

# Memorandum



To: Gus Murby, Chair, Board of Selectmen  
CC: Kristine Trierweiler, Town Administrator  
From: Paul McKechnie, Chair, Planning Board  
Date: June 6, 2022  
Re: 2022 STM Zoning Bylaw Amendments

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At their duly posted meeting on June 6, 2022, the Planning Board unanimously voted to recommend the following zoning bylaw amendments for inclusion in the 2022 Special Town Meeting warrant. The draft articles were each published twice in the Hometown Weekly, as required by MGL ch 40A §5.

**Item 1: Article ##** To see if the Town will vote to amend the Medfield Town Code Article 300-20 Zoning “Medfield State Hospital District” by revising the following sections as follows:

- **§ 300-20.3B.(1)(d)** North Field is a rolling field to be maintained as passive open space, and possible agricultural use; **and the reuse of existing Building 13 with ancillary parking, infrastructure, and landscaping within the buildable portion as delineated on the MSHD Map.**
- **§ 300-20.5** Permitted uses.

**Table 1**  
**Permitted Uses in MSHD**

| Use | MSH North    |                      |                |                |               |                |
|-----|--------------|----------------------|----------------|----------------|---------------|----------------|
|     | A. The Green | B. Cottage/Arboretum | C. Core Campus | D. North Field | E. West Slope | F. Water Tower |

**Table 1**

| RESIDENTIAL USES       |    |    |     |                                                                                                                          |     |    |
|------------------------|----|----|-----|--------------------------------------------------------------------------------------------------------------------------|-----|----|
| Multi-family dwellings | NO | NO | YES | NO, except, redevelopment of Building 13 within the buildable portion as delineated on the MSHD Map and related parking. | YES | NO |

- § 300-20.13 Design guidelines.

**Table 3**

| <b>Design Guidelines for MSHD and Dimensional Requirements</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                            |               |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|---------------|
|                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                            |               |
| <b>Sub-Zone/<br/>Area</b>                                      | <b>Footprint</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Frontage</b>                                            | <b>Height</b> |
| North Field                                                    | <p>New construction of structures that support public recreation and arts use allowed through special permit. Structures must not impact the viewshed or night sky. The portion of the North Field area that may have new construction with a special permit may not exceed 360 feet north of the center line of North Street. <b>Existing Building 13 may be redeveloped/rehabilitated for multi-family residential; limited to existing building footprints, plus the area of previous porches, plus ancillary parking, infrastructure, and landscaping.</b></p> | Structures must be sited so as not to impact the viewshed. |               |