



Medfield Conservation Commission

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July 12, 2016

Wright Dickinson, Chair
Medfield Planning Board
459 Main Street
Medfield, MA 02052

RECEIVED
JUL 13 2016
PLANNING DEPT

RE: Medfield Open Space and Recreation Plan

Dear Mr. Dickinson and Board Members:

The Medfield Open Space and Recreation Planning Committee has completed the enclosed draft 2016 Plan update in accordance with Commonwealth of Massachusetts regulations. Those regulations require the Committee to obtain the review of the Plan by the Town's Planning Board prior to its approval by the Executive Office of Energy and Environmental Affairs. The Committee requests a meeting with the Planning Board in order to discuss the Plan at the Board's convenience. Please contact Leslee Willitts, Medfield Conservation Agent, in order to arrange a suitable time. Thanks you for your assistance in completing this process.

Yours very truly,

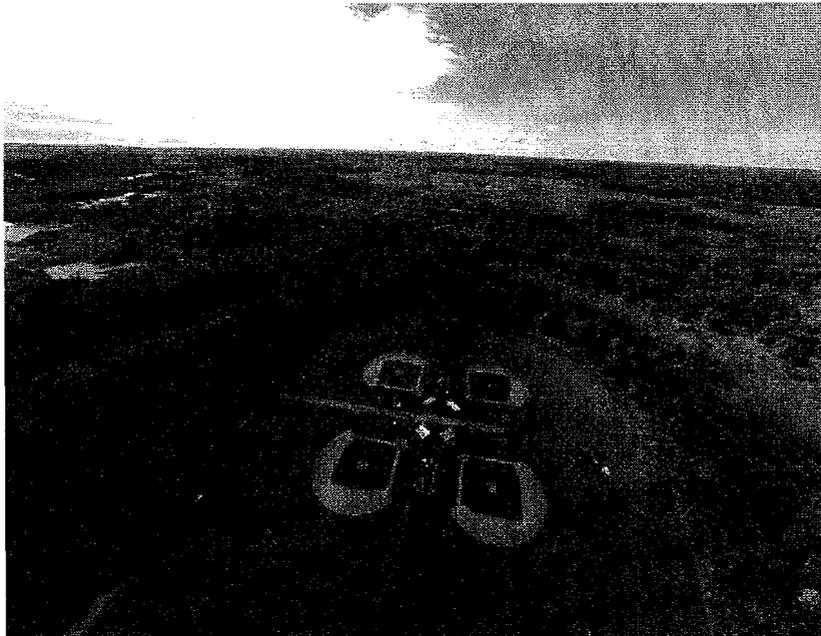
Robert Aigler, Chair
Medfield Open Space and Recreation Planning Committee

Draft

OPEN SPACE AND RECREATION PLAN



Charles River Restoration – Medfield State Hospital



McCarthy Park Athletic Fields

TOWN OF MEDFIELD

JULY 2016

TOWN OF MEDFIELD

OPEN SPACE AND RECREATION PLAN UPDATE

Board of Selectmen

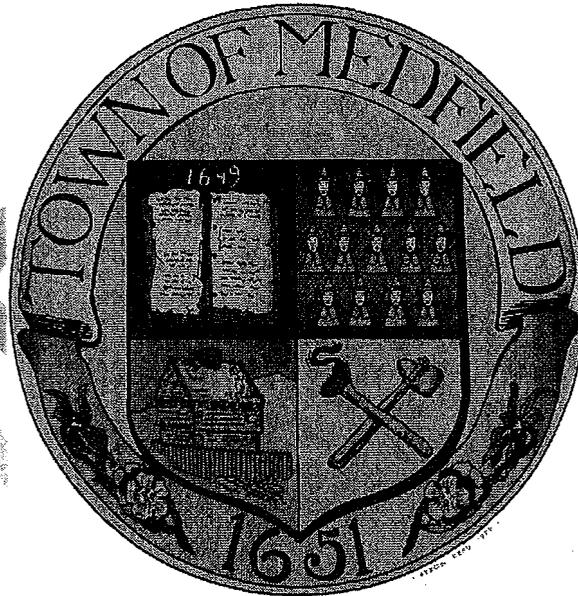
Richard DeSorgher Chair

Mark Fisher

Osler Peterson

Town Administrator

Michael Sullivan



Prepared by the Open Space and Recreation Plan Committee with the assistance of the Medfield Conservation Commission and the Medfield Park and Recreation Commission

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PLAN SUMMARY

The 2015 Open Space and Recreation Plan updates the most recently completed Plan, published in 2002. Informed by extensive input from Town residents and Town boards, the proposed Plan builds upon the goals expressed in previous Plans while recognizing the changes that have occurred in Medfield in the intervening years. Residents have expressed their deep appreciation of the Town's natural beauty and small scale and their desire to preserve those qualities by means of strategic open space acquisitions and links between protected lands. The Town has continued to support those desires by actions taken since the last Plan. Additionally, residents have identified pressing needs for the improvement of active recreational facilities and the expansion of recreational programs, particularly for children. The ability to satisfy these needs in the presence of financial constraints will continue to require active involvement by the Town's residents in determining priorities and creating implementation measures.

Section Three of this Plan provides current demographic information on the Town and Section Four includes an updated inventory of Medfield's open spaces. Section Seven discusses the Town's open space and recreation needs in detail. Sections Eight and Nine summarize the objectives and proposed implementation plans for achieving the following goals:

- Preserve the Town's rural appeal and protect its water resources by controlling development and acquiring open space properties
- Increase the use of existing open space properties by improving access, expanding and maintaining trails, and developing information about all types of open space
- Increase active recreational opportunities through Town funding and/or allowing private development of multi-use facilities
- Expand other recreational activities and programs
- Explore financing alternatives to direct borrowing including State grants and the Community Preservation Act
- Strengthen the Town's commitment to the above goals by integrating the Plan with a robust Master Plan that is reviewed and updated on a regular basis

INTRODUCTION

Statement of Purpose

The purpose of the 2015 Open Space and Recreation Plan is to continue Medfield's efforts to preserve and maintain open spaces and recreation facilities in ways consistent with the priorities and needs expressed by the Town's residents. Previous Plans from 1974, 1980, 1988, 1994 and 2002 established goals and recommendations for furthering those ends. As required by State statute, the proposed Plan updates those guidelines based upon current conditions and opportunities. This Plan includes additions to the inventory of protected space, reviews the results of public surveys and discussions with other stakeholders, and lays out future directions with detailed goals, recommendations and action proposals.

Medfield has continued to support the objectives described in the 2002 Plan. The Town has expanded its inventory of protected land with acquisitions of significant parcels of open space and conservation restriction on other parcels as described in Section Four. The Parks and Recreation Department has increased the scope of its programs oriented both toward children and adults. Furthermore, the acquisition of portions of the former Medfield State Hospital site provides capacity for a future Parks and Recreation building and the development of additional active recreation facilities.

Planning Process

The 2015 Open Space and Recreation Plan Committee prepared the Plan update with the assistance of the Conservation Commission and the Park and Recreation Commission. Additional guidance was provided by Committee meetings with the Board of Selectmen, other Town volunteer boards and outside conservation organizations. Maps, demographic information and land inventories were supplied from various sources including *MassGIS*, Town Assessor's databases, census records and previous Plans. Public opinions were obtained by extensive residents' responses to a survey distributed in various media. The committee shared the results of the survey with the Board of Selectmen and made the results available publicly initially in electronic format.

A Plan draft was distributed to the Town Administrator, Conservation Commission, Park and Recreation Commission and Planning Board before it was submitted to the Metropolitan Area Planning Council ("MAPC"). Letters of review from those boards and individuals are appended to this Plan. The final Plan was submitted for approval to the Massachusetts Department of Conservation and Recreation's Division of Conservation Services.

This Plan should be incorporated into Medfield's Master Plan and its recommendations for action should be reviewed annually as the Town's circumstances evolve.

Public Participation

Survey

The first component of public participation consisted of an anonymous survey (see Appendix) distributed in printed format and electronically via [SurveyMonkey](#). Copies of the survey were located at various Town facilities and distributed to seventh grade students for their families to complete. Links to the online survey were provided in local newspapers and in mailings accompanying residents' water and

sewer bills. Section Six provides a general overview of the scope of responses, the most significant priorities, and the goals as expressed in the survey. The printed survey is attached to this plan as Appendix A. This Plan including the complete survey results is available in electronic form on town.medfield.net.

The survey was organized into four sections. The first section covered basic demographic information on respondents including area of town, household size and time as a resident. Section two requested patterns of recreation usage based upon the type of activity. Additionally, the type of facility used whether passive (conservation lands) or active (developed recreation facilities) and the frequency of each facility's use were asked. The third section asked residents to rate the adequacy of those facilities and to explain the deficiencies that they experienced. Residents also were asked to list their priorities for a broad range of objectives including preservation of open space, historic preservation and development of recreational facilities. The final section focused upon steps that the Town should take to realize those ends. Residents were asked for specific recommendations to improve active recreational facilities and to identify potential candidates for open space acquisitions. The survey solicited reactions to several possible measures, among them reserving funds from current budgets, borrowing, and changing zoning bylaws. Also presented for residents to evaluate was a range of potential voluntary individual actions including conservation restrictions and supporting Town fiscal measures. Respondents were asked to provide additional written comments in order to identify needs and actions in more specific ways. The complete

Public Hearing on the 2015 Plan Draft

The Plan draft was made available both online and in copies located at the Town House, Town Library, Center at Medfield and the Pfaff Community Center. Comments from Town boards and public interest groups are included in Section Ten.

COMMUNITY SETTING

Regional Context

The Town of Medfield is situated eighteen miles southwest of Boston and eight miles in the same direction from U.S. Highway 95. Massachusetts State Highways 109 and 27 intersect at the Town center and the CSX Transportation Inc. railroad bisects the Town from north to south. Due to planning and public investment, the downtown area at the intersection of the two highways remains the primary commercial focus of the Town. With the exceptions of two small developments on the north segment of Route 27 and the east segment of Route 109, there is no strip commercial development in Medfield. Relatively dense residential development surrounds the downtown for a radius of up to one and one-half miles.

Medfield and the adjacent communities of Dover, Sherborn, Millis, Walpole and Norfolk possess much of their original rural characters. Much of the retail, professional and medical needs of the Town are met by larger, more developed towns to the east and north including Norwood, Needham, Natick, Framingham and Dedham. Medfield's proximity to Boston and rural setting continue to attract residential development (see attached Map One - Regional Context).

The Charles River is Medfield's western border with the towns of Millis and Sherborn. As well as being the Town's primary waterway, the Charles River is bounded by over 1,000 acres of wetlands and floodplains and much of this land forms a part of the Charles River Natural Valley Storage area overseen by the U. S. Army Corps of Engineers. The combination of this protected area and planning measures taken by the Town has limited development on the western border of Medfield. Virtually all of the land adjoining the Charles River, whether publicly or privately owned, is protected open space.

A factor of regional importance to the protection of open space is the ownership of substantial undeveloped land parcels and conservation restrictions by conservation organizations and governments. The most significant landowner, The Trustees of Reservations, owns 1,365 acres including 489 acres comprising the Rocky Woods Reservation, 125 acres in Fork Factory Brook, and approximately 440 acres among the Shattuck Reservation and Noon Hill. The Town owns approximately 950 acres of protected land and the Corps of Engineers owns 427 acres and has conservation restrictions on 515 acres additional land within the Charles River Natural Valley Storage area. Medfield is a leader among Massachusetts communities in open space preservation. According to MassAudubon, while the Town ranks 258th overall in terms of total area, it ranks 65th overall when measured by the percentage of Town land permanently protected (33%).

The Bay Circuit Trail, overseen by the Bay Circuit Alliance, passes through Medfield and that section is maintained by the Friends of Medfield Forests and Trails. The trail is a permanent trail corridor spanning thirty-four towns in eastern Massachusetts from Ipswich to Kingston. The Medfield section of the trail was dedicated in 1988.

Another factor of regional importance is the Metro Future Goals through 2030, the regional development plan for metropolitan Boston prepared in 2008 by the Metropolitan Area Planning Council. Medfield is one of thirteen towns in the Three Rivers Interlocal Council. The Metro Future plan includes among its goals for Three Rivers the following interests that are central to the purpose of the Open Space and Recreation Plan:

- Cities, Towns, and neighborhoods will retain their sense of uniqueness and community character
- Historic resources will be preserved and enhanced.
- A robust network of protected open spaces, farms, parks, and greenways will provide wildlife habitat, ecological benefits, recreational opportunities, and scenic beauty
- All neighborhoods will have access to safe and well-maintained parks, community gardens, and appropriate play spaces for children and youth

Among the adjoining towns, Walpole completed an Open Space and Recreation Plan in 2011 and Dover updated its plan in 2011. Norfolk is in the process of updating its 1996 plan and surveying its residents. Millis most recently updated its Open Space and Recreation Plan in 2008 while Sherborn's plan dates from 2007.



Danielson Pond

History

The story of Medfield begins in Dedham, which originally included the territory that is now Medfield as well as several other towns. Dedham was incorporated in 1636 and by 1640 Dedham men started farming and pasturing animals along the broad meadows and continuous plains of our area. The land

was perfect for farming because of the Indian custom of burning the fields each November to provide grazing for wild game. Our area was first known as Dedham Village.

In November of 1649, Dedham held a town meeting which approved the laying out of an area for a new Town. This was accomplished in the early spring of 1650 and corresponds very nearly with the boundaries of the present Town. The thirteen original settlers paid fifty pounds to the inhabitants of Dedham in compensation for the land. Ralph Wheelock, a graduate of Cambridge University, considered the founder of Medfield, proceeded with Thomas Wright and Robert Hinsdale to the new settlement, which was finally incorporated as the 43rd Town in Massachusetts on June 2, 1651. Eighteen new men were accepted as townsmen and grants of land made to them in 1651. Education was very important from the start of the settlement. In 1655 the settlers voted fifteen pounds "to establish a schoule for the education of the children." Ralph Wheelock became the first schoolmaster in the schoolhouse (site of the old post office on the corner of Janes Avenue and North Street). A later school on the site Dr. Stagg's office on Pleasant Street was named after Ralph Wheelock, as is the present elementary school on Elm Street.

By 1660 the Town was laid out and new families admitted, thus increasing the population to 234. During the King Philip War in 1675, Medfield became the frontier town when Mendon was abandoned. In February of 1676 approximately 1,000 Indians, under the command of Monaco, burned 32 houses, two mills, and many barns. Eight people were killed, including Timothy Dwight, the original owner of the Dwight Derby House on Frairy Street. Two streets serve as reminder of those fateful days - Philip and Metacomet (Philip's real Indian name). After King Philip was killed in August of 1676, the indomitable settlers rebuilt and repaired the damage to their farms and mills, with monetary assistance from the provincial legislature.

Patriotic fervor was evident in 1774 when the Town sponsored 25 Minutemen to fight in the battles of Lexington and Concord although they did not arrive in time to fight. One hundred and fifty-four men, however, fought in the Continental Army. That made the ratio of soldiers one for every five of population. By 1787 a new oath was required of the Town officers who renounced loyalty to the king and swore allegiance to the new sovereign, the Commonwealth of Massachusetts.

In 1800 the population of the Town was 745. The manufacture of straw bonnets first commenced that same year and the manufacture of ladies' hats was the principal industry of the Town until 1954. Mansions for the owners were built near the factory on North Street and the seasonal workers lived in boarding houses throughout the Town. During the busy season as many as 1,000 were employed at the straw hat shop. In 1806 the Hartford and Dedham Turnpike was established and its stage coaches stopped at Clark's Tavern, next door to the Peak House. The stage route through Medfield was known as the Middle Post Road, but the Upper Post Road through Sudbury was preferred by travelers because it provided better taverns. For a period after the discontinuance of the stage coaches, the Town had no public transportation until the first passenger train of the New York and Boston Railroad came to Town. By 1870 Medfield became an important rail junction and freight depot to the Framingham/Mansfield branch of the New York, New Haven, and Hartford Railroad. At the end of the century, steam and electric railways terminated in front of the Town House.

in 1996. The second historic district, established in 1994, included 33 buildings at the Medfield State Hospital and the historic landscape surrounding the buildings. A third district, the Clark-Kingsbury Farm Historic District on Spring Street, was approved at the 1997 Town Meeting. This provides some protection to the unique grouping of the 18th century farm house, outbuildings, and pond with grist mill.

The voters of Medfield have committed themselves to several significant projects downtown. Having agreed to purchase land for a post office site a year earlier, in 1996 the Town went forward with plans to completely renovate the Town Hall, to construct a major addition to the library and to assist the historical society in its efforts to preserve and restore the Dwight Derby House. The Town Hall, library and post office were completed in 1998.

The Dwight Derby House, an ongoing project, is of particular significance because it is one of the oldest houses in the United States. The original section was built in 1651, the year Medfield was incorporated. Once restoration is complete it will undoubtedly join the Peak House and the Unitarian Church on the register of State and Federal Historic Landmarks.

Anyone wanting a more detailed history may refer to the three books available at the Medfield Public Library. *History of the Town of Medfield, Massachusetts: 1650-1886* by William S. Tilden has an interesting section on genealogy, *Medfield Reflections, 1651-1976* is an historical commemorative book published during the Town's 325th birthday, and the recently published *History of the Town of Medfield, Massachusetts 1887-1925* by Richard DeSorgher. *The Norfolk Hunt- 100 Years of Sport* has text and pictures of Medfield as well as surrounding Towns. The brick Medfield Historical Society headquarters on Pleasant Street, behind the library, is open every Saturday morning for those who wish to know more about the Town and its history.

Population Characteristics

Population growth

Following a significant growth of the Town's population between 1990 and 2000, Medfield has experienced a generally level number of residents. Despite minor fluctuations, the population has remained within a narrow band in concert with lower levels of residential construction during the decade between 2000 and 2010 compared to the previous decade.

Table 1. Population 1970 to 2013

Year	Population	Increase (Decrease)	% Change
1980	10,220	N/A	N/A
1990	10,531	311	3.0%
2000	12,381	1,850	17.6%
2010	12,815	434	3.5%
2013	12,434	(381)	(3.0)%

Sources: U. S. Bureau of the Census (1980; 1990; 2000); Town Census (2010; 2013)

Population Density

Medfield’s population density compared closely with that of the State through 1990; significant population growth since that year caused the Town’s density to exceed that of the State by a wide margin. Most of the residential development has occurred outside the older core of the Town; new housing requires a minimum lot size that has resulted in the conversion of unprotected open space mainly into single-family house lots.

Table 2. Population Density
(Persons per square mile)

Year	Medfield	Massachusetts
1980	708	693
1990	730	726
2000	858	745
2010	888	787
2013	862	802

Sources: State - U. S. Bureau of the Census (1980; 1990; 2000; 2010); State estimate 2013; Town Census (2010; 2013)

Education

Medfield’s adult residents on average have attained substantially higher levels of educational achievement than other State citizens. The difference is particularly marked in the comparison of higher educational degrees.

Table 3. Education
(Percentage of residents age 25 and older)

Level completed	Medfield	Massachusetts
High School or more	97.0%	84.8%
College or more	62.1%	33.2%

Source: U. S. Bureau of the Census, 2010

Income

Residents of Medfield earn much higher per capita income and per family income than do other Massachusetts residents (refer to attached Map Two – Environmental Justice Populations).

Table 4. 2010 Income

	Medfield	Massachusetts
Median Per Capita Income	\$ 71,677	\$ 35,763
Median Family Income	\$133,931	\$ 66,866

Sources: U. S. Bureau of the Census, 2010; American Community Survey, 2009 - 2013

Employment

Table 5 displays the major categories of occupations held by the Town's residents. As might be expected based upon the relatively high levels of education and income, a greater proportion of Medfield's residents hold Professional or Managerial positions and correspondingly lower shares of residents are employed in Production/Craft/Repair, Operators/Laborers and Service occupations.

Table 5. 2010 Employment by Occupation

Year	Medfield	Massachusetts
Managers/Professionals	59.6%	43.6%
Sales/Administrative Support	21.6%	23.3%
Service Occupations	10.2%	17.3%
Farming/Fishing/Forestry	0.2%	0.2%
Productions/Craft Repair	4.8%	11.4%
Operators/Laborers	3.6%	4.2%

Source: U. S. Bureau of the Census, 2010

Age

Table 6 shows the distribution of Town and State residents according to their ages. Although Medfield's population has higher proportions of children younger than eighteen years and adults aged forty-five to sixty-four years than does the State's population, the median age of the Town exceeds that of the State.

Table 6. Age by Category

Age in Years	Medfield	Massachusetts
0 - 17	31.3%	21.6%
18 - 24	5.3%	10.4%
15 - 44	17.8%	26.5%
45 - 64	34.2%	27.7%
65 +	11.4%	13.8%
Median age	42.5	39.1

Source: State - U. S. Bureau of the Census, 2010

Growth and Development Patterns

Patterns and Trends

The prevailing development pattern in Medfield is residential development. Lacking direct access to major highways and with very limited business/industrial zoned space, the highest and best use of available undeveloped land is residential housing. Furthermore, Medfield is attractive to potential homebuyers due to its proximity to Boston and the Route 128 technology belt, its highly regarded schools and its small scale rural setting. Almost 20% of the Town's residents live within a ten-minute walk of the Town center.

The more densely developed areas of the Town include the downtown commercial district and residential neighborhoods within one and one-half miles of the intersection of Routes 109 and 27 (refer

to attached Zoning Map). The majority of development has occurred east of Route 27 due to the presence of extensive wetlands bordering the Charles River and the acquisition of large parcels of protected open space by the Town and conservation organizations west of that road. During the 1980s and 1990s, some subdivision development occurred in the southwest quadrant near Noon Hill and Indian Hill and in the northeast quadrant towards Dover and Walpole.

Residential construction slowed during the decade following the year 2000 as a result of higher costs of land, stringent building and zoning regulations and the effects of economic downturns. Significant investments in residential upgrades and teardown/rebuilds became more frequent and supplanted new construction in many cases. Recent development has centered more on multifamily housing and single-family building lots versus subdivisions while commercial activity has focused upon renovating buildings instead of building new structures.

Infrastructure

Three major infrastructure developments affect development: transportation, water supply and sewer. Medfield contains 74.72 miles of roadways and the most important roads are Routes 27 and 109. Routes 27, crossing the Town from southeast to northwest, connects Medfield with Walpole and Sharon to the South and with Sherborn, Natick and other town to the north. Running from east to west, Route 109 crosses Route 27 and leads to Westwood, Dedham and Boston to the east and Millis, Medway and Milford to the west. Major Town roads leading from Routes 109 and 27 are North Street, Pine Street, South Street, Causeway Street, Hartford Street and Hospital Road.

CSX Transportation Inc. owns a freight rail branch running parallel to, and east of, Route 27. The MBTA owns a currently unused branch rail line running through the northwest section of the Town and terminating in Needham. The Bay Colony Rail Trail Association is attempting to raise funds to lease that line from the State and convert it to a bicycle/pedestrian trail. The nearest commuter rail stations are in Walpole, Norfolk and Needham and a commuter bus service to Boston has a stop in downtown Medfield.

Medfield's water system serves most of the Town. The system contains five groundwater supply wells referred to as Wells 1, 2, 3, 4, and 6; however, Well 5 was not fully constructed due to high levels of iron and manganese in its water). Wells 1, 2, and 6 are located in the Charles River Aquifer, while Wells 3 and 4 are located in the Neponset River Aquifer. Additionally, the State in 2014 transferred to Medfield the currently nonoperating well field and surrounding approximately 6.4 acres of land located on the Medfield State Hospital site. The Town is in the process of constructing a new well, water tank and water main to that well field and those utilities will be completed in 2015. The water system also includes two water storage tanks and approximately 80 miles of water main.

The Town's sewer system serves approximately one-third of residents. The capacity of the waste water treatment plant, located on the Charles River, is 1.5 million gallons per day ("MGD") and the plant can be expanded to 5.0 MGD. The Town completed a water and sewer master plan in 1998.

Long Term Development Patterns

Medfield's primary land use control is the Zoning Bylaw (refer to attached Map Three – Zoning). The Zoning Bylaw specifies four residential districts with minimum lot sizes and frontages ranging from 12,000 square feet and 80 feet to 80,000 square feet and 180 feet. The Bylaw also specifies two commercial zones, two industrial zones and an agricultural zone.

The Zoning Bylaw allows Open Space Residential subdivision development. Requiring a special permit, such projects must maintain the same density allowed by the underlying district's Bylaw while permitting lots smaller than required in order to donate a minimum 25% of the entire development tract to the Town as protected open space. Four such subdivision developments have been completed since 1986 and approximately sixty-three acres of open space have been donated to the Town.

The Town has Aquifer Protection, Watershed Protection and Floodplain Overlay districts designed to protect its water supply, water quality and ability to prevent floods. The Conservation Commission administers the Massachusetts Wetlands Protection Act and the Town Wetlands Bylaw.

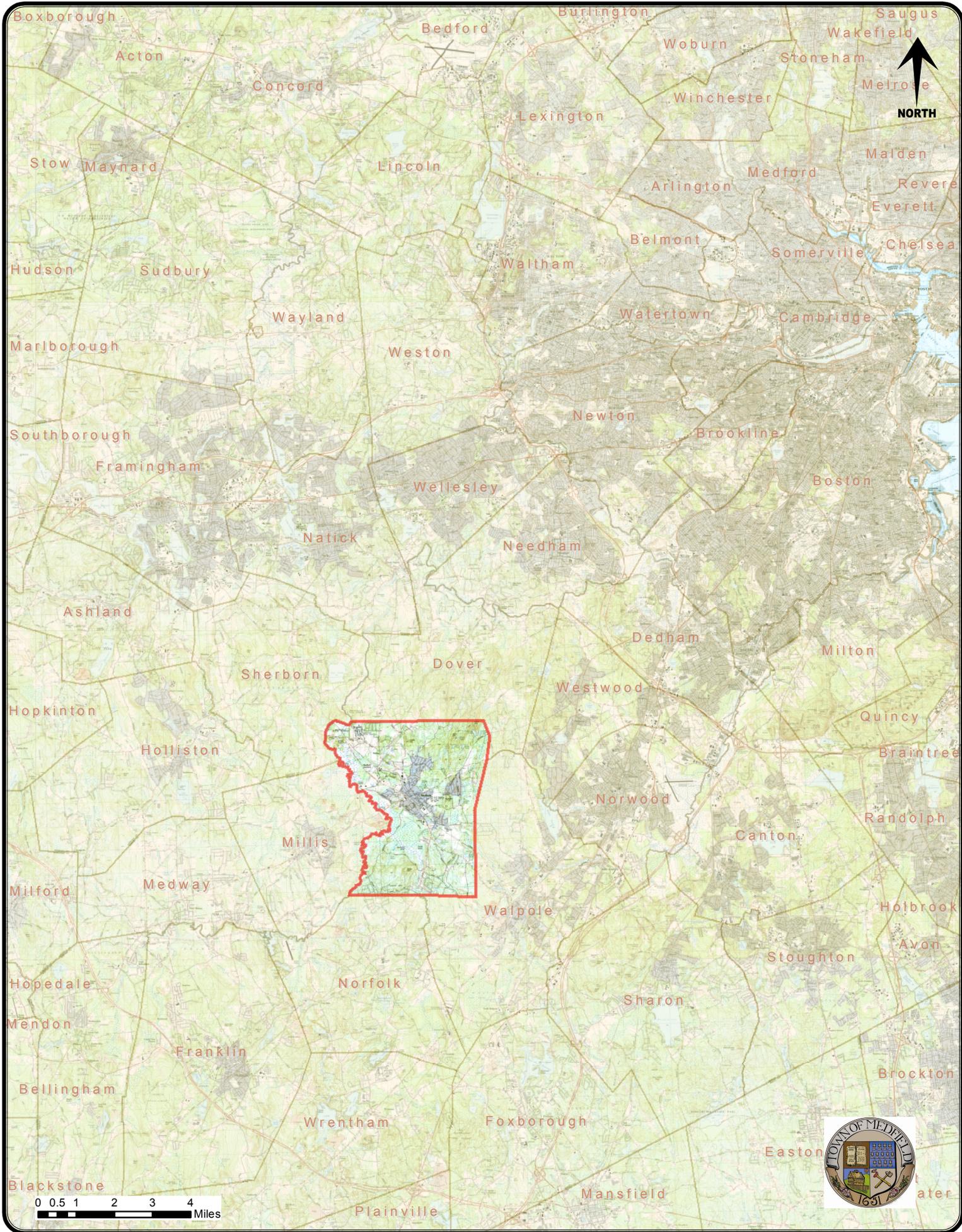
Table 7 depicts the number of single-family permits issued from 1996 through 2013. As previously discussed, the Town experienced a significant reduction to single-family construction beginning in 1999 and continuing to the present.

Table 7. Number of Building Permits Issued 1996 to 2014

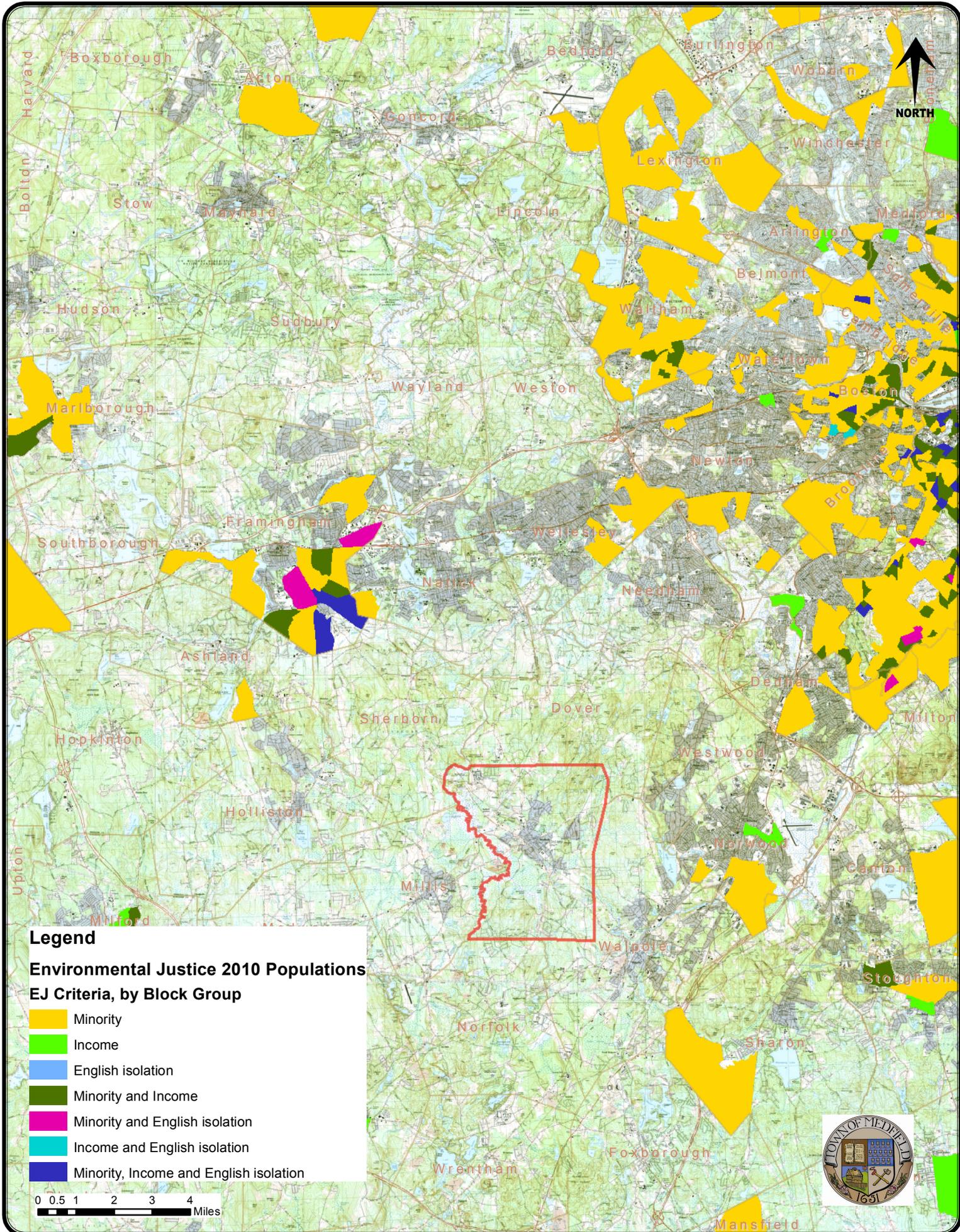
Year	Number of Building Permits
1996	60
1997	45
1998	43
1999	28
2000	24
2001	17
2002	18
2003	26
2004	40
2005	14
2006	13
2007	17
2008	12
2009	20
2010	21
2011	16
2012	18
2013	19

Source: Medfield Building and Inspection Office

Map 1 - Regional Context Map



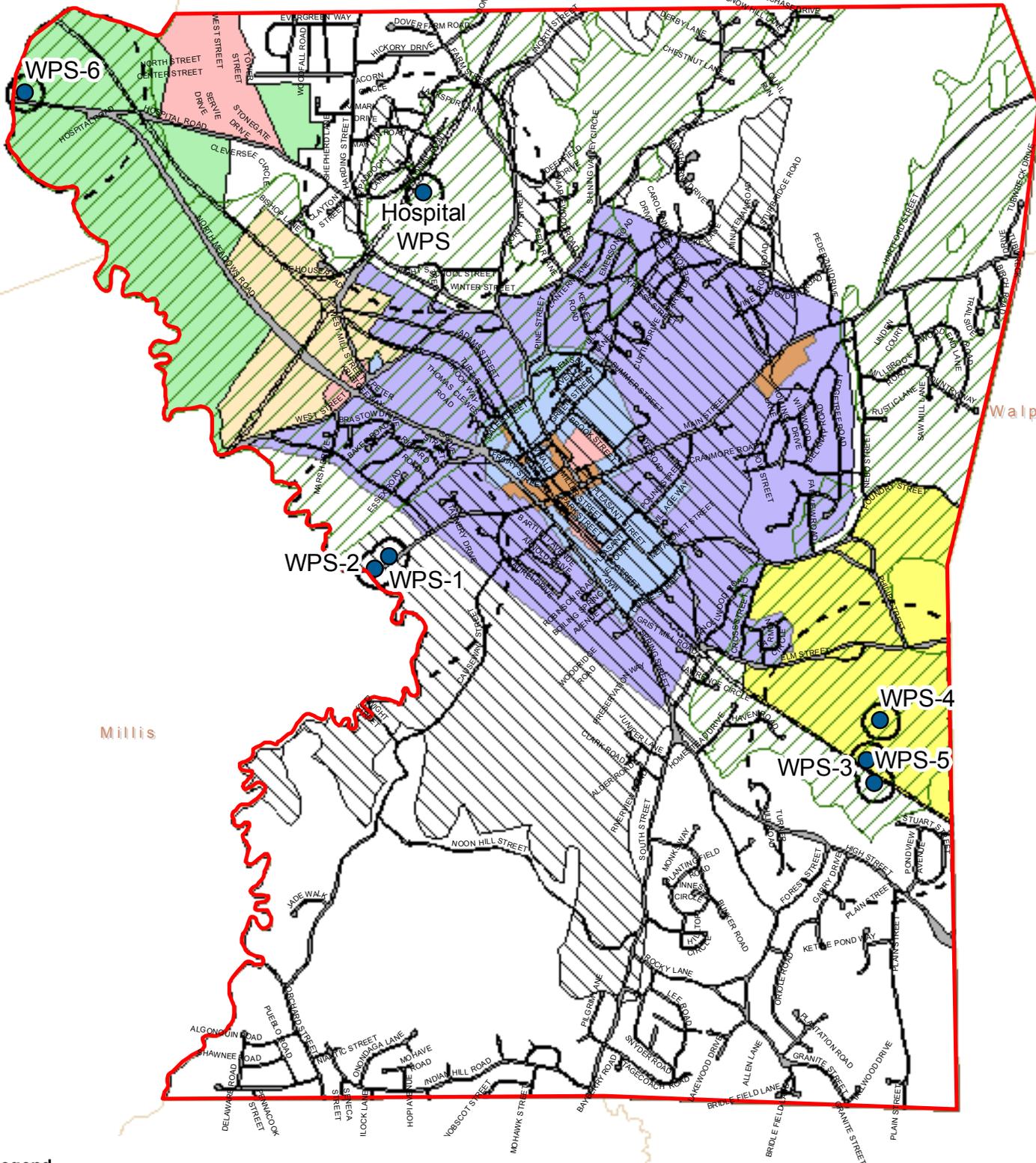
Map 2 - Environmental Justice Populations



Map 3 - Zoning

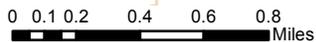
Sherborn

Dover



Legend

- Well Protection District
- Primary Aquifer Zone
- 400' Radius of No Construction
- Secondary Aquifer Zone
- A - Agricultural
- B - Business
- BI - Business Industrial
- IE - Industrial Extensive
- RE - Residential Estate 80000 sq. ft.
- RS - Residential Suburban 20000 sq. ft.
- RU - Residential Urban 12-40000 sq. ft.
- RT - Residential Town 40000 sq. ft.



ENVIRONMENTAL INVENTORY AND ANALYSIS

Introduction

The previous Open Space and Recreation Plan describes and displays on maps Medfield's topography, soils, climate, water resources, vegetation, wildlife, environmental factors, and scenic, historic and archeological resources. The environmental inventory and analysis section of the previous plan is reproduced in its entirety in this Plan (refer to attached Map Four – Soils and Geological Features and Map Five – Water Resources).

While there have been no changes in Medfield's natural features since the date of the previous plan, the only additions to the Town's Historic, Scenic and Cultural Resources consist of certain roads designated in 2004 as Scenic Roads. Those additions are as follows:

- Hartford Street
- 14 Philip Street
- School Street
- North Street between Harding Street and the Dover town line



Grist Mill at Kingsbury Pond

ENVIRONMENTAL INVENTORY AND ANALYSIS

Introduction

As an introduction to the individual factors which compose the environmental character of Medfield, it is useful to understand the geologic constraints that shaped the environment. Glacial Lake Medfield formed by the retreat of the southern edge of the Wisconsin Glaciation, covered most of Medfield. As the stagnant ice zone moved, melted, to a position somewhat north of the Town, deltaic sand and gravels were deposited in open water south of the ice front. After retreat of the glacier, a catastrophic draining of Lake Medfield by water breaking into the Neponset River Valley took place. Apparently, after the melt, the edges of glacial "dikes" impounding the lake suffered major breakouts, allowing the lake to drain rapidly to form the river valley area. Then a layer of windblown material derived from glacial drift was deposited over the area, forming the medium for the development of the vegetation.

In general, Medfield is underlain by lower to middle Paleozoic plutonic divides and granites, and metamorphosed volcanic rocks. Surficial deposits consist mostly of glacially derived till and stratified sand and gravel. Glacial-stream deposits consist of gravel, sand and silt deposited by melt-water streams normally in contact with blocks of stagnant ice. Glacial-like deposits consist of sand, silt, gravel and clay deposited in or graded to glacial Lake Medfield. Post glacial sediments include wind blown sand, silt alluvium, and swamp deposits.

This morphology, when taken with climate, has created conditions that have influenced the character and composition of Medfield's environment. Topography, soils, the impoundment of water, and the climate affect the vegetation (flora and fauna), which provides the habitats to support wildlife, and influence the quality and quantity of water resources available to sustain the vegetation and wildlife.

Topography

Deltaic deposits and formations created by the ice-melts and the draining of glacial Lake Medfield and adjacent Lake Charles to the west, occupy the majority of Medfield's land, forming a vast area which runs diagonally from the northwest corner of the Town to the southeast corner along most of its western border. These are generally gently sloping uplands which transition to relatively flat and wet lowlands. Though a few prominent upland areas in these formations may exhibit slopes exceeding 25 to 30% gradient, the majority of the upland areas in the deltas have topography of 0-5% gradient, with limited interspersed areas increasing to 15%.

Glacial stream deposits exhibit a topography that is typically hummocky, with some closed depressions from the collapse of the surface of deposits following melting of buried blocks of ice.

Glacial Lake Medfield deposits exhibit a topography that is generally flat or deltaic at various thickness, with erosion areas of lake outlets forming river and streambeds throughout the Town.

Till deposits, left by the retreating glacier, exhibit a topography that includes steep upland areas, and also comprise the underlying layers, up to 100' thick, of valley and drumlin areas. Bedrock

areas, gouged by the glacier, compromise the majority of the steeper upland areas of greatest prominence and elevation.

These upland areas of some prominence generally surround the lands formed by deltaic deposits by forming a range of broken low hills, 300-370' in elevation, in the northern, northeastern, and eastern sectors of the Town (Castle Hill, Mine Hill, Cedar Hill, and Mt. Nebo). A smaller range to the south, Noon Hill and Indian Hill, are divided by the delta areas. These areas are primarily bedrock and till.

Upland areas such as the south central area of Noon Hill and the northeast area of Mine and Cedar Hill reach elevations of 370± feet above mean sea level. These hills offer prominent views with slopes off their tops exceeding 30% in places. Mt. Nebo and Castle Hill reach 300± feet in elevation with slopes exhibiting gradients from 10-20% off their tops.

Windblown deposits, overlying gentler upland areas and the flat lowlands, contribute to the soils cover necessary to support vegetation. These are finer materials, which serve as growth media.

In many instances, the topography lent itself to agricultural uses. Bottomlands could be drained and then tilled, providing soils rich in organic matter. Upland areas were generally left forested or cleared and utilized for open pastureland, but not cultivated or tilled.

Soils

Understanding the characteristics of the soils comprising a community is extremely valuable in planning. Soil properties influence the manner in which land should or can be used.

The kinds of soils that develop in any area depend upon the parent material, climate, living organisms, topography, and time. Most of the soils in Massachusetts were formed under a humid climate and a mixed hardwood and coniferous forest where the annual rainfall and evaporation permit leaching of soils materials and nutrients. Relief of the land, or topography, and parent material have been the most significant factors in forming the different soils in Medfield.

In general, the geological formations of Medfield from which the soils are derived consist of the following:

- Surficial "Upper Hill" deposits, consisting primarily of silt, sand, pebbles, cobbles, and boulders (some more than 20 feet in diameter), which vary in thickness from zero to about 15 feet in upland areas, to 40 feet in valley areas, and up to 100 feet beneath drumlins;
- Glacial-stream deposits of primarily sand, as well as pebble cobble and boulder gravel;
- Glacial-lake deposits consisting of sand, silt, gravel, and clay; and
- Wind-borne deposits, which cover much of the level and gently sloping areas and provide the soils media to support the most dense vegetation.

Soils, on the basis of soil characteristics, are classified in series. A soil series consists of those soils that have similar characteristics in the kind, thickness, and arrangement of soil layers or horizons, and is named after the place where the soils comprising the series were first found. A

soils series is further subdivided into soil phases because of the differences in slope, amount and size of stones, amount of exposed bedrock or some other feature that affects the soils use or management.

The many different kinds of soil in a community occupy the landscape in natural recurring groups called soil associations. Because soils occur on the landscape in such a groups, it is possible to delineate broad areas having the same kinds and combinations of soils. A general soil area is made up of a few dominant soils and several other soils of lesser extent. Commonly, properties of the dominant soils within a general soil area have about the same degree of limitation for a particular use. These areas are called general soil areas or soil area associations. Figure 3 is a General Soils Map that includes the Town of Medfield.

In 1970, the Soil Conservation Service of the U.S. Department of Agriculture published a report titles "*Soils and their Interpretation for Various Land Uses for the Town of Medfield, Massachusetts.*" This work was done in cooperation with the Norfolk Conservation District, and is available in the Conservation Commission files. The report analyzes each of the 22 soil types grouped into six associations found in Medfield in relation to its suitability for particular land use purposes. The soils and soil associations of Medfield have been evaluated and mapped for the following eight uses or conditions:

1. Soil Limitations for Septic Tank Sewage Disposal
2. Soil Limitations for Commercial and Industrial Sites
3. Soil Limitations for Home Sites
4. Soil Limitations for Wetland Wildlife Sites
5. Soil Limitations for Sources of Sand and Gravel
6. Soil Limitations for Roads
7. Relationship of Soils to Surface Runoff
8. Land Slope Characteristics

The largest soil area association in the Town is the Hinckley-Merrimac-Windsor Association. It covers 3,554 acres or 38% of the Town. These are droughty well-drained sandy and gravelly soils, with predominantly 0-15% slopes, occupying the nearly flat areas between the steeper uplands and hills. The soils have few limitations for residential, commercial and industrial, and recreational purposes, are rapidly permeable, and are suitable for agricultural production, early truck crops, with supplemental irrigation. Most of the central area of town was developed on this type of soil. Soils of this association have good overall suitability for residential, commercial and industrial uses. They are highly desirable as sand and gravel sources, serve well as septic tank filter beds, and are a good potential source of groundwater for public and private use. The latter characteristics conflict since a rapidly permeating soil under septic tanks threatens groundwater purity.

The second largest soil area in Medfield, the Muck-Whitman Association, is comprised of approximately 2,135 acres of fresh water marsh and 226 acres of open water. Together they occupy approximately 25% of the entire Town. These are very poorly drained organic and mineral soils of 0-3% slope.

Other significant soil area associations include the Hollis Association (stony and rocky, shallow to bedrock soils with frequent ledge outcrops) and the Canton-Hollis Association (deep, well drained stony soil developed in loose sandy glacial till, and stony and rocky, shallow to bedrock soils with frequent ledge outcrops). These soils are found in the gently sloping, rolling and steep hills, and occupy about 25%, 2,255 acres, of the Town. They have moderate to severe limitations for development and septic and water systems, and slight limitations for woodlands and recreational uses.

A lesser soil area association, comprising only 8% of the Town's area, is the Millis-Woodbridge Association. It consists of deep, well-drained and moderately well-drained stony soils formed in glacial till with hardpan less than 40 inches beneath the surface, and a gently rolling to steep topography of smooth rounded hills. This soil area has severe limitations for development and septic and water systems, and only a slight limitation for woodlands and many kinds of recreational uses.

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The smallest soil area association, comprising just 4% of the town's area, is the Paxton-Woodbridge Association. These are well drained and moderately well drained soils with hardpans on dominantly 3 to 15% slopes, conforming to uplands and smoothly rounded hills. It has only slight limitations for woodlands, wildlife and some kinds of recreational uses, severe limitations for high density development related to septic or groundwater systems.

Climate

Medfield's climate is classified as follows:

Group: Midlatitude (30° to 50° North Latitude)
Type: Moist Continental
Sub-Type: Humid

In general, the climate is typical of central and eastern portions of North America, experiencing strong seasonal temperature contrasts, highly variable daily weather conditions, and ample precipitation, which is rather uniform throughout the year. Cold winters are dominated by cold polar and arctic air masses flowing from sub arctic source regions. The variability of temperatures and weather results from the confrontation of warm and cold air masses typical of the polar-front zone.

Specifically, the climate of the Medfield area can be described by average record mean temperatures and precipitation as follows (1956-1985):

1. Temperature from an average mean temperature of 38.6° F in January to 72.7° in July, the annual average record mean temperature is 50.4° F.
2. Precipitation from an average record mean amount of 3.13 inches in July to 3.88 inches in November. The annual average record amount of precipitation is approximately 42 inches.

These characteristics, when taken with the morphology of the area, form the conditions necessary to permit a Moist Continental Forest (see Vegetation). In general, these conditions control the extent and type of outdoor recreation activities which people participate in by creating a warm season from the end of May to early September, a reasonably severe cold season from mid-December to mid-March, and transitional periods of alternating warm and brisk periods from early September to mid-December and from mid-march to the end of May.

Water Resources

The principal waterway in Medfield is the Charles River, which meanders from south to north along the western edge of Town, and forms the boundary with Sherborn to the northwest and Millis to the west. The River has always been significant in the life of the Town for its beauty, its demarcation of the Town boundary, and its recreational value. Its floodplain provided straw that attracted the hat industry and encourage settlement in the area.

In Medfield, about one thousand acres of floodplain land adjacent to the Charles is owned in fee or easement by the U.S. Army Corp of Engineers in order to preserve the land as a "Natural Valley Storage Area" for flood control purposes. The "North Meadow" of the Charles has become a striking scenic asset to Medfield since being opened to public view as a result of the relocation of Route 27 through the meadow in 1974. Ongoing efforts of the Charles River Watershed Association and others in recent years have resulted in significant improvements to the quality of the river and its environs.

The main tributary to the Charles River in Medfield is the Stop River, a stream that flows northerly into Medfield from Norfolk at South Street then curves around the Noon Hill area and flows northwest through an extensive floodplain area to join the Charles just beyond Causeway Street. The Stop River is navigable by small boats during certain seasons.

Several small brooks, some of the linked by manmade ponds, flow toward the Stop and Charles Rivers. Among these are Nantasket Brook, Sewall Brook, Vine Brook, which flows through the Town Center, and Turtle Brook. Although much of the Town lies in the Charles River Watershed, eastern Medfield lies in the Neponset River Watershed. Here, other brooks flow to the south and east toward the Neponset River. The principal stream in this watershed is Mill Brook, which becomes Mine Brook as it flows from Jewell's pond. Mill Brook/Mine Brook is noteworthy in the Town's history as a power source for both the old Fork Factory near the east entrance to Medfield on Route 109 and the gristmill and mill race at Jewell's pond (scenic/historic landmarks). Today, the brook and its underlying aquifer are of critical importance to the Town as a municipal water source. Three of the Town's five wells, supplying more than half its water, lie in the Mine Brook aquifer.

Of the many ponds in Medfield, several are of particular significance for their beauty, their recreational value and their historic associations: Baker's Pond, also known as Meeting House Pond, in the Town Center; Vine Lake in the Town Cemetery; Kingsbury Pond, across from the landmark Kingsbury Homestead; Hinkley Pond, the Town's swim pond; Jewell's Pond; Holt's Pond at Noon Hill; and Chickering Lake at Rocky Woods Reservation, a regional recreational area owned and managed by the Trustees of Reservations.

Wetlands and floodplain areas in Medfield are delineated on an overlay-zoning map (Figure II), and are protected both through a zoning regulation and through a Town Wetlands Bylaw administered by the Conservation Commission. Protection measures for the two primary aquifers, Charles River and Mine Brook, were developed by the Town's Aquifer Protection Bylaw Committee and passed at the 1988 Annual Town Meeting.

Vegetation

The vegetation of Medfield, based upon climate, soils, precipitation, is considered a Moist Continental Forest Environment. With cold winters, warm summers, a broad annual temperature range and substantial annual precipitation, the soil water is frozen throughout one to three months (reducing plant material water need to near zero). The annual water surplus is moderate to large with only a slight soil water shortage in summer even though there is a peak in water need by plant materials at that time.

These conditions suit the formation of a class of forest known as mixed boreal and deciduous forest, of which Medfield's upland areas are typical. Most forested areas are dominantly deciduous, entering dormancy in the winter.

Little or no original forest remains over large portions of the community due to previous clearing for settlement and agricultural purposes; wood fuel harvesting, and later development. Existing forests throughout the Town are mostly transitional and immature forests.

Traditional agricultural activities in the Town during the 18th and 19th centuries consisted primarily of dairy or animal farming and activities related to it such as hay and other feed production, and open pastures, with only limited cash or food crops grown for personal consumption or for resale. While some agricultural or other clearing activities have taken place and continue to a limited extent, acidic forest materials and unfavorable glacial terrain deter such activity.

North slopes generally exhibit white pine, hemlock and mountain laurel as the most dominant species in evergreen forests with some oaks, maples and a variety of understory materials. South slopes generally exhibit oaks, birch, maples, Euonymus, bayberry, and beech with some white pine. They have a greater variety of understory materials than north slopes. Yellow and black birches, dogwoods, alders, red maples, and other species preferring wet soils encroach from wet lowlands into upland areas on both north and south slopes creating a great variety of materials at lower elevations.

As part of the glacially formed terrain that was generally unfavorable to agricultural use and development, the lowland areas consisting of wetlands, streams, floodplains, lakes and ponds constitute a major portion of the Moist Continental Forest Environment. As stated previously, the climate subtype "Humid" exhibits a significant water surplus, with much water held in a frozen state in winter (with water needs near zero), only to be released rapidly in spring thaw. Spring floods are probable, with larger streams and all rivers maintaining their flow even through the summer months. In addition to this "stored" water surplus, it is common to have increased precipitation in the fall, thereby increasing available water which will then be stored in a frozen state for the next cycle to begin.

Additionally, the addition of extensive amounts of organic materials due to the dominance of deciduous materials and their subsequent decomposition in moist areas provide the medium for many wetland species of vegetation. According to the U.S. Fish and Wildlife Service's Classification of Wetlands, all wetlands in Medfield are as follows:

Ecological System:	Palustrine
Subsystem:	None
Class:	Forested
Subclass:	Broadleaved deciduous
Class:	Scrub/shrub
Subclass:	Broadleaved deciduous
Class:	Emergent
Subclass:	Not specified
Class	Open Water (unknown bottom)

In many of the identified wetland areas, a combination of Forested and Scrub/shrub, and Emergent and Scrub/shrub may be found together, with neither dominating.

Wildlife

The wetlands along the Charles River and its tributary, the Stop River, are recognized as some of the most important wetland habitats within the Charles River Watershed. The Natural Valley Storage Area along the Charles River, which includes more than 1,000 acres, is under lease to the Massachusetts Division of Fisheries and Wildlife (MDFW) for fish and wildlife habitat management. Present management activities of the State include stocking the area with pheasant and snowshoe rabbit. The region is situated on the Atlantic Flyway, a major migratory route along the East Coast. The Charles River, its tributaries and ponds all provide nesting and feeding sites for waterfowl and other migratory birds.

According to Walter Hoyt, Jr., Northeast District Supervisor for MDFW, the swamps and marshes of the U.S. Army Corps of Engineers' Charles River Natural Valley Storage project support large numbers of migrant and nesting waterfowl and songbirds, and many forms of water associated mammals such as muskrat, mink, otter, and beaver.

Waterfowl only lightly use the large wetlands along the Charles River during the fall migration unless the areas are flooded. Limited numbers of black, wood, and mallard ducks nest in the area. Deer may frequently be seen in many areas of Medfield.

The MDFW has an active program for restoration of anadromous fish runs in the Charles River. It has successfully transported American shad from the Connecticut River to the Charles, and has increased the populations of rainbow smelt, alewife, and blueback herring.

Only a few streams are capable of supporting a resident coldwater fishery such as trout. Among the warm water species the principal game fish are large mouth bass and chain pickerel. Redfin pickerel, common sunfish, perch, yellow bullhead, brown bullhead, bluegill sunfish and carp are also present.

Rare or Endangered Species

The Natural Heritage and Endangered Species Program of the Massachusetts Division of Fisheries and Wildlife received its first documented record of a species in Medfield, which fall under the protection of the rare species amendment of the State's Wetlands Protection Act Regulations (310 CMR 10.00) in 1993. That species is the Spotted Turtle (*Clemmys guttata*). The Massachusetts Division of Fisheries and Wildlife has documented other following rare species occurrences in Medfield including those listed in Table 8.

Table 8: Rare Species Occurrences

Name	Latin Name	Last Sighted	Status
Timber Rattlesnake	<i>Croatalus hurridus</i>	1700s	Considered Endangered
Purple Milkweed	<i>Asclepias purpurascens</i>	1945	Considered Threatened
American Bittern	<i>Botaurus lentiginosus</i>	1970s	Considered of Special Concern
Sedge Wren	<i>Cistothorus platensis</i>	1884	Considered Endangered
Lion's Foot	<i>Premanthus serpentaria</i>	1921	Considered Endangered
Great Laurel	<i>Rhodendrum maximum</i>	1981	Considered Threatened and Continuing to Exist
Britton's Violet	<i>Vila brittoniana</i>	1886	Considered Threatened and Continuing to Exist
River Bulrush	<i>Scirpus fluviatilis</i>	1986	Continuing to Exist

The locations of these rare and endangered species are purposely not described in order to protect their continued existence. Environmental policy guidelines indicate revealing these locations accurately on maps increases visitation and threatens the rare species existence.

Scenic Resources

Sites with significant or unique natural and cultural features are illustrated on Figure III, Scenic and Cultural Resources Map. The largest and most scenic area in Medfield is listed in DEM's Massachusetts Scenic Inventory. It is a vast area along the Charles River and its Stop River Tributary. Significant and unique views and vistas are available throughout this area.

Locally significant views were identified in 1988 through a consensus of the Open Space Planning Committee, which included representatives of the Conservation Commission, Board of Selectmen, Planning Board, Public Works Department, The Trustees of Reservations, and the Master Plan Implementation Committee. Factors considered in evaluating the significance of views include natural and manmade landscape features such as fields, streams, and ponds, stonewalls and fences, and woodlands. Features recalling the early history of Medfield such as historic farmhouses and their outbuildings, mill races, the cemetery, and the town streetscape of historic houses, churches and certain commercial structures were also considered.

Table 9 represents the inventory of significant scenic resources identified in 1988. Each item is lettered to correspond with the letter on the Scenic and Cultural Resources Map, which marks its location. All of the sites identified in 1988 are included. Those that no longer exist are listed in italics while those that are threatened resources are so noted in order to demonstrate their vulnerability of some of these resources.

In addition to the scenic resources in Table 9, Medfield also has five scenic roads (Figure III). The following roads, or portions thereof, were designated as "Scenic Roads" by vote of Medfield Town Meeting, under MGL Chapter 40A, § 16C Scenic Roads Act:

1. Causeway Street
2. Noon Hill Road
3. Orchard Street
4. Foundry Street
5. Pine Street (from Maplewood Road to Dover line)

These roads were selected for protection under this law because of their attractive rural character, their shade trees and stone walls, and their status as secondary rather than primary connector streets.

Historic Resources

The information on historic resources described in Table 10 was provided by the Medfield Historical Commission. Sites, structures, etc. are identified by historic name or address without identifying the current owner in deference to their property. Historic properties, National

Register sites and other resources of historic significance are listed in Table 10. Each has also been marked by its corresponding number on Figure III, Scenic and Cultural Resources Map.

In addition to the individual historic sites listed in Table 10, Medfield has four historic districts. A Main Street Historic District was initially proposed to the Annual Town Meeting in 1979, after a year of study by a Committee appointed by the Board of Selectmen. The Town rejected the proposal in 1979, but approved the creation of a West Main Street Historic District in 1989 which was enlarged in 1996. Also, in 1994, the 228-acre Medfield State Hospital site was approved as both a national and local historic district. It is significant to note that in both cases, the entire 228 acre parcel is included in the historic district, not just the portion with the buildings. This is due to the significance of the farmland as an integral part of the hospital's history. The Clark-Kingsbury Historic District was approved by Town Meeting in 1997 and the Town Center Historic District was approved in 1999.

It should be noted that Medfield adopted a demolition bylaw at its 1993 Annual Town Meeting. This bylaw allows the Town's Historical Commission to recommend a six-month delay in issuing a demolition permit for historically significant buildings. The bylaw was amended in 1994 to apply to archaeological sites as well as historic buildings. The bylaw was further amended at the 1999 Annual Town Meeting to allow for a twelve-month delay in issuing a demolition permit for historically significant buildings. This twelve-month period affords an opportunity to determine if there is an interested buyer or buyers for the property who would restore rather than demolish the building.

In 1999, an Historic Preservation Plan was completed for the Town of Medfield. The Historic Commission is working very diligently on implementing the action items that were identified in the plan. This document is considered a working document and not a static study.

Archeological Resources

A "Cultural Resource Survey" of Medfield prepared in 1977 by an archaeologist from Brown University in conjunction with a Town sewer interceptor project showed four areas of archaeological sensitivity and significance. The survey described the following areas and their relation to the proposed sewer easement (which was subsequently relocated to protect the sensitive areas):

- Area 1: A knoll area south of Sewall Brook, including the south slope of the knoll for a distance of about 200 feet. Fragments of burned rock and charcoal in the subsoil and favorable locational attributes indicate a potential for a prehistoric site.
- Area 2: Terrace area north of Sewall Brook and below Laurel Drive. Prehistoric camping debris, burned rock and artifacts indicate a site on the south end of the terrace. Sensitive area extends on both sides of the easement and continues north along it for roughly 200 feet.

Area 3: Low terrace with sandy subsoil bordering the Charles River Floodplain. Known prehistoric site located to the east of the easement. Sensitive area involved entire width of terrace on a north-south line, a distance of roughly 150-200 feet.

Area 4: Terrace area sloping toward upper section of Kingsbury Pond north of Penn Central railroad embankment and south of South Street. Prehistoric artifacts have been found in the easement area by the property owner, and prehistoric chipping debris and artifacts were found during the current survey. The sensitive area includes about 150-200 feet of the easement and areas on both sides of it.

In 1997 a sensitive site off of South Street was documented by the Town.

As mentioned above, the Demolition Bylaw was amended in 1994 to apply to these archaeological sites as well as buildings. Thus, the bylaw affords a modicum of protection for these sensitive areas. It should be noted that the town of Medfield is one of only a few Massachusetts towns to have a town-sponsored Archaeological Advisory Committee. The Committee was founded in 1996.

Summary of Environmental Factors

Due to the Town's prehistoric geology and morphology, the characteristics of the land require very sensitive maintenance of surface and sub-surface conditions, and therefore quite detailed studies for development that is environmentally sensitive. The extensive "wild areas", generally unsuitable for development, sustain an abundance of vegetation, habitat, and wildlife which, in order to continue through a relatively natural evolution process, must be protected from abuse, and managed such that a reasonable balance of controlled and uncontrolled (unaltered) areas (i.e. open fields vs. allowing forests to dominate) continue to support this process.

The evolutionary process, though dynamic, is normally extremely slow, barring occasional catastrophic events of nature. However, the geology of the area suggests that no catastrophic event from within should be anticipated. Therefore, it is essential to continue the existing conditions (i.e. water levels and flows, wild vs. managed lands, types of flora and fauna, etc.) in order to maintain this balance which creates the environment specific to the undeveloped areas of Medfield. Although much of the prehistoric and historic forest has been altered by man (through clearing for agriculture or harvesting wood for fuel or lumber), much of the land has extensively healed itself by means of natural reforestation.

Medfield's open spaces offer a significant opportunity to allow someone to pursue leisure activities, to recreate, and to establish a rapport with nature. Though only about 9,200 acres in size, 3,581 acres (38.8%) are available to provide citizens with a broad variety of respite and recreation, and to support wildlife. It should be noted, however, that not all of these lands are permanently protected and many of them could be converted to other uses if steps are not taken to help ensure that they remain in their current uses.

Medfield is just coming out of the most intense development experienced in decades. Existing land use regulations need to be examined in order to continue to manage growth in a manner that

is consistent with the future vision for Medfield. Furthermore land use law, in the wake of such U.S. Supreme Court cases as *Dolan vs. City of Tigard* and *Nollan vs. California Coastal Commission*, appears to be moving in a direction which makes it increasingly difficult for local governments to justify development controls. Technology is making development possible in areas that were previously undevelopable. These factors necessitate an increasingly dynamic and creative package of land use controls in order to ensure that Medfield's vision can be attained.

Medfield Scenic Resources

Scenic Resource	Characteristics
A. North Street	Entrance into Town from Dover, old walls, fields, historic house
B. Pine Street	Old walls, open land, woodlands, town designated scenic way (<i>Developed in 1993</i>)
C. Rocky Woods Reservation	Rocky, hilly woodlands, trails and ponds, maintained as a reservation by the Trustees of Reservations.
D. Hartford Street	Wooded wetlands and farmed field under control of The Trustees of Reservations to south of street, and Rocky Woods Reservation is to the north of the street
E. East Main Street (Route 109)	Fork Factory Brook Reservation and corridor, with brook and distinctive woodland (also of historic importance)
F. Route 109 at Walpole Line	Open rolling fields and distinctive old stonewalls. Important as primary entrance to Town, establishing country "character" which has always been a distinguishing feature of the Town. (<i>Lost to Development</i>)
G. North Street	Open rolling meadows, fences, walls, and wooded areas. Under long time use by Norfolk Hunt Club
H. Hospital Road	Farm buildings and open fields sloping to Charles River (At Risk)
I. Main Street at Peak House	"Streetscape" view down Main Street to Town Center, (large street trees lost), distinctive old houses and historic downtown buildings such as Baptist Church. Of prime significance in defining town character.
J. Main Street/North Meadows Road	Vine Lake Cemetery, a historic and beautiful site with rolling hills sloping to a small lake, handsome specimen trees, and direct visual access from two primary Town streets.
K. Eastmount Road	Mt. Nebo (site of water tower), distant views over town and beyond from wooded hilltop, and views to City of Boston skyline.
L. Foundry Street	Jewell's Pond, old stone walls and fields, the historic grist mill and mill race, and the old homestead and outbuildings in a carefully preserved setting. (Scenic Road)
M. Elm Street	Open fields between Wheelock School and town wells, sloping down to Mine Brook
N. Spring Street	Kingsbury Homestead and pond, of extreme local significance for the scenic beauty of the pond, the old mill race, and the historic house and outbuildings in their carefully preserved setting (Now and Historic District)
O. High Street (Route 27)	Danielson Pond and old homestead in setting of open fields, stonewalls, farm and outbuildings, all visible from primary town road. <i>Open fields, stonewalls, farm and outbuildings are now gone.</i>
P. Plain Street	Open fields, old walls, and an old homestead on narrow country road with important scenic value.
Q. South Street (extension)	Old wall and open fields sloping to Stop River with exceptional view of Noon Hill Reservation. <i>Many fields lost since 1988. Old wall lost in 1998.</i>
R. Noon Hill	Significant landmark feature of Medfield, rising between Stop River and Charles River, with unspoiled woodlands and a pond with historic earthen dam.

Medfield Historic Resources

Historic Resource	Address	Significance
Churches		
1.	First Parish Unitarian Church	North Street 1789 Local History
2.	United Church of Christ	Main Street 1877 Local History
3.	Baptist Church	Main Street 1838 Local History
4.	St. Edward's Church	Spring Street Local History (Destroyed by fire; nothing remains)
Public Buildings		
5.	Town House	Main Street 1874 Architecture, Local History
6.	Medfield Public Library	Main Street 1917 Architecture, Local and National History
National Register Properties: Historic Landmarks		
7.	Peak House	347 Main Street 1680 Architecture, Local and National History, Part of Cluster with #8-#11
8.	"Eliakim Morse House"	339 Main Street 1750 Architecture, Local History
9.	"Clark Tavern"	355 Main Street 1740 Lorraine Laverty, Local History
10.	344 Main Street	Main Street 1873 Architecture, Local History
11.	10 Pound Street	Pound Street 1744 Architecture, Local History
12.	Medfield State Hospital Property	Hospital Road 1892 Local and National History
Noted Personages		
13.	Hannah Adams House	Elm Street Local and National History
14.	George Inness House	406 Main Street Architecture, Local and National History
15.	George Innes Studio	406 R Main Street National History of Art
16.	Lowell Mason House	25 Adams Street Architecture, Local and National History
Early New England Farm Homesteads with Outbuildings		
16.	Kingsbury Homestead	145 Spring Street Architecture, Local and National History
17.	Kingsbury Pond Grist Mill	Spring Street Dates back to 17 th Century
18.	86 Philip Street	Philip Street 17 th Century Beginnings
19.	Scribner Farm	112 Harding Street
Historic Clusters Located at Approaches to Town Center		
20.	260 North Street	North Street 17 th Century, Architecture, Local History
21.	243 North Street	North Street Architecture, Local History
22.	230 North Street	North Street
23.	Tannery Farm	653 Main Street 1798 Architecture, Local History
23. a	661 Main Street	Main Street Early 18 th Century, Architecture, Local History
24.	Vine Brook Cemetery	

24. a	679 Main Street	Main Street		Late 17 th Century
25.	671 Main Street	Main Street		Late 18 th Century
26.	669 Main Street			18 th Century

Historic Resource	Address	Significance
27.	3 Causeway Street	1800s Architecture, Local History
28.	Entrance to Town of Medfield beginning at Charles River (The Willows)	Entrance to Town

Town Center

29.	Dwight Derby House	7 Frairy Street		17 th Century, Architecture, Local and National History. Nominated for National Historic Register
29. a	Meeting House Pond	Frairy Street	1724	
30.	Business Block Plumpton-Woodard House	479 Main Street 505 Main Street	1724	Architecture, Local History

Harding Street

31.	74 Harding Street 68 Harding Street			
32.	Old Post Office			
33.	North Street		1690	Architecture, Local and National History

Town Pound

34.	Spring Street			
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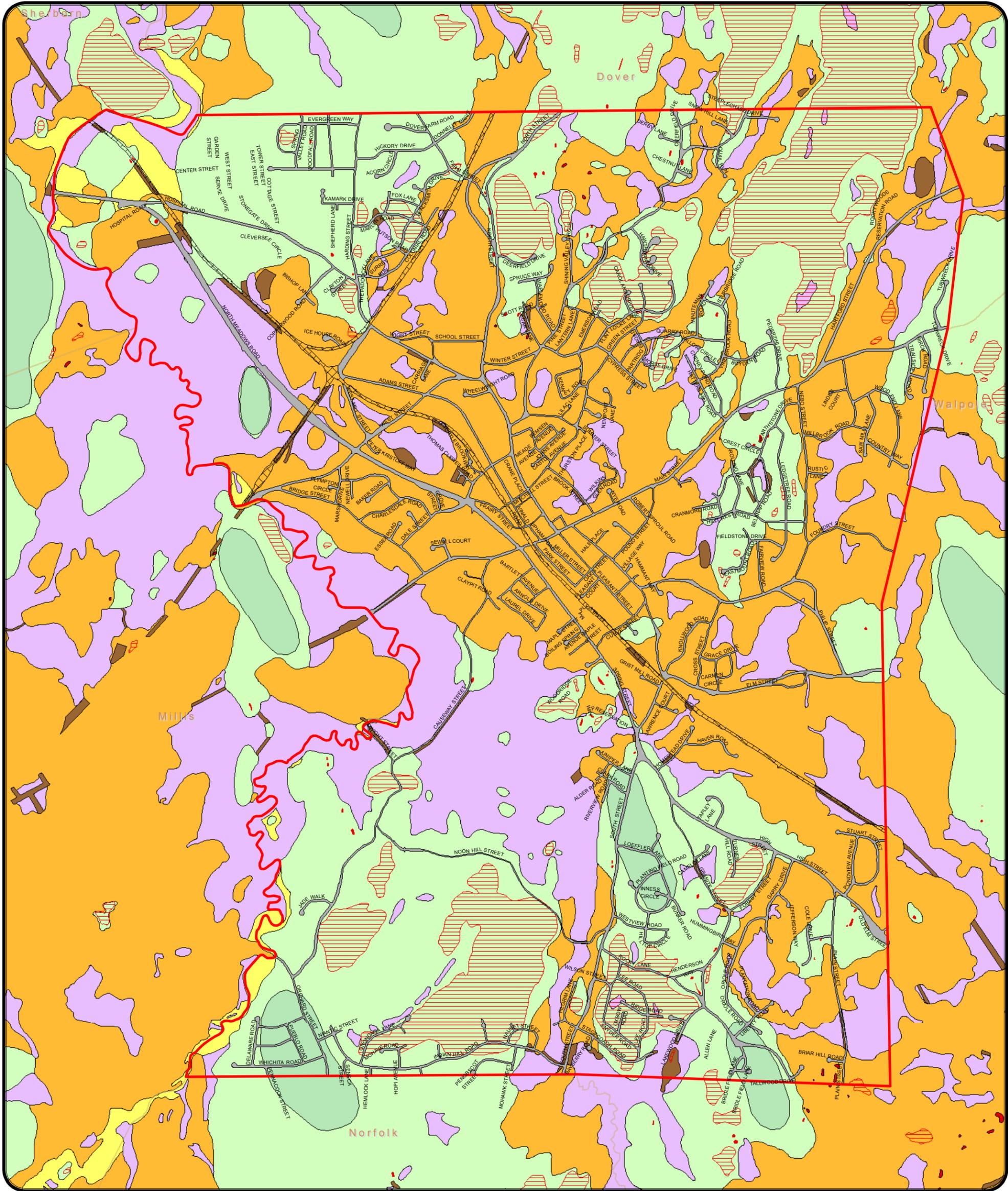
Mill Sites

35.	Elm Street			
36.	Fork Factory on Route 109			
37.	Phillips Road (Jewell's Pond)			

Sites of the Garrison Houses

38.	Corner, North and Dale Streets			
39.	Harding Street			
40.	Corner, Brook and Main Streets			
41.	South end, near the Bancroft House			
42.	Smith-Hamant House	22 High Street		17 th Century Homestead
43.	Cutnery-Ellis	101 East Main Street		17 th Century Homestead

Map 4 - Soils and Geological Features

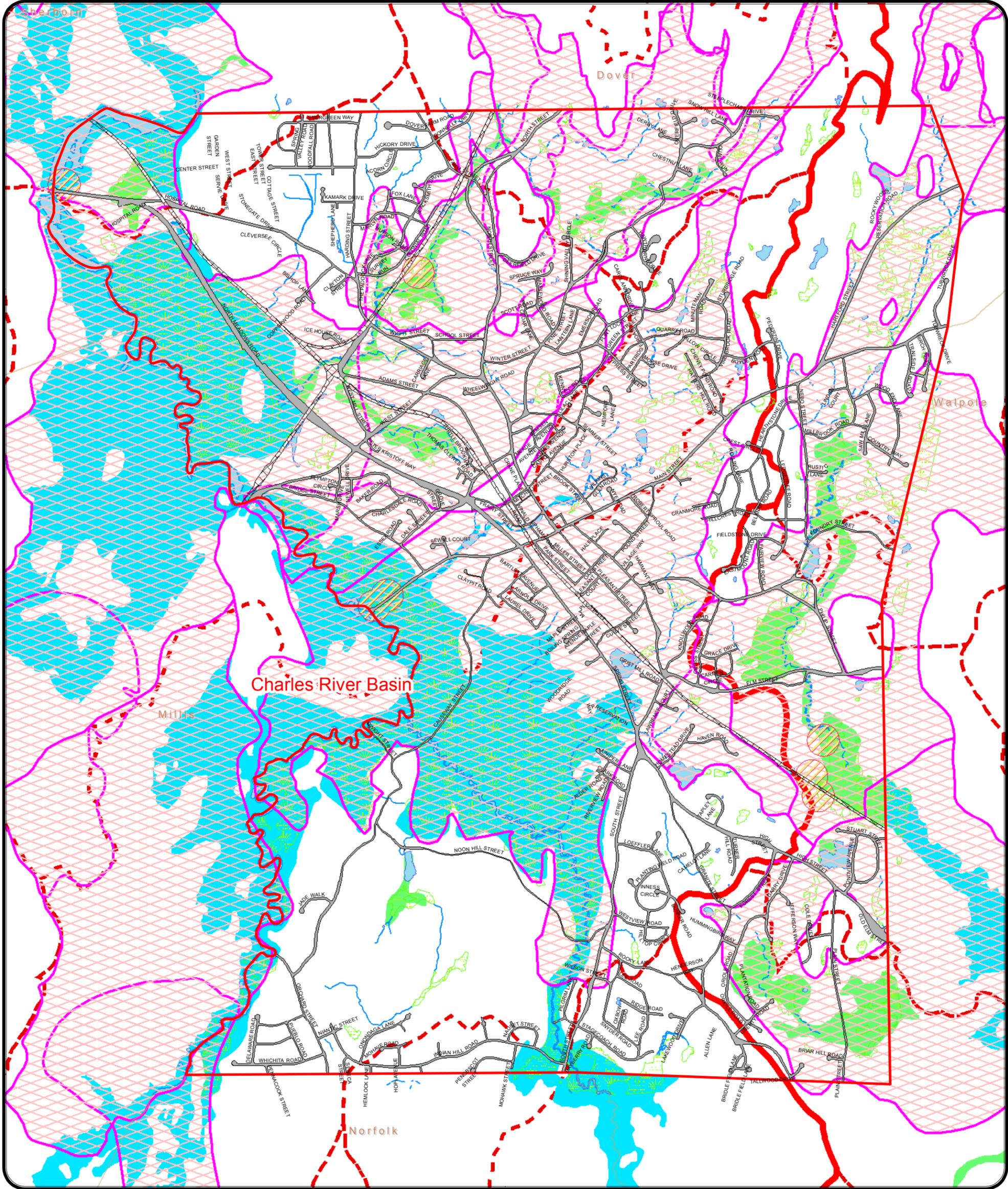


Legend

- | | | | | | |
|--|--------------------------------------|--|-----------------------|--|------------------------------|
| | Abundant Outcrop and Shallow Bedrock | | Alluvial Fan | | Thick Till |
| | Artificial Fill | | Inland Dune | | Thrust Moraine |
| | Beach and Dune Deposits | | Marine Regressive | | Till Overlying Sand Deposits |
| | Cranberry Bog | | Stream-Terrace | | End Moraine Deposits |
| | Salt Marsh Deposits | | Talus | | Bedrock Outcrop |
| | Swamp and Marsh Deposits | | Coarse | | Thin Till |
| | Alluvium | | Glaciolacustrine Fine | | |
| | Valley-floor Fluvial Deposits | | Glaciomarine Fine | | |
| | | | Stagnant-ice Deposits | | |



Map 5 - Water Resources



Legend

-  DEP Zone I
-  DEP Approved Zone IIs
- Flood Zone Designations**
-  A: 1% Annual Chance of Flooding, no BFE
-  AE: 1% Annual Chance of Flooding, with BFE
-  Major Basins
-  Sub-basins



INVENTORY OF LANDS OF CONSERVATION AND RECREATION INTEREST

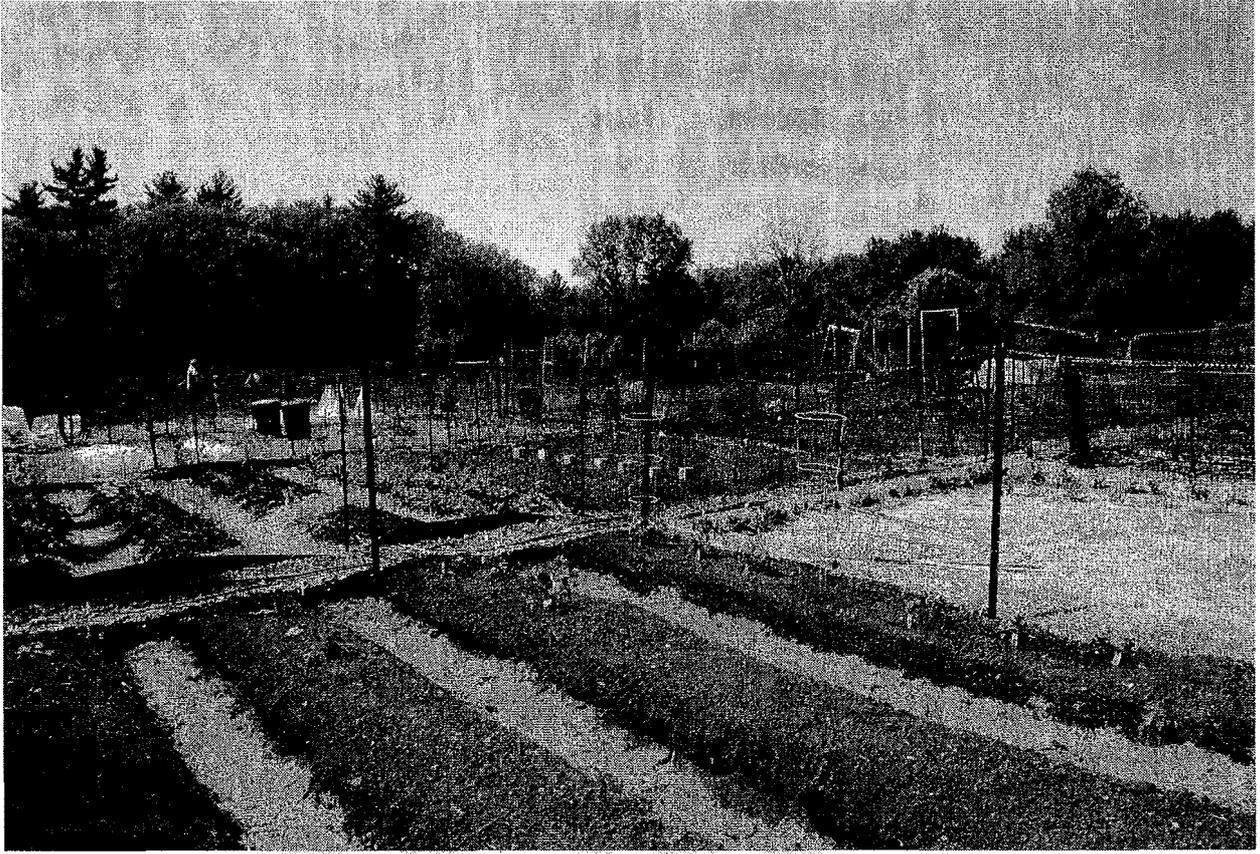
Introduction

Included in this section is the list of Medfield's open space and recreation lands as compiled in the previous Open Space and Recreation Plan as of 2002. Since that time, the Town has demonstrated its strong support of conservation goals by having acquired several significant open space properties and conservation restrictions. Furthermore, the recent purchase of the majority of the Medfield State Hospital land will allow the town to control the redevelopment of the campus section, preserve substantial open space areas, expand recreation opportunities, and improve access to trails and the Charles River. Those acquisition are reflected in the following attached maps. Map Six – Unique Features depicts historic and important natural locations. Maps Seven A and Seven B, respectively, show lands managed by Medfield's Conservation Commission and Medfield's Park and Recreation Commission. The attached Map Seven C shows all protected open space lands irrespective of ownership.

The additions to Medfield's open space since 2002 are as follows:

- 2004: The purchase of development rights for approximately 8 - ½ acres of one of the Town's few remaining farms, located on Harding Street, for \$750,000 (financed with free cash and bonds issuance). In addition to placing the resultant conservation restriction on the land, the Town acquired public access to the abutting Medfield State Hospital property. This transaction represented the Town's first acquisition of development rights instead of acquiring a fee interest in the related land.
- 2008: The acquisition of 36 acres of land on School and Wight Streets for \$3,000,000, financed with the proceeds of a \$500,000 State grant, bond issuance totaling \$1,550,000, and \$950,000 from other Town sources. The land was purchased in order to protect the Town's water supplies and it is under the control of the Water and Sewerage Commission. One and one-half acres of the land were reserved for recreation purposes and they are under the control of the Parks and Recreation Commission.
- 2013: The Town's exercise of its right of first refusal to purchase approximately 30 acres of land (the "Red Gate Farm" property), designated as Chapter 61 forestland and located on Philip Street, for \$1,400,000. The purchase price was financed with the proceeds of a \$1,360,000 bond and \$40,000 from the Town's Conservation Trust Fund. A dispute with a potential developer of the parcel was settled in the Land Court and the Town acquired clear title to the property in 2015.
- 2014: The purchase from the State of approximately 134 acres of the Medfield State Hospital property for \$3,100,000 to be paid from Town appropriations of ten annual, \$310,000 payments. The State retained several parcels of land adjoining the Charles River or abutting the land sold to the Town. Following the completion of its environmental remediation plan, the State must maintain those lands in their current conservation or agricultural uses. While the ultimate form of the Town's redevelopment has not been determined, it will contain substantial lands dedicated to open space and recreation.

In addition to the above purchases, the Town also has been granted conservation restrictions on numerous privately owned land parcels mainly in the area bounded by North, Pine and Harding Streets. Most of those restrictions allow public access to the related parcels.



Community Garden – Holmquist Conservation Land

Inventory of Existing Open Space and Conservation Lands

Parcel Name	Owner	GIS #	Manager	Zoning	Overlays	Acreage	Comment
Charles River (North of Route 109)							
Charles River Reservation	Commonwealth of Mass		DEM	A	FPD, APD	179.18	Used for model
Charles River Reservation	Commonwealth of Mass		DEM	A	FPD, APD	7.40	airplanes and
Charles River Reservation	Commonwealth of Mass		DEM	IE	FPD	2.25	agriculture
Charles River Reservation	Commonwealth of Mass		DEM	A	FPD, APD	40.26	
Subtotal						229.09	
Natural Valley Storage Project	Private		ACOE	A	FPD, APD	0.59	Primarily flood plain.
Natural Valley Storage Project	Private		ACOE	RT	FPD, APD	20.87	Used also for wildlife
Natural Valley Storage Project	Private			RS	FPD, APD	17.48	management. ACOE
Natural Valley Storage Project	Town of Medfield		ACPE	IE	FPD, APD	68.75	has CR on parcels it
Natural Valley Storage Project	The Trustees of Reservations		TTOR	A	FPD, APD	1.05	does not own.
Natural Valley Storage Project	The Trustees of Reservations		TTOR	A	FPD, APD	5.00	
Natural Valley Storage Project	The Trustees of Reservations		TTOR	A	FPD, APD	2.78	
Natural Valley Storage Project	U.S. Army Corp of Engineers			A	FPD, APD	29.75	
Natural Valley Storage Project	U.S. Army Corp of Engineers			A	FPD, APD	1.10	
Natural Valley Storage Project	U.S. Army Corp of Engineers			A	FPD, APD	108.61	
Natural Valley Storage Project	U.S. Army Corp of Engineers		ACOE	IE	FPD, APD	29.44	
Natural Valley Storage Project	U.S. Army Corp of Engineers		ACOE	IE	FPD, APD	11.51	
Natural Valley Storage Project	U.S. Army Corp of Engineers		ACOE	RT	FPD	5.00	
Natural Valley Storage Project	U.S. Army Corp of Engineers		ACOE	RT	FPD, APD	10.90	
Natural Valley Storage Project	U.S. Army Corp of Engineers		ACOE	RT	FPD, APD	19.48	
Subtotal						332.31	
TOTAL OPEN SPACE IN AREA						561.40	

Parcel Name	Owner	GIS #	Manager	Zoning	Overlays	Acreege	Comment
Charles River (South of Route 109)							
Natural Valley Storage Project	Town of Medfield		ACOE	RT	FPD, APD	46.00	ACOE has CR
Natural Valley Storage Project	Town of Medfield		ACOE	RT	FPD, APD	31.65	ACOE has CR
U.S. Army Corp of Engineers	U.S. Army Corp of Engineers		ACOE	RT	FPD, APD	31.14	
U.S. Army Corp of Engineers	U.S. Army Corp of Engineers		ACOE	RT	FPD	4.26	
U.S. Army Corp of Engineers	U.S. Army Corp of Engineers		ACOE	RT	FPD, APD	3.63	
U.S. Army Corp of Engineers	U.S. Army Corp of Engineers		ACOE	RT	FPD, APD	9.63	
Subtotal						126.31	

Charles River (South of Route 109)							
Off Wichita Road	Town of Medfield			RT	FPD, APD	4.0	ACOE has CR
Henry L. Shattuck Reservation	The Trustees of Reservations		TTOR	RT	FPD	198.28	
Medfield Lots	The Trustees of Reservations		TTOR	RT	FPD, APD	10.72	
Subtotal						213.00	

TOTAL OPEN SPACE IN AREA 339.31

East Medfield							
Old Scout Land	Town of Medfield			RE		14.0	
Millbrook Road	Town of Medfield			RS	WPD	5.30	
Pumping Station	Town of Medfield			RE	WPD	24.74	Well Site
Adjacent to pumping station	Town of Medfield					4.9	
Off High Street	Town of Medfield		CONCOM	RT	WPD	56.18	
Off Elm Street	Town of Medfield		CONCOM	RE		3.12	
Elm Street	Town of Medfield		CONCOM	RT		2.00	
Danielson Pond	Town of Medfield			RT	WPD, APD	7.98	Donated in 1993
Great Brook Land	Town of Medfield			RT		21.30	Purchased, 1994
TOTAL OPEN SPACE IN AREA						139.52	

Parcel Name	Owner	GIS #	Manager	Zoning	Overlays	Acreage	Comment
Medfield Center							
Old Parkinson Property	Private			RS	WPD	71.33	61.68 in CR 9.65 in APR
Meetinghouse Pond	Town of Medfield		CONCOM	RU	FPD	1.00	
	Town of Medfield		CONCOM	RS	WPD	6.63	
	Town of Medfield		CONCOM	RS	APD, WPD	13.47	Site of Grist Mill Used for fishing and skating
North Street	Town of Medfield		CONCOM	RS	WPD	5.50	
Vine Lake Cemetery	Town of Medfield		CONCOM	RS	FPD	31.90	
TOTAL OPEN SPACE IN AREA						129.83	
Noon Hill Area							
Noon Hill Reservation	Town of Medfield		ACOE	RT		116.00	Several Miles of trails through woods, fields, and a pond.
Noon Hill Reservation	Town of Medfield		ACOE	RT		24.80	
Noon Hill Reservation	Town of Medfield		CONCOM	RT	WPD	144.22	
Noon Hill Reservation	Town of Medfield		CONCOM	RT	FPD, WPD	2.30	Used for fishing and hiking. Scenic vistas from peak.
Noon Hill Reservation	The Trustees of Reservations		TTOR	RT	FPD	207.00	
Noon Hill Reservation	The Trustees of Reservations		TTOR	RT	FPD	21.67	
TOTAL OPEN SPACE IN AREA						515.99	
North Medfield							
Hospital Well Site	Commonwealth of Mass		DMH	RT	WPD	21.87	
Hospital Well Site	Town of Medfield			RT	WPD	3.44	
Hospital Well Site	Town of Medfield			RT	WPD	.82	
Subtotal						26.13	

Parcel Name	Owner	GIS #	Manager	Zoning	Overlays	Acreage	Comment
North Medfield (continued)							
Castle Hill Land	Town of Medfield		CONCOM	RT		9.26	Trail
Transfer Station Site	Town of Medfield			IE	FPD, APD	20.26	
Off North Street	Town of Medfield			RT	WPD	2.07	
Off North Street	Town of Medfield			RT	WPD	6.58	
Rocky Woods Reservation	The Trustees of Reservations		TTOR	RT	WPD	488.0	Has several ponds, picnic tables and facilities; pavilion; softball field; trails for hiking, cross-country skiing, horseback riding, Parking Area.
Fork Factory Brook	The Trustees of Reservations		TTOR	RT	WPD, APD	124.90	Trails for walking, nature study, bird watching. Site of former fork factory.
Upper Charles Conservation	Upper Charles Conservation, Inc.		UCCT	RT	APD	4.0	Donated in 1993
Subtotal						655.07	
TOTAL OPEN SPACE IN AREA						681.20	

Parcel Name	Owner	GIS #	Manager	Zoning	Overlays	Acreage	Comment
Southeast Medfield							
Off Plain Street	Town of Medfield		CONCOM	RT	WPD	13.30	
Off Plain Street	Town of Medfield		CONCOM	RT		3.10	
Rocky Lane	Town of Medfield		CONCOM	RT		7.40	
TOTAL OPEN SPACE IN AREA						23.80	
Stop River							
Natural Valley Storage Project	Medfield Sportsmen's Club		ACOE	RT	FPD	20.03	ACOE has CR on parcels it does not own.
	Private		ACOE	RT	FPD	29.11	
	Private		ACOE	RT	FPD	16.19	
	Private		ACOE	RT	FPD	3.50	
	Private		ACOE	RT	FPD	16.00	
	Private		ACOE	RT	FPD	24.03	
	Private		ACOE	RT	FPD	1.48	
	Town of Medfield		ACOE	RT	FPD	1.40	
	Town of Medfield		ACOE	RT	FPD	7.00	
	Town of Medfield		ACOE	RT	FPD	14.00	
	U.S. Army Corp of Engineers		ACOE	RT	FPD	50.56	
	U.S. Army Corp of Engineers		ACOE	RT	FPD	55.71	
	U.S. Army Corp of Engineers		ACOE	RT	FPD	21.40	
	U.S. Army Corp of Engineers		ACOE	RT	FPD	9.70	
	U.S. Army Corp of Engineers		ACOE	RT	FPD	21.24	
	U.S. Army Corp of Engineers		ACOE	RT	FPD	1.56	
	U.S. Army Corp of Engineers		ACOE	RT	FPD	2.06	
	U.S. Army Corp of Engineers		ACOE	RT	FPD	1.00	
	Town of Medfield			RT	FPD	3.20	
	The Trustees of Reservations		TTOR	RT	FPD	191.41	
TOTAL OPEN SPACE IN AREA						490.58	
TOTAL MEDFIELD OPEN SPACE						2594.73	

<u>KEY</u>		<u>Zoning</u>		<u>Comments</u>	
<u>Manager</u>					
DEM	Massachusetts Department of Environmental Mgmt	A	Agricultural	CR	Conservation Restriction
ACOE	U.S. Army Corp of Engineers	IE	Industrial, Extensive	APR	Agricultural Preservation Restriction
TTOR	The Trustees of Reservations	RT	Residential, Town		
W&S	Water and Sewerage Board	RS	Residential, Suburban	<u>Overlays</u>	
CONCOM	Conservation Commission	RE	Residential, Estate	FPD	Flood Plain District
WGC	Westwood Gun Club	RU	Residential, Urban	APD	Aquifer Protection District
UCCT	Upper Charles Conservation, Inc.	BI	Business Industrial	WPD	Watershed Protection District
MSP	Medfield Sportsmen's Club				

Inventory of Open Space Lands with Little Protection

Parcel Name	Owner	GIS #	Manager	Zoning	Overlays	Acreege	Comment
<i>No Name</i>	Private			RE	WPD	10.90	
Westwood Gun Club	Westwood Gun Club		WGC	RS		12.74	
Medfield State Hospital	Commonwealth of Mass		DMH	BI		227.85	Has trail, and is used for bird watching
Wardner Farm Trust	Wardner Farm Trust		NHC	RT	WPD	49.00	Used for drag hunts, horse shows, riding camp.
Wardner Farm Trust	Wardner Farm Trust		NHC	RT	WPD, APD	52.00	
<i>No Name</i>	Private			RS		17.60	
Medfield Sportsmen's Club	Medfield Sportsmen's Club		MSP	RS		29.80	Trap range, rifle range
Medfield Sportsmen's Club	Medfield Sportsmen's Club		MSP	RT		14.50	
Total						414.39	

<u>KEY</u>	<u>Manager</u>	<u>Zoning</u>	<u>Overlays</u>
DEM	Massachusetts Department of Environmental Mgmt	A	FPD
ACOE	U.S. Army Corp of Engineers	IE	APD
TTOR	The Trustees of Reservations	RT	WPD
W&S	Water and Sewerage Board	RS	
CONCOM	Conservation Commission	RE	
WGC	Westwood Gun Club	RU	
UCCT	Upper Charles Conservation, Inc.	BI	
MSP	Medfield Sportsmen's Club		

Inventory of Existing Outdoor Recreation Facilities

Facility Name	Acreage	GIS #	Manager	Facilities	Activities	Comments
Hinkley Pond	19.20		PR	Swim Pond, 2 docks, play equipment, bathhouse, picnic tables, nature trails, bleachers, grills, shuffleboard, unpaved parking area, volleyball court, playground	Swimming, children's play area, volleyball, picnicking	Vine Brook and associated wetlands traverse site.
Baxter Park	1.00		PR	Grassy area, memorial monument, flag pole, announcement board	Passive recreation, tree lighting ceremony, Memorial Day ceremonies	
Metacomet Park	8.70		PR	Fenced Little League field, with bleachers, shed and lights, batting cage, soccer field, tot lot, picnic tables, parking area, four (4) lighted tennis courts	Little League baseball, soccer, tennis, children's play area	Trail to Kingsbury Pond is planned
Peak House	1.00		HC			
Fifty-Six Acres	56.36		PR	Two softball fields	Softball, baseball	
Ralph Wheelock Fields	102.92		SD	One softball/Little League field, 5-6 soccer fields, football field, 3 basketball backboards on paved surface, play equipment, parking area	Softball, baseball, soccer, football, basketball, and children's play area	
Dale Street Fields	20.90		SD	Play equipment, paved area with two basketball backboards, 3 playgrounds, multi-purpose grassed field with 2 softball/Little League fields, parking lot	Baseball, softball, flag football, children's play area	Town managed tennis court is across Dale Street. Memorial School fields included

Facility Name	Acreage	GIS #	Manager	Facilities	Activities	Comments
Medfield Jr/Sr High School	73.29		SD	One football field, 2 baseball fields, 1 field hockey field, 2 practice football fields, 1 softball field, 1 track, 2 paved tennis/basketball courts, 2 basketball courts, parking area	Football, baseball, field hockey, softball, track, basketball, tennis	South Plain Brook runs through site.
Baker's Pond	1.00		PR	Benches, green spaces, pond	Skating, fishing site of annual Medfield Day	
Memorial Park	.35		PR	Gazebo, lawn	Concerts, weddings, sitting	
Total Outdoor Recreation Area	284.72					

Key

Manager

PR Park and Recreation Commission

SD School Department

HC Historical Commission

Inventory of Existing Indoor Recreation Facilities

Facility Name	Manager	Facilities	Activities	Comments
Memorial Elementary School	School Department	A combined gym-auditorium with seating capacity around 250, basketball backboard, stage and piano. Cafeteria suitable for meeting and arts and crafts	Theater, indoor sports, Meetings, arts and crafts	
Dale Street School	School Department	A combined gym-auditorium with seating capacity around 350, two basketball backboards and stage. Cafeteria suitable for meetings and arts and crafts	Indoor sports including volleyball, gymnastics, basketball, movies, band and drill. Meetings, arts and crafts	
Hanna Adams Pfaff Community Center	Park and Recreation	Kitchen, meeting and activity rooms, parking area, sand box and picnic tables outside	Meetings, youth and senior citizen activities, dances, Park and Recreation Commission offices	Former High School converted to recreation use
Ralph Wheelock School	School Department	Cafeteria-auditorium with stage and seating capacity around 300. Two gyms with basketball courts.	Meetings, theater, arts and crafts, and indoor sports (basketball, volleyball, gymnastics)	
Thomas A. Blake Middle School	School Department	Cafeteria-auditorium with stage and seating capacity around 300. Gym with two sections (each with bleachers, basketball courts, and locker rooms). Total seating capacity around 600.	Meetings, theater, movies, etc., Indoor sports such as badminton, volleyball, basketball, gymnastics, etc. and dances	
Amos C. Kingsbury High School	School Department	Gym with two sections (each with basketball courts, bleachers, and locker rooms. Audience capacity is 500, capacity for socials is 800. Auditorium with stage has capacity of 350, cafeteria has capacity around 225.	All types of indoor sports including volleyball, basketball, badminton, and gymnastics. Large meetings, theater, movies, shows, etc. Meetings, arts and crafts, etc. Weight room.	

Chapter 61, 61A, and 61B Lands

Tables 15, 16, and 17 list the Chapter 61, 61A, 61B lands in Medfield. Chapters 61, forestry lands, have declined from 163.45 acres in 1994 to 132.33 acres in 1999. This represents a decline of approximately 19 percent. Although there is a reduction in the amount of land held under Chapter 61, a portion of these acres that were removed from Chapter 61 were purchased by the Town for Conservation Purposes.

The amount of agricultural land, Chapter 61A, had a slight increase from 29.52 acres to 31.39 acres since 1994. Chapter 61B, recreational land, has remained the same with 193.29 acres from 1994 to 1999. Overall, the total amount of land under Chapter 61, 61A, and 61B has decreased by 29.25 acres or 7.5% since 1994. These lands should be considered as suitable for protection through acquisition, conservation restrictions or other means.

Table 15. Chapter 61 Land (Forestry)

Chapter 61

	Map/Parcel	Acreage	Location
1.	45-55A	17.90	Foundry Street
	45-74	1.43	Foundry Street
	45-54	18.75	Foundry Street
	45-60	27.34	Foundry Street
2.	39-2A	2.90	Philip Street
	39-4A	1.20	Philip Street
	39-10A	26.70	Philip Street
3.	51-24A	19.11	Main Street
4.	60-5A	17.00	Hartford Street
Chapter 61 Total		132.33	

Table 16. Chapter 61A Land (Agriculture)

Chapter 61A

	Map/Parcel	Acreage	Location
1.	52-42	2.40	Linden Court
	52-47	4.71	Nebo Street
	52-109	.92	Main Street
	60-25	6.96	Main Street
2.	74-12A	16.40	
Chapter 61A Total		31.39	

Table 17. Chapter 61B Land (Recreation)

Chapter 61B

	Map/Parcel	Acreage	Location
1.	57-20	4.40	School Street
	57-21R	25.00	Wight Street
	57-68	1.49	School Street
2.	21-01	1.30	Noon Hill Road
	21-02	29.80	Noon Hill Road
	27-01	14.50	Rear Causeway St
3.	82-06	27.60	North Street
	74-01	21.40	Pine Street
	65-01	52.00	North Street
	73-13	3.50	North Street
4.	53-11	12.30	Main Street
Chapter 61B Total		193.29	
Grand Total		357.01	

CONSERVATION RESTRICTIONS
Medfield Conservation Commission

Location	Map	Parcel	Acres	Grantor	Purpose	Public Access	Date Acquired	Deed - Bk & pg	Other
62 Bridge Street	41	17	8200 sf	Michael Curatola	Conservation.	no	7/16/2002	16868 / 286	Scenic, flood & natural
Bridlefield Lane	5	56,63-65	15.4	Bridlefield HOA	Conservation	yes	11/12/2004	21759 / 489	Scenic,ecosystyems, side trails
32 Erik Road	59	106 & 107	2.73	Canton Terrace LLC & Edward Musto	Conservation	no	12/7/2012	30773 / 179	Open Space Preservation
56 - 60 Harding St	13	22	4.56	Michael Larkin	Conservation	no	11/1/2013	31869 / 589	Water supply,flood, nature
off Homestead Dr	29	40	4.53	R & P Rowen Trust	Conservation	no	3/30/2000	147130 / 130	Open Space Preservation
589 - 609 Main St	43	127	3.25	Michael & Theresa Taylor	Conservation	yes	11/6/2002	17561 / 425	Scenic, wetlands
North Street	57	21 & 22	6.89	Michael J. Cronin	Conservation	yes	8/15/2008	25850 / 347	
North St at Dover line	81	31	4.09	Randolph & Marian Catlin	Conservation	yes			additional land for cons. & rec.
120 Pine Street			3.92	Chris & Martha Smick	Conservation	yes			Scenic, public trails, easement
22 School Street	57	22		Michael & Barbara Cronin	Conservation	yes			
Tubwreck Road	61	1,2	10.84	Paul Borrelli	Conservation	no	8/17/1990	66151 / 191	Residents only
19 Wight Street	57	21	7	Michael & Barbara Cronin	trail easement	yes	6/19/08	25850 / 369	

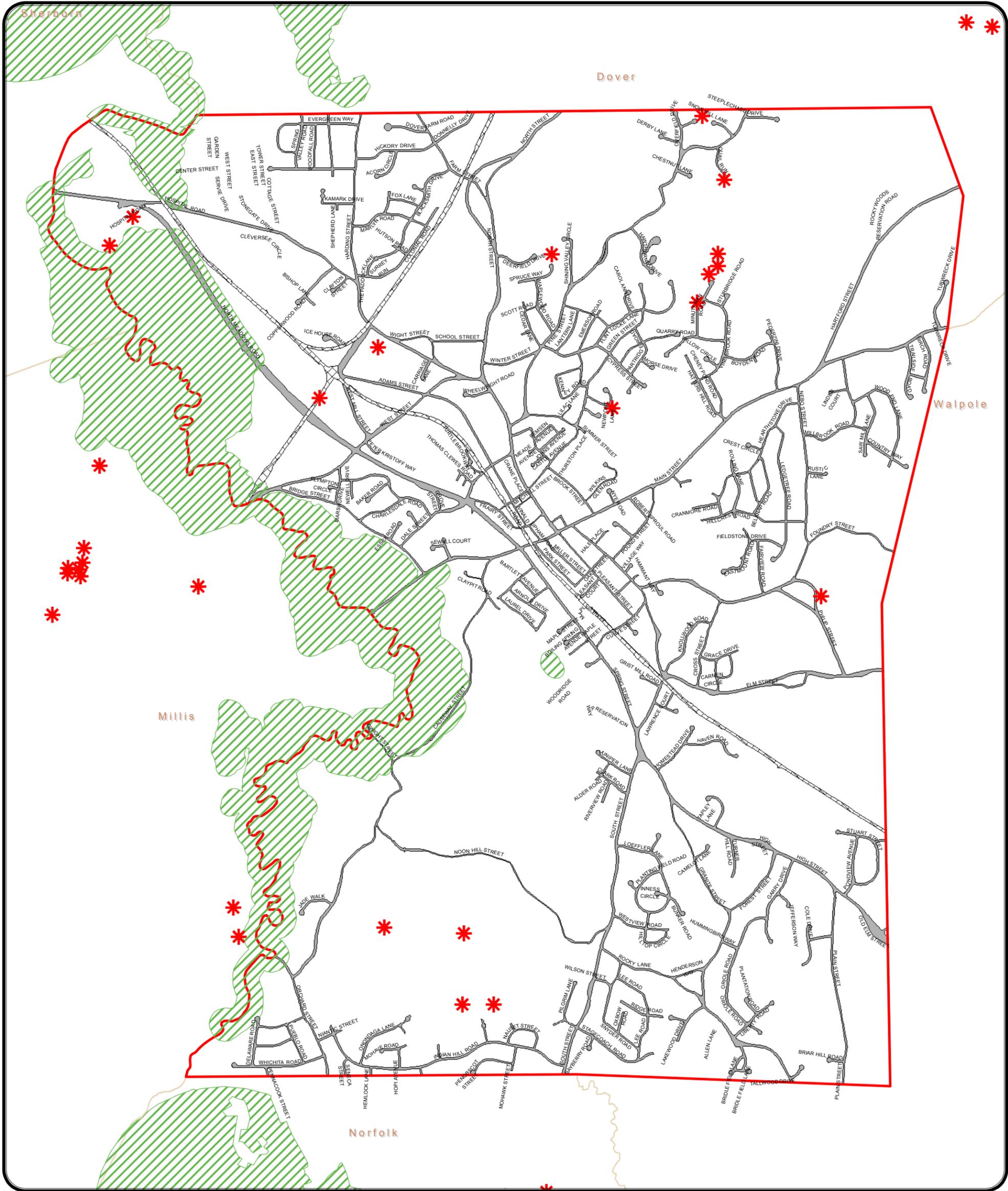
CONSERVATION RESTRICTIONS
The Trustees of Reservations (TTOR)

Location	Map	Parcel	Acres	Grantor	Purpose	Public Access	Date Acquired	Deed - Bk & pg	Other
363 & 353 Main St	43	22,67	11.98	Stephen & Lynn Brown	Conservation	no	12/30/2011	29509 / 571	wetland,wildlife preservation
North / Pine Streets			54	Robert & Barbara MacLeod	Conservation	no			Open space preservation
Orchard Rd adj to Charles Rive	7	11	10.7	Trustees of Reservations	Conservation	yes			Recreational use,open space

CONSERVATION RESTRICTIONS
Other

Location	Map	Parcel	Acres	Grantor	Purpose	Public Access	Date Acquired	Deed - Bk & pg	Other
lot 9 Sturbridge Rd	67	20	8647sf	Hoover Realty Trust	Easement - Trail & Utility	yes	1/17/1997	11669 / 190	BOS - Woodcliff Hills

Map 6 - Unique Features

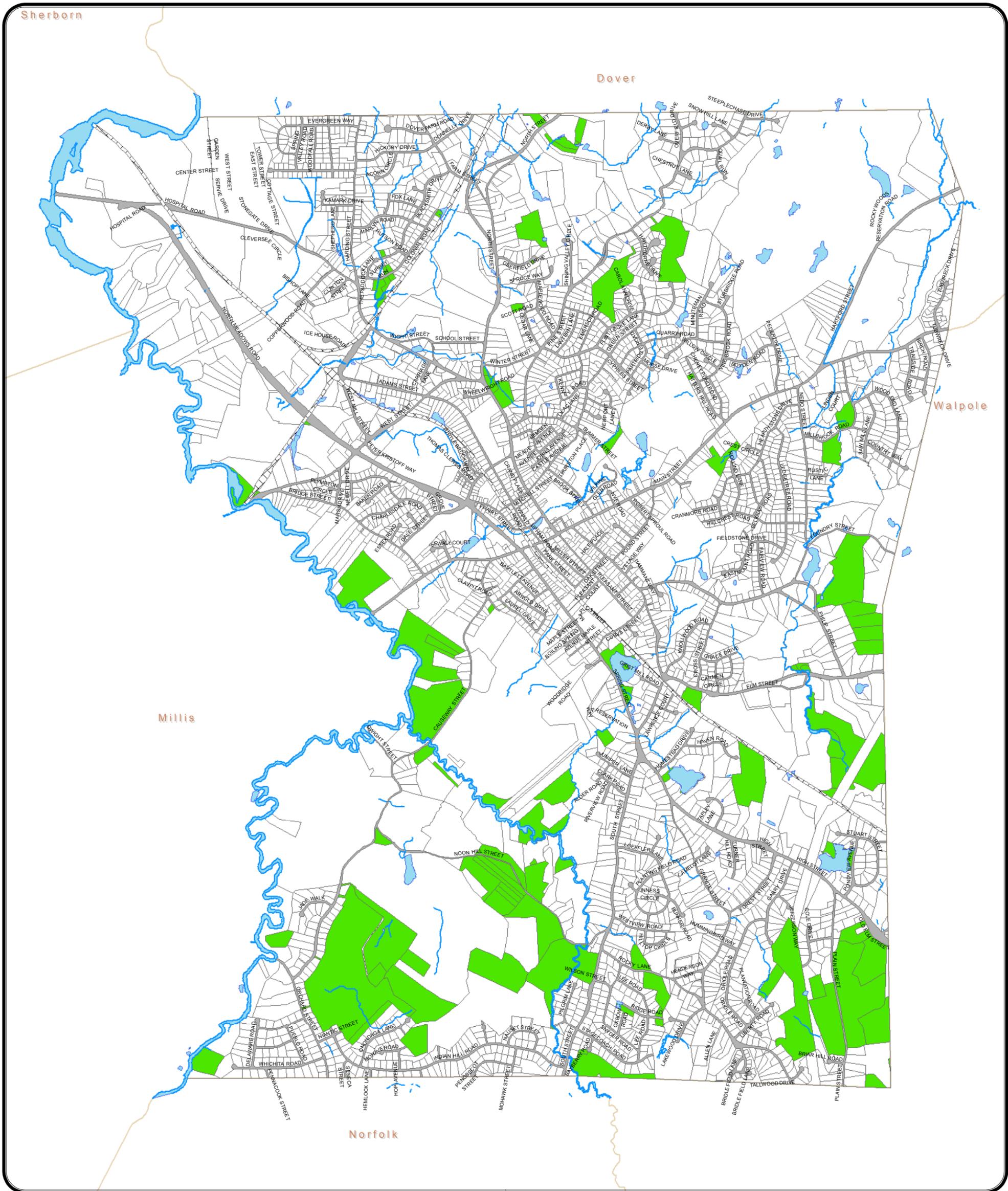


Legend

-  NHESP Certified Vernal Pools
-  NHESP Priority Habitats of Rare Species



Map 7A - Medfield Conservation Managed Lands



Legend

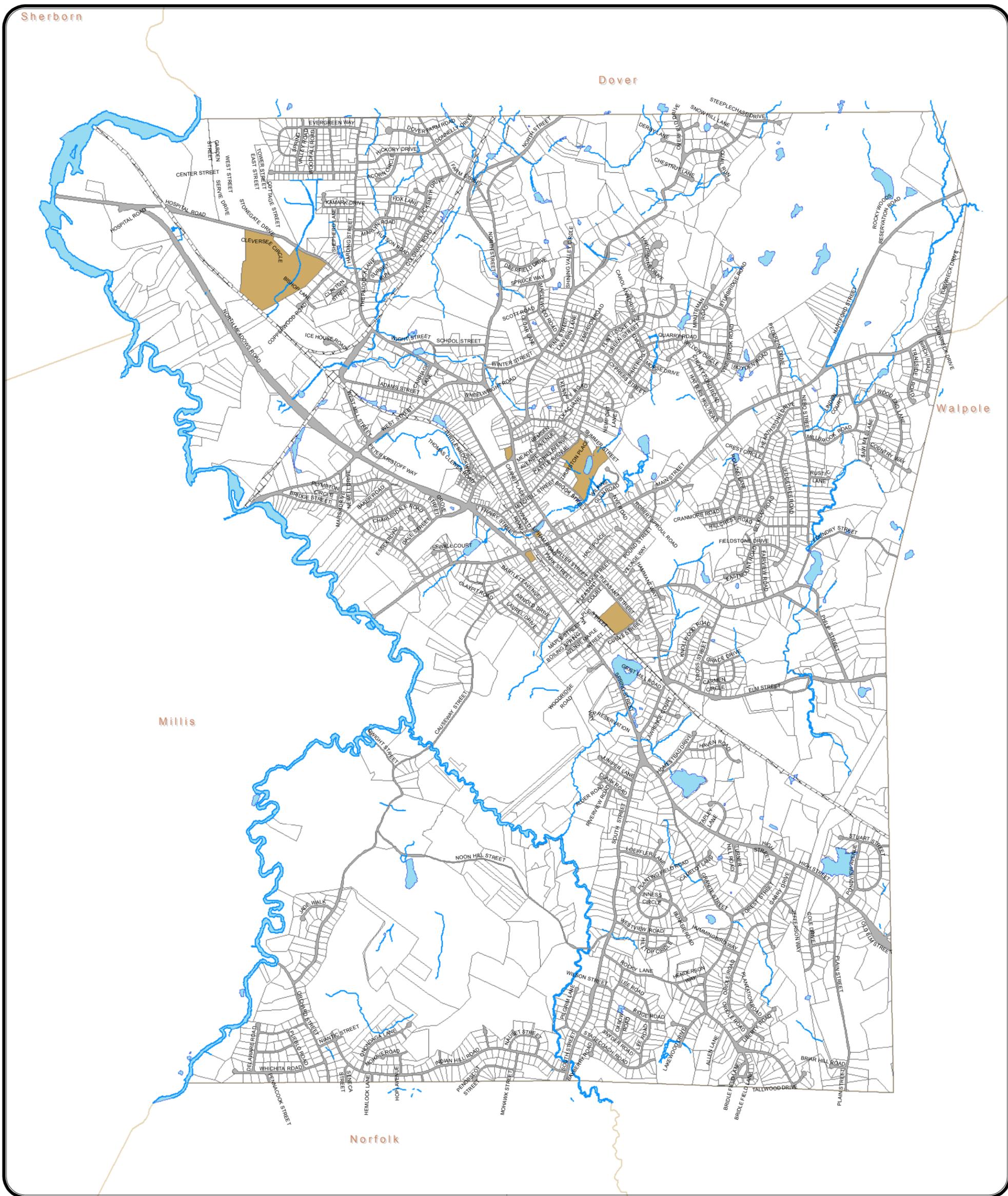
- Parcels
- Conservation Parcels



Map 7B - Medfield Park and Recreation Managed Lands

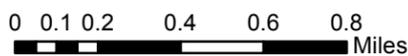


NORTH

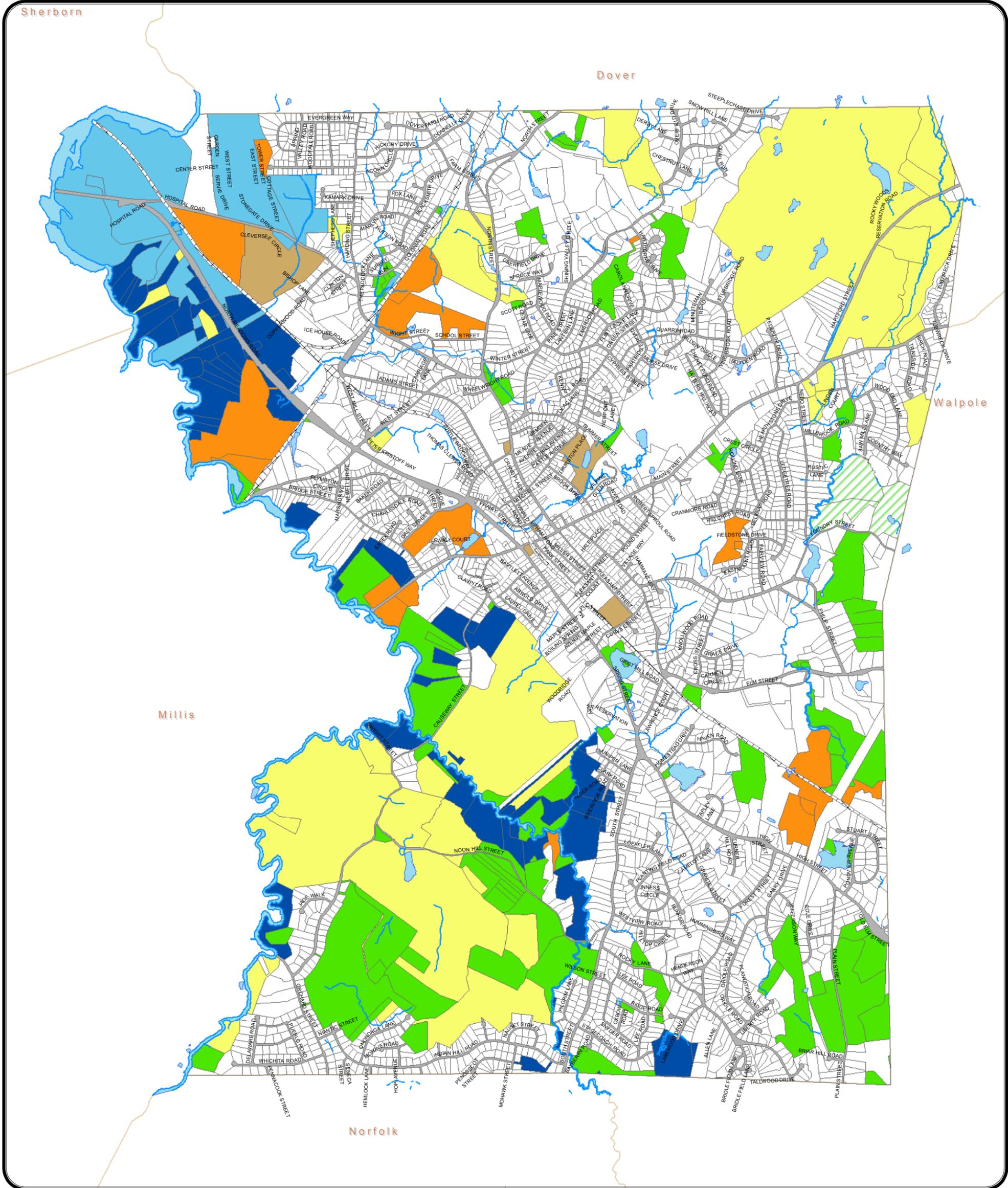


Legend

-  Parcels
-  Park and Recreation Land



Map 7C - Medfield Open Space GIS Lands



Legend

-  Parcels
-  Conservation Parcels
-  Park and Recreation Land
-  Chapter 61
-  Non-Profit
-  State
-  Municipal
-  Federal



COMMUNITY VISION

Description of Process

The Plan update made use of several methods for obtaining the range of opinions necessary for clarifying the Town's goals. The Committee distributed to households a comprehensive survey exploring attitudes on open space and recreational subjects in different formats between 2012 and 2013. The Committee also interviewed numerous Town Boards and outside conservation groups.

The Board of Selectmen, Board of Water and Sewerage, Planning Board, Board of Health, Historical Commission, Town Administrator and Medfield State Hospital Master Planning Committee all shared their opinions on open space acquisition, management and recreational development. Additionally, The Trustees of Reservations, Bay Circuit Alliance and Upper Charles Conservation Land Trust provided their visions for open space preservation in Medfield and beyond. The Conservation Commission and Parks and Recreation Commission acted as consultants to the Committee by lending their expertise in the fields of open space management and organized recreation.

A survey in printed format was distributed a) to parents of seventh grade students; and b) in various Town public buildings. The online format of the survey (via [Survey Monkey](#)) was circulated through internet links published in local newspapers and by notices to the link included in Town water bills. A total of 687 responses, representing 16.8% of Medfield's approximately 4,100 registered households, was received. Refer to Appendix I for the summary of responses and all open-ended comments. The survey was designed to compile usage patterns of nineteen Town owned open space and active recreational properties, assess the community's needs and priorities, and solicit initiatives for improvement and management of those resources. The magnitude of responses to the survey provided the Committee with a meaningful cross-section of community opinions. Over 600 open-ended responses proved particularly useful in the identification of Goals and Objectives as discussed in detail in the following sections of the update.

The survey's major findings in many ways are similar to the responses reported in the 2002 update survey:

- Based upon existing facilities, residents appear satisfied overall with the opportunities for open space and active recreational activities. The Town's facilities were judged to be adequate for all but four of seventeen specific activities cited. Facilities for four activities (swimming, basketball, road biking and camping) all were ranked as nonexistent or needs repairs by greater than 25% of respondents.
- Responses also included broad support for increased recreation programs for children, improved facilities for those purposes, and a more comprehensive trails system.
- High proportions of residents reported no usage, or awareness, of nine of the properties mentioned. This finding shows a widespread need for education particularly access to open space parcels and trails.
- Residents cited the Town's rural character and natural beauty as major reasons for living in Medfield. Preservation of open space both for water and conservation needs and for recreational needs were ranked as important by over 90% of respondents. Access to water resources and expanded trails and open space links also were ranked highly.
- The highest priorities for action ranked in order, are open field sports properties, improved swimming facilities, indoor recreation programs, hiking amenities and playgrounds.

Statement of Open Space and Recreation Goals

Residents cite the Town's natural beauty, small scale, and substantial areas of open space as being among the most important characteristics of the community. Respondents overwhelmingly have expressed their desire to preserve the natural resources of the Town by means of strategic open space acquisitions. Furthermore, residents have identified pressing needs for the improvement of active recreational facilities and the expansion of recreational programs, particularly for children. Those expectations remain tempered by the financial constraints of recent years and by the competition for funds from significant investments in public structures in the near future.

Guided by the foregoing survey responses and sources, the Committee recommends these goals in furthering the town's Open Space and Recreational Plan:

- Preserve the Town's rural appeal and protect its water resources by controlling development and acquiring open space properties consistent with maintaining tax and fiscal discipline
- Increase the use of existing open space properties by improving access, expanding and maintaining trails, and developing maps, signs and online information about all types of open space
- Increase active recreational opportunities through Town funding and/or allowing private development of multi-use facilities
- Expand other recreational activities and programs
- Explore financing alternatives to direct borrowing including State grants and the Community Preservation Act
- Strengthen the Town's commitment to the above goals by integrating the Plan with a robust Master Plan that is reviewed and updated on a regular basis

ANALYSIS OF NEEDS

Summary of Resource Protection Needs

The increase in development pressures, reported in the previous Open Space and Recreation Plan, has diminished somewhat in recent years due to the recession and the completion of development on several large plots. Nonetheless, development in Medfield continues to take place on marginal lands that have poor soil, ledge, and/or wetlands. The Open Space and Recreation Plan Committee, in conjunction with the Conservation Commission, has continued to advocate successfully yearly appropriations at Town Meeting to buy open space land that becomes available for purchase. The Town has been proactive in using this Land Purchase Account to purchase open space and continues to prioritize the remaining open space in town. The Town also has been proactive in encouraging residents to use Conservation Restrictions to further protect private open space.

The Open Space and Recreation Plan Committee has determined that there are two parcels of land that remain, as they have in previous Open Space and Recreation plans, as the number one priority for open space acquisition. The first parcel is the Wardner Farm Trust Land, which is privately owned and commonly referred to as the "Hunt Club Property". This property, maintained and used by the Norfolk Hunt Club, is comprised of approximately one hundred acres and is currently used for bird watching, simulated fox hunting, horse shows, and a riding camp. This land is located both in an aquifer protection district and a watershed protection district and is currently zoned RT (residential, town). There is currently no protection in place to keep this land from being developed if the Norfolk Hunt Club ceases operation. Since the completion of the last Open Space and Recreation Plan, the Town has acquired property bordering the Hunt Club Property and connecting with some of its trails. In connection with this purchase, some other abutters of the Hunt Club Property and the newly acquired land have promised to place conservation restrictions on several acres of land contiguous to the newly acquired land. In addition to connecting to Hunt Club trails, the acquired land has a number of scenic trails of its own, with hills, ponds, beaver dams and lodges, and vernal pools.

The second critical area is the Medfield State Hospital site. The Hospital land encompasses approximately two hundred and twenty-eight acres and includes open space and the hospital campus. Major changes have occurred since the previous Open Space and Recreation Plan. The Hospital ceased operation in 2003; after prolonged negotiations, the Town of Medfield and the State reached agreement on the disposition of the hospital lands. The main features of the final settlement are:

- A section of the Hospital site, used as a landfill and bordering the Charles River was cleaned up, with landfill materials removed entirely from the site or relocated to a lined, vegetated area outside of the riverfront area. The landfill site was then restored to wetlands. This section of the hospital site will remain as open space, under the administration of the Department of Conservation and Recreation ("DCR").
- Several large open areas were given to the Town for use as recreational areas.
- A second landfill adjacent to the Hospital campus was removed.
- Following legislative approval, the State sold two major parcels of the Hospital site to the Town in December 2014. Parcel A comprises the core campus of approximately 87.3 acres and Parcel B1, known as the sledding hill, includes approximately 39.8 acres. The State also transferred to the Town the approximately 6.4 acre parcel surrounding the nonoperating well field. The State

will transfer to the Town the parcel of approximately 0.9 acres containing the former laundry building upon the completion of environmental remediation of that parcel. The Town will consider various options for the development of those parcels and a share of any development proceeds will be returned to the State. The development of this site likely will include housing or business options, and the site will offer opportunities for new trails connecting the Hospital recreation and DCR open space with other town open spaces. The State will retain Parcel A1, consisting of approximately 36.8 acres of agriculturally zoned land east of the core campus, and Parcel A2 comprising 37.8 acres of undeveloped land west of the core campus.

- The settlement meets and exceeds open space objectives for this land as provided in the previous Open Space and Recreation Plan. Planning for the Hospital campus area and use of the new recreational lands will be major activities in the next several years.

The Open Space and Recreation Plan Committee recognizes that there are other important parcels in town and other areas of town that remain in unprotected private ownership and will always be susceptible to development pressures. In addition to the above named priority areas, there is little protection in the southeastern area of Town. Since the previous Open Space and Recreation Plan, the town has exercised its right of first refusal on forestry land in this area to acquire a site known as Red Gate Farm. The Red Gate Farm site borders other Town-owned conservation land in the area and contains an additional access trail. The land acquisition was approved by a Town Meeting in 2013 and consummated in 2015 following the withdrawal of a lawsuit filed by a developer contesting the Town's purchase. Recently, the Department of Environmental Protection has released a UMass Amherst set of BioMaps that identify prime wildlife habitat areas based on aerial surveys, land types, and undisturbed area size. One large segment in Medfield consists of undeveloped land bordering the Stop River, a Charles River tributary. While much of this land is protected by the Wetlands Protection Act, some of it might be developed thereby threatening its habitat value. The Open Space and Recreation Plan Committee will continue to monitor these areas and recommend critical new open space acquisition whenever possible. The Committee will continue to monitor other Forestry land for which the Town has the right of first refusal and advocate the exercise of this right on parcels that supplement and increase the value of current open space and conservation land.

The Open Space and Recreation Plan Committee is concerned with the protection of the scenic vistas and appearance of the entrances to the Town. The Route 27 corridor from the intersection of Route 109 north to the Sherborn town line is a modern two-lane highway that passes through undeveloped, open wetlands and forest. Since the previous Open Space and Recreation Plan, there has been some development along the section of the highway close to the center of Town. The remainder is undeveloped and largely protected as State Forest (under DCR jurisdiction) and the Natural Valley Flood Storage Area under the management of the Army Corps of Engineers. Other sections are part of the Hospital land and the Town will decide their disposition. Other entrances into the Town have been described as rural-residential areas of "forested open space and wetlands dotted with historic sites". Some protective measures affecting the main routes through the Town that have been taken since the previous plan are:

- The establishment of a Historic Area on Route 109 between Bridge Street and the center of Town. This area includes a conservation restriction on land bordering and inside the Historic Area.
- A conservation restriction just off Route 109 on the Eastern side of Town, protecting the scenic vista there.

Residents consistently have mentioned in Open Space and Recreation Plan surveys that preserving the rural character and country atmosphere of Medfield is a priority and in some cases the primary reason for locating in Medfield. Open spaces, woodlands, wetlands and pastures contiguous to the major routes in Town contribute to the character of the Town and must be preserved to the maximum extent possible.

Summary of Community Needs

The following summary is excerpted from the Park and Recreation Commission's 2014 Open Space and Recreation Plan approved November 2014. The Town of Medfield Parks and Recreation Department offers a diverse array of recreation programs serving residents of all ages, cultures, and abilities. Medfield Parks and Recreation provided over 350 programs in 2014 including team sports, enrichment classes, day camps, arts and fitness classes. The Park and Recreation Commission oversees the maintenance and landscaping of 12 acres of Town property and 13 acres of athletic fields. Town properties include the Pfaff Community Center, Metacomet Park, McCarthy Park, Hinkley Swim Pond, Meeting House Pond, Town Hall, Library, Police/Fire Station, Baxter Memorial Park, Historical Society, Lowell-Mason House, Dwight Derby House and the Dale Street Court. The athletic field properties include 7 baseball fields, 4 tennis courts, 3 storage buildings, 2 large athletic fields, 2 small athletic fields, 2 playgrounds and a swim pond.

Medfield Parks and Recreation generated \$420,518 in revenue through program fees, field and rentals in FY 2014. Operating budget expenditures are supplemented over \$130,000 annually by the net income generated through programs and rental fees. This revenue assists the Parks and Recreation to fund the repair and maintenance athletic fields, equipment, fencing, electrical, water/sewer, office supplies, porta-potties, gas, plumbing, vehicle maintenance and repair, irrigation, cleaning the Pfaff Center and waste management.

The following are the primary community needs relating to conservation and recreation:

1. Development of recreation facilities to address the diverse needs of the community
2. Expansion of recreation opportunities to all segments of the population
3. Maintenance and expansion of the existing trail system throughout Medfield through the verification of trail easements, mapping of existing trails and expansion of the trails system to link existing conservation and recreation areas and facilities using such digital resources as openstreetmap.org.
4. Increased public outreach and awareness regarding scope of services.

The Open Space and Recreation survey indicated that 44 out of 55 (80%) of respondents would be willing to contribute to a town fund limited to the acquisition of open space or indoor/outdoor recreational facilities. 47 out of 62 (75.81%) of respondents indicated the Town should reserve additional funds in order to develop / improve active recreational facilities. The need for a new recreation center and swimming facility was consistently expressed in the comments component of the survey. The revitalization of active recreational facilities would serve as the next step in addressing the open space and recreation needs of the Town since approving purchase of the Medfield State Hospital property in March 2014.

Summary of Management Needs, Potential Change of Use

As discussed earlier, the Town has led a very pro-active approach to acquiring open space, adding trails and providing linkages to recreational areas. However, the Town has not been clear as to whose responsibility it is to maintain and manage these properties. In some cases it is not clear if the land is under the jurisdiction of the Conservation Commission, the Department of Public Works, the Park and Recreation Commission, or the town in general. A comprehensive management plan for all open space and recreational areas needs to be developed. This will provide a tool to address not only the daily maintenance issues of the open space and recreational areas but also allow for the development of long term goals for these properties. This will result in a more efficient use and operation of each parcel. It will identify the possibility of expanding facilities and resource sharing between different groups in Town. Currently management plans, generally specifying mowing areas and frequency, are in place for a small number of Conservation lands. Plans are in place to identify trail improvements and trail maintenance needs.

Some management activities undertaken since the last Open Space and Recreation Plan and future plans include:

- Agricultural Use of Holmquist Land: The Holmquist land, acquired by the Town around the time of the last Open Space and Recreation Plan, was formerly used for agriculture. To continue agriculture uses, some of the land has been used for the Town's Community Gardens and for a local 4-H club chapter. Last year, the 4-H club chapter ceased operations in Medfield. Some residents have expressed interest in establishing some sort of Community Farming operation on the land used by the 4-H club. The Conservation Commission is interested in Community Farming operations that use sustainable methods and benefit the residents of Medfield, and it will work with residents or other persons who can carry this out.
- Pond Maintenance: When a number of Town owned ponds deteriorated due to invasive and nuisance aquatic plants, the Conservation Commission, at the request of the Board of Selectmen, initiated and carried out a plan to control or eliminate the invasive and nuisance plants. Initial measures included herbicide application and dredging. Preventive measures, such as aeration, were taken at some of sites. Follow up measures, of lesser cost and impact than the initial measures, have been taken and will continue to be taken when needed.
- Distribution of Open Space Maps: The Conservation Commission has distributed maps of Medfield open space to Town residents to acquaint them with the town's extensive resources. The first set of maps did not show trails and will need updates to show new acquisitions, some of which have been described above. The Conservation Commission will update the maps to show new open space acquisitions and major trails. The Commission will investigate updating the maps to on-line or published guides showing the natural and geological features of accessible open space and trails to help promote knowledge, use, and appreciation of our open space.
- Open Space Marking: The Conservation Commission placed markers on many Town-owned trails and entrances to Town-owned Conservation land. Additional effort is needed to increase these markers and to add signage showing open space locations and access points and indicating trail intersections and directions.
- Invasive Species Control: The Conservation Commission is in the process of forming a committee to provide residents with information on invasive plants and alternatives to invasive

plants that are used in gardens. The Committee may also aid the Commission in recognizing and removing invasive plants from Town-owned lands.

- New Trail Acquisition and Construction: The Planning Board, in reviewing new developments, often succeeds in obtaining new trails through the developments that connect with other trails or facilitate pedestrian or bicycle use. The Conservation Commission will monitor new developments and work with the Planning Board to include important connecting trails in them.
- Access: Since the last Open Space and Recreation Plan, the Conservation Commission has approved a general set of guidelines for trail construction (specifying trail width and guidance on the kinds of vegetation to be cleared). The Conservation Commission will try to identify trails that are not in compliance with these guidelines and make efforts to bring them in compliance where possible (using Department of Public Works resources or volunteer efforts). The Conservation Commission also will identify additional requirements for handicapped access and prioritize town trails for upgrades to support full access.

The Open Space and Recreation Plan Committee will continue to work with the owners of large tracts of land in Medfield including DCR, the Trustees of Reservations, the Medfield Sportsmen's Club, and the Wardner Farm Trust, to ensure that separate management programs are not at odds with each other and work to complement each other.

As noted above, the Medfield State Hospital site will experience a change of use likely including housing, business, recreation, and open space. Substantial tracts retained by the State are reserved for recreational use and as open space under the administration of DCR (the attached Map Eight - Medfield State Hospital Strategic Reuse Master Plan depicts that property and the surrounding lands). The site offers new opportunities for additional open space, recreational activities, and connecting trails allowing pedestrian or bike access to other Charles River open spaces (administered by the Army Corps of Engineers, DCR, and the Trustees of Reservations), Medfield recreational facilities, and the Town Center. The Town in December 2014 created the Medfield State Hospital Master Planning Committee ("MSH Master Planning Committee"). The MSH Master Planning Committee meets regularly with its designated planning consultant, disseminates surveys on potential uses to Town residents, and works with other Town boards in order to develop redevelopment alternatives for eventual Town action.

The Town needs to continue its efforts to seek and obtain alternate sources of funding to implement open space and recreation goals, including State and federal grants and private fundraising. The Town must continue to explore other mechanisms, exemplified by zoning bylaws, to meet open space goals.

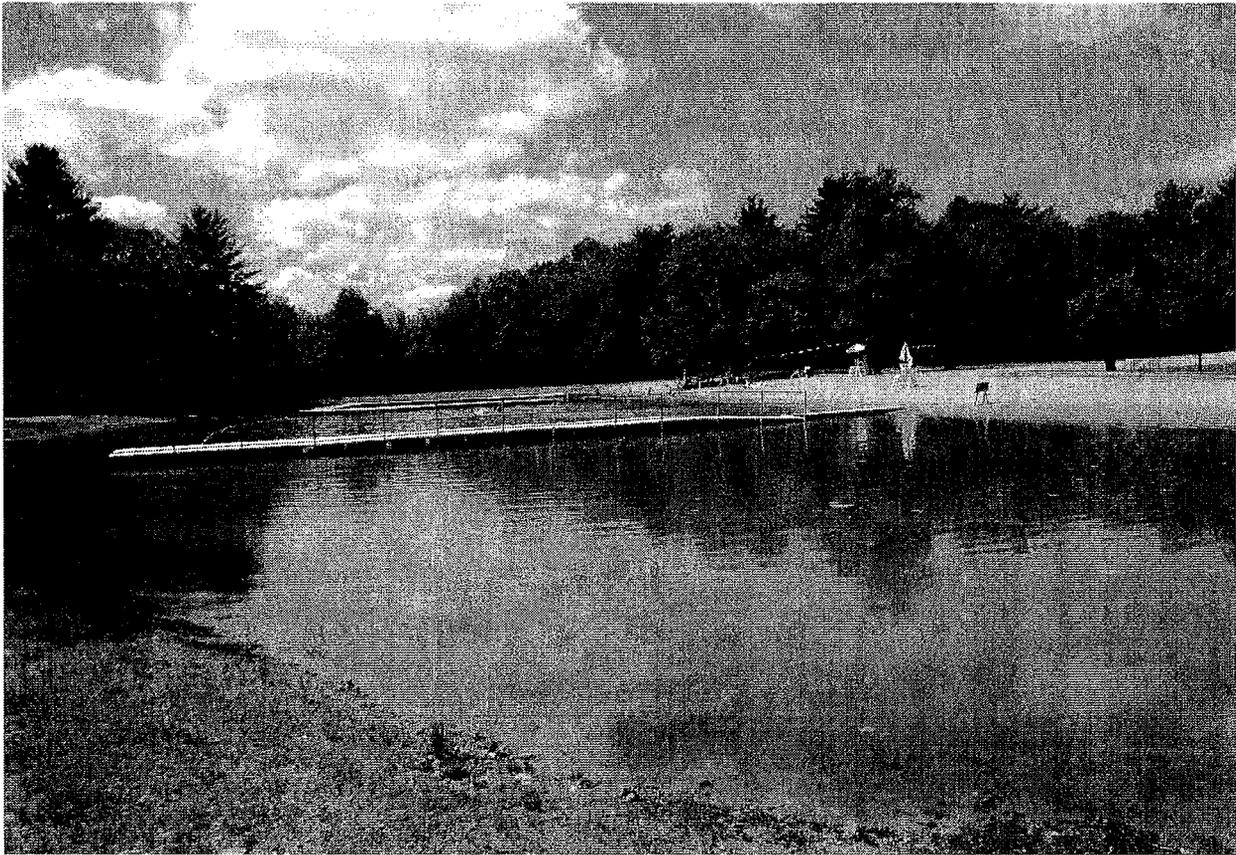
The potential development of a model to achieve full cost recovery through the modification of programs as well as field and facilities fees for active recreation offers another avenue to fund initiatives. A business centered strategy would increase the level of transparency and garner public support as the Town proceeds with the purchase of the State Hospital property. Another key component of the plan incorporates a 'core/non-core analysis' of the services offered by the Parks and Recreation Department. Parks and Recreation Department services would be categorized as 'essential', 'important', and 'value-added':

'Essential' – Mandated by law. Protects and supports the public's health and safety

'Important' – Supported by community and viewed as valuable public good

'Value-Added' – program, service and facility goes above and beyond what is required by Town.

The implementation of a cost recovery model would enable the Town to build facilities with cost recovery in mind. Construction of any recreation facility would require the development of a business plan to guide its management and pricing programs based on their true value.



Hinckley Swim Pond

GOALS AND OBJECTIVES

OPEN SPACE

GOAL 1: Acquire additional lands for conservation and passive recreation

Objectives:

- a) Maximize the use of programs and financing tools in order to purchase or receive by donation interests in conservation properties. Examples of such interests include fee simple ownership, conservation restrictions, easements and development rights.
- b) Support the enactment of real estate development policies and bylaws that result in set asides for open space and linkages between such shared areas.

GOAL 2: Protect scenic views, historic sites, agricultural uses and wildlife habitat

Objectives:

- a) Enhance opportunities for public appreciation of scenic views
- b) By preserving historic sites, maintain links to the Town's rich history
- c) Encourage agricultural cultivation on certain Town lands
- d) Protect the Town's wildlife populations by preserving habitat and corridors

GOAL 3: Protect water resources and access to them

Objectives:

- a) Protect aquifer recharges areas for drinking water and for clean groundwater flows to river sheds
- b) Preserve access to rivers, brooks and ponds for passive recreation, fishing and nature observation

GOAL 4: Expand links between open space and recreation sites

Objectives:

- a) Increase opportunities for Town residents to access open spaces for various purposes
- b) Improve the quality of the trail system
- c) Increase public awareness of, and access to, trails and conservation areas
- d) Maintain green corridors for wildlife migration pathways

GOAL 5: Improve the Town's open space areas

Objectives:

- a) Increase the residents' awareness of open space properties
- b) Expand and enhance parking and access to open space areas by means of trails from non-Town conservation areas
- c) Develop management procedures and standards for maintaining Town open spaces and access
- d) Strengthen residents' commitment to open space as an irreplaceable resource

GOALS AND OBJECTIVES

RECREATION

GOAL 1: Develop recreation facilities to address the diverse needs of the community.

Objectives:

- a) Build a new community center on a new site.
 - 1. Secure funding for study evaluating the development of available open space and follow Permanent Building Committee recommendations.
 - 2. Finalize site: Dale St., Green St., Hospital Rd., Ice House Rd., or other suitable location
 - 3. Update the comprehensive recreation Center plan with cost/revenue predictions.
- b) Provide ADA compliance and accessibility to public facilities and spaces.
- c) Expand trails system to link existing conservation and recreation areas and facilities.
- d) Improve the quality and safety of the Town properties maintained by Parks & Recreation.

GOAL 2: Provide recreation opportunities that enhance the quality of life for all ages, cultures, and abilities.

Objectives:

- a) Structure the Park and Recreation Commission to meet the recreation demands of a growing and changing population.
- b) Expand program opportunities for youth, adults and seniors.
- c) Modify programs to accommodate persons with disabilities, special needs and ensure American with Disabilities Act compliance.
- d) Provide sufficient and consistent maintenance of all recreation areas.
- e) Incorporate park system into program offerings (sports, exercise, walking, etc.).
- f) Further develop a Friends of Parks & Recreation group to assist in fundraising.
- g) Enhance relationships with Town departments, residents and other civic organizations to implement collaborative programming.
- h) Identify map and distribute information on walking & equestrian trails.
- i) Maintain and enhance links with Rocky Woods Reservation.

Goal 3: Improve communication and coordination between Park and Recreation department, Medfield Public Schools, youth sports organizations and other towns to maximize sharing of resources.

Objectives:

- a) Ensure maximum and most efficient use of available facilities.
- b) Institute regular forums for communication among groups and organizations.
- c) Explore opportunities for the development and utilization of regional recreation facilities, shared among Medfield and adjacent towns.

GOALS AND OBJECTIVES

OPEN SPACE

GOAL 1: Acquire additional lands for conservation and passive recreation

Objectives:

- a) Maximize the use of programs and financing tools in order to purchase or receive by donation interests in conservation properties. Examples of such interests include fee simple ownership, conservation restrictions, easements and development rights.
- b) Support the enactment of real estate development policies and bylaws that result in set asides for open space and linkages between such shared areas.

GOAL 2: Protect scenic views, historic sites, agricultural uses and wildlife habitat

Objectives:

- a) Enhance opportunities for public appreciation of scenic views
- b) By preserving historic sites, maintain links to the Town's rich history
- c) Encourage agricultural cultivation on certain Town lands
- d) Protect the Town's wildlife populations by preserving habitat and corridors

GOAL 3: Protect water resources and access to them

Objectives:

- a) Protect aquifer recharges areas for drinking water and for clean groundwater flows to river sheds
- b) Preserve access to rivers, brooks and ponds for passive recreation, fishing and nature observation

GOAL 4: Expand links between open space and recreation sites

Objectives:

- a) Increase opportunities for Town residents to access open spaces for various purposes
- b) Improve the quality of the trail system
- c) Increase public awareness of, and access to, trails and conservation areas
- d) Maintain green corridors for wildlife migration pathways

GOAL 5: Improve the Town's open space areas

Objectives:

- a) Increase the residents' awareness of open space properties
- b) Expand and enhance parking and access to open space areas by means of trails from non-Town conservation areas
- c) Develop management procedures and standards for maintaining Town open spaces and access
- d) Strengthen residents' commitment to open space as an irreplaceable resource

GOALS AND OBJECTIVES

RECREATION

GOAL 1: Develop recreation facilities to address the diverse needs of the community.

Objectives:

- a) Build a new community center on a new site.
 - 1. Secure funding for study evaluating the development of available open space and follow Permanent Building Committee recommendations.
 - 2. Finalize site: Dale St., Green St., Hospital Rd., Ice House Rd., or other suitable location
 - 3. Update the comprehensive recreation Center plan with cost/revenue predictions.
- b) Provide ADA compliance and accessibility to public facilities and spaces.
- c) Expand trails system to link existing conservation and recreation areas and facilities.
- d) Improve the quality and safety of the Town properties maintained by Parks & Recreation.

GOAL 2: Provide recreation opportunities that enhance the quality of life for all ages, cultures, and abilities.

Objectives:

- a) Structure the Park and Recreation Commission to meet the recreation demands of a growing and changing population.
- b) Expand program opportunities for youth, adults and seniors.
- c) Modify programs to accommodate persons with disabilities, special needs and ensure American with Disabilities Act compliance.
- d) Provide sufficient and consistent maintenance of all recreation areas.
- e) Incorporate park system into program offerings (sports, exercise, walking, etc.).
- f) Further develop a Friends of Parks & Recreation group to assist in fundraising.
- g) Enhance relationships with Town departments, residents and other civic organizations to implement collaborative programming.
- h) Identify map and distribute information on walking & equestrian trails.
- i) Maintain and enhance links with Rocky Woods Reservation.

Goal 3: Improve communication and coordination between Park and Recreation department, Medfield Public Schools, youth sports organizations and other towns to maximize sharing of resources.

Objectives:

- a) Ensure maximum and most efficient use of available facilities.
- b) Institute regular forums for communication among groups and organizations.
- c) Explore opportunities for the development and utilization of regional recreation facilities, shared among Medfield and adjacent towns.

FIVE YEAR ACTION PLAN

OPEN SPACE RECOMMENDATIONS

GOAL 1: Acquire additional lands for conservation and passive recreation

Recommendations:

- a) Budget funds annually for open space acquisition fund to be managed by Conservation Commission
- b) Incorporate the Open Space and Recreation Plan in the Town's Master Plan and review the Plan annually
- c) Work with Planning Board to study possible changes to development bylaws that enhance open space preservation and linkages
- d) Consider passing the Community Preservation Act in order to raise Town funds and matching State grants for open space acquisition and historic preservation
- e) Identify privately-owned undeveloped parcels that are candidates for acquisition for open space purposes

GOAL 2: Protect scenic views, historic sites, agricultural uses and wildlife habitat

Recommendations:

Scenic Views:

- a) Maintain existing open spaces and scenic views within Medfield State Hospital in concert with the final development plan coordinated by the Master Planning Committee
- b) Preserve scenic views on Town property (for example, Causeway Street, Charles River crossings)
- c) Support grants of conservation restrictions and purchases of development rights

Historic Sites:

- a) Consider passing the Community Preservation Act
- b) Support the preservation and rehabilitation of historically important buildings at Medfield State Hospital
- c) Protect historic resources by enforcing Demolition Delay Bylaw and Archaeological Bylaw

Agricultural Uses:

- a) By completing the purchase of the designated parcels of Medfield State Hospital, ensure that the State will restrict existing agricultural parcels to agricultural uses
- b) Support the use of the following State designations for qualifying lands:
 - a. Chapter 61: usage is restricted to forestry under State guidelines
 - b. Chapter 61A: limited to agricultural use
 - c. Chapter 61B: usage is restricted to passive recreation in an undeveloped state
- c) Encourage expansion of agricultural activities by leasing or licensing Town land for that purpose

Wildlife Habitat

- a) Protect wildlife corridors by maintaining trails and open fields on Town lands

- b) Preserve habitat through acquisition of contiguous open space parcels, conservation easements and restrictions and development rights
- c) Support investigation of the role of deer foraging in loss of native plant and tree diversity and possible control measures

GOAL 3: Protect water resources and access to them

Recommendations:

- a) Acquire open space in recharge areas
- b) Enforce aquifer protection bylaw
- c) Promote use of low-nitrogen fertilizers and reductions to use of pesticides and herbicides
- d) Encourage water conservation programs by means of Town policy and coordination with the State
- e) Maintain access to rivers and ponds and launch sites on Town lands

GOAL 4: Expand links between open spaces and recreation sites

Recommendations:

- a) Expand trail system within Town lands and connect it with trails on non-Town conservation properties
- b) Improve/expand parking at trail entry points
- c) Implement standards for trail development and improve trail markers and signage
- d) Develop digital trail maps available on Town's home page and make hard copy maps available at trail heads
- e) Institute a trail management program with use of volunteers and Town funds, if available
- f) Support development of Bay Colony Rail Trail segment in Medfield

GOAL 5: Improve the Town's open space areas and residents' knowledge of them

Recommendations:

- a) Assign responsibility for each Town open space to a Town department or commission
- b) Publicize Town open spaces by means of links to Town home page with maps and describing features of parcels
- c) Organize such activities as seasonal cleanups, invasive species removal and group hikes/nature observance

FIVE YEAR ACTION PLAN

RECREATION RECOMMENDATIONS

GOAL 1: Develop recreation facilities to address the diverse needs of the community.

Recommendations:

- a) Build a new community center on a new site.
 1. Secure funding for study evaluating the development of available open space and follow Permanent Building Committee recommendations.
 2. Finalize site: Dale St., Green St., Hospital Rd., Ice House Rd., or other suitable location
 3. Update the comprehensive recreation Center plan with cost/revenue predictions.
- b) Provide ADA compliance and accessibility to public facilities and spaces.
- c) Expand trails system to link existing conservation and recreation areas and facilities.
- d) Improve the quality and safety of the Town properties maintained by Parks & Recreation.

GOAL 2: Provide recreation opportunities that enhance the quality of life for all ages, cultures, and abilities.

Recommendations:

- a) Structure the Park and Recreation Commission to meet the recreation demands of a growing and changing population.
- b) Expand program opportunities for youth, adults and seniors.
- c) Modify programs to accommodate persons with disabilities, special needs and ensure American With Disabilities Act compliance.
- d) Provide sufficient and consistent maintenance of all recreation areas.
- e) Incorporate park system into program offerings (sports, exercise, walking, etc.).
- f) Further develop a Friends of Parks & Recreation group to assist in fundraising.
- g) Enhance relationships with Town departments, residents and other civic organizations to implement collaborative programming.
- h) Identify map and distribute information on walking & equestrian trails.
- i) Maintain and enhance links with Rocky Woods Reservation.

Goal 3: Improve communication and coordination between Park and Recreation department, Medfield Public Schools, youth sports organizations and other towns to maximize sharing of resources.

Recommendations:

- a) Ensure maximum and most efficient use of available facilities.
- b) Institute regular forums for communication among groups and organizations.
- c) Explore opportunities for the development and utilization of regional recreation facilities, shared among Medfield and adjacent towns.

FIVE YEAR ACTION PLAN SUMMARY

OPEN SPACE

Action Year

Recommendation

Lead Agency

Other Agencies

Mechanism

					Recommendation	Lead Agency	Other Agencies	Mechanism	Action Year
GOAL 1: Acquire Additional Lands for Conservation and Passive Recreation									
1	2	3	4	5	A. Budget funds annually for open space acquisition fund to be managed by Conservation Commission	Conservation Commission		Warrant Committee	
1	2	3	4	5	B. Incorporate the Open Space and Recreation Plan in the Town's Master Plan and review the Plan annually	OSRPC		Planning Board	
1	2	3	4	5	C. Work with Planning Board to study possible changes to development bylaws that enhance open space preservation and linkages	Planning Board		OSRPC	Town Meeting
1	2	3	4	5	D. Consider passing the Community Preservation Act in order to raise Town funds and matching State grants for open space acquisition and historic preservation	Board of Selectmen		OSRPC	Town Meeting
1	2	3	4	5	E. Identify privately-owned undeveloped parcels that are candidates for acquisition for open space purposes	OSRPC			
GOAL 2: Protect Scenic Views, Historic Sites, Agricultural Uses and Wildlife Habitat									
- Scenic Views									
1	2	3	4	5	A. Maintain existing open spaces and scenic view within Medfield State Hospital in concert with the final development plan coordinated by the MSH Master Planning Committee	Conservation Commission		OSRPC MSH Master Planning Committee	
1	2	3	4	5	B. Preserve scenic views on Town property (for example, Causeway Street, Charles River crossings)	Board of Selectmen		OSRPC Planning Board	
1	2	3	4	5	C. Support grants of conservation restrictions and purchases of development rights	Conservation Commission			

OPEN SPACE

Action Year					Recommendation	Lead Agency	Other Agencies	Mechanism
-Historic Sites								
1	2	3	4	5	A. Consider passing the Community Preservation Act	Board of Selectmen	OSRPC	Town Meeting
1	2	3	4	5	B. Support the preservation and rehabilitation of historically important buildings at Medfield State Hospital	MSH Master Planning Committee	OSRPC Historical Commission Planning Board	
1	2	3	4	5	C. Protect historic resources by enforcing Demolition Delay Bylaw and Archaeological Bylaw	Historical Commission	OSRPC	
-Agricultural Uses								
1					A. By completing the purchase of the designated parcels of Medfield State Hospital, ensure that the State will restrict existing agricultural parcels to agricultural uses	Board of Selectmen	Conservation Commission OSRPC	
1	2	3	4	5	B. Support the use of Chapter 61, 61A and 61B designations for qualified lands	Assessor's Office	Board of Selectmen	
1	2	3	4	5	C. Encourage expansion of agricultural activities by leasing or licensing Town land for that purpose.	Board of Selectmen	Conservation Commission	Town Meeting
-Wildlife Habitat								
1	2	3	4	5	A. Protect wildlife corridors by maintaining trails and open fields on Town lands	Conservation Commission		
1	2	3	4	5	B. Preserve habitat through acquisition of contiguous open space parcels, conservation easements and restrictions and development rights	Board of Selectmen	Conservation Commission	
1	2	3	4	5	Support investigation of the role of deer foraging in loss of native plant and tree diversity and possible control measures	Conservation Commission	Board of Selectmen	

OPEN SPACE

Action Year					Recommendation	Lead Agency	Other Agencies	Mechanism
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GOAL 3: Protect Water Resources and Access to them

1	2	3	4	5	A. Acquire open space in recharge areas	Board of Selectmen	OSRPC Conservation Commission Planning Board	Town Meeting
1	2	3	4	5	B. Enforce aquifer protection bylaw	Conservation Commission	Planning Board	
1	2	3	4	5	C. Promote use of low-nitrogen fertilizers and reductions to use of pesticides and herbicides	Board of Selectmen	Conservation Commission	
1	2	3	4	5	D. Encourage water conservation programs by means of Town policy and coordination with the State	Board of Selectmen	Public Works	
1	2	3	4	5	E. Maintain access to rivers and ponds and launch sites on Town lands	Conservation Commission	MA Department of Conservation and Recreation	

GOAL 4: Expand Links between Open Spaces and Recreation Sites

1	2	3	4	5	A. Expand trail system within Town lands and connect it with trails on non-Town conservation properties	Board of Selectmen	OSRPC Conservation Commission Planning Board	Volunteers Friends of Medfield Forests and Trails
1	2	3	4	5	B. Improve/expand parking at trail entry points	Public Works	Conservation Commission Planning Board	
1	2	3	4	5	C. Implement standards for trail development and improve trail markers and signage	Conservation Commission	OSRPC Planning Board	
1	2	3	4	5	D. Develop digital trail maps available on Town's home page and make hard copy maps available at trail heads	Town Administrator	OSRPC Conservation Commission Town Administrator	
1	2	3	4	5	E. Institute a trail management program with use of volunteers and Town funds, if available	Conservation Commission	OSRPC	Volunteers Friends of Medfield Forests and Trails
1	2	3	4	5	F. support development of Bay Colony Rail Trail segment in Medfield	Bay Colony Rail Trail Study Committee	OSRPC Conservation Commission	

OPEN SPACE

Action Year					Recommendation	Lead Agency	Other Agencies	Mechanism
GOAL 5: Improve the Town's Open Space Areas and Residents' Knowledge of them								
1	2				A. Assign responsibility for each Town open space to a Town department or commission	Board of Selectmen	OSRPC	
1	2				B. Publicize Town open spaces by means of links to Town home page with maps and describing features of parcels	Town Administrator	OSRPC Conservation Commission	
1	2	3	4	5	C. Organize such activities as seasonal cleanups, invasive species removal and group hikes/nature observance of parcels	Conservation Commission	OSRPC Public Works	Volunteers Friends of Medfield Forests and Trails

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FIVE YEAR ACTION PLAN SUMMARY

RECREATION

Action Year					Recommendation	Lead Agency	Other Agencies	Mechanism
GOAL 1: Develop recreation facilities to address the diverse needs of the community.								
1	2	3	4	5	Secure funding for a study evaluating the development of available open space and follow Permanent Building Committee recommendations.	Parks & Recreation	Building Committee DPW Planning Board Board of Selectmen	Special Article
1	2	3	4	5	Finalize site.	Parks & Recreation	Building Committee DPW Planning Board Board of Selectmen	Planning Process
1	2	3	4	5	Update the comprehensive recreation Center plan with cost/revenue predictions.	Parks & Recreation	Building Committee DPW Planning Board Board of Selectmen	Additional Staff Time Planning Process
1	2	3	4	5	Provide ADA compliance and accessibility to public facilities and spaces.	Parks & Recreation	Building Committee DPW Planning Board	Additional Staff Time Purchase Equipment
1	2	3	4	5	Expand trails system to link existing conservation and recreation areas and facilities.	Parks & Recreation	Building Committee DPW Planning Board	Special Article
1					Improve the quality and safety of the Town properties maintained by Parks & Recreation.	Parks & Recreation		Additional Staff Time Personnel

RECREATION

Action Year					Recommendation	Lead Agency	Other Agencies	Mechanism
GOAL 2: Provide recreation opportunities that enhance the quality of life for all ages, cultures, and abilities.								
1	2	3	4	5	Structure the Parks and Recreation Commission to meet the recreation demands of a growing and changing population.	Parks & Recreation		Additional Staff Time Personnel
1	2	3	4	5	Expand program opportunities for youth, adults and seniors.	Parks & Recreation		Additional Staff Time Personnel
1	2	3	4	5	Modify programs to accommodate persons with disabilities, special needs and ensure American With Disabilities Act compliance.	Parks & Recreation	DPW Medfield Youth Outreach	Additional Staff Time Personnel
1	2	3	4	5	Provide sufficient and consistent maintenance of all recreation areas.	Parks & Recreation		Additional Staff Time Personnel
1	2	3	4	5	Further develop a Friends of Parks & Recreation group to assist in fundraising.	Parks & Recreation	MFI	Staff Time
1	2	3	4	5	Enhance relationships with Town departments, residents and other civic organizations to implement collaborative programming.	Parks & Recreation	Medfield Schools Conservation Commission Medfield Youth Outreach	
1	2	3	4	5	Identify map and distribute information on walking, hiking and equestrian trails.	Parks & Recreation		Staff Time

Goal 3: Improve communication and coordination between Park and Recreation department, Medfield Public Schools, youth sports organizations and other towns to maximize sharing of resources.								
1	2	3	4	5	Explore opportunities for the development and utilization of regional recreation facilities, shared among Medfield and adjacent towns.	Parks & Recreation	All Other Elected and Appointed Committees	Staff Time
1	2	3	4	5	Institute regular forums for communication among groups and organizations.	Parks & Recreation		Park & Recreation Commission Time

Implementation Tools

The key to Medfield's Open Space and Recreation Plan is an implementation strategy that makes effective use of the tools available to the Town. Financial measures and regulatory programs can provide the means to acquire, preserve and manage both open space and recreation lands.

Financial

The purchase of land is expensive, particularly so in Medfield where the value of developable land has increased substantially in recent decades. Outright acquisition of such parcels from the Town's own funds is usually not feasible. Despite its initial cost, protected open space often has been shown to be cost-effective in the long term when compared to residential development. Various studies have calculated that, for every \$1.00 of property tax revenue generated from residential property, public services costing between \$1.11 and \$1.36 are required. A similar study performed by the Medfield Land Protection Group in 1994 calculated the cost of services for developed land in a range of \$1.15 to \$1.30 while the cost of protected open space including financing was only \$0.32. Furthermore, one study performed in Boulder, Colorado estimated an average annual cost per acre of financing and maintaining open space of \$324 versus an average cost per acre of developed land of \$2,524.

In addition to its many environmental benefits, protected open space can provide economic contributions to municipalities. The Trust for Public Land, a national conservation organization, in 2013 completed a study of the return on investment in parks and open space in Massachusetts. Among the conclusions of the study was that every \$1.00 of funds from State programs invested in land conservation returned \$4.00 of natural goods and services to the State's communities. Furthermore, land conservation supports such industries as tourism that depend upon protected land and water.

The financial impact of land purchases must be balanced against such benefits to the Town as clean water, wildlife habitat, and public enjoyment of protected open space. The Town's needs for open space and recreation lands must be detailed in the master plan. Shown below are the principal financial tools available for those purposes.

Bonding Capacity:

As outstanding bonds are repaid, the Town's annual debt repayments are reduced and the resultant available bonding capacity is increased. That capacity could be dedicated toward making debt payments on bonds issued in order to finance open space and recreation land purchases. For example, \$100,000 of available bonding capacity could finance a land purchase bond of \$860,000 @ 3.00% interest with a ten-year maturity or a \$1,500,000 bond @ 3.00% interest with a twenty-year maturity. Any such bond issuance would compete with issuance for potential approved Town capital projects; accordingly, the Town must review regularly its capital needs priorities.

Debt Exclusion - Proposition 2 ½ :

Instead of waiting for outstanding bonds to be repaid the Town could establish incremental bonding capacity by seeking voters' approval to exclude a specified amount of new debt service payments from the limits of Proposition 2 ½. Upon the repayment of the approved bond, the authority to levy the tax necessary to repay it would expire and the property tax rate would revert to the level that would have applied without such exclusion.

Annual Appropriations:

The Town could adopt a policy of appropriating annually to a fund dedicated to open space land acquisition. The Conservation Commission habitually requests such an appropriation each year as a part of the Town's budget and the voters have approved it. The advantage of the acquisition fund is that the Town can access it quickly if a purchase opportunity were to arise. The Town did use a substantial portion of the acquisition fund balance in its 2013 purchase of the Red Gate Farm property as was described previously. Another benefit of the acquisition fund is that certain State programs will match the amount taken from it for open space purchases. One disadvantage of this option is that these appropriations typically have been very modest and they are subject to fiscal pressures and competing uses.

Special Tax:

The Town could approve a special tax in order to finance open space acquisitions or recreation investments. The State legislature would have to enact a statute to permit any municipality to implement such taxes, for example a real estate transfer tax dedicated to specific purposes. One statute allowing the local adoption of such a special tax is the Community Preservation Act ("CPA"; Massachusetts General Laws Chapter 44B). Enacted in 2000, the CPA permits towns to levy a surcharge on property taxes and other taxes including meals and room occupancy taxes in an amount not to exceed 3.00% of the adopted tax levy. The resulting surcharge proceeds would be deposited into a revenue fund and used for three purposes: a) open space acquisition and recreation capital investments; b) preservation of historic resources; and c) creation of affordable housing. State funds generated from a registry of deeds surcharge are available to match the CPA revenue generated by each town. Although adopting the CPA would raise funds for the Town, it would increase housing costs. Medfield voters in 2006 rejected a warrant article aimed at adopting the CPA. The Town in November 2015 approved the creation of a committee to determine whether the Town's residents should be presented with the option to vote on approving the CPA.

State and Federal Grants:

State and federal grants provide funding for open space and park acquisitions, development of recreation facilities, and protection of natural habitat and water resources. State programs are administered mainly by the Department of Conservation and Recreation and the Department of Fisheries, Wildlife and Habitats. The U. S. Departments of Agriculture, Food and Drug Administration, and Interior all sponsor programs with a wide range of services and funding for conservation, land management and agricultural purposes. Additionally, the federal Community Development Block Grant Program, administered by the State's Department of Community Development, provides funds for parks and recreation development.

Regulatory Measures

The Town may make use of several existing mechanisms in order to acquire open space and protect the community's rural and historic qualities.

Flexible Zoning:

This tool is represented by an overlay zoning district. While maintaining the same density limitations as its underlying zoning district, an overlay district permits a development to vary from the dimensional requirements, lot sizes, setbacks and frontages in order to minimize environmental impacts and

preserve open space of recreation land for public use. Flexible zoning in Medfield is limited to the Open Space Residential Bylaw as previously discussed. Because of its benefits, typically accomplished with private resources instead of public funds, it is recommended that the Bylaw continue to be used and encouraged in Medfield.

Furthermore, the Town could consider enacting a separate flexible zoning bylaw that could be used to expand the principals contained in the Open Space Residential Bylaw. Development in accordance with the Open Space Residential Bylaw may be exercised only within one parcel or contiguous parcels. A flexible zoning bylaw could be increased it were amended by allowing higher densities in one parcel in exchange for a grant of open space or development rights in a noncontiguous parcel. Such a change would require establishing criteria to qualify parcels suitable for the relinquishment of development rights or fee ownership to the Town. Such criteria could include conservation value, agricultural use, status as wildlife habitat, proximity to other open space, wetlands, scenic views or water resources.

Land Use Restrictions:

The Open Space Residential Bylaw allows property owners to sell or donate to the Town a conservation restriction on open space that they own subject to the approval of the Town's Conservation Commission, Planning Board and Board of Selectmen. Conservation restrictions are a purchase of development rights in perpetuity and they are recorded in the Register of Deeds. The conservation restriction limits the owner's use of the land to its current conservation, agricultural or recreational purposes and prohibits any development other than for uses incidental to those uses. The Town in recent years has purchased development rights related to several properties, including one with farmland, and placed conservation restrictions on those properties. Because of the high development value of land in Medfield, such purchases have required the Town to issue bonds. Accordingly, the Town's ability to purchase future conservation restrictions is very limited.

The State's Agricultural Preservation Restriction Program offers a non-development alternative to farmers and other owners of "prime" and "state important" agricultural land who are faced with a decision regarding future use and disposition of their farms. That program offers to pay farmland owners, from State funds, the difference between the fair market value and the agricultural value of their farmland in exchange for a permanent deed restriction which precludes any use of the property that will have a negative impact on its agricultural viability.

Tax Incentives:

State programs offer significant local tax relief to property owners of certain types of open space land in exchange for maintaining those lands in their current uses. Once a property owner qualifies the land for enrollment according to one of the following uses (forestland - Chapter 61); agricultural land (Chapter 61A); or open space and recreation land (Chapter 61B), the land is assessed based upon its value in that use instead of its usually much greater development value. If the property owner were to sell the land for a different use or convert its use within a certain period of time, then substantial tax penalties would result. Before a property owner may take either one of the foregoing actions on an enrolled land, the municipality may exercise its first refusal option to acquire the land at the offer price or appraised value. As was noted previously, Medfield in 2013 exercised such option in order to acquire the Red Gate Farm.

Compact Neighborhoods:

The Massachusetts Department of Housing and Community Development ("DHCD") in 2012 put into place additional incentives for municipalities to adopt zoning districts ("Compact Neighborhoods")

incorporating the goals of housing equity, sustainable development and mixed land uses. A Compact Neighborhood Zoning must meet the following criteria:

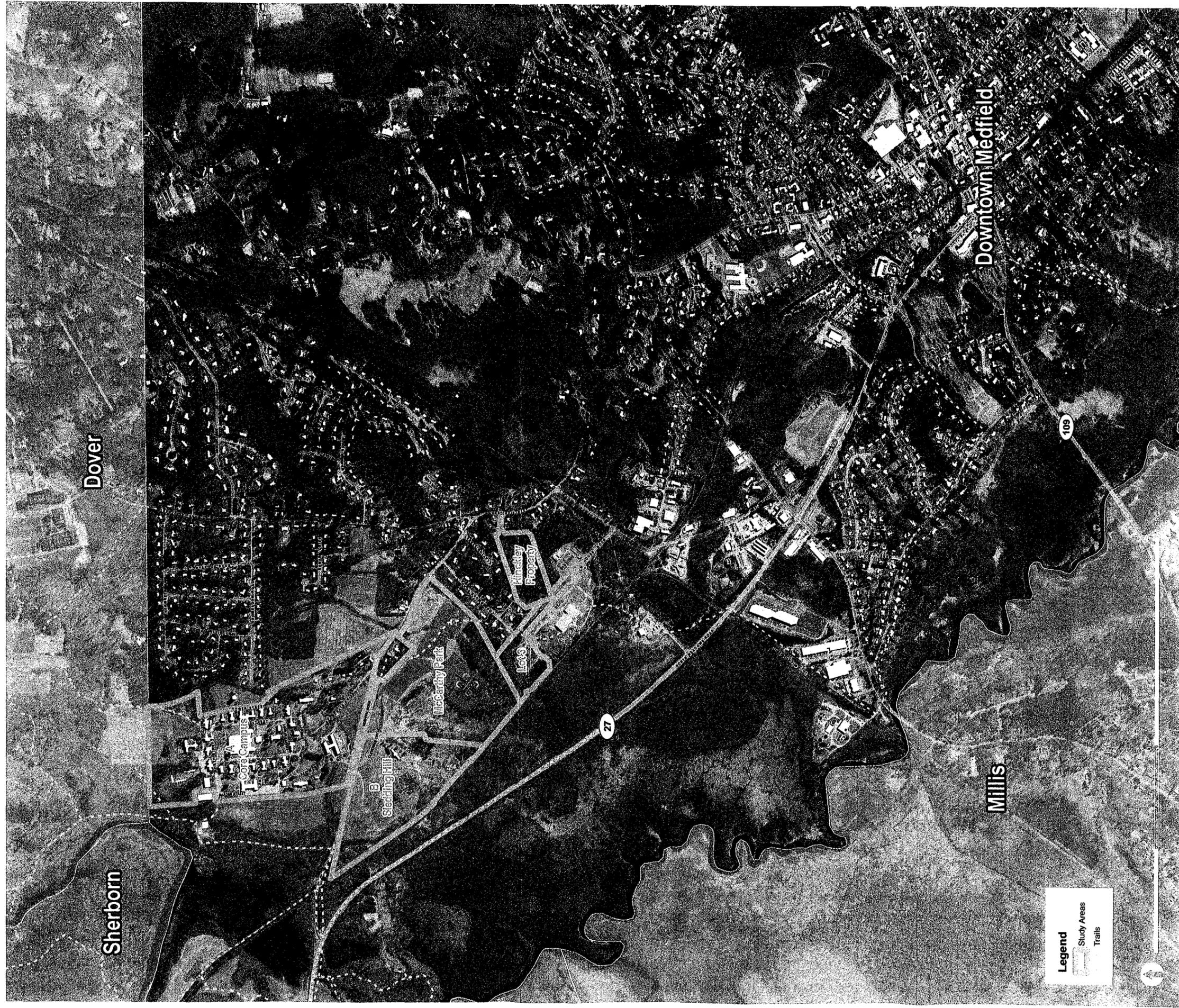
- a) Allow for a minimum number of future units within the zoned district;
- b) Allow a density of not less than eight units per acre for multi-family use or four units per acre single-family use;
- c) Provide that not less than 10% of all units within a project of more than twelve units be affordable housing; and
- d) Prohibit age or occupancy restrictions with the Compact Neighborhood as a whole (certain restrictions would be allowed for specific projects within the district).

Upon the certification of a Compact Neighborhood by DHCD, the municipality would become eligible for discretionary development-related funding by certain State agencies. Consideration in granting such funding would be given to municipalities that followed sustainable development principles including:

- a) Concentrated development and mixed uses
- b) Equitable sharing of the burdens and benefits of development
- c) Making efficient decisions
- d) Protecting open space, habitat, historic landscapes and agricultural lands
- e) Conserving natural resources by means of efficient use of energy, water and land
- f) Creating housing near public transportation, town centers and major employment areas
- g) Expanding options for public transportation, shared vehicles, bicycle and walking.
- h) Increasing employment opportunities by improving education and training programs and promoting business development in industry clusters
- i) Promoting clean energy through conservation and renewable energy development
- j) Actively supporting regional- and State - sponsored plans that incorporate the above principles

The recently acquired Medfield State Hospital offers an opportunity for the Town to adopt Compact Neighborhood Zoning incorporating the concept of a mixed use, higher density project within the redevelopment plan for that property. The property's campus-style layout of the existing buildings contains some of the characteristics of a Compact Neighborhoods and the renovation of some of those structures could be planned in order to ensure the preservation of the architectural character and scale of the campus.

Map 8 - Medfield State Hospital Strategic Reuse Master Plan



REFERENCES

Open Space and Recreation Planner's Workbook, Massachusetts Executive Office of Energy and Environmental Affairs, Division of Conservation Services, March 2008

Economic Benefits of Open Space: The Return on Investment in Parks and Open Space in Massachusetts
The Trust for Public Lands, September 2013

"A Proactive Approach to Managing Conservation Land", Kathy Sferra, MACC Quarterly, Summer 2013

"Community Preservation Act: Past, Present and Future", Zach Blake, Massachusetts Department of Revenue, Division of Local Services, June 2014

Chapter 61 Programs, University of Massachusetts Extension, Massachusetts Department of Conservation and Recreation

Bay Circuit Alliance, Inc., letter to Massachusetts Executive Office of Energy and Environmental Affairs RE: Medfield State Hospital trails, March 16, 2010

Town of Medfield 2002 Open Space and Recreation Plan

Town of Medfield Park and Recreation Commission 2014 Open Space and Recreation Plan

Recommended Specifications for Trails in Medfield, approved by the Medfield Conservation Commission
April 2002

Metro Future Goals through 2030, Metropolitan Area Planning Council, May 2008



Survey Summary.pdf

The Medfield Open Space and Recreation Plan Committee, in conjunction with the Conservation Commission and the Parks and Recreation Commission, is updating the 2002 Open Space and Recreation Plan as required by the Commonwealth of Massachusetts. The Plan assists town government by assessing needs and setting priorities as expressed by the residents. Additionally, a current Open Space and Recreation Plan qualifies the town for open space grants that help fund the acquisition of open space and the protection of important town resources.

In order to complete its Plan update, the Committee needs your help in completing this survey. The survey addresses the needs both for open space needs and active recreational facilities. All survey responses will be included in the summation of results and presented in open forum discussions following the close of the response period. We appreciate you taking the time to answer the questions below, and additional comments may be placed at the end of the survey. Any questions should be directed to **Leslee Willitts, Conservation Agent, at (508) 906-3028 or lwillitts@medfield.net**. Completed surveys should be returned by **June 30, 2011** to the survey collection boxes located at the **Town Library, the Transfer Station, and the Town Hall**. Thank you for your help!

A. RESPONDENT CHARACTERISTICS

1. How many persons of each age group live in your home? 2. How many years have you lived in Medfield? ____

0 – 18	
19 – 30	
31 – 45	
46 – 55	
55 – 65	
Over 65	

3. What sector is your residence in?

- a. North of Rte. 109 and west of Rte. 27 ____
- b. North of Rte. 109 and east of Rte. 27 ____
- c. South of Rte. 109 and west of Rte. 27 ____
- d. South of Rte. 109 and east of Rte. 27 ____

4. What type of building is your residence?

- a. Single family less than one acre ____
- b. Single family greater than one acre ____
- c. Condominium ____
- d. Apartment ____

B. USAGE PATTERNS

1. How often do you use Medfield’s open space and recreational facilities for (check boxes):

	Often	Occasionally	Rarely	Never
Open Field Sports				
Children’s Playground Activities				
Basketball				
Tennis				
Swimming				
Hiking / Walking				
Dog Walking				
Running / Jogging				
Skiing / Sledding				
Mountain Biking				
Road Biking				
Horseback Riding				
Camping				
Fishing				
Boating / Canoeing				
Hunting				
Nature Observance				
Other (Explain)				

3.	How important is it to you to preserve: (Check off one importance level per line)	Very Important	Important	Neutral	Less Important	Not Important
	a. Buildings of historic or architectural value					
	b. Places of historical value					
	c. Farmlands					
	d. Open spaces to meet our water and conservation needs					
	e. Open spaces to meet our recreational needs					
	f. Open spaces to meet future municipal needs					
	g. Access to water					
	h. Trails / open space links					
	i. Open space to preserve natural habitat					
	j. Open space to preserve property values					
	k. Open space for esthetic purposes					
	l. Other (Explain)					

4. What are your 5 top priorities for open space and active recreational facilities (1= highest; 5 = lowest):

Open Field Sports	
Children's Playground Activities	
Indoor Recreation Facilities	
Basketball	
Tennis	
Swimming	
Hiking / Walking	
Dog Walking	
Running / Jogging	
Skiing Sledding	
Mountain Biking	
Road Biking	
Horseback Riding	
Camping	
Fishing	
Boating / Canoeing	
Hunting	
Agriculture	
Nature Observance	
Other (explain)	

C. NEEDS ASSESSMENT / PRIORITIES

1. How do you rate the opportunities for the following activities in Medfield (check boxes):

	Nonexistent	Needs Repair / Expansion	Adequate
Open Field Sports			
Children's Playground Activities			
Basketball			
Tennis			
Swimming			
Hiking / Walking			
Dog Walking			
Running / Jogging			
Skiing Sledding			
Mountain Biking			
Road Biking			
Horseback Riding			
Camping			
Fishing			
Boating / Canoeing			
Hunting			
Agriculture			
Nature Observance			
Other (Explain)			

2. If you don't participate in these activities in Medfield, explain why not (distance; lack of parking; can't find parcels / facilities, etc.):
