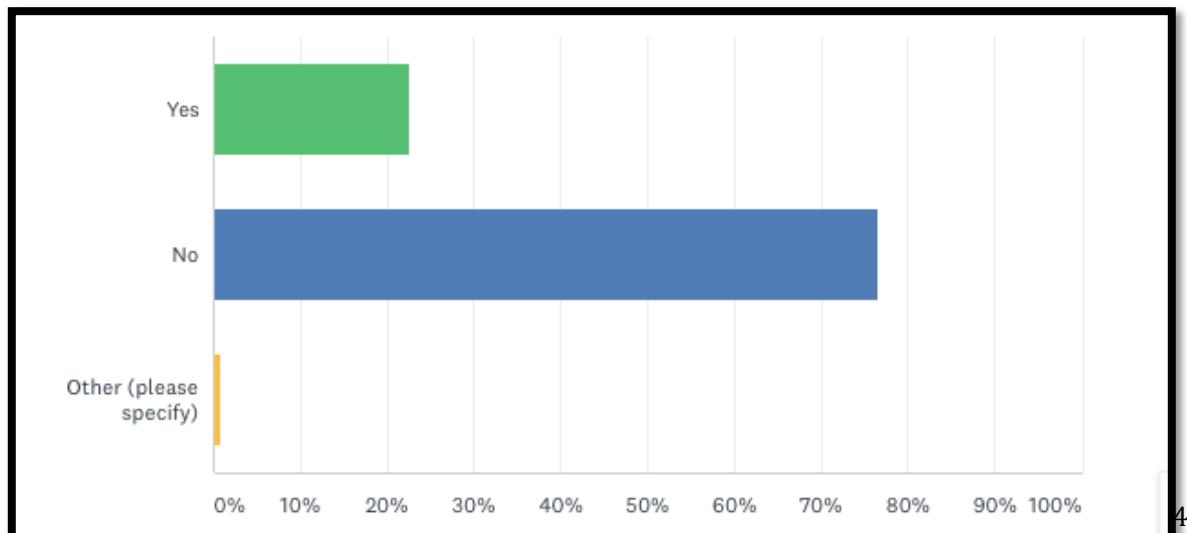
What is your gender?



## 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*

Jessica Reilly  
Townwide Master Plan  
12/13/19

Summary of responses from group discussions, MHS grades 9-11, (4) 20 minute lunch periods.

I estimate that I spoke with 130 students (12-14 groups) across the 4 lunches, with an equal mix of girls and boys. I introduced myself as both a SC member and as a member of the Master Planning Committee, so some discussions swung toward school based ideas that might not necessarily be part of a town wide plan, but I've noted them anyway.

Discussions were guided by three questions:

What do you PERSONALLY think is the best thing about Medfield?

What do you PERSONALLY think is missing here that could make it better?

What do you think it would take to make you stay in town or return here as an adult?

**Likes/best things:**

- Every group agreed in whole or in majority:
  - The feeling of a small community where everybody knows each other.
  - Traditions & mutual experiences that bond them together through time, i.e. Medfield Day, the Tree Lighting.
  - How everyone has a group and how they feel like lots of groups crossover.
  - The pride they felt about the education they were receiving at MHS.
  - The amount of green space
- In 4 of the groups, students identifying as Western European majority culture offered that they felt that racism was not a problem. In the case of the students who identified as a minority culture, they reported that they had not perceived racism in their high school experience. These opinions were offered spontaneously.
- 3 groups specifically reported that they felt like Medfield was very safe for them and they did not worry about crime or feel threatened here.
- Individual thoughts/opinions: One student felt that the history and the aesthetics of the town were a real positive.

**Things that they think are missing or could be improved:**

Overall the historic theme of “Deadfield” continues.

- EVERY group wanted, in one way or another, more opportunities to meet and socialize in an informal, non-school community space.
  - Almost all mentioned wanting a community center with athletic facilities and non-athletic programming that wasn't membership based (i.e. the Kingsbury Club). Many reported that this was because they wanted their peers to have equal access to the facilities. Many also reported frustration with access to turf, rink and pool facilities for informal recreation as well as for more convenient Medfield dedicated access for team sports like gymnastics and swimming/diving.
  - Almost all also mentioned wanting a place like a diner, or fast food, Friendly's type place that they could feel comfortable going into and meeting people. Also universal: no more pizza, and they feel an ice cream place downtown is really missing.
  - Definitely a theme of feeling like there were places for families of young children and recreational opportunities for young to elementary age students,

but little attention paid to programming for high school age students unless it was academically or athletically oriented, and these opportunities were generally provided through the schools. The public library programming for teams was mentioned by one student

- When prodded a little further for details the majority said that they would like better sidewalks and safe biking spaces to increase their independence.
- In all groups, when suggested as a possible option, a late/activities bus option was popular, even if fee based. Several mentioned that transportation kept them from regularly accessing after-school activities or additional help from their subject teachers. NB- because  $\frac{2}{3}$  of these students were in 9th & 10th grade most did not have easy access to rides from their peers with cars and driver's licenses and had to depend on parental or other adult private transportation.
- Two groups offered that they would like to see an increased range of ethnic or racial diversity.
- 4 groups offered that they didn't want to see more big apartment buildings. With more investigation, 2 groups mentioned concerns that more people in town would make them feel less safe because they wouldn't know everybody.
- In the 2 above mentioned groups, safety also came up as a concern when discussing the number and appeal of retail or commercial attractions in town. Bringing more people through town would make the town feel less safe to them.
- 2 students reported that they really liked to go to other towns or to Boston and they would like more accessible public transportation, i.e transportation that stops in Medfield, to do that.
- Several students suggested these items as their parents' complaints about the town:
  - Concerned Citizens of Medfield (Their parents thought it was mean, complaining or negative. The kids were not members, but mentioned that they had seen it and thought it was funny to watch the adults argue.)
  - Really high taxes
  - Traffic

### **Things that would allow them to come back in the future**

This category was more difficult to get varied input because, as they said, they really don't know what the future might look like for them. I asked them to imagine coming back to Medfield voluntarily and independently, not as a transitional time post college & living in their family's home. The following points were universal:

Things that might make Medfield appeal to them (top 3):

- If there was anything to "do"
- If there were jobs here or close by
- If there was housing that they could afford

Other frequent responses:

- If they had a family of their own
- Whether the schools were still good
- If their parents were still here

Things that would be barriers (top 2):

- A small population/ no diversity of experiences & culture
- Not enough of a dynamic environment for young adults
- Housing costs

Other:

- Traffic
- Lack of public transportation

Sarah & Marion surveyed about 150 students:

1. LIKES: Music & theater departments, walkable downtown, MSH as a place to hang-out (needs separate discussion on reuse analysis!); passive & active recreation
2. MISSING: Easy and inexpensive food, teen hang-out w friends type of restaurant (Smash Burger, Burritos, diner, Friendly's, etc.), downtown could use more shops and activities/movies; better access to public transit; hockey rink & indoor sports complex because the existing ones are so far away. The town is homogenous; needs more kindness and to be more accepting.
3. RETURN: Most want to experience the diversity and activity of living in a city but many would like to return as a place to raise a family though concerned about affordability and jobs and activities; a few would like a warmer climate!

# IMAGINING

## a Future Medfield!



How can we make our children's dreams come true?  
What are your dreams for the future of Medfield?

"We need an arcade and a waterpark; a bigger toy store and lots of fun stuff for kids. There should be a science museum about rocks and crystals. I don't want Medfield to turn into a city though". – Priscilla, Age 8



"We need a parking lot for the library and a science museum like in Boston but a smaller version. I don't want more giant buildings towering over the suburban homes".

– Mason, Age 10



# IMAGINING

## a Future Medfield!



How can we make  
dreams come true?

What are your dreams  
for the future of Medfield?



“This is a daycare. It’s only for babies, instead of like the ones that go all the way up to Kindergarten. It’s only for babies ages 0-1”. – Ellie, Age 8

“I want an arcade, but it shouldn’t be close to family neighborhoods. Maybe it could be downtown, but not near the library. – Nikko, Age 10



“This is a dog park for dogs to play in. There’s a lot of places for dogs to walk in Medfield but no place that is special just for them”. – Colten, Age 10



Five teens participated in our special Teen Advisory Board meeting to discuss some of the visioning questions for Medfield's Master Plan. The teens had a lot of the same opinions of Medfield which included:

- "it's a nice place" - historical, good quality of schools, like coming to the library
- people can be "fake" and "snobby"
- everything is overpriced
- "THERE'S NOTHING TO DO HERE" (biggest complaint)
- there is a bullying problem at schools
- climate change concerns
- what they would change/add if they were in charge of Medfield - make it more financially equitable, have places/things to do for teens (gave arcade, skate parks, less expensive restaurants as examples), more job and volunteer opportunities for teens, overall "hangout" places for teens, nicer people in general

# Our Neighborhood of Tomorrow!

When asked what they wanted in their Medfield neighborhood when they were all grown up, the children responded...

“My house! With clouds and a door”. – Grace, Age 3

“A town with a pool for ducks, covered in paper and covers”. – Ella, Age 4

“A neighborhood with trees and people”. – Anainea, Age 3

“A house filled with lights, a swing, and a car”. – Lucas, Age 4

