

# OPEN SPACE AND RECREATION PLAN



Charles River Restoration – Medfield State Hospital



McCarthy Park Athletic Fields

**TOWN OF MEDFIELD**

**APRIL 2021**

# TOWN OF MEDFIELD

## OPEN SPACE AND RECREATION PLAN

### Board of Selectmen

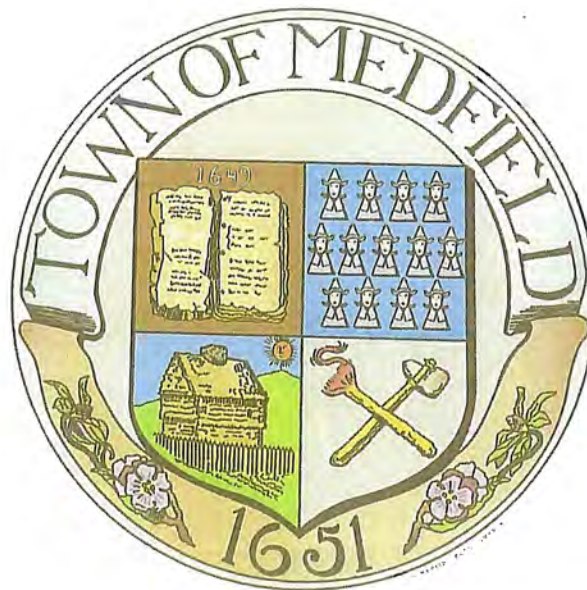
Michael Marcucci, Chair

Osler Peterson

Gustave Murby

### Town Administrator

Kristine Trierweiler



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

## ACKNOWLEDGEMENTS

The Committee acknowledges the residents of Medfield who participated in the Town-wide survey that provided direction to this update. The Committee also recognizes the suggestions and recommendations of the following individuals, Town Boards and other organizations that went into the development of this plan.

Town Administrator  
Conservation Commission  
Parks and Recreation Commission  
Board of Selectmen  
Board of Water and Sewerage  
Planning Board  
Board of Health  
Historic Commission  
Bay Circuit Alliance  
The Trustees of Reservations  
Upper Charles Conservation Land Trust  
Medfield State Hospital Master Planning Committee

The Committee thanks Leslee Willitts, Medfield Conservation Agent, for her encouragement and assistance in the preparation of this plan. The Committee thanks Sarah Raposa, Town Planner, for her assistance in completing this plan.

Photograph credits – Medfield Parks and Recreation Department

Conservation is a state of health in the land. The land consists of soil, water, plants, and animals, but health is more than a sufficiency of these components. It is a state of vigorous self-renewal in each of them, and in all collectively. Such collective functioning of interdependent parts for the maintenance of the whole is characteristic of an organism. In this sense, land is an organism, and conservation deals with its functional integrity, or health. - *Aldo Leopold, educator and author*

## TABLE OF CONTENTS

Section	Page
Section One - Plan Summary .....	1
Section Two - Introduction .....	2
Section Three - Community Setting .....	4
Section Four - Environmental Inventory and Analysis .....	18
Section Five - Inventory of Lands of Conservation and Recreation Interest .....	31
Section Six - Community Vision .....	56
Section Seven - Analysis of Needs .....	58
Section Eight - Goals and Objectives .....	66
Section Nine - Seven Year Action Plan .....	70
Section Ten - Public Comments.....	87
Section Eleven - References .....	88
Appendix A - Survey	
Americans with Disabilities Self-Evaluation and Transition Plan	

Maps	Page
Map One - Regional Context .....	15
Map Two - Environmental Justice Populations .....	16
Map Three - -Zoning .....	17
Map Four - Soils and Geological Features .....	29
Map Five - Water Resources .....	30
Map Six - Unique Features .....	52
Map Seven A - Medfield Conservation Managed Lands .....	53
Map Seven B - Medfield Park and Recreation Managed Lands .....	54
Map Seven C - Medfield Open Space GIS Lands .....	55
Map Eight - Medfield State Hospital Strategic Reuse Master Plan .....	86



## **PLAN SUMMARY**

The 2021 Open Space and Recreation Plan updates the previous 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 2021 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 Open Space and Recreation Plan Committee prepared the 2021 Plan with the assistance of the Conservation Commission and the Parks 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, Parks 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 Executive Office of Energy and Environmental Affairs' 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 electronically in November and December 2019 via [SurveyMonkey](#). A link to the online survey was provided in local 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 survey is attached to this plan as Appendix A.

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. Ahe 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.

#### *Comments on the 2021 Plan Draft*

The draft plan was distributed to the Town Planning Board, Board of Selectmen, Conservation Commission and Parks and Recreation Commission,, to public interest groups, and to the Metropolitan Area Planning Council for review. Comments and letters of recommendation from those entities 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 of 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 completed its plan in 2017. Millis updated its Open Space and Recreation Plan in 2019 while Sherborn's plan dates from 2018.



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 school 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 reminders 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 people. 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.



The people of Medfield prepared themselves to fight in the Civil War following the election of an abolitionist senator who would represent the district. Eighty-two men served in the army and navy and fifteen men gave their lives for the preservation of the Union.

Medfield remained a rural village for all of the nineteenth century. However, with the 1896 establishment of the "asylum," (now Medfield State Hospital), the population of the Town grew to over 3,000 by the end of the century. Half of the Town's population were patients at the hospital, which provided employment for over 600 residents of Medfield and surrounding towns. At the time of the 250th anniversary in 1901, Medfield was still a lovely village with green fields, lush meadows, and winding rivers. Medfield had grown to 1,600 residents, not counting the patients at the state hospital. It was a typical New England Town consisting of 335 dwellings. A tax rate of 1.1% based on town wide valuation of \$1,454,265 met the appropriated obligation of \$17,347. Education had the highest share of the Town budget; \$5,375 for 283 students enrolled in grades one through nine. Those continuing their schooling graduated from Dedham or Walpole until the new high school graduated its first class of eight in 1908.

Long before the 19th Amendment to the Constitution in 1920, Medfield encouraged the voting rights of women. In 1900 seven women paid a poll tax and qualified to vote. As early as 1881 women voted for the school committee and by 1916 women were permitted to serve on the school committee, as overseers of the poor, and as trustees of the public library. When the state constitution was amended to conform to the federal law, 48 of the 381 votes were cast by women.

Charles Innes, one of America's great landscape artists, painted *Medfield Meadows, Evening in Medfield*, and his famous *Peace and Plenty* during his stay here from 1859 to 1864. Many of his paintings are the property of New York's Metropolitan Museum of Art and the Boston Museum of Fine Arts.

In 1900 the importance of farming was reflected in personal property taxes which were levied on 431 cows, 64 other cattle, 31 swine, 1,637 fowl, and 256 horses. Associated trades and small industry, such as three sawmills, and slaughterhouses, a tannery and two cider mills, were flourishing trades. A wire factory, a straw shop, a hat shop, and a steam packing mill also existed. The wagons and carriages manufactured by J.H. Baker was known worldwide for their quality.

The twentieth century also saw buses and automobiles begin to replace steam and electric trains. The Town sold its electric company in 1906 to the Boston Electric Illuminating Co. and in 1921 the Town took over the operation of the Medfield Water Company. In 1924, the Town established a Planning Board to prevent haphazard growth. That same year the Peak House was restored and Baker's Pond was purchased from the carriage manufacturers. Other attempts to conserve green areas came with the establishment of the Conservation Commission in 1962. In 1964 a Master Plan was undertaken to plan for projected growth. Medfield has continued to grow into a desirable, residential suburb. New subdivisions are developed in a controlled fashion. Industrially zoned land has been limited to the clean light industry.

Medfield passed an historic district bylaw and created the John Metcalf Historic District during the 1989 annual Town meeting. This first historic district included four houses on west Main Street and the oldest portion of Vine Lake Cemetery. The district was enlarged to include a total of sixteen historic buildings 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 farmhouse, 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 years between 2000 and 2017 compared to the decades before 2000.

**Table 1. Population 1980 to 2019**

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%
2019	12,995	180	1.4%

Sources: U. S. Bureau of the Census (1980; 1990; 2000; 2010; 2019)

### *Population Density*

Medfield's population density grew commensurate with that of the State through 1990; significant population growth since that year caused the Town's density to increase faster than that of the State. 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)

<b>Year</b>	<b>Medfield</b>	<b>Massachusetts</b>
1980	708	544
1990	730	570
2000	858	602
2010	888	618
2019	885	657

Source: State - U. S. Bureau of the Census (1980; 1990; 2000; 2010; 2019)

#### *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)

<b>Level completed</b>	<b>Medfield</b>	<b>Massachusetts</b>
High School or more	98.6%	91.3%
College or more	73.4%	45.0%

Source: U. S. Bureau of the Census, American Community Survey, 2019

#### *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. 2019 Income**

	<b>Medfield</b>	<b>Massachusetts</b>
Median Per Capita Income	\$ 68,444	\$ 46,241
Median Family Income	\$160,598	\$ 103,126

Sources: U. S. Bureau of the Census, American Community Survey, 2019

#### *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. 2019 Employment by Occupation**

<b>Year</b>	<b>Medfield</b>	<b>Massachusetts</b>
Managers/Professionals, Science, Health Care	62.7%	53.5%
Sales/Administrative Support	24.1%	17.2%
Service Occupations	6.5%	12.7%
Productions/Craft Repair	2.1%	9.2%
Natural Resources, Construction, Maintenance	4.6%	7.5%

Source: U. S. Bureau of the Census, American Community Survey, 2019

Table 6 displays the Town's major industries ranked by employment. The preponderance of retail, health care and professional/technical employers reflects the residential character of the Town and the lack of industrial properties.

**Table 6. 2019 Major Industries**

<b>Year</b>	<b># Employers</b>	<b># Employees</b>
Retail Trade	29	405
Health Care and Social Assistance	31	382
Waste Management and Remediation	38	329
Professional, Scientific, Technical	54	168
Manufacturing	6	115
Finance and Insurance	14	92

Source: U. S. Bureau of the Census, American Community Survey, 2019

### *Age*

Table 7 shows the distribution of Town and State residents according to their ages. Although Medfield's population has higher proportions of residents younger than twenty 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 7. Age by Category**

<b>Age in Years</b>	<b>Medfield</b>	<b>Massachusetts</b>
0 - 19	29.2%	22.6%
20 - 24	4.6%	7.1%
25 - 44	18.6%	26.4%
45 - 64	31.5%	27.2%
65 +	16.1%	16.6%
Median age	43.5	39.5

Source: State - U. S. Bureau of the Census, American Community Survey, 2019

## **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 has slowed during the decades 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. Route 27, crossing the Town from southeast to northwest, connects Medfield with Walpole and Sharon to the South and with Sherborn, Natick and other towns 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.

The MBTA in 2015 purchased from CSX Transportation Inc. a freight rail branch running parallel to, and east of, Route 27. The MBTA also 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 in 2016 completed a new well, water tank and water main connected to that well field and it projects beginning operation of those utilities in August 2016. 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 8 depicts the number of permits issued from 1996 through 2018. As previously discussed, the Town experienced a significant reduction to single-family construction beginning in 1999 and continuing to the present.



**Table 8. Number of Building Permits Issued 1997 to 2018**

<b>Year</b>	<b>Number of Building Permits</b>
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
2014	19
2015	25
2016	25
2017	20
2018	17

Source: Town Annual Reports, Building and Inspection Office

#### *Future Development*

Residential construction will be driven by population trends including growth or contraction in the number of residents and shifts in the numbers of residents within defined age brackets. Metropolitan Area Planning Council's most recent study *Population and Housing Demand Projections for Metro Boston* (January 2014) developed forecasts of those type changes for each community within the metropolitan area including Medfield based upon different scenarios. Both scenarios were informed by the overall trend of increasing median ages caused by significantly higher percentages of the post-retirement age population cohort.

- The "Status Quo" scenario assumed the continuation of existing population trends. This case forecasted an approximately 8.4% population decline for the Town but a 5.7% rise in the number of housing units due to growth in the number of households and a reduction in the average household size.
- The "Stronger Region" scenario envisioned greater housing demand based upon a more robust economic environment. This case projected a smaller, 5.7% decrease to Medfield's population and a 9.9% increase to housing units based on a 9.6% rise in households and the same population shifts assumed in the first scenario.

The assumptions underlying the scenarios are corroborated by recent development trends in Medfield. “The Parc at Medfield”, a 92-unit, partly affordable housing multi-family property, was constructed in 2014. Between 2018 and 2020, several multifamily projects have been completed or are in construction along Rte. 27 and Hospital Road. Those properties make use of Massachusetts’ 40B law exempting projects containing a specific percentage of affordable units from local regulations and requiring compliance only with State development codes when such projects are constructed in towns with a statutorily insufficient proportion of affordable units.

The Town in 2015 constructed a replacement public works facility and in 2017 it completed an expanded police and fire station. The only major infrastructure project expected within the next several years is a retrofit of the Dale Street elementary school or the construction of a replacement school building. Neither outcome would affect open spaces but a new school might be located upon existing playing fields.

The potential redevelopment of the former Medfield State Hospital site, discussed further in Sections Six through Nine, has significant implications for open space preservation. The Medfield State Hospital Master Plan Committee in 2018 submitted to the Board of Selectmen its proposed Strategic Reuse Master Plan for the redevelopment of the site. The Town then issued Requests for /Information to potential developers and the Board created a Development Committee in order to evaluate those responses. The Development Committee is expected to report the responses during 2021 with the goal of recommending a redevelopment plan to be voted in a special Town meeting later in the year.



# Map 1







Pick a town

Available Data Layers

Search data layers

- Tiled Layers
- State Facilities
- Census 1990
- Census 2000
- Census 2010
- Base Layers
- Environmental Justice Populati
- Census 2010 Environment
- Coastal and Marine Features
- Conservation / Recreation
- Cultural Resources
- Schools

Active Data Layers

Check all   Uncheck all

☒ Census 2010 Environmental Justice

☒ Tax Parcels for Query

Legend

Census 2010 Environmental Justice

- Minority
- Income
- English Isolation
- Minority and Income
- Minority and English Isolation
- Income and English Isolation
- Minority, Income and English

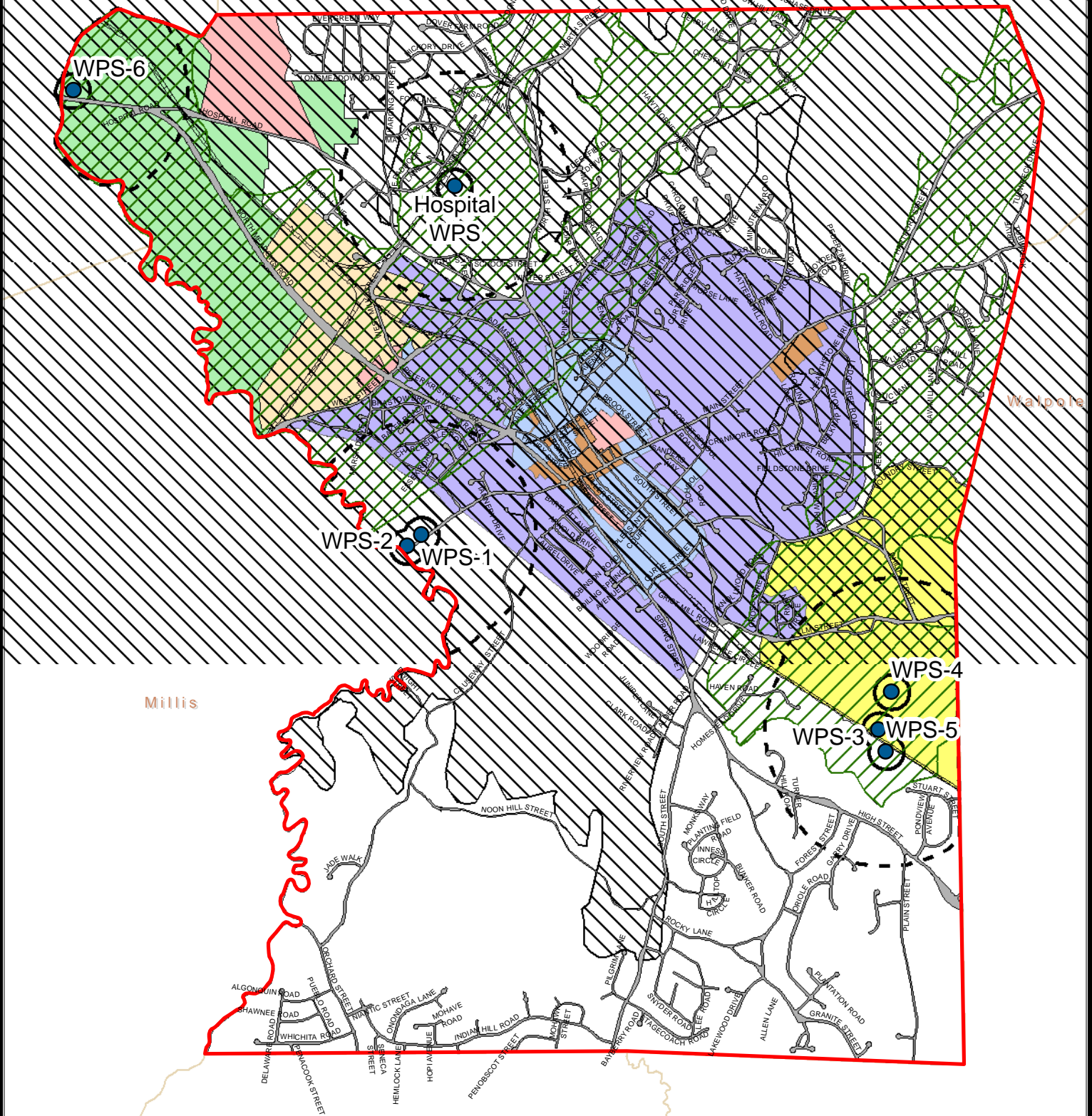
Tax Parcels for Query

6,179.24 m

Basemaps



# Figure 3 Zoning Map



## Legend

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

0 0.1 0.2 0.4 0.6 0.8  
Miles



## ENVIRONMENTAL INVENTORY AND ANALYSIS

### Geology, Soils and Topography

Refer to attached Map Four – Soils and Geological Features

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.



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.

In 1970, the Soil Conservation Service of the U.S. Department of Agriculture published a report titled *"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.

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.

## **Landscape Character**

Medfield owes a large part of its natural appeal to the Charles River. That waterway, the longest river in the greater Boston metropolitan region, forms the Town's entire western boundary and the great majority of the Town lies within its watershed. Large tracts of protected lands with federal, State, Town and private ownership make up virtually the entire eastern bank of the Charles River within Medfield and are an integral part of the Charles River Natural Valley Storage Project, a critical flood control measure. The river provides opportunities for fishing, canoeing and kayaking, wildlife viewing, and the enjoyment of ample open spaces extending upland from its banks. The Charles River Link to the Bay State Alliance trail network runs along the river.

Three large protected parcels owned by The Trustees of Reservations contain extensive trails and ponds and feature the Town's highest points. Rocky Woods Reservation is a 491-acre site laced by 6.5 miles of trails meandering through woods and wetlands and to the top of 435-foot Cedar Hill. At adjacent Fork Factory Brook, a trail network traces hay fields and climbs wooded uplands across a 135-acre landscape that once supported both farms and mills. Mill Brook flows through the Fork Factory wetlands and southeast to the Neponset River while Vine Brook, on the Rocky Woods side, flows southwest into the Charles River. The area's high water table forms wetlands throughout the reservation and these varied habitats attract songbirds including the towhee. Bullfrogs and painted turtles live in Rocky Woods' four man-made ponds.

Noon Hill Reservation comprises 229 acres of wooded hills including 4.5 miles of trails. Thousands of years ago, glacial action carved depressions through the hill. Exposed bedrock along the tops of the ridges is further evidence of the glacial activity that shaped the land. The 370-foot Noon Hill rises gently above the surrounding landscape and provides views south to Walpole and Norfolk. A short trail extension across Causeway Street connects Noon Hill to the Trustees' 198-acre Shattuck Reservation. Both properties are adjacent to conservation land owned by the Town comprising 286 additional acres.

## **Water Resources**

The attached Map Five – Water Resources illustrates the Town's wetlands and floodplains. Zoning regulations and the Town's Wetlands bylaw protect those resources. The primary aquifers, fed by the Charles River and Mine Brook, are protected by Medfield's Aquifer Protection Bylaw.

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 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.

### **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 18<sup>th</sup> and 19<sup>th</sup> 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.

The town encourages the preservation and enhancement of public shade trees by means of bylaws that further the goals of the Shade Trees Act and the Scenic Roads Act. As noted above, Medfield since the last plan has designated additional streets as Scenic Roads. The Town has passed multifamily housing ordinances requiring minimum amounts of open space as well as the protection of shade trees within those areas. New commercial developments of parcels exceeding a certain size also are required to include landscaping with shade trees.

### **Fisheries and Wildlife**

With open space lands comprising approximately 37% of the Town's land, Medfield hosts a wide variety of wetlands and upland 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.

Upland species include squirrels, chipmunks, raccoons, skunks, foxes, coyotes, fishers, possum, white tailed deer, wild turkeys, muskrats, grouse, bobolinks, owls, hawks, migratory geese and numerous types songbirds. Amphibian species include box turtles, snapping turtles, salamanders, newts and water snakes.

The list of Rare or Endangered Species is updated based upon the 2020 database maintained by the Natural Heritage and Endangered Species Program of the Massachusetts Division of Fisheries and Wildlife.

**Table 8: Rare Species Occurrences**

Common Name	Latin Name	Last Sighted	Status
Purple Milkweed	Asclepias Purpurascens	1945	Endangered
American Bittern	Botaurus Lentiginosus	1970s	Endangered
Sedge Wren	Cistothorus platensis	1884	Endangered
Eastern Pondmussel	Ligumia nasuta	2007	Special Concern
Lion's Foot	Nabalus serpentarius	1921	Endangered
Great Laurel	Rhododendron maximum	2018	Threatened
Long's Bulrush	Scirpus longii	2001	Threatened
Britton's Violet	Viola brittoniana	1886	Threatened

### Scenic Resources and Unique Environments

In addition to the Charles River and the high elevations of the cited Trustees of Reservations properties, Medfield comprises numerous areas of natural beauty and historic significance. In conjunction with the Commonwealth's sale of the Medfield State Hospital site to the Town in 2014, a restoration of the river's natural bank and wetlands adjacent to the property was completed in 2016. The Charles River Gateway, an elevated outlook accessible by trails and access roads, provides sweeping views of the Charles River and its wildlife and extensive lands to the west and south. Causeway Street crosses the Stop River and provides sweeping views of riverfront and protected forested lands.

Other open lands afford expansive views and opportunities for public relaxation. The South Plain, located south of Elm Street, represents Medfield's largest region of level, undeveloped land and it includes several large parcels under Conservation management. Plain Street includes two significant

parcels managed by the Conservation Commission and used for community agriculture. Vine Lake Cemetery, a hilly town-managed resting place, comprises numerous scenic overlooks and ponds fed by the brook. North Street is a district with many historic homes and horse farms and it borders the Norfolk Hunt Club, a parcel approximating 100 acres owned by Wardner Farm Trust and representing the largest unprotected open space property in the Town.

Since the previous plan, Medfield has designated the following Scenic Roads as additions to its Historic, Scenic and Cultural Resources:

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

### **Environmental Challenges**

Natural influences are varied and they include recurring events related to normal weather patterns and occurrences shaped by the much longer trend of climate change. Such normal weather influences as major rain storms or snow storms cause local or even regional floods leading to soil erosion, runoff of pollutants, drainage system or sewer overflows, and silting in ponds and waterways. Open land lying within the Charles River and Stop River natural storage flood areas are particularly susceptible to those effects. Severe droughts like the ones experienced in 2015 and 2016 cause significantly reduced stream flows and attendant effects including stresses to aquatic and amphibian species and spikes in gypsy moth populations and related loss of tree foliage.

Climate change has begun to affect large ecosystems and the Town's open spaces in a number of ways. A gradual increase to average ambient temperatures is projected to result in earlier snow melts in the spring; consequences include earlier onset of reduced stream flows, lower water levels, higher water temperatures and lower oxygen levels. Those effects, in turn, would cause heightened stress on fish and amphibians as well as accelerated growth of invasive water vegetation species. Upland native flora and insects are threatened by invasive plants and trees. For example, Black Swallow-Wort interferes with Monarch butterflies' development. Because no Town department is responsible for controlling invasives, such efforts are left to private sector land owners and Town employees in the course of maintaining and clearing right-of-ways. Climate change is projected also to cause in New England more frequent and more intense storms. Although the Charles River Natural Storage Area provides Medfield with significant flood protection, increasingly intense storms would affect the Town to a greater extent than previous storms have done.

Human impacts on the Town result both from continued real estate development and existing use of open space and recreation facilities. Development pressures in the upper Charles River and Neponset River watersheds are increasing as available parcels attract capital for the construction of multifamily and affordable housing properties. Loss of undeveloped land would reduce the cooling effects of shade trees while a rising population would increase overall water consumption and a higher rate of aquifer depletion absent significant conservation restrictions. Other effects would include increased runoff of fertilizers and automobile fluids into wetlands possibly degrading surface and ground water quality. Greater use of open spaces could cause wear and tear on trails and damage to land from prohibited activities like use of motor vehicles, camping, fires, spread of litter and animal waste. Similarly, a higher population would increase the wear on existing recreation facilities thereby raising costs to the Town;

eventually, undeveloped land owned by the Town might be required for the construction of additional facilities.

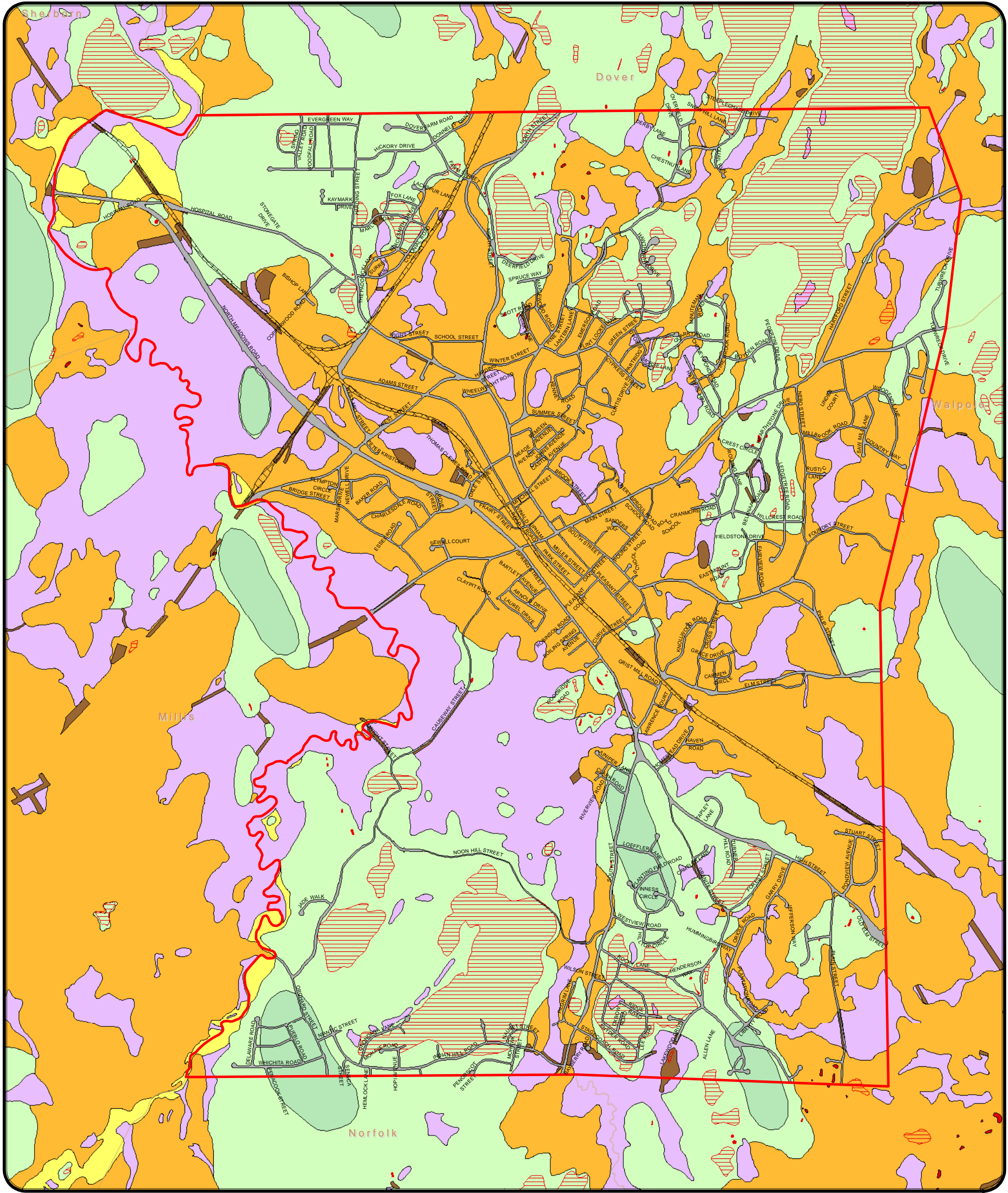


Grist Mill at Kingsbury Pond



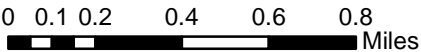


# Map 4 Surficial Geology Map



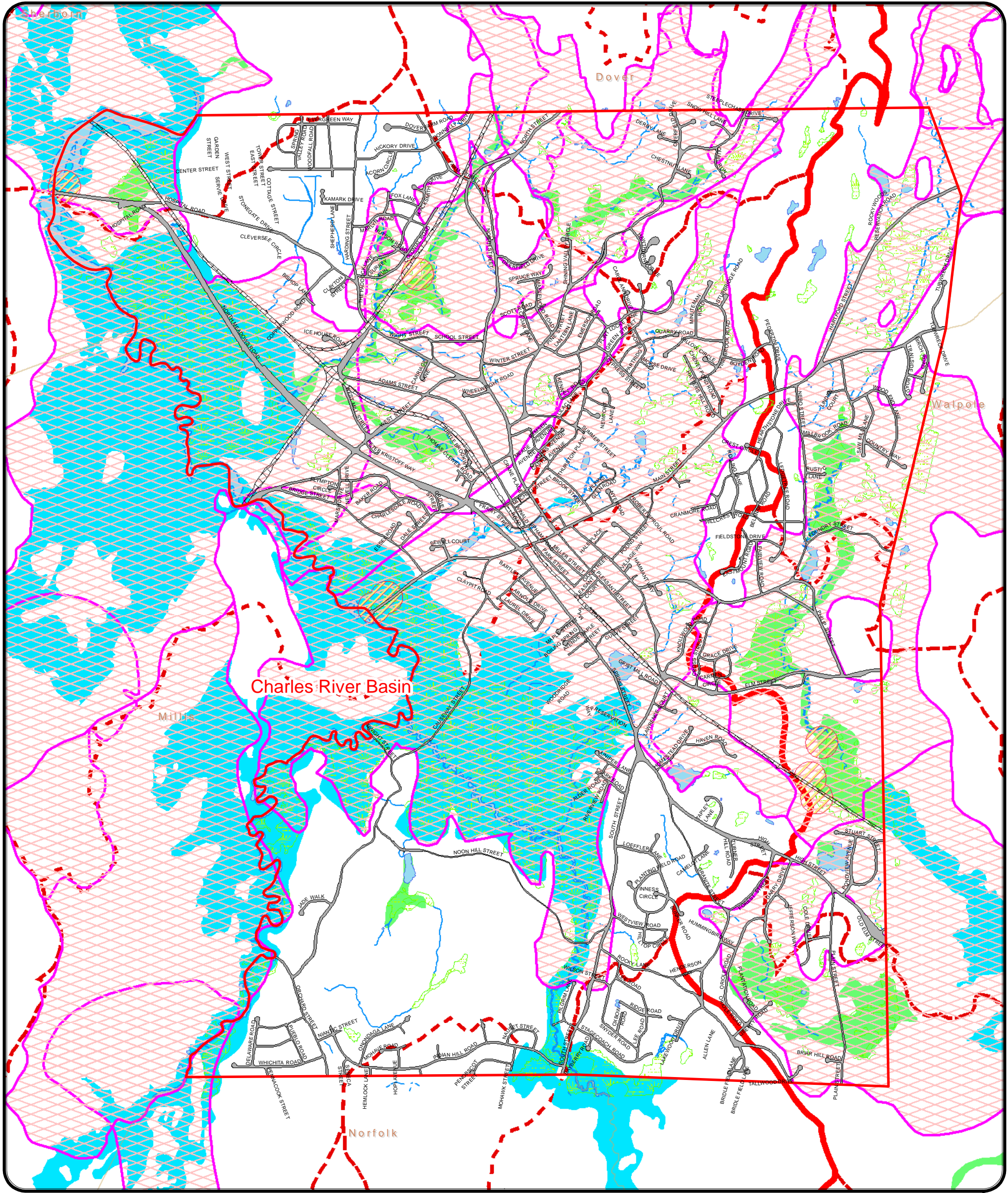
**Legend**

- |                                      |                       |                              |
|--------------------------------------|-----------------------|------------------------------|
| 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

0 0.1 0.2 0.4 0.6 0.8 Miles





## INVENTORY OF LANDS OF CONSERVATION AND RECREATION INTEREST

### Introduction

In this Plan, “open space” means any medium or large parcel of undeveloped land and all land (whether developed or undeveloped) that is managed mainly for preservation or recreational purposes.

According to Article 97 of the Articles of Amendment to the Massachusetts Constitution, the term “protected”, when used in conjunction with open space, means certain lands acquired for natural resources purposes meaning conservation, development, and utilization of the agricultural, mineral, forest, water, air and other natural resources. Protected open space refers to such lands acquired by a municipality, state or federal government, a not-for-profit land preservation agency or a private entity and managed primarily for conservation, recreation, or environment protection.

Open space contributes to a community’s quality of life in many ways. Access to such undeveloped lands allows quiet reflection, observation of native wildlife and vegetation, passive recreation and appreciation of scenic beauty. As noted in this plan, residents cite Medfield’s abundant protected open spaces as one of the Town’s greatest assets. Protected open space also enhances property values generally and especially those residences located nearby such lands.

Open space also benefits a community’s environmental attributes. The protection of wetlands preserves the quality of aquifers, groundwater and surface waters. Open space also minimizes storm water runoff and soil erosion. Protected open space provides natural rainwater storage while connected undeveloped parcels serve as wildlife corridors. Open space also attracts migratory birds and pollinators thereby enhancing the propagation of native species. Wooded open spaces provide cooling and help to filter the air by absorbing greenhouse gases.

Included in this section is the *Inventory of Existing Open Space and Recreation Lands* listing Medfield’s open space and recreation lands as well as active recreation facilities 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 (those acquired properties and restrictions are included in the summary chart *Conservation Managed Lands*) attached to this section). 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 acquisitions 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:

- 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 purchase of development rights for approximately 5 - 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.
- 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.
- 2018: The gift of 11 - ¾ acres of undeveloped riverfront land bordering the Charles River. This parcel, known as "Carol Mae Meadows", is subject to a U. S. Army Corps of Engineers easement and it constitutes a portion of the Charles River Natural Valley Storage area, a flood control district approximating 8,100 acres of wetlands within sixteen communities bordering the river.

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

## 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 ( <i>At Risk</i> )
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. ( <i>Scenic Road</i> )
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 ( <i>Now and Historic District</i> )
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
<b>Churches</b>		
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 Lavery, 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 <sup>th</sup> Century
18.	86 Philip Street	Philip Street 17 <sup>th</sup> Century Beginnings
19.	Scribner Farm	112 Harding Street

### Historic Clusters Located at Approaches to Town Center

20.	260 North Street	North Street 17 <sup>th</sup> 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 <sup>th</sup> Century, Architecture, Local History
24.	Vine Brook Cemetery	

24. a	679 Main Street	Main Street		Late 17 <sup>th</sup> Century
25.	671 Main Street	Main Street		Late 18 <sup>th</sup> Century
26.	669 Main Street			18 <sup>th</sup> 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 <sup>th</sup> 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			
-----	---------------	--	--	--

#### 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 <sup>th</sup> Century Homestead
43.	Cutnery-Ellis	101 East Main Street		17 <sup>th</sup> Century Homestead



## Inventory of Existing Open Space and Conservation Lands

Parcel Name	Owner	GIS #	Manager	Zoning	Overlays	Acreage	Comment
<b>Charles River (North of Route 109)</b>							
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	
<b>TOTAL OPEN SPACE IN AREA</b>						<b>561.40</b>	

Parcel Name	Owner	GIS #	Manager	Zoning	Overlays	Acreage	Comment
<b>Charles River (South of Route 109)</b>							
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	
<b>Subtotal</b>						<b>126.31</b>	

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	
					<b>Subtotal</b>	<b>213.00</b>

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	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	

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	
<b>TOTAL OPEN SPACE IN AREA</b>						<b>129.83</b>	

## 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
				<b>Subtotal</b>	<b>26.13</b>

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	Acreeage	Comment
<b>Southeast Medfield</b>							
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	
						<b>TOTAL OPEN SPACE IN AREA</b>	<b>23.80</b>
<b>Stop River</b>							
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	
						<b>TOTAL OPEN SPACE IN AREA</b>	<b>490.58</b>
						<b>TOTAL MEDFIELD OPEN SPACE</b>	<b>2594.73</b>

<u>KEY</u>					
<u>Manager</u>		<u>Zoning</u>		<u>Comments</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	Acreage	Comment
No Name	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
Wardner Farm Trust	Wardner Farm Trust		NHC	RT	WPD, APD	52.00	hunts, horse shows, riding camp.
No Name	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	

KEY		<u>Zoning</u>		<u>Overlays</u>	
<u>Manager</u>					
DEM	Massachusetts Department of Environmental Mgmt	A	Agricultural	FPD	Flood Plain District
ACOE	U.S. Army Corp of Engineers	IE	Industrial, Extensive	APD	Aquifer Protection District
TTOR	The Trustees of Reservations	RT	Residential, Town	WPD	Watershed Protection District
W&S	Water and Sewerage Board	RS	Residential, Suburban		
CONCOM	Conservation Commission	RE	Residential, Estate		
WGC	Westwood Gun Club	RU	Residential, Urban		
UCCT	Upper Charles Conservation, Inc.	BI	Business Industrial		
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	
<b>Total Outdoor Recreation Area</b>	<b>284.72</b>					

#### 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	



[illegible]

MEDFIELD CONSERVATION COMMISSION  
CONSERVATION MANAGED LANDS

	Location	Map	Parcel	Acres	Grantor	Degree of Protection	Current Use	Public Access	Recreation Potential	Condition / Features
36.	Causeway Street	20	2	2.297			conservation / recreation			
37.	Noon Hill Road	21	5	4	Purchase	Ch. 40, Sec 8C	ACOE Easement	No	Poor	riverfront
38.	Noon Hill Road	21	9	2.6	B. Carlson	Ch. 40, Sec 8C	ACOE Easement	No	Poor	riverfront
39.	Noon Hill Road	21	11	6.29			conservation / recreation	Yes	Good	Trail/Upland
40.	Noon Hill Road	21	12	4.093	Purchase	Ch. 40, Sec 8C	conservation / recreation	Yes	Good	Trail/Upland
41.	Noon Hill Road	21	13	4.498	N. Marcionette	Ch. 40, Sec 8C	conservation / recreation	Yes	Good	Trail/Upland
42.	Noon Hill Road	21	14	0.13	Purchase	Ch. 40, Sec 8C	conservation / recreation	Yes	Good	Trail/Upland
43.	Noon Hill Road	21	15	3.8	Purchase	Ch. 40, Sec 8C	conservation / recreation	Yes	Good	Trail/Upland
44.	Noon Hill Road	21	16	8.498	Purchase	Ch. 40, Sec 8C	conservation / recreation	Yes	Good	Trail/Upland
45.	Noon Hill	22	1	0.39	Purchase	Ch. 40, Sec 8C	conservation	Yes	Poor	Wetlands
46.	Noon Hill	22	3	10.4	Purchase	Ch. 40, Sec 8C	riverfront	Y	Poor	Wetlands
47.	unmarked	22	7	2.63	Gift		riverfront	Y	Poor	Wetlands
48.	Flynn's Pond (Pondview Ave.)	24	4	11.4	Alamo Construction	Ch. 40, Sec 8C	conservation	yes - Pondview Avenue	Fair	Trail/Pond
49.	Rear Causeway Street	27	2	1.39			wetlands	Y	poor	Wetlands
50.	Causeway St. Bridge	27	5	3.2	Noon Hill Corp.		riverfront	yes	poor	swamp
51.	Stop River Area	28	1	10.1			riverfront		poor	swamp
52.	off Spring Street	28	24	2.7			conservation	Y	poor	wetlands
53.	Juniper Lane	28	66	0.48			conservation	Y	poor	wetlands
54.	Haven Road	29	31	21.3	Purchase	Ch. 40, Sec 8C	open space	Yes	Good	Trails/Meadow
55.	Danielson Pond-High Street	29	36	7.98	Donation		protect water resources	yes - High Street	Good	boating / fishing
56.	Elm Street	30	3	14.74	Purchase	Ch. 40, Sec 8C	wetlands	yes	Good	trail
57.	Elm Street	30	5	1	Purchase	Ch. 40, Sec 8C	riverfront	yes	Poor	Swamp
58.	Elm Street	30	6	3.3			protect water resources	yes	Poor	wetlands
59.	Elm Street	30	8	5.26			protect water resources	yes	Poor	wetlands
60.	Elm Street	30	13	1.62			riverfront	yes	Poor	wetlands
61.	Elm Street	30	14	19.11	D. White - Gift	Ch. 40, Sec 8C	protect water resources	Yes	Poor	wetlands
62.	Causeway St.	31	1	31.65			riverfront	Yes	Poor	wetlands
63.	(rear) Causeway St.	31	4	4.1			riverfront			
64.	Charles River	31	12	27.3	Hope Day & Roland Day-unmarried	Ch. 40, Sec 8C	riverfront	yes-boat only	Good	Boat Ramp
65.	E Spring Street	32	33	13.47			protect water resources	Yes	Fair	upland
66.	Elm Street	33	104	4.337	Donation -Wheelright	Ch. 40, Sec 8C	wetlands	Yes from school	Poor	Swamp / Pond
67.	Elm Street	34	3	0.57	Donation	Ch. 40, Sec 8C	conservation	Yes	Good	Upland
68.	Elm Street	34	8	5.82	Donation	Ch. 40, Sec 8C	conservation	Yes	Good	Upland
69.	Elm Street	34	17	5.82	Donation	Ch. 40, Sec 8C	conservation	Yes	Good	Upland
70.	Elm Street	34	19	1.51	Donation	Ch. 40, Sec 8C	riverfront	Yes	Poor	Swamp
					Sub-total Acres		247.783			

MEDFIELD CONSERVATION COMMISSION  
CONSERVATION MANAGED LANDS

	Location	Map	Parcel	Acres	Grantor	Degree of Protection	Current Use	Public Access	Recreation Potential	Condition / Features
71.	W Charles River	35	1	0.03			riverfront	yes - boat ramp	Fair	Boating / fishing
72.	W Charles River	35	2	0.5			riverfront	yes - boat ramp	Fair	Boating / fishing
73.	W Charles River	35	3	0.2			riverfront	yes - boat ramp	Fair	Boating / fishing
74.	Main St.	35	5	25.91			riverfront	yes - boat ramp	Fair	boating / fishing
75.	Laurel Drive	36	59	0.03			conservation	yes	Good	upland
76.	Claypit Rd. (Main St.)	36	104	0.47			conservation	Yes	Fair	uplands
77.	Philip Street (rear)	39	17	5.82			open space	from Elm Street	Fair	overgrown trail to old scout land
78.	Philip Street (rear)	39	18	5.83			open space	from Elm Street	Fair	overgrown trail to old scout land
79.	Philip Street	39	33	30.79	Town Purchase		open space	yes	Good	Upland/ Trails/ Vernal Pool
80.	Bridge Street	40	3	0.15	Transfer under Land Court	Ch. 40, Sec 8C	conservation	yes	Fair	upland
81.	Bridge Street	40	5	7.2			riverfront	Yes	Poor	wetland
82.	Bridge Street	41	14	11.8	C. Stockman	ACOE Easement	riverfront	Yes	Good	riverfront/meadow
83.	Bridge Street	47	4	58.54			riverfront	Yes	Poor	wetland
84.	Bridge Street	47	5	0						
85.	Rt 27 - N. Meadows Road	48	36	0.16			conservation	Yes	Poor	wetlands
86.	North Street	49	40	5.5			riverfront	Yes	Poor	wetlands
87.	Green St	50	149	2.65			wetlands	Yes	Poor	trails
88.	Main Street (rear)	51	61	6.65	Gift	Ch. 40, Sec 8C	protect water resources	Yes	Fair	Upland/Swamp
89.	Mill Brook Rd	52	36	5.33			riverfront	Yes	Poor	Swamp
90.	Mill Brook Rd	52	92	6.4	Gift	Ch. 40, Sec 8C	wetlands	Yes	Good	Trail/Riverfront
91.	North & Winter	57	52	0.65			wetlands	Yes	Fair	wetlands
92.	North & Winter	57	53	2			wetlands	Yes	Fair	wetlands
93.	42 Hatter's Hill Rd.	59	3	0.46			wetlands	Yes	Fair	wetlands
94.	83 Blacksmith Drive	64	37	0.46	foreclosure		protect water resources	yes	Poor	wetlands
95.	18 Surrey Run	64	65	0.46	foreclosure	Ch. 40, Sec 8C	wetlands	yes	poor	vernal pool
96.	85 Colonial Rd.	64	66	0.46	foreclosure	Ch. 40, Sec 8C	wetlands	Yes	Poor	wetlands
97.	17 Surrey Run	64	75	0.15	foreclosure	Ch. 40, Sec 8C	wetlands	Yes	Poor	wetlands
98.	13 Surrey Run	64	77	0.43	foreclosure	Ch. 40, Sec 8C	wetlands	Yes	Poor	wetlands
99.	9 Surrey Run	64	78	2	foreclosure	Ch. 40, Sec 8C	wetlands	Yes	Poor	wetlands
100.	7 Surrey Run	64	79	0.69	foreclosure	Ch. 40, Sec 8C	wetlands	Yes	Poor	wetlands
101.	rear Harding St.	64	85	0.64			wetlands	Yes	Poor	wetlands
102.	Deerfield Drive	65	33	0.1						
103.	15 Cedar Ln.	65	37	1.198						
104.	Deerfield Drive	66	65	9.27			protect water resources	Yes	Good	trail
105.	Hawthorne Drive	66	120	19.54			protect water resources	Emerson	Good	trail to Rocky Wood
106.	Hawthorne Drive	67	10	21.34			protect water resources	Alcott Way	Good	trails
					Sub-total Acres		233.808 acres			

MEDFIELD CONSERVATION COMMISSION  
CONSERVATION MANAGED LANDS

	Location	Map	Parcel	Acres	Grantor	Degree of Protection	Current Use	Public Access	Recreation Potential	Condition / Features
107	Colonial Rd	73	9	0.469			protect water resources	Yes	Poor	wetlands
108	North Street	82	3	2.068			wetlands	yes	Fair	trails to Dover conservation land
109	North Street	82	10	2.59			conservation	Yes	Good	wetlands
110	North Street	82	11	2.13			riverfront	Yes	poor	wetlands
111	North Street	82	12	2.14			riverfront	Yes	poor	wetlands
112	North Street	82	13	0.11			riverfront	Yes	poor	wetlands
					<b>Sub-total Acres</b>		<b>9.507 acres</b>			

				Sub-total pg 1		472.097 acres			
				Sub-total pg 2		247.783 acres			
				Sub-total pg 3		222.008 acres			
				Sub-total pg 4		9.507 acres			
				<b>Total Parcels</b>		<b>111</b>			
				<b>Total Acres</b>		<b>963.195 acres</b>			

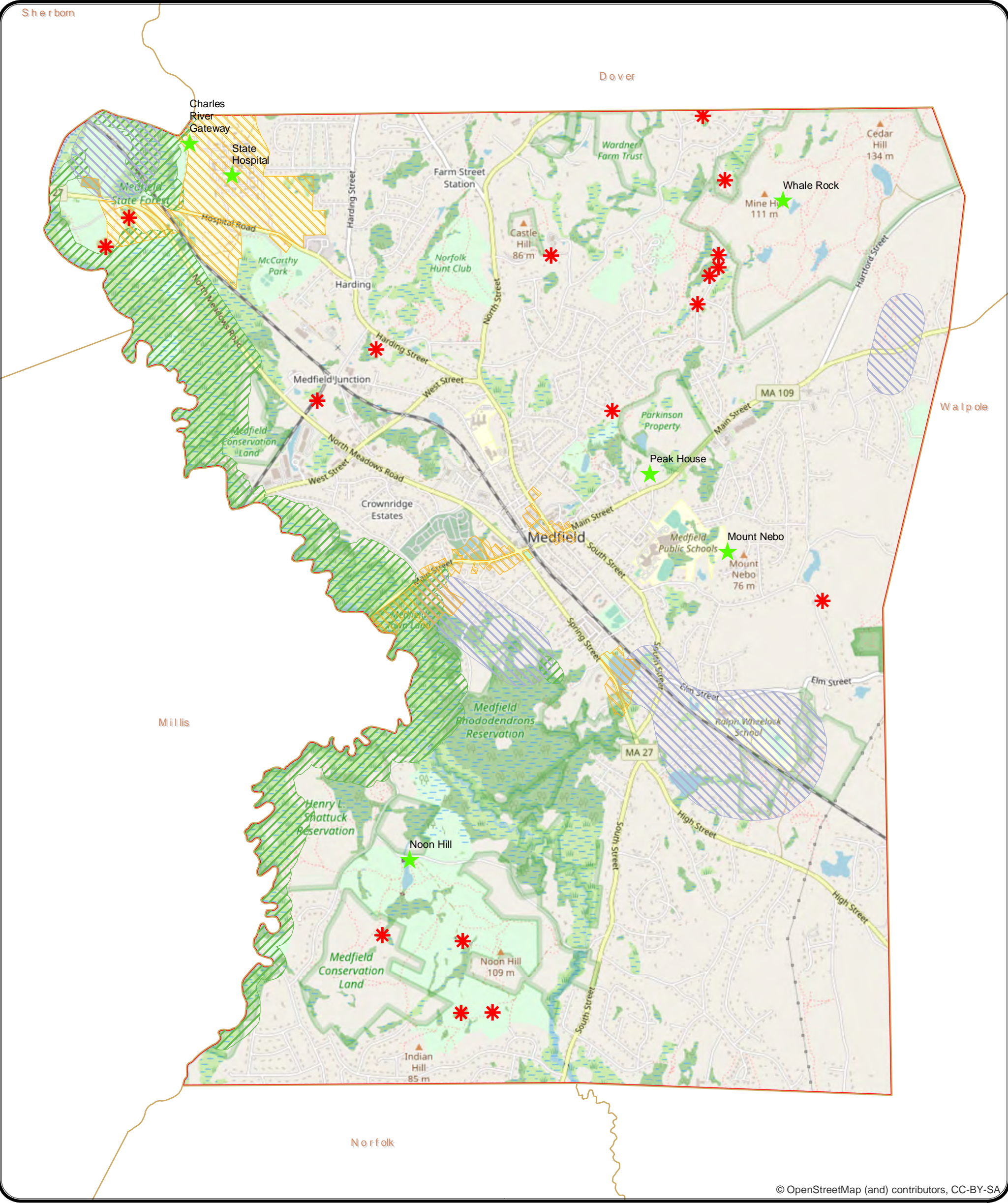
MEDFIELD CONSERVATION COMMISSION CONSERVATION RESTRICTIONS									
Location	Map	Parcel	Acres	Grantor	Degree of Protection	Current Use	Public Access	Recreation Potential	Condition / Features
62 Bridge Street	41	17	8200 sf	Michael Curatola	Ch. 40	conservation	no	Poor	Flood
Bridlefield Lane	5	56,63,-65	15.4	Bridlefield HOA	Ch. 40	conservation	yes	Good	Scenic/trails
32 Erik Road	59	106/107	2.73	Canton Terrace /Musto	Ch. 40	conservation	no	Poor	
50- 60 Harding	13	22	4.56	Michael Larkin	Ch. 40	conservation	no	Poor	Water supply
off Homestead Drive	29	40	4.53	R & P Rowan Trust	Ch. 40	conservation	no	Poor	Open Space
589 - 560 Main	43	127	3.25	Michael / Teresa Taylor	Ch. 40	conservation	yes	Poor	Wetlands
North Street	57	21 / 22	6.89	Michael J. Cronin	Ch. 40	conservation	yes	Good	Open Space
North Stree / Dover line	81	31	4.09	Randolph / Marian /Catlin	Ch. 40	conservation	yes	Good	Recreation / Open Space
120 Pine			3.92	Chris / Martha Smick	Ch. 40	conservation	yes	Good	Trails / Scenic
22 School	82	12	2.14	Michael / Barbara Cronin	Ch. 40	conservation	yes	Good	Open Space
Tubwreck Road	61	1,2	10.84	P.Borelli	Ch. 40	conservation	no	Poor	Access for abutters only
19 Wight	57	21	7	Michael / Barbara Cronin	Ch. 40	conservation	yes	Good	Open Space

THE TRUSTEES OF RESERVATIONS CONSERVATION RESTRICTIONS									
Location	Map	Parcel	Acres	Grantor	Degree of Protection	Current Use	Public Access	Recreation Potential	Condition / Features
353 & 363 Main	43	22,67	11.98	Stephen & Lynn Brown	Ch. 40	conservation	no	Poor	Wetlands
North / Pine			54	Robert / Barbara McLeod	Ch. 40	conservation	no	Poor	Open Space
Orchard	7	11	10o.7	Trustees of Reservations	Ch. 40	conservation	yes	Good	Open Space / Riverfront

OTHER CONSERVATION RESTRICTIONS									
Location	Map	Parcel	Acres	Grantor	Degree of Protection	Current Use	Public Access	Recreation Potential	Condition / Features
Lot nine Sturbridge Road	67	20	8600 sf	Hoover Realty Trust	Ch. 40	conservation	yes	Good	Easement



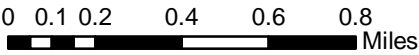
# Map 6 - Unique Features



© OpenStreetMap (and) contributors, CC-BY-SA

**Legend**

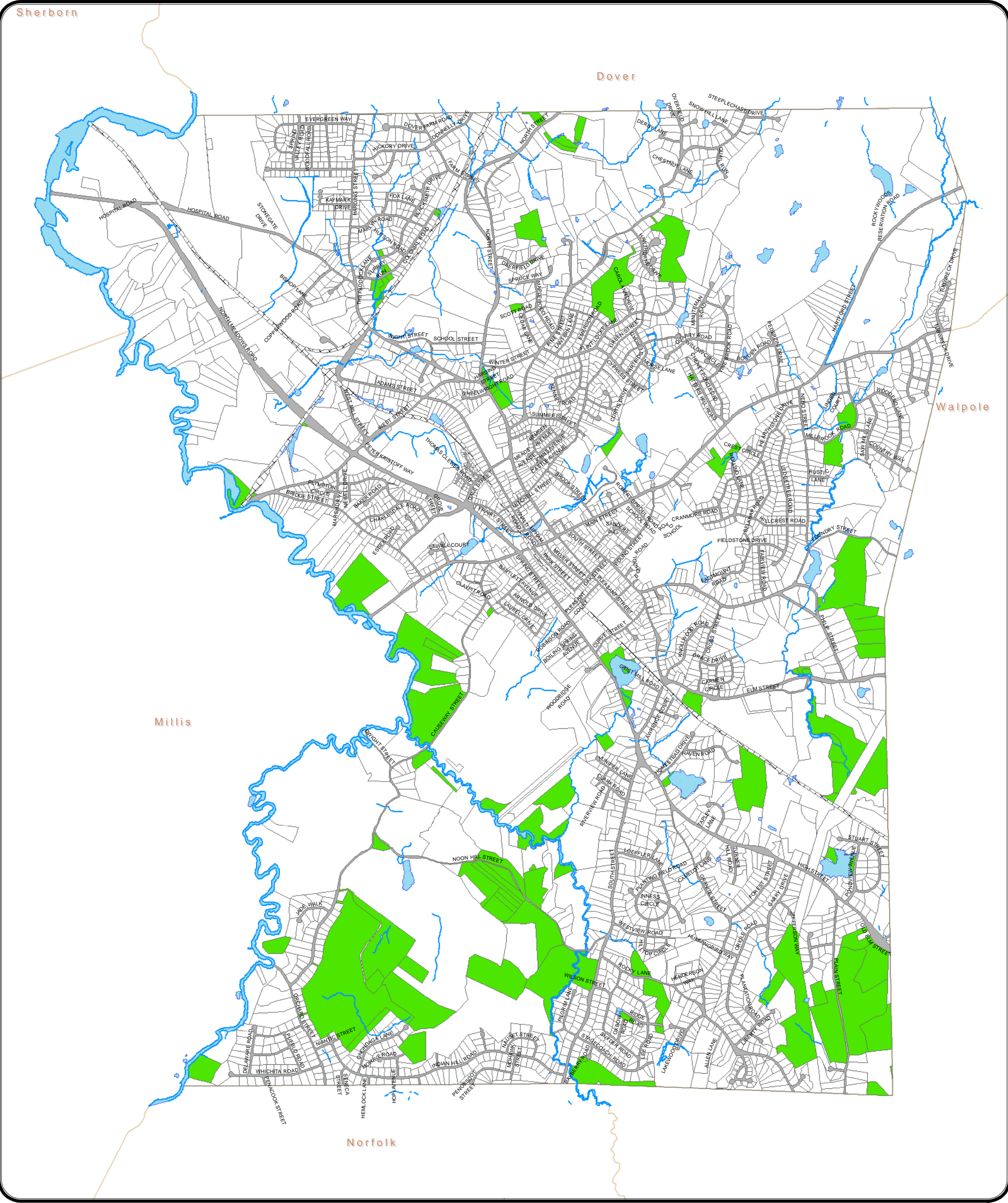
- POI
- NHESP Certified Vernal Pools
- Historical District
- Archeological Protection District
- NHESP Priority Habitats of Rare Species





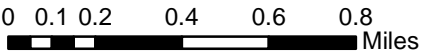
# Map 7A

## Medfield Conservation Managed Lands Map



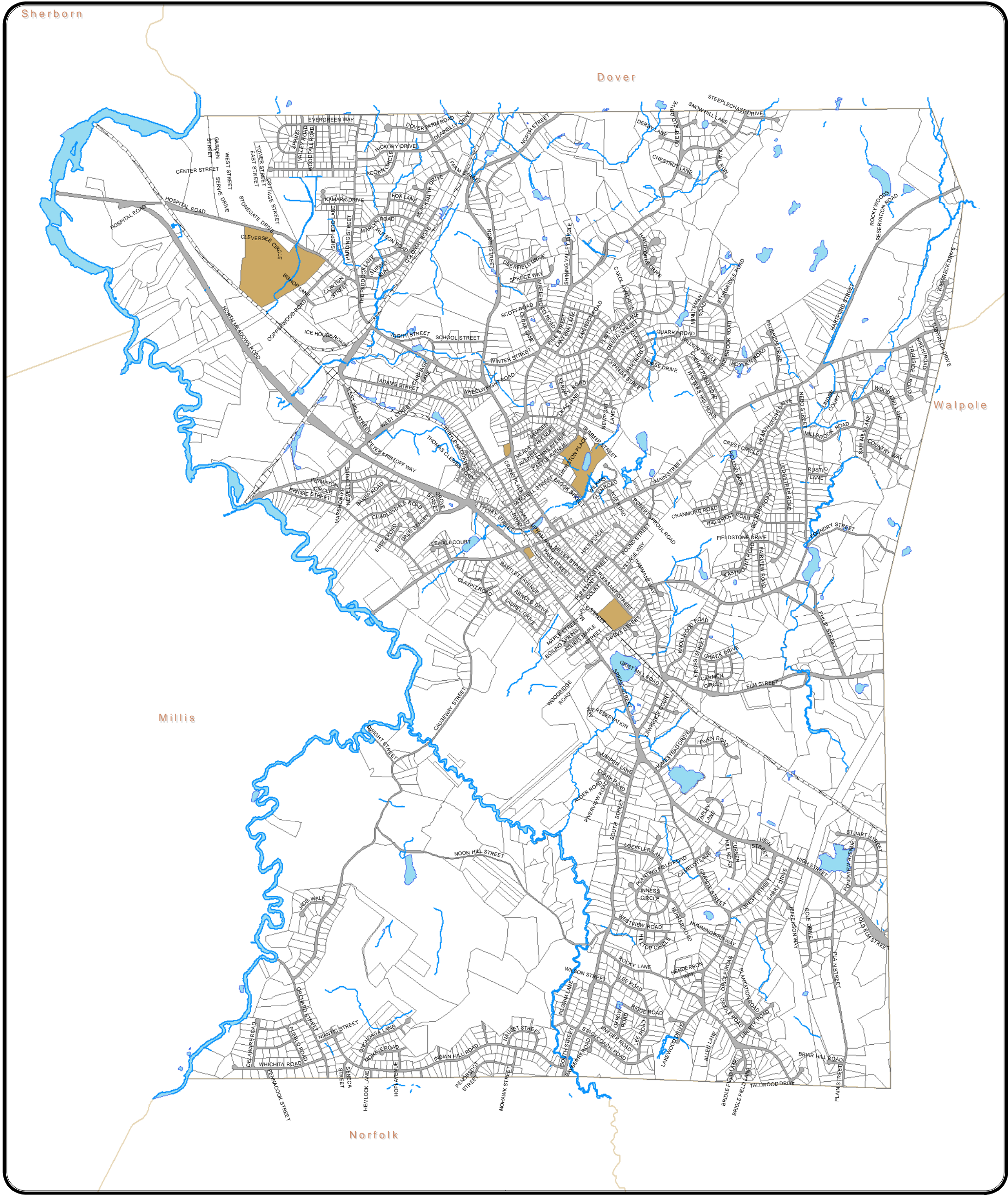
**Legend**

- Parcels
- Conservation Parcels





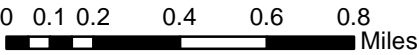


# Map 7B - Medfield Park and Recreation Managed Lands



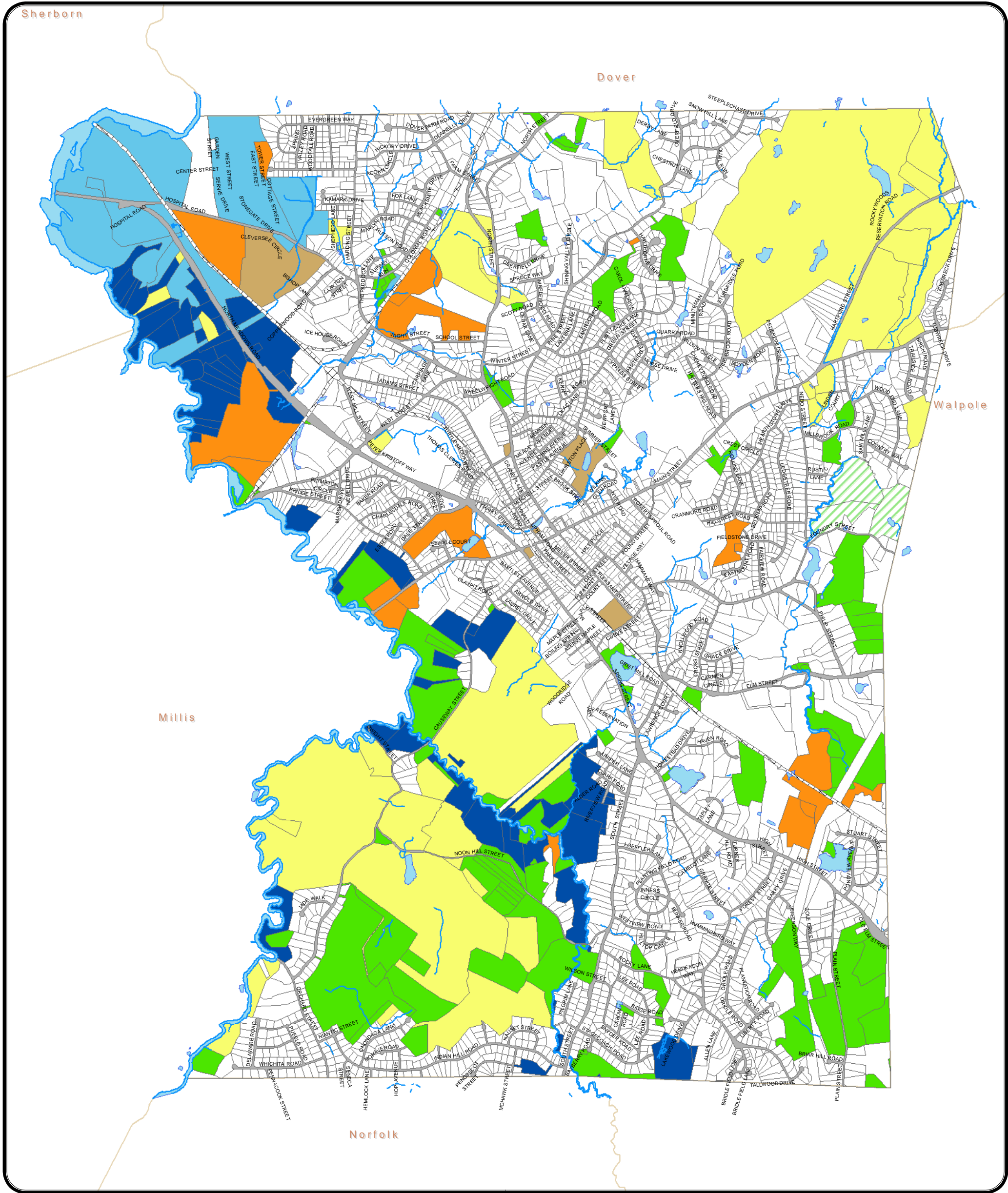
**Legend**

-  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

0 0.1 0.2 0.4 0.6 0.8 Miles



## COMMUNITY VISION

### Description of Process

The Plan made use of several methods for obtaining the range of opinions necessary for clarifying the Town's goals. The Committee interviewed numerous Town Boards as well as outside conservation groups. The Board of Selectmen, Board of Water and Sewage, Planning Board, Board of Health, Historical Commission, Town Administrator and Medfield State Hospital Master Plan Committee all shared with the Committee their opinions on open space acquisition, management and recreational development. Additionally, the 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 areas of open space management and organized recreation.

A link to an online survey via SurveyMonkey was distributed to the Town's households in their water and sewer bills in November and December 2019. A total 368 responses representing approximately 9% of

the Town's households was received. The complete summary including all open ended responses is included as an appendix to the online version of the Plan that can be accessed in their Conservation Commission site on the Town's home page Medfield.town.net. The survey was designed in order to compile usage patterns of twenty Town open space and active recreational properties, assess the community's needs and priorities and solicit initiatives for the improvement and management of those resources. The magnitude of the survey response provided the Committee with a meaningful cross-section of community opinions. Numerous open-ended comments proved particularly useful in the identification of Goals and Objectives as discussed in detail in the remaining sections of the Plan.

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

- Based upon the existing facilities, residents appear satisfied overall with the opportunities for activities on open space and active recreational properties. Excepting children's playgrounds and swimming facilities, all of the Town's facilities in the survey were judged to be adequate by a majority of the users of those facilities. The two excepted properties were considered inadequate and requiring significant upgrades or expansions.
- Responses included broad support for increased recreational programs for children, and a more comprehensive, better delimited trails system.
- High proportions of residents reported no usage, or awareness, of five of the open space properties mentioned. This finding shows a widespread need for education of the 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 purposes was ranked as important or very important by over 90% of respondents. Access to water resources and expanded trails and open space links also were highly ranked.
- The five most important activities ranked by a weighted average of responses were activities on foot (mainly passive recreation), nature observance, indoor recreation, open field sports and children's playground activities.



## Statement of Open Space and Recreation Goals

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

Guided by the foregoing responses and sources, the Committee recommends the following goals in furthering the Town's Open Space and Recreation 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 active recreational opportunities through Town funding and/or allowing private development of multi-use facilities
- Increase the use of existing open space properties by improving access, expanding and maintaining trails and developing maps, signs and online information about open space
- 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, 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 including multi-family and cluster housing projects. The Open Space and Recreation Plan Committee, in conjunction with the Conservation Commission, has continued to successfully advocate 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 major priorities for open space acquisition or protection. The first parcel is a privately owned property comprised of approximately one hundred acres, 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 no protection in place to keep this land from being developed if it becomes unsuitable for its current use. Since the completion of the last Open Space and Recreation Plan, the Town has acquired bordering parcels connecting with some of that property's trails. In connection with this purchase, some other abutters of this property and the newly acquired land have promised to place conservation restrictions on several contiguous acres of land. In addition to connecting to trails on the parcel, 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 a water well field not currently in

operation. The State will transfer to the Town the parcel of approximately 0.9 acres containing the former hospital laundry building upon the completion of environmental remediation of that parcel. Under the agreement, the Town is to consider various options for the development of those parcels and return a share of any development proceeds to the State. 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.
- A Town Meeting approved a zoning plan to support development that features approximately 300 residential units, restored historic buildings, commercial and business space, a cultural center, a possible new park and recreation center, and the inclusion of agriculture. It maintains and creates spaces and trails for walking, hiking, horseback riding and riverfront access. It provides opportunities for community gardens and nature education. Half of the land is dedicated to open space and agriculture. The final plan will depend on bids from developers.

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 either included in the plan described above or retained by the State. 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 whenever possible.

To meet the town's active recreation needs, 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 provides hundreds of programs 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 generates revenue through program fees, field fees, and rentals. Operating budget expenditures are supplemented significantly by the net income generated through these programs and rental fees. This revenue assists the Parks and Recreation to fund the repair and maintenance of 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.

### **Summary of Community Needs**

An Open Space and Recreation survey was completed in 2019. Results from a survey question asking respondents to name a nearby intersection showed that responses were received from all sections of the Town. The respondent's age distribution indicated that the majority of responses came from families with children. There were, however, a low number of responses from households with residents aged 19 to 30 and a high number of responses from households with persons over 65 (the second largest cohort of respondents). The most frequently named open space and recreation activities were activities on foot (dog walking, hiking, nature observance), field sports, and playground visits. A significant majority of respondents found open space and sports fields good or adequate. Areas of need identified in survey responses were:

- Swimming facilities . There is no public indoor swimming facility in the Town and the public outdoor facility is not well suited for competitive swimming activities. A private swimming facility provides some swimming activities to senior citizens.
- Playgrounds and Indoor recreation: The current public indoor facility is old and inadequate for current recreational activities. Some respondents complained about the age of town playgrounds. The State Hospital plan, outlined above, envisions a new Park and Recreation Center on one of the tracts. A feasibility study for a new center has been conducted, but actual planning has not begun. There is considerable disagreement as to whether privately owned or public facilities should supply swimming and indoor recreation needs..
- Trail conditions, marking, and mapping. A number of conservation open space locations were little used and unknown to residents. Respondents also noted the absence of links between trails.
- Parking. A number of open space areas are located on narrow streets with little or no space for vehicle parking.

The responses to the survey identified two broad groups that are underserved both by open space resources and by active recreation facilities together with other Town physical characteristics. The first group consists of preschool age children and children in elementary and middle school grades. As noted above, respondents rated swimming, playgrounds and indoor facilities inadequate. Of particular concern was the Pfaff Center that houses the Parks and Recreation Department's children indoor activities and some summer programs. Built in 1920 as a school, that building lacks proper facilities and it has structural problems. Playgrounds are considered to be too small and few to accommodate the Town's younger children.

As the other underserved group, Senior residents also are limited by restrictions inherent in open space and recreation facilities. The lack of sidewalks beyond the Town's business area and certain major roads is an obstacle to older residents' level of comfort in walking for health and other reasons. Additionally, some residents have cited a lack of recreation opportunities for seniors. Inadequate trail maps and markers also limit residents' ability to enjoy the Town's numerous connections to open space and nature.

The Massachusetts 2017 *Statewide Comprehensive Outdoor Recreation Plan* ("SCORP ") is a five-year plan developed by the Commonwealth in order to ensure communities' eligibility for grants issued by the federal Land and Water Conservation Fund ("LWFD"). Medfield forms a part of the Southeastern region in the SCORP. Based upon the Open Space and Recreation survey, and guided by SCORP, following are the primary community needs relating to conservation and recreation:

1. Development of recreation facilities to address the diverse needs of the community. 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.
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](https://openstreetmap.org).
4. Increased public outreach and awareness regarding scope of services.

### **Summary of Management Needs, Potential Change of Use**

As discussed earlier, the Town has led a very proactive 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.

Medfield's Americans with Disabilities Act Self-Evaluation and Transition Plan (the "ADA Plan"; Appendix B) was completed and adopted by the Town in January 2021. The ADA Plan includes architectural audits of four properties managed by the Parks and Recreation Department and six properties under Conservation Commission control. Among its findings the ADA Plan identified deficiencies in accessible parking and routes, active recreation facilities, trailheads and information about conservation areas and it recommended mitigations to several properties. The following Section Eight - Goals and Objectives and Section Nine - Seven Year Action Plan reflect those mitigations to the extent feasible.

Regarding Conservation Commission managed properties the ADA Plan recommended the following two mitigations. The Community Garden site lacks an accessible route for Persons with Disabilities ("PWD"). This deficiency may be mitigated by providing not less than one garden on an accessible route or removing stone wall barriers within the next two years. Alternatively, the Town might provide raised beds at the Senior Center. The ADA Plan also noted the absence of fully accessible conservation areas or trails. These deficiencies may be mitigated by providing PwD accessible parking and a PwD accessible trailhead at one of the conservation areas or trails reviewed within the next five years.

The ADA Plan noted that none of the observed play areas and parks was fully accessible for PwD. The ADA Plan's recommendations included making the Hinkley Park & Pond be made fully accessible within three years and providing Baxter Memorial Park with an accessible route and picnic table within five years.

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.
- 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 the 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 supplementing the maps with 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). Certain mitigations cited in the ADA Plan are more extensive than the guidance found in the Town's trail standards. The Conservation Commission will look for trails with room for parking and interesting features that can be upgraded and made fully accessible.

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 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 the 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 water resources and access to them**

##### Objectives:

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

#### **GOAL 3: Expand the links between open spaces 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 4: 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 a connection to the Town's rich history
- c) Encourage agricultural cultivation on certain Town owned lands
- d) Protect the Town's wildlife populations by preserving habitats and corridors.

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

##### Objectives:

- a) Increase the residents' awareness of open space properties
- b) In conjunction with the implementation of the ADA Plan, expand and enhance parking and other access to open spaces by means of trails from non-Town owned conservation areas.
- c) Develop management procedures and standards for maintaining open spaces and access.
- d) Strengthen residents' commitment to open space as an irreplaceable resource.

## GOALS AND OBJECTIVES

### RECREATION

**Goal 1: Provide recreational programs, which will meet the diverse needs and interests of all citizens of the Town.**

*Objectives:*

- 1a. Structure the Parks and Recreation Commission to meet the recreation demands of a growing and changing population.
- 1b. Develop and/or improve preschool recreation programs.
- 1c. Develop and/or improve children's programs.
- 1d. Develop and/or improve programs for youth.
- 1e. Develop and/or improve programs for adults.
- 1f. Develop and/or improve older adult programs.
- 1g. Accommodate needs of handicapped/special needs persons in programs as appropriate.
- 1h. Utilize outdoor space to implement programs such as concerts, sports and exercise programs.
- 1j. Reach out to town departments, residents and other groups to see how the Parks & Recreation Department may incorporate collaborative programming.

**Goal 2: Develop and/or improve recreation facilities**

*Objectives:*

- 2a. Improve handicapped access to recreation facilities.
- 2b. **Pfaff Community Center** – Improve the quality of the existing community center.
  - a. Repair of parking lot and pot holes with paving materials.
  - b. Other maintenance as needed to keep building functional
- 2c. **McCarthy Park** – To improve the quality and safety of McCarthy Park.
  - a) Follow the athletic field management program.
    1. Perform annual maintenance using best practices.
    2. Top Dress all athletic fields to improve drainage.
    3. Improve quality of infield clay and pitching mounds.
    4. Inspect and/or replace irrigation as needed.
  - b) Maintain parking line paint and speed bumps to control traffic.



- c) Maintain and/or add fencing to improve safety
- d) Maintain grounds including the Cross Country Course.
- e) Review signage to improve parking and traffic.
- f) Repair edges of parking lot and pot holes with paving materials.
- g) Repair netting as needed
- h) Add appropriate fencing as needed

**2d. Metacomet Park** – To improve the quality and safety of Metacomet Park.

- a) Follow the athletic field management program.
  - 1. Perform annual maintenance using best practices.
  - 2. Top Dress all athletic fields to improve drainage.
  - 3. Improve quality of infield clay and pitching mounds.
  - 4. Inspect and/or replace irrigation as needed.
- b) Paint parking lines and define student parking.
- c) Maintain and/or add fencing to improve safety.
- d) Tennis Courts need to have cracks addressed, courts painted and center line anchors replaced.
- e) Inspect and remove any unsafe playground equipment.
- f) Repair the large set of bleachers.
  - 1. Look to remove or perform facelift of bleachers
  - 2. Need to have inspection done to insure safety of bleachers
- g) Replace nets at the batting cages

**Long Term Goals (within five years)**

- a) Replace lighting for tennis courts.
- b) Construct new tennis courts.
- c) Divider at lacrosse wall to create separation between it and playing field

**2e. Hinkley Park** – To improve the quality and safety of Hinkley Park.

- a) Paint Bathroom floors and/or add mesh flooring.
- b) Maintain new dock system (purchased summer 2019)
- c) Inspect and replace broken playground equipment

**Long Term Goals (within five years)**

- a) Replace guard house.
- b) Replace playground.
- c) Replace storage shed.

**2f. Other Town Properties Maintained by Parks & Recreation** – To improve the quality and safety of the other Town properties maintained by Parks & Recreation.

- a) Town Hall – Maintain grounds; cut grass, weed, mulch, prune, etc.
- b) Library – cut grass
- c) Historical Society – Maintain grounds.
- d) Police/Fire Departments - cut grass
- e) Dwight Derby House – cut grass
- f) Lowell Mason House – cut grass .
- g) Dale Street Court – Maintain grounds, repair nets, fencing and cracks in the court. (Cracks fixed in 2016 when new Public Safety Building was built, needs new surface as of 2021.

**Goal 3: Improve communication and coordination between Parks and Recreation Department, School Department, youth sports organizations and other towns to maximize sharing of resources**

*Objectives:*

- 3a. Ensure maximum and most efficient use of available facilities.
- 3b. Continue to expand and increase the number of cooperative agreements between Park & Recreation and other stakeholders to maximize recreational opportunities `
- 3c. Continue relationship with School Department with regard to shared access of facilities

**GOAL 4 Review and adjust, if necessary, the management structure of the Parks and Recreation Commission to make certain it reflects the changing community profile.**

*Objectives:*

- 4a. Review and adjust Mission statement as needed.
- 4b. Review and adjust Bylaws as needed.
- 4c. Review and adjust the structure of the Commission as needed

## **SEVEN 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 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 3: 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 4:            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 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 and support the implementation of the ADA Plan's recommendations
- 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

## SEVEN YEAR ACTION PLAN

### RECREATION RECOMMENDATIONS

**Goal 1: Provide recreational programs, which will meet the diverse needs and interests of all citizens of the Town.**

*Objectives:*

- 1a. Structure the Parks and Recreation Commission to meet the recreation demands of a growing and changing population.
- 1b. Develop and/or improve preschool recreation programs.
- 1c. Develop and/or improve children's programs.
- 1d. Develop and/or improve programs for youth.
- 1e. Develop and/or improve programs for adults.
- 1f. Develop and/or improve older adult programs.
- 1g. Accommodate needs of handicapped/special needs persons in programs as appropriate.
- 1h. Utilize outdoor space to implement programs such as concerts, sports and exercise programs.
- 1j. Reach out to town departments, residents and other groups to see how the Parks & Recreation Department may incorporate collaborative programming.

**Goal 2: Develop and/or improve recreation facilities**

*Objectives:*

- 2a. Improve handicapped access to recreation facilities.
- 2b. **Pfaff Community Center** – Improve the quality of the existing community center.
  - a. Repair of parking lot and pot holes with paving materials.
  - b. Other maintenance as needed to keep building functional
- 2c. **McCarthy Park** – To improve the quality and safety of McCarthy Park.
  - a) Follow the athletic field management program.
    1. Perform annual maintenance using best practices.
    2. Top Dress all athletic fields to improve drainage.
    3. Improve quality of infield clay and pitching mounds.
    4. Inspect and/or replace irrigation as needed.
  - b) Maintain parking line paint and speed bumps to control traffic.

- c) Maintain and/or add fencing to improve safety
- d) Maintain grounds including the Cross Country Course.
- e) Review signage to improve parking and traffic.
- f) Repair edges of parking lot and pot holes with paving materials.
- g) Repair netting as needed
- h) Add appropriate fencing as needed

**2d. Metacomet Park** – To improve the quality and safety of Metacomet Park.

- a) Follow the athletic field management program.
  - 1. Perform annual maintenance using best practices.
  - 2. Top Dress all athletic fields to improve drainage.
  - 3. Improve quality of infield clay and pitching mounds.
  - 4. Inspect and/or replace irrigation as needed.
- b) Paint parking lines and define student parking.
- c) Maintain and/or add fencing to improve safety.
- d) Tennis Courts need to have cracks addressed, courts painted and center line anchors replaced.
- e) Inspect and remove any unsafe playground equipment.
- f) Repair the large set of bleachers.
  - 1. Look to remove or perform facelift of bleachers
  - 2. Need to have inspection done to insure safety of bleachers
- g) Replace nets at the batting cages

**Long Term Goals (within five years)**

- a) Replace lighting for tennis courts.
- b) Construct new tennis courts.
- c) Divider at lacrosse wall to create separation between it and playing field

**2e. Hinkley Park** – To improve the quality and safety of Hinkley Park.

- a) Paint Bathroom floors and/or add mesh flooring.
- b) Maintain new dock system (purchased summer 2019)
- c) Inspect and replace broken playground equipment

**Long Term Goals (within five years)**

- a) Replace guard house.
- b) Replace playground.
- c) Replace storage shed.



**2f. Other Town Properties Maintained by Parks & Recreation** – To improve the quality and safety of the other Town properties maintained by Parks & Recreation.

- a) Town Hall – Maintain grounds; cut grass, weed, mulch, prune, etc.
- b) Library – cut grass
- c) Historical Society – Maintain grounds.
- d) Police/Fire Departments - cut grass
- e) Dwight Derby House – cut grass
- f) Lowell Mason House – cut grass .
- g) Dale Street Court – Maintain grounds, repair nets, fencing and cracks in the court. (Cracks fixed

in 2016 when the new Public Safety Building was built, it needs a new surface as of 2021.

**Goal 3: Improve communication and coordination between the Parks and Recreation Department, School Department, Youth Sports Organizations and other towns to maximize sharing of resources.**

*Objectives:*

- 3a. Ensure maximum and most efficient use of available facilities.
- 3b. Continue to expand and increase the number of cooperative agreements between Park & Recreation and other stakeholders to maximize recreational opportunities `
- 3c. Continue relationship with School Department with regard to shared access of facilities

**GOAL 4 Review and adjust, if necessary, the management structure of the Parks and Recreation Commission to make certain it reflects the changing community profile.**

*Objectives:*

- 4a. Review and adjust Mission statements as needed.
- 4b. Review and adjust Bylaws as needed.
- 4c. Review and adjust the structure of the Commission as needed

## SEVEN YEAR ACTION PLAN SUMMARY

### OPEN SPACE

Action Year								Recommendation	Lead Agency	Other Agencies	Mechanism / Funding
<b>GOAL 1: Acquire Additional Lands for Conservation and Passive Recreation</b>											
1	2	3	4	5	6	7		A. Budget funds annually for open space acquisition fund to be managed by Conservation Commission	Conservation Commission	Warrant Committee	Town Meeting / Appropriation & State Division of Conservation Services ("DCS") grants
1	2	3	4	5	6	7		B. Incorporate the Open Space and Recreation Plan in the Town's Master Plan and review the Plan annually	OSRPC	Planning Board	Board action
1	2	3	4	5	6	7		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						D. Consider passing the Community Preservation Act ("CPA") to raise Town funds and matching State grants for open space acquisition and historic preservation	Board of Selectmen	OSRPC	Town Meeting / Property Tax Surcharge & CPA Trust Fund ("CPA Funds")
1	2	3	4	5	6	7		E. Identify privately-owned parcels that are candidates for acquisition for open space purposes	Conservation Commission	Warrant Committee	Commission and Warrant Committee

<b>GOAL 2: Protect Water Resources and Access to them</b>											
1	2	3	4	5	6	7		A. Acquire open space in recharge areas	Board of Selectmen	OSRPC Conservation Commission Planning Board	Town Meeting / Appropriation & DCS matching grants
1	2	3	4	5	6	7		B. Enforce aquifer protection bylaw	Conservation Commission	Planning Board	Commission review of notices of intent
1	2	3	4	5	6	7		C. Promote use of low-nitrogen fertilizers and reductions to use of pesticides and herbicides	Board of Selectmen	Conservation Commission / Assistance from State Water Resources Commission	State assistance
1	2	3	4	5	6	7		D. Encourage water conservation programs by means of Town policy and coordination with the State	Board of Selectmen	Public Works	Town ordinance
1	2	3	4	5	6	7		E. Maintain access to rivers and ponds and launch sites on Town lands	Conservation Commission	Assistance from State Dept. of Conservation and Recreation ("DCR") and Fish and Game Riverways Program	State funds

## OPEN SPACE

Action Year								Recommendation	Lead Agency	Other Agencies	Mechanism / Funding
<b>GOAL 3: Expand Links between Open Spaces and Recreation Sites</b>											
1	2	3	4	5	6	7		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 / Assistance from DRC Greenways and Trails Program	Volunteers; Friends of Medfield Forests and Trails / Appropriation and State Recreational Trails Program
1	2	3	4	5	6	7		B. Improve/expand parking at trail entry points	Public Works	Conservation Commission Planning Board	Appropriation
1	2							C. Implement standards for trail development and improve trail markers and signage	Conservation Commission	OSRPC Planning Board	Commission & Appropriation
1	2							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	Town Information Technology staff
1	2	3	4	5	6	7		E. Institute a trail management program with use of volunteers and Town funds, if available	Conservation Commission	OSRPC State Recreational Trails Program	Volunteers; Town Meeting Appropriation; State Recreational Trails Program
1	2							F. Support development of Bay Colony Rail Trail segment in Medfield	Bay Colony Rail Trail Study Committee	OSRPC Conservation Commission	Committee

<b>GOAL 4: Protect Scenic Views, Historic Sites, Agricultural Uses and Wildlife Habitat</b>											
<b>- Scenic Views</b>											
1	2	3	4	5	6	7		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	Town Appropriations
1	2	3	4	5	6	7		B. Preserve scenic views on Town property (for example, Causeway Street, Charles River crossings)	Board of Selectmen	OSRPC Planning Board	Board / Town Meeting
1	2	3	4	5	6	7		C. Support grants of conservation restrictions and purchases of development rights	Conservation Commission		Town Meeting / Appropriation; State Historic Preservation Landscape Preservation grants

## OPEN SPACE

Action Year								Recommendation	Lead Agency	Other Agencies	Mechanism / Funding
<b>-Historic Sites</b>											
1	2	3						A. Consider passing the Community Preservation Act	Board of Selectmen	OSRPC	Town Meeting / Appropriation and CPA Funds
1	2	3	4	5	6	7		B. Support the preservation and rehabilitation of historically important buildings at Medfield State Hospital	MSH Master Planning Committee	OSRPC Historical Commission Planning Board	MSH Committee / Historical Commission
1	2	3	4	5	6	7		C. Protect historic resources by enforcing Demolition Delay Bylaw and Archaeological Bylaw	Historical Commission	OSRPC	Historical Commission
<b>-Agricultural Uses</b>											
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	N/A - purchase completed
								B. Support the use of State designations for qualifying lands.	Board of Selectmen	Conservation Commission OSRPC	N/A - purchase completed
<b>-Wildlife Habitat</b>											
1	2	3	4	5	6	7		A. Protect wildlife corridors by maintaining trails and open fields on Town lands	Conservation Commission		Town Meeting Appropriation; MassWildlife Habitat Management grants
1	2	3	4	5	6	7		B. Preserve habitat through acquisition of contiguous open space parcels, conservation easements and restrictions and development rights	Board of Selectmen	Conservation Commission / Assistance from State Area of Critical Environmental Concern Program	Town Meeting Appropriation and DCS matching grants
1	2							Support investigation of deer foraging in loss of native plant and tree diversity and possible control measures	Conservation Commission	Board of Selectmen	Board / Commission

## OPEN SPACE

Action Year								Recommendation	Lead Agency	Other Agencies	Mechanism / Funding
<b>GOAL 5: Improve the Town's Open Space Areas and Residents' Knowledge of them</b>											
1	2	3						A. Assign responsibility for each Town open space to a Town department or commission and support the implementation of the ADA Plan's recommendations	Board of Selectmen	OSRPC	Board
1	2							B. Publicize Town open spaces by links to Town home page with maps and describing features of parcels	Town Administrator	OSRPC Conservation Commission	Town Information Technology staff
1	2	3	4	5	6	7		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

## SEVEN YEAR ACTION PLAN SUMMARY

### RECREATION

Action Year								Recommendation	Lead Agency	Other Agencies	Mechanism / Funding
<b>GOAL 1: Develop recreation facilities to address the diverse needs of the community.</b>											
1								Structure the Parks and Recreation Commission to meet the recreation demands of a growing and changing population.	Parks & Recreation		Special Article - Town Meeting Appropriation
1	2							Develop and/or improve preschool recreation programs.	Parks & Recreation		Planning Process
1	2	3	4	5	6	7		Develop and/or improve children's programs.	Parks & Recreation		Additional Staff Time Planning Process
1	2	3	4	5	6	7		Develop and/or improve programs for youth.	Parks & Recreation		Additional Staff Time Purchase Equipment
1	2	3	4	5	6	7		Develop and/or improve programs for adults.	Parks & Recreation		Special Article – Town Meeting Appropriation
1	2	3	4	5	6	7		Develop and/or improve older adult programs.	Parks & Recreation		Additional Staff Time Personnel
1	2	3	4	5	6	7		Accommodate needs of handicapped/special needs persons in programs as appropriate.	Parks & Recreation		Special Article - Town Meeting Appropriation
	2	3	4	5	6	7		Utilize outdoor space to implement programs such as concerts, sports and exercise programs.	Parks & Recreation		Additional Staff Time Planning Process
1	2	3	4	5	6	7		Reach out to town departments, residents and other groups to see how the Parks Department may incorporate collaborative programming.	Parks & Recreation		Additional Staff Time Purchase Equipment



## RECREATION

Action Year								Recommendation	Lead Agency	Other Agencies	Mechanism / Funding
<b>GOAL 2: Develop and/or improve recreation facilities</b>											
1	2	3	4	5	6	7		Improve handicapped access to recreation facilities.	Parks & Recreation	Medfield Youth Outreach Medfield Foundation Inc. Department of Public Works	Additional Staff Time Personnel
1	2	3	4	5	6	7		<b>Pfaff Community Center</b> – Improve the quality of the existing community center.	Parks & Recreation	Medfield Youth Outreach Medfield Foundation Inc.	Additional Staff Time Personnel
1	2	3	4	5	6	7		<b>McCarthy Park</b> – To improve the quality and safety of McCarthy Park.	Parks & Recreation	Medfield Youth Outreach Medfield Foundation Inc. Department of Public Works	Additional Staff Time Personnel
1	2	3	4	5	6	7		<b>Metacomet Park</b> – To improve the quality and safety of Metacomet Park.	Parks & Recreation	Medfield Youth Outreach Medfield Foundation Inc. Department of Public Works	Additional Staff Time Personnel
1	2	3	4	5	6	7		<b>Hinkley Park</b> – To improve the quality and safety of Hinkley Park	Parks & Recreation	Medfield Youth Outreach Medfield Foundation Inc. Department of Public Works	Staff Time
1	2	3	4	5				<b>Other Town Properties Maintained by Parks &amp; Recreation</b> – To improve the quality and safety of the other Town properties maintained by Parks & Recreation.	Parks & Recreation	Medfield School Department Medfield Youth Outreach Department of Public Works	Staff Time

<b>Goal 3: Improve communication and coordination between the Parks and Recreation Department, Medfield Public Schools, youth sports organizations and other towns to maximize sharing of resources.</b>											
1	2	3	4	5	6	7		Ensure maximum and most efficient use of available facilities.	Parks & Recreation	All Other Elected and Appointed Committees	Staff Time
1	2	3	4	5	6	7		Continue to expand and increase the number of cooperative agreements between Parks & Recreation and other stakeholders to maximize recreational opportunities.	Parks & Recreation		Park & Recreation Commission Time
1	2	3	4	5	6	7		Continue relationship with School Department with regard to shared access of facilities	Parks and Recreation	School Department	Staff Time

## RECREATION

Action Year								Recommendation	Lead Agency	Other Agencies	Mechanism / Funding
<b>Goal 4: Review and adjust, if necessary, the management structure of the Parks and Recreation Commission to make certain it reflects the changing community profile. .</b>											
1	2	3	4	5	6	7		Review and adjust Mission statements as needed.	Parks & Recreation	All Other Elected and Appointed Committees	Staff Time
1	2	3	4	5	6	7		Review and adjust Bylaws as needed.	Parks & Recreation		Park & Recreation Commission Time
1	2	3	4	5	6	7		Review and adjust the structure of the Commission as needed	Parks and Recreation	School Department	Staff 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 principles 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 if 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

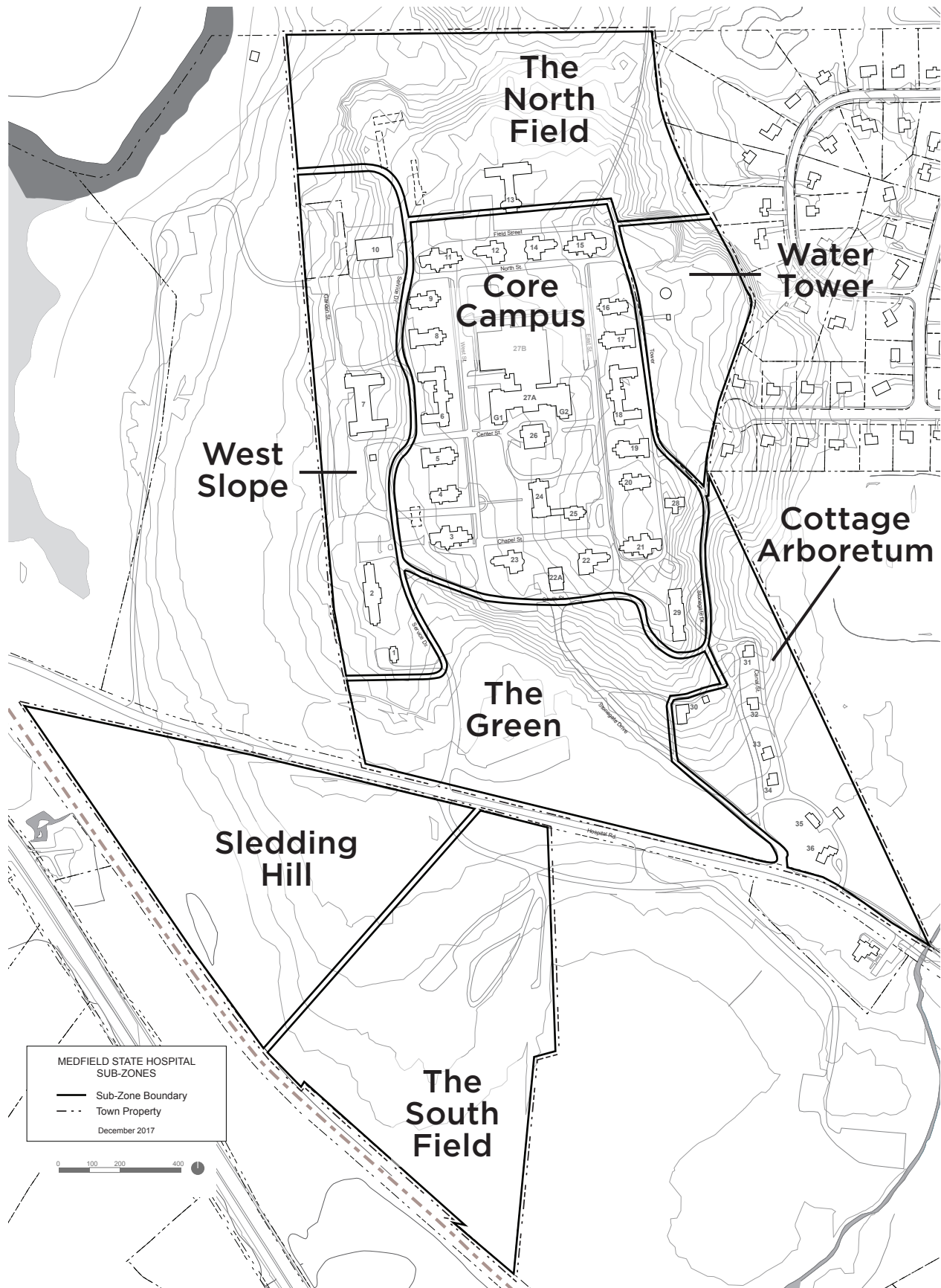
The recently acquired Medfield State Hospital offers an opportunity for the Town to adopt Compact Neighborhood Zoning incorporating the concept of a mixed use, higher density project within the redevelopment plan for that property. The property's campus-style layout of the existing buildings contains 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.



Figure VIII-1. The Medfield State Hospital Master Plan.



**FIGURE 1. Medfield State Hospital District and Sub-Zones.**



## **PUBLIC COMMENTS**

## 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 2014

"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

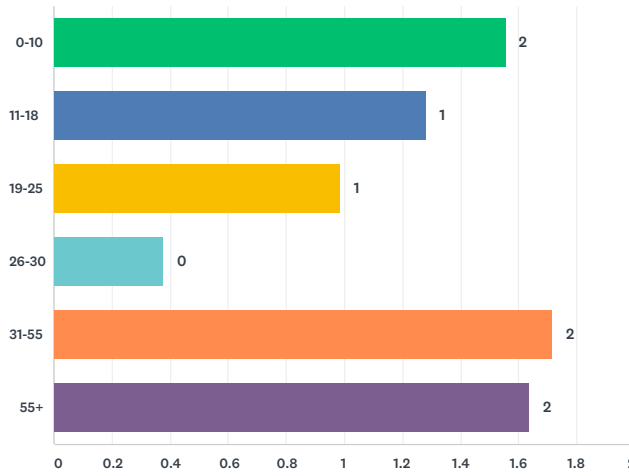
Metro Future Goals through 2030, Metropolitan Area Planning Council, May 2008

*Massachusetts Outdoors*, the Massachusetts Statewide Comprehensive Outdoor Recreation Plan

## New Survey

### Q1 How many persons of each age group live in your home?

Answered: 368 Skipped: 2



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
0-10	2	260	167
11-18	1	151	118
19-25	1	87	88
26-30	0	21	56
31-55	2	401	234
55+	2	303	185
Total Respondents: 368			

#	0-10	DATE
1	2	12/9/2019 12:59 PM
2	3	12/9/2019 12:37 AM
3	1	12/8/2019 7:23 PM
4	2	12/8/2019 4:39 PM
5	0	12/8/2019 4:19 PM
6	0	12/8/2019 2:57 PM
7	1	12/8/2019 2:54 PM
8	1	12/8/2019 11:43 AM
9	0	12/8/2019 3:23 AM
10	3	12/8/2019 12:42 AM
11	1	12/7/2019 11:34 PM
12	1	12/7/2019 10:35 PM
13	0	12/7/2019 7:50 PM
14	1	12/7/2019 7:49 PM
15	1	12/7/2019 7:39 PM
16	0	12/7/2019 7:28 PM
17	2	12/7/2019 7:10 PM
18	2	12/7/2019 4:34 PM
19	2	12/7/2019 4:22 PM
20	1	12/7/2019 4:22 PM
21	1	12/6/2019 7:31 PM
22	2	12/4/2019 7:51 PM
23	1	12/3/2019 12:14 PM
24	2	11/30/2019 5:46 PM
25	1	11/27/2019 3:34 AM
26	2	11/27/2019 1:33 AM
27	1	11/26/2019 3:23 PM
28	3	11/25/2019 2:27 PM
29	1	11/24/2019 3:11 PM
30	2	11/23/2019 10:36 PM

## New Survey

156	2	11/6/2019 9:39 PM
157	2	11/6/2019 9:36 PM
158	2	11/6/2019 9:30 PM
159	2	11/6/2019 9:28 PM
160	2	11/6/2019 9:28 PM
161	2	11/6/2019 9:13 PM
162	2	11/6/2019 9:09 PM
163	2	11/6/2019 8:35 PM
164	1	11/6/2019 8:17 PM
165	1	11/6/2019 7:49 PM
166	2	11/6/2019 7:38 PM
167	2	11/6/2019 6:48 PM
168	2	11/6/2019 6:41 PM
169	2	11/6/2019 6:28 PM
170	2	11/6/2019 4:49 PM
171	1	11/6/2019 4:33 PM
172	2	11/4/2019 8:05 PM
173	2	10/27/2019 4:43 PM
174	2	10/27/2019 3:17 AM
175	2	10/26/2019 11:31 PM
176	2	10/26/2019 8:23 PM
177	2	10/26/2019 7:32 PM
178	2	10/26/2019 6:25 PM
179	2	10/25/2019 9:29 PM
180	2	10/24/2019 7:13 PM
181	2	10/24/2019 1:33 PM
182	1	10/24/2019 12:46 PM
183	0	10/23/2019 5:12 PM
184	2	10/23/2019 2:32 PM
185	2	10/20/2019 11:15 PM

Q2 To provide information on access to open space from your neighborhood, what is the major intersection nearest to your home?

Answered: 362   Skipped: 8

#	RESPONSES	DATE
1	Spring & South St	12/14/2019 1:29 PM
2	West Street and Rte 27	12/13/2019 10:03 PM
3	Main Street and Pederzini Drive	12/13/2019 4:16 PM
4	Main St and Pound St	12/13/2019 2:50 AM
5	Elm and South	12/13/2019 1:39 AM
6	Main and North	12/11/2019 12:35 AM
7	Longmeadow and Woodfall	12/9/2019 2:34 PM
8	Village	12/9/2019 12:59 PM
9	Main Street and Nebo street	12/9/2019 1:28 AM
10	evergreen way and harding	12/9/2019 12:37 AM
11	Elm and south st	12/8/2019 7:23 PM
12	Curve and Pleasant Sts.	12/8/2019 5:41 PM
13	South st and 27	12/8/2019 5:32 PM
14	Rt. 109 & Rt. 27	12/8/2019 4:39 PM
15	Green Street and North Street	12/8/2019 4:19 PM
16	109 through north street	12/8/2019 2:57 PM
17	fork near Lovells	12/8/2019 2:54 PM
18	109/27	12/8/2019 2:51 PM
19	Rt 109 North Street	12/8/2019 11:43 AM
20	Main st/south st	12/8/2019 3:23 AM
21	Harding and marlyn	12/8/2019 1:34 AM
22	Hospital rd/Clayton st	12/8/2019 12:42 AM
23	South/Phillip/Elm	12/8/2019 12:30 AM
24	Pine st and Hawthorne dr	12/8/2019 12:17 AM



## New Survey

25	Brook and Greeb	12/7/2019 11:34 PM
26	Green Street	12/7/2019 10:35 PM
27	Pine and Hawthorne	12/7/2019 10:30 PM
28	109	12/7/2019 10:04 PM
29	Flint Locke & Green	12/7/2019 7:50 PM
30	109 to Nebo street	12/7/2019 7:39 PM
31	27 and south st	12/7/2019 7:28 PM
32	Pine and North	12/7/2019 7:10 PM
33	109 and 27	12/7/2019 5:38 PM
34	Marlyn / Harding	12/7/2019 4:42 PM
35	Causeway and main	12/7/2019 4:34 PM
36	Elm and south st	12/7/2019 4:22 PM
37	Green	12/7/2019 4:22 PM
38	109 and 27	12/6/2019 9:18 PM
39	Philip Street and Elm Street	12/6/2019 8:25 PM
40	granite street and 27	12/6/2019 7:31 PM
41	Philip St. and Elm St.	12/6/2019 6:37 PM
42	South Street and Indian Hill	12/6/2019 3:09 AM
43	Pine St/North St	12/4/2019 7:51 PM
44	Harding St / Hospital Rd	12/3/2019 7:39 PM
45	Pleasant & Curve	12/3/2019 4:49 PM
46	Granite and Bridlefield (or Rt. 27)	12/2/2019 10:47 PM
47	Pine Street/Chestnut Lane	12/2/2019 7:38 PM
48	South St/Rte. 27	12/2/2019 3:21 PM
49	pine street and north street	12/2/2019 1:54 PM
50	Harding/ Kamark	12/2/2019 2:16 AM
51	109 & Nebo	11/30/2019 5:46 PM
52	South and Main	11/28/2019 4:07 PM
53	Green/North	11/27/2019 1:33 AM
54	Main Street and South Street	11/26/2019 3:23 PM
55	South Street and Pound Street	11/25/2019 7:45 PM
56	South & Rte27	11/25/2019 2:27 PM
57	Hartford st & main st	11/24/2019 9:04 PM
58	Farm Street and Hickory Drive	11/24/2019 8:44 PM
59	Farm Street and Hickory Drive	11/24/2019 8:40 PM
60	109 and 27	11/24/2019 3:11 PM
61	Main Street	11/23/2019 10:36 PM
62	27	11/23/2019 9:42 PM
63	South and 27	11/22/2019 9:03 PM
64	South St. and Indian Hill Rd.	11/22/2019 7:15 PM
65	Garry Dr and rte. 27	11/21/2019 11:01 PM
66	South st & route 27	11/21/2019 8:45 PM
67	Pine Street and North Street	11/21/2019 5:22 PM
68	South Street / rt 27	11/21/2019 5:06 PM
69	RT 27 AND WEST ST	11/20/2019 11:08 PM
70	rte 27 and South Street	11/20/2019 4:47 PM
71	North and Green Streets	11/20/2019 3:45 PM
72	109 and Hartford St	11/20/2019 2:05 AM
73	Main & Pound	11/19/2019 3:54 PM
74	South and 27	11/19/2019 1:55 PM
75	Harding & Hospital	11/19/2019 12:35 PM
76	Nebo and Hearthstone	11/19/2019 5:10 AM
77	North and Pine	11/18/2019 8:33 PM
78	RTE 27 and Spring Street	11/18/2019 6:05 PM
79	RT 109	11/18/2019 5:26 PM
80	Route 27 and Plain Street	11/18/2019 4:32 PM
81	harding st and hospital st	11/18/2019 4:05 PM
82	Harding St and Hospital Rd	11/18/2019 3:13 PM
83	intersection of south street and rt 109 by brothers	11/18/2019 2:08 PM
84	109 & 27	11/17/2019 10:53 PM
85	Philip St. and South St.	11/17/2019 8:58 PM

## New Survey

86	Route 109 and 27	11/17/2019 4:08 PM
87	Rte 109 and Nebo St.	11/17/2019 3:10 PM
88	Rte. 109 and Nebo St.	11/17/2019 12:35 PM
89	North Street & Rte. 109	11/17/2019 12:56 AM
90	Causway and 109	11/16/2019 5:15 PM
91	Grace Drive and Carmen Circle	11/16/2019 3:01 PM
92	Harding St and Hospital Rd	11/15/2019 4:29 PM
93	109 and 27	11/15/2019 2:54 PM
94	Dale St/RT 27	11/15/2019 2:24 PM
95	Route 27	11/15/2019 6:09 AM
96	Rt 109	11/15/2019 2:52 AM
97	causeway and orchard	11/14/2019 8:31 PM
98	109 and South	11/14/2019 8:01 PM
99	North and Pine	11/14/2019 6:36 PM
100	South and Spring	11/14/2019 4:39 PM
101	route 109 and route 27	11/14/2019 2:07 PM
102	rte 27 and rte 109	11/14/2019 2:00 AM
103	South Street and 27 near Danielson Pond	11/14/2019 1:21 AM
104	27 & 109	11/13/2019 7:44 PM
105	Nebo & 109	11/13/2019 7:24 PM
106	farm and north	11/13/2019 4:54 PM
107	Pine St. and Tamarak Dr.	11/13/2019 4:49 PM
108	Harding and Hospital	11/13/2019 3:21 PM
109	hwy 27 / West ST	11/13/2019 1:32 PM
110	Planting Field Rd and loeffler In	11/13/2019 12:29 PM
111	Dale St. & Rt 27	11/13/2019 12:17 PM
112	North and main street	11/13/2019 11:37 AM
113	Nebo &109	11/13/2019 2:16 AM
114	North Street	11/13/2019 2:14 AM
115	Pound St	11/13/2019 12:30 AM
116	Nebo St	11/13/2019 12:09 AM
117	Harding/hospital	11/12/2019 11:44 PM
118	Green and North	11/12/2019 11:11 PM
119	Pederzini and 109	11/12/2019 11:07 PM
120	South St and High	11/12/2019 10:04 PM
121	Causeway and 109	11/12/2019 8:41 PM
122	Route 109 and Rt. 27	11/12/2019 7:25 PM
123	Green St and North Street	11/12/2019 7:19 PM
124	Main Street and Hartford Street	11/12/2019 6:19 PM
125	green and north	11/12/2019 5:21 PM
126	27 and South	11/12/2019 5:05 PM
127	Brook St and Green Street	11/12/2019 4:31 PM
128	South Street and route 27	11/12/2019 2:06 PM
129	109/27	11/12/2019 1:51 PM
130	South and Pound	11/12/2019 1:09 PM
131	North St & Pine St.	11/12/2019 10:57 AM
132	109 and South St	11/12/2019 1:40 AM
133	North and harding	11/12/2019 1:28 AM
134	dale street and north meadows	11/12/2019 1:23 AM
135	North and Harding	11/12/2019 1:21 AM
136	North and Harding	11/12/2019 1:18 AM
137	Dale and 27	11/12/2019 1:00 AM
138	dale st/rt 27	11/12/2019 12:22 AM
139	27 & south street	11/12/2019 12:07 AM
140	RT 27 and South st ext	11/11/2019 11:28 PM
141	Frairy and North Street	11/11/2019 11:28 PM
142	Route 27	11/11/2019 10:54 PM
143	South Street & Indian Hill Road	11/11/2019 10:51 PM
144	Green and North	11/11/2019 10:32 PM
145	109 and 27	11/11/2019 10:27 PM
146	South and Main	11/11/2019 10:22 PM

## New Survey

147	North St/Green St	11/11/2019 10:13 PM
148	Brook St and Main st	11/11/2019 10:00 PM
149	Pine Street and North Street	11/11/2019 9:46 PM
150	Rt. 27 & Rt. 109	11/11/2019 9:44 PM
151	North and Main	11/11/2019 9:38 PM
152	North & Main	11/11/2019 9:29 PM
153	Flint Locke /Pine	11/11/2019 9:18 PM
154	North & Main	11/11/2019 9:09 PM
155	North	11/11/2019 9:00 PM
156	North and green	11/11/2019 8:57 PM
157	109 & South	11/11/2019 8:28 PM
158	Dale St and North Meadow Rd	11/11/2019 8:24 PM
159	rte 27 and 109	11/11/2019 7:53 PM
160	North Street and Harding Street	11/11/2019 7:50 PM
161	Farm St	11/11/2019 6:43 PM
162	109/27	11/11/2019 6:15 PM
163	south and elm	11/11/2019 5:53 PM
164	Main ST	11/11/2019 5:30 PM
165	109/27	11/11/2019 5:00 PM
166	Flintlocke and Cypress	11/11/2019 4:03 PM
167	West Mill & Harding	11/11/2019 3:54 PM
168	South and Main	11/11/2019 3:00 PM
169	main st and north st	11/11/2019 1:44 PM
170	Hospital and Harding	11/11/2019 1:24 PM
171	Route 27 and Dale Street	11/11/2019 2:07 AM
172	Pound Street & South St.	11/11/2019 1:42 AM
173	north street and pine street	11/11/2019 1:37 AM
174	27 and Garry Drive	11/11/2019 1:36 AM
175	GREEN ST	11/11/2019 12:19 AM
176	Harding Street	11/11/2019 12:10 AM
177	Route 27 and Granite Street	11/10/2019 11:47 PM
178	harding st and hospital rd	11/10/2019 11:36 PM
179	Route 109 and Pederzini Drive	11/10/2019 11:18 PM
180	Pine Grove and Route 27	11/10/2019 3:42 PM
181	Farm and Harding	11/10/2019 2:51 PM
182	Routes 109 and 27	11/10/2019 2:31 PM
183	Rte. 109 and Rte. 27	11/10/2019 2:15 PM
184	North and Farm Street	11/10/2019 1:23 PM
185	109 & South St	11/10/2019 1:21 PM
186	South Street and Route 27	11/10/2019 1:07 PM
187	Philip St Cross St	11/10/2019 1:06 PM
188	West St. & Rt, 27	11/9/2019 10:49 PM
189	harding and farm	11/9/2019 9:11 PM
190	Rte. 27 and South St.	11/9/2019 8:26 PM
191	27/109	11/9/2019 8:16 PM
192	Spring and South	11/9/2019 6:44 PM
193	Hillcrest and Bow	11/9/2019 4:27 PM
194	Causeway & Jade Walk	11/9/2019 3:47 PM
195	Harding Street and Hospital Rd	11/9/2019 3:16 PM
196	South Street and Route 27	11/9/2019 1:31 PM
197	Rte 27 and West St	11/9/2019 1:01 PM
198	harding and north	11/9/2019 11:38 AM
199	Green Street and Newport Lane	11/9/2019 10:20 AM
200	North Street and Farm Street	11/9/2019 5:20 AM
201	Hospital Rd and Stoneridge Way	11/9/2019 4:45 AM
202	109 and Rt 27	11/9/2019 12:50 AM
203	Nebo and 109	11/8/2019 10:32 PM
204	HOMESTEAD DRIVE AND SPRING STREET	11/8/2019 10:29 PM
205	Harding and Hospital	11/8/2019 9:36 PM
206	Pine at North street	11/8/2019 9:28 PM
207	hillcrest/nebo	11/8/2019 7:48 PM

## New Survey

208	Pleasant Street and 109	11/8/2019 7:25 PM
209	Main Street and North Street	11/8/2019 6:12 PM
210	Dale street and 27	11/8/2019 6:01 PM
211	South Street and 27	11/8/2019 5:41 PM
212	109 & Spring	11/8/2019 5:27 PM
213	Main St. + Hartford St.	11/8/2019 5:18 PM
214	109 and Millbrook	11/8/2019 4:25 PM
215	27 and 109	11/8/2019 4:07 PM
216	27-South Street Extension	11/8/2019 4:05 PM
217	Farm Street	11/8/2019 3:39 PM
218	South St and Pound St	11/8/2019 3:32 PM
219	109 via Nebo Street	11/8/2019 2:50 PM
220	Hickory Drive/Farm Street	11/8/2019 2:14 PM
221	Causeway Street and Orchard Street	11/8/2019 2:02 PM
222	North and Pine	11/8/2019 1:47 PM
223	Farm and Hickory	11/8/2019 1:12 PM
224	Rt 27 and Pondview	11/8/2019 12:59 PM
225	Dale/Adams	11/8/2019 12:43 PM
226	Granite and Route 27	11/8/2019 11:16 AM
227	Emerson and Green	11/8/2019 3:45 AM
228	Pine&Maplewood	11/8/2019 1:42 AM
229	North and Main	11/8/2019 12:44 AM
230	North Street and 109	11/8/2019 12:29 AM
231	harding and north	11/8/2019 12:08 AM
232	Dale St and Adam St	11/8/2019 12:00 AM
233	South St. and Indian Hill Rd	11/7/2019 10:00 PM
234	south street extension	11/7/2019 9:28 PM
235	Phillip Street and Fairview Riad	11/7/2019 9:22 PM
236	DALE AND BRIDGE	11/7/2019 8:12 PM
237	27 and south st	11/7/2019 7:15 PM
238	North Street	11/7/2019 6:54 PM
239	North & Harding	11/7/2019 6:30 PM
240	Farm St/Blacksmith Dr	11/7/2019 6:12 PM
241	Pine / Steeplechase	11/7/2019 6:09 PM
242	Lee Road and Ridge Road	11/7/2019 5:57 PM
243	South St / Route 127	11/7/2019 5:45 PM
244	Hartford st	11/7/2019 5:41 PM
245	Indian Hill & South Street	11/7/2019 5:26 PM
246	Route 27	11/7/2019 5:07 PM
247	Indian Hill and South Street	11/7/2019 5:06 PM
248	Elm and South streets	11/7/2019 4:55 PM
249	Bridge St and Charlesdale Road	11/7/2019 4:48 PM
250	Rte 109 & Nebo	11/7/2019 4:36 PM
251	South Street / rt 27	11/7/2019 4:18 PM
252	Nebo Street	11/7/2019 3:29 PM
253	Hospital road and Stoneledge Rd	11/7/2019 3:22 PM
254	Granite Street and Route 27	11/7/2019 3:22 PM
255	Dale St and Route 27	11/7/2019 3:12 PM
256	West/N. Meadows (27)	11/7/2019 3:06 PM
257	West street/route 27	11/7/2019 3:05 PM
258	27 AND SOUTH ST	11/7/2019 2:59 PM
259	109 and hatters hill	11/7/2019 2:59 PM
260	Neon and main	11/7/2019 2:54 PM
261	South St (ext) & Rt 27	11/7/2019 2:52 PM
262	Farm and North, Harding and Hospital	11/7/2019 2:51 PM
263	South and Curve	11/7/2019 2:30 PM
264	South/Pound	11/7/2019 2:26 PM
265	Adams Street@West Street	11/7/2019 2:17 PM
266	North Dale	11/7/2019 1:57 PM
267	109/27	11/7/2019 1:53 PM
268	South and Pound	11/7/2019 1:51 PM

## New Survey

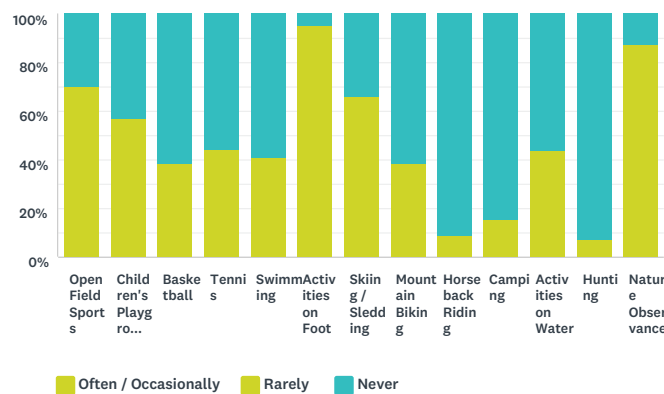
269	South and Spring/Rt. 27	11/7/2019 1:50 PM
270	Route 27	11/7/2019 1:44 PM
271	South St	11/7/2019 1:42 PM
272	Flintlocke and Green Streets	11/7/2019 1:36 PM
273	Garry and 27	11/7/2019 1:15 PM
274	Harding and Hospital Road	11/7/2019 1:14 PM
275	North and Green Street	11/7/2019 1:08 PM
276	Algonquin and Orchard	11/7/2019 12:57 PM
277	Rt 27 and West St	11/7/2019 12:32 PM
278	Brook Street and Green Street	11/7/2019 12:30 PM
279	Pine St and Tamarak	11/7/2019 12:24 PM
280	South and Curve	11/7/2019 11:53 AM
281	109/27	11/7/2019 11:38 AM
282	West Mill & Harding	11/7/2019 11:04 AM
283	Pine/North	11/7/2019 9:57 AM
284	Harding	11/7/2019 3:21 AM
285	south and indian hill	11/7/2019 3:02 AM
286	South and Pilgrim	11/7/2019 2:45 AM
287	Rt 109 and Rt 27	11/7/2019 2:14 AM
288	DALE STREET & NORTH MEADOWS ROAD	11/7/2019 1:50 AM
289	Harding & Hospital Road	11/7/2019 1:42 AM
290	Philip and South	11/7/2019 1:41 AM
291	27 & West Street	11/7/2019 1:29 AM
292	Rt. 27	11/7/2019 1:24 AM
293	Harding and North	11/7/2019 12:55 AM
294	Pine & Quail	11/7/2019 12:21 AM
295	109 and Millbrook	11/7/2019 12:20 AM
296	Elm and Cross	11/7/2019 12:20 AM
297	Winter St & North St	11/7/2019 12:17 AM
298	109	11/6/2019 11:46 PM
299	Pleasant and Main	11/6/2019 11:45 PM
300	North & Harding	11/6/2019 11:42 PM
301	109 and Nebo	11/6/2019 11:41 PM
302	Causeway and 109	11/6/2019 11:39 PM
303	Harding and North	11/6/2019 11:31 PM
304	109 and 27	11/6/2019 11:13 PM
305	Hatters Hill and Rt 109	11/6/2019 11:07 PM
306	Green and Flint Locke	11/6/2019 11:00 PM
307	Rt.27 & Rt. 109	11/6/2019 10:53 PM
308	Rt. 27 and Nebo St.	11/6/2019 10:49 PM
309	North and main	11/6/2019 10:34 PM
310	South street/rt 109	11/6/2019 10:21 PM
311	Harding and Marlyn	11/6/2019 10:19 PM
312	rte. 109 and rte. 27	11/6/2019 10:18 PM
313	27x109	11/6/2019 10:18 PM
314	South and Rte. 27	11/6/2019 10:11 PM
315	Pederzini and Main	11/6/2019 10:03 PM
316	Rt 27 and South Street	11/6/2019 10:00 PM
317	Dale and Charlesdale	11/6/2019 9:56 PM
318	Main and South St	11/6/2019 9:53 PM
319	109 and South St	11/6/2019 9:51 PM
320	Pine and North	11/6/2019 9:39 PM
321	109 and Nebo St near Hartford St	11/6/2019 9:36 PM
322	109 and pleasant	11/6/2019 9:36 PM
323	Wood End and Millbrook, 109	11/6/2019 9:34 PM
324	Farm Road and North St.	11/6/2019 9:30 PM
325	Rt 109 and Hartford Street	11/6/2019 9:28 PM
326	Recreation	11/6/2019 9:28 PM
327	Route 109 and Pleasant Street/North Street	11/6/2019 9:18 PM
328	South and 27	11/6/2019 9:14 PM
329	Rte 27 & Pond View Avenue	11/6/2019 9:13 PM

## New Survey

330	North st andharding	11/6/2019 9:09 PM
331	Nebo and Main Street	11/6/2019 8:52 PM
332	Rt 109	11/6/2019 8:35 PM
333	West St and North Meadows Road	11/6/2019 8:17 PM
334	Millbrook and Nebo St	11/6/2019 7:49 PM
335	Medway	11/6/2019 7:41 PM
336	Green & Flint Locke	11/6/2019 7:38 PM
337	Hartford/109	11/6/2019 6:59 PM
338	27/Garry Dr.	11/6/2019 6:48 PM
339	Route 27 and Route 109	11/6/2019 6:47 PM
340	Pine Street - North Street	11/6/2019 6:41 PM
341	Nebo x Rt 109	11/6/2019 6:28 PM
342	Rocky and South	11/6/2019 6:25 PM
343	DaleStreet & North Meadows	11/6/2019 6:02 PM
344	Nebo Street and 109	11/6/2019 4:49 PM
345	hospital road and harding	11/6/2019 4:33 PM
346	109/Nebo	11/4/2019 8:05 PM
347	109	10/27/2019 4:43 PM
348	Brook and 109	10/27/2019 3:17 AM
349	27 / 109	10/27/2019 1:58 AM
350	109 and Nebo St	10/26/2019 11:31 PM
351	Harding and Hospital	10/26/2019 8:23 PM
352	109 and Miller St	10/26/2019 8:18 PM
353	109 and 27	10/26/2019 7:32 PM
354	Harwood and hospital rd	10/26/2019 6:25 PM
355	Nebo and 109 Main St	10/25/2019 9:29 PM
356	Main and Nebo	10/24/2019 7:13 PM
357	Curve and Pleasant	10/24/2019 1:33 PM
358	109 and 27	10/24/2019 12:46 PM
359	West/Route 27	10/23/2019 7:26 PM
360	Nebo and 109	10/23/2019 5:12 PM
361	South St. and Rt. 27	10/23/2019 2:32 PM
362	South street and Elm Street	10/20/2019 11:15 PM

### Q3 How often do you use Medfield's open space and recreational facilities for (check boxes):

Answered: 321 Skipped: 49



	OFTEN / OCCASIONALLY	RARELY	NEVER	TOTAL
Open Field Sports	49.84% 157	20.00% 63	30.16% 95	315
Children's Playground Activities	33.87% 106	23.00% 72	43.13% 135	313
Basketball	14.10% 44	24.36% 76	61.54% 192	312
Tennis	18.27% 57	25.64% 80	56.09% 175	312
Swimming	16.08% 50	24.76% 77	59.16% 184	311

## New Survey

Activities on Foot	83.02% 264	11.95% 38	5.03% 16	318
Skiing / Sledding	30.13% 94	35.90% 112	33.97% 106	312
Mountain Biking	17.10% 53	21.61% 67	61.29% 190	310
Horseback Riding	2.60% 8	6.49% 20	90.91% 280	308
Camping	3.88% 12	11.65% 36	84.47% 261	309
Activities on Water	17.04% 53	27.01% 84	55.95% 174	311
Hunting	1.95% 6	4.87% 15	93.18% 287	308
Nature Observance	62.89% 200	24.53% 78	12.58% 40	318

#	OTHER (EXPLAIN)	DATE
1	Dog walking	12/11/2019 12:37 AM
2	dog walking, hiking	12/9/2019 12:40 AM
3	Outdoor kite flying, photo taking, and Trail walks where the foliage has been pushed back so we do not pick up deer ticks. MSH is good example.	12/7/2019 4:54 PM
4	We take nature walks, mini-hikes, and are avid bird watchers.	12/2/2019 10:52 PM
5	When our children were younger, we used the open field sports, children's playground activities, and basketball all the time!	12/2/2019 1:59 PM
6	Dog walking is also a social activity, where I meet and talk with my neighbors.	11/25/2019 7:51 PM
7	Hiking often	11/24/2019 8:49 PM
8	snowshoeing	11/22/2019 7:19 PM
9	I observe children from the PARC trying to play ball on the open space (front yard of the industrial park) area. They need a place to play close to the 40B space.	11/20/2019 11:12 PM
10	dog walking	11/18/2019 5:30 PM
11	Soccer, Lacrosse, Dog Park	11/17/2019 4:18 PM
12	Running, Hiking	11/16/2019 5:18 PM
13	trail walking, learning about history i.e. Trustee Reservations sites/members for years	11/14/2019 2:13 AM
14	Update the Metacomet playground! We often leave Medfield for newer playgrounds that surround us.	11/12/2019 4:35 PM
15	Outdoor activities with the dog and children	11/11/2019 9:41 PM
16	I am a keen cyclist off road and use all the town trails for that purpose.	11/11/2019 1:45 AM
17	Some I plan to use more, but just moved here	11/10/2019 1:33 PM
18	High School Track (walking)	11/10/2019 1:15 PM
19	I include snowshoeing under skiing. Above responses also reflect usage by visiting grandchildren.	11/9/2019 8:39 PM
20	Dog walking	11/8/2019 5:33 PM
21	Hiking Walking Snowshoeing	11/7/2019 2:58 PM
22	Just walking and dog walking	11/7/2019 1:39 PM
23	Simply driving by open spaces is enjoyable.	11/7/2019 1:17 PM
24	Walking our dog	11/7/2019 11:40 AM
25	Love the wildlife...	11/7/2019 3:26 AM
26	I travel to Norfolk, Millis and Sherborn for our children to use their playgrounds, because they have much newer and more expansive playgrounds.	11/7/2019 2:49 AM
27	Dog walking daily	11/6/2019 11:02 PM
28	Kayaking, dog walking important activities to us. Would swim much more if there were a year round pool!	11/6/2019 10:38 PM
29	walking is important to us	10/27/2019 4:47 PM

### Q4 Where do you go to participate in (check all boxes that apply):

Answered: 304 Skipped: 66

	NOON HILL	SHATTUCK RESERVATION	DWIGHT'S CAUSEWAY	RHODODENDRON RESERVATION	BEHIND WHEELOCK SCHOOL	ROCKY WOODS / FORK FACTORY BROOK	METACOMET PARK	MCCARTHY PARK (56 ACRES)	HINCKLEY POND	MEETING HOUSE POND
Open Field Sports	20.92% 41	3.06% 6	1.02% 2	4.08% 8	64.80% 127	25.51% 50	54.08% 106	55.61% 109	20.41% 40	6.12% 12
Children's Playground Activities	4.05% 6	0.68% 1	0.68% 1	1.35% 2	35.14% 52	8.11% 12	61.49% 91	14.19% 21	68.92% 102	3.38% 5
Basketball	4.08% 2	2.04% 1	2.04% 1	2.04% 1	38.78% 19	4.08% 2	28.57% 14	4.08% 2	4.08% 2	2.04% 1



## New Survey

Tennis	0.97% 1	0.97% 1	0.97% 1	0.97% 1	1.94% 2	0.97% 1	84.47% 87	1.94% 2	0.97% 1	0.97% 1
Swimming	1.08% 1	1.08% 1	1.08% 1	1.08% 1	1.08% 1	1.08% 1	1.08% 1	1.08% 1	82.80% 77	1.08% 1
Hiking / Walking	65.38% 170	22.31% 58	6.15% 16	12.31% 32	39.23% 102	73.08% 190	6.92% 18	13.46% 35	8.08% 21	5.77% 15
Dog Walking	49.66% 73	10.88% 16	2.04% 3	4.08% 6	55.78% 82	43.54% 64	6.80% 10	12.93% 19	4.08% 6	3.40% 5
Running / Jogging	49.48% 48	13.40% 13	4.12% 4	3.09% 3	29.90% 29	48.45% 47	16.49% 16	13.40% 13	5.15% 5	4.12% 4
Skiing / Sledding	12.99% 20	1.30% 2	1.30% 2	1.30% 2	4.55% 7	11.04% 17	0.65% 1	9.09% 14	0.65% 1	0.65% 1
Mountain Biking	58.44% 45	14.29% 11	3.90% 3	2.60% 2	15.58% 12	48.05% 37	3.90% 3	7.79% 6	9.09% 7	0.00% 0
Road Biking	38.46% 10	15.38% 4	15.38% 4	19.23% 5	26.92% 7	26.92% 7	19.23% 5	11.54% 3	15.38% 4	15.38% 4
Horseback Riding	18.18% 2	18.18% 2	9.09% 1	9.09% 1	9.09% 1	27.27% 3	9.09% 1	18.18% 2	9.09% 1	9.09% 1
Camping	13.79% 4	3.45% 1	3.45% 1	10.34% 3	3.45% 1	48.28% 14	3.45% 1	3.45% 1	3.45% 1	3.45% 1
Fishing	6.98% 3	2.33% 1	9.30% 4	2.33% 1	2.33% 1	51.16% 22	2.33% 1	6.98% 3	9.30% 4	13.95% 6
Boating / Canoeing	8.11% 6	5.41% 4	6.76% 5	5.41% 4	1.35% 1	9.46% 7	1.35% 1	1.35% 1	2.70% 2	1.35% 1
Hunting	50.00% 4	25.00% 2	12.50% 1	12.50% 1	12.50% 1	25.00% 2	12.50% 1	12.50% 1	12.50% 1	12.50% 1
Nature Observance	66.50% 137	18.93% 39	8.74% 18	20.87% 43	27.18% 56	69.90% 144	6.31% 13	14.08% 29	11.65% 24	10.19% 21

#	OTHER (EXPLAIN)	DATE
1	The correct spelling is Hinkley Pond there is no c	12/8/2019 1:41 AM
2	When we had younger kids the main barrier to use was ticks : Kingsbury Pond- grist mill, some MSH trails, Trustees properties.	12/7/2019 4:54 PM
3	hospital hill is ideal for meteor shower observation because of the open sky and little so no light pollution	12/6/2019 9:23 PM
4	Vine Lake Cemetery,	12/2/2019 10:52 PM
5	Snowshoeing at Rocky Woods.	11/22/2019 7:19 PM
6	Hospital Grounds	11/18/2019 5:30 PM
7	Suggest streamlining survey in this section. Its repetitive and cumbersome.	11/17/2019 11:00 PM
8	Town needs more basketball and tennis courts	11/17/2019 4:18 PM
9	There are not enough sidewalks to safely walk to areas on Harding ST.	11/15/2019 4:39 PM
10	Camping not allowed at Noon Hill lands or State Hospital grounds. Only Rocky woods available via reservation far as I know.	11/15/2019 2:42 PM
11	Summer camp and other recreational activities at Pfaff Center	11/14/2019 1:25 AM
12	State Hospital	11/13/2019 1:35 PM
13	Hinkley is spelled wrong on the survey.	11/13/2019 2:18 AM
14	Don't know where Dwight's Causeway is	11/12/2019 5:13 PM
15	Rocky Woods	11/11/2019 10:31 PM
16	Rocky Woods!	11/11/2019 3:10 PM
17	Canoeing / kayaking on the charles river Biking all through out Medfield Running - all through out Medfield	11/10/2019 1:26 PM
18	Sledding on South Street opposite Rocky Lane Canoeing and Kayaking on the Charles River	11/10/2019 1:15 PM
19	Really none of these. Just walk places on city streets	11/9/2019 10:50 PM
20	Don't see Former state hospital grounds mentioned often walk and do nature observing on those grounds	11/9/2019 3:20 PM
21	Bird Park, Walpole for walking	11/7/2019 6:01 PM
22	Medfield State Hospital - Walking Trails	11/7/2019 5:49 PM
23	We often times use the tennis and basketball courts by the high school. We would love to have a community pool that residents could access besides the Pond.	11/7/2019 3:34 PM
24	Use schools for basketball courts and dale st for courts Use Sherborn Westwood and Medway for playgrounds.	11/7/2019 3:04 PM
25	Hunt club property on North st	11/7/2019 2:58 PM
26	Playgrounds: school playgrounds Road biking and running: Just on streets around town	11/7/2019 11:56 AM
27	Fishing at the Charles River off West St/Causeway; Boating/Canoeing at the Charles River off West St.; Nature Observance at the Charles River off West.	11/7/2019 1:30 AM
28	Fishing (catch & release) at the Cemetary	11/7/2019 12:47 AM
29	Fishing at cemetery pond	11/6/2019 11:02 PM
30	I don't even know what/Whete holmquist or Hawthorne conservation lands are? Lived here 17 years. ( not sure what 56 acres refers to either - hospital hill state hospital side?	11/6/2019 10:38 PM
31	Road Walking is done on the streets in my neighborhood.	11/6/2019 9:34 PM

## New Survey

32	What is Dwight's Causeway? - guessing this is area on South St. for sledding?	11/6/2019 9:17 PM
33	Danielson Pond - fishing	11/6/2019 6:51 PM
34	Sledding Hill on South St across from Rocky Lane	11/6/2019 6:30 PM
35	We walk around downtown and the side roads to get in our 10,000 steps	10/27/2019 3:21 AM
36	Wellesley college	10/26/2019 8:27 PM
37	Nature observance is a priority, but often not in Medfield. Usually on Audubon properties.	10/24/2019 2:08 PM

### Q5 How often do you use the following open space parcels or recreational facilities (check boxes; one answer per column):

Answered: 312    Skipped: 58

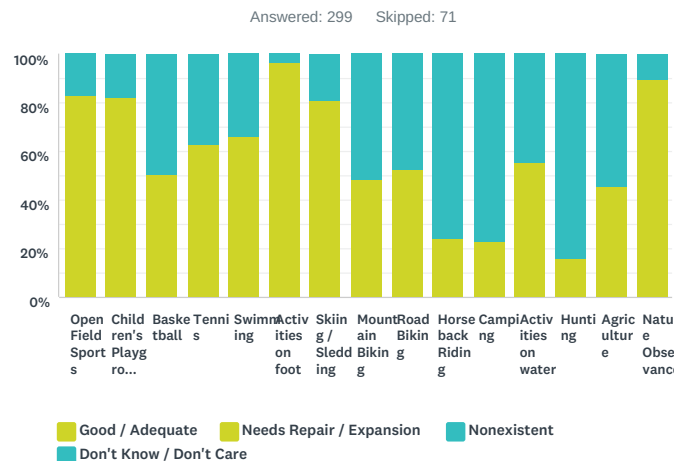
	OFTEN/OCCASIONALLY	NEVER	NOT AWARE OF IT	TOTAL RESPONDENTS
Noon Hill	68.24% 202	26.01% 77	7.09% 21	296
Shattuck Reservation	23.70% 64	28.52% 77	50.00% 135	270
Dwight's Causeway	10.94% 28	24.22% 62	67.19% 172	256
Rhododendron Reservation	20.23% 52	52.14% 134	29.18% 75	257
Behind Wheelock School	71.01% 196	25.72% 71	4.71% 13	276
Rocky Woods / Fork Factory Brook	83.68% 241	15.28% 44	2.78% 8	288
Hinckley Pond	59.23% 154	39.23% 102	2.69% 7	260
Metacomet Park	70.68% 188	27.82% 74	3.38% 9	266
McCarthy Park (56 Acres)	58.87% 156	27.55% 73	15.47% 41	265
Meeting House Pond (Baker's Pond)	30.40% 76	48.00% 120	23.60% 59	250
Pfaff Center	48.78% 120	44.31% 109	8.94% 22	246
Medfield State Hospital / Sledding Hill	84.85% 252	14.48% 43	1.68% 5	297
Sawmill Brook Area	11.48% 28	38.93% 95	51.64% 126	244
Rte. 27 along Charles River	41.44% 109	46.01% 121	14.45% 38	263
Tennis Courts	35.86% 90	56.97% 143	8.76% 22	251
Bay Circuit Trail	33.85% 88	31.54% 82	36.15% 94	260
Hawthorne Conservation Land	6.91% 17	30.08% 74	65.45% 161	246
Holmquist Farms Conservation Land	13.20% 33	29.20% 73	60.40% 151	250
Charles / Stop Rivers	44.23% 115	40.00% 104	17.31% 45	260
Another Town	73.81% 155	22.86% 48	4.76% 10	210

#	OTHER (PLEASE SPECIFY)	DATE
1	Again Hinkley no C	12/8/2019 1:41 AM
2	Dover, Norfolk (Stony Brook)	12/2/2019 10:52 PM
3	We hike in Caryl Park.	12/2/2019 1:59 PM
4	Fishing in Millis.	11/26/2019 3:33 PM
5	Blue hills	11/24/2019 9:08 PM
6	We're fairly new to town so haven't had much time to explore	11/23/2019 10:42 PM
7	Adams Farm, Powisset, Noanet	11/19/2019 1:59 PM
8	Same comment as above.	11/17/2019 11:00 PM
9	Vine Like Cemetery also a walking, fishing area. Love the Bay Circuit Trail.	11/15/2019 2:42 PM
10	We just moved here so many areas we are not aware of or haven't explored yet.	11/11/2019 10:06 PM
11	Use Rocky Woods and State Hospital every day. Use Noon Hill 1x/week. Others less often.	11/11/2019 9:24 PM
12	Rocky Narrows (Sherborn), Noanet Woodlands (Dover), Fire Tower (Dover), Hale Reservation (Dover / Westwood), Adams Farm (Walpole)	11/11/2019 4:06 PM
13	Other town= Jamaica Pond in Jamaica Plain, Boston	11/11/2019 2:02 AM

## New Survey

14	i think you mean one answer per row?	11/9/2019 12:18 PM
15	Bird Park, Walpole	11/7/2019 6:01 PM
16	Just moved to town	11/7/2019 4:40 PM
17	Playground on Rt. 115 in Norfolk is fantastic. Splash Pad in Medway also excellent.	11/7/2019 1:55 PM
18	I travel to other towns to use their facilities	11/7/2019 2:49 AM
19	Noanet Woods, Dover	11/7/2019 1:44 AM
20	I also use Cedar river (may be in millis?) and often use wrentham dog park	11/6/2019 10:38 PM
21	Danielson Pond - fishing occasionally	11/6/2019 6:51 PM
22	Downtown midfield walking	10/27/2019 4:47 PM
23	We are relatively new to MF and have no idea what these places are or where they are	10/27/2019 3:21 AM
24	Another town: Noanet Woodlands	10/24/2019 7:17 PM

### Q6 How do you rate the opportunities for the following activities in Medfield (check boxes):



	GOOD / ADEQUATE	NEEDS REPAIR / EXPANSION	NONEXISTENT	DON'T KNOW / DON'T CARE	TOTAL
Open Field Sports	69.18% 202	14.04% 41	0.68% 2	16.10% 47	292
Children's Playground Activities	45.99% 132	35.89% 103	0.35% 1	17.77% 51	287
Basketball	29.56% 81	20.80% 57	1.46% 4	48.18% 132	274
Tennis	45.79% 125	17.22% 47	0.37% 1	36.63% 100	273
Swimming	23.64% 65	42.55% 117	7.64% 21	26.18% 72	275
Activities on foot	75.09% 214	21.40% 61	1.05% 3	2.46% 7	285
Skiing / Sledding	70.28% 201	10.84% 31	1.40% 4	17.48% 50	286
Mountain Biking	40.96% 111	7.38% 20	2.21% 6	49.45% 134	271
Road Biking	36.53% 99	15.87% 43	3.69% 10	43.91% 119	271
Horseback Riding	18.82% 51	5.17% 14	1.48% 4	74.54% 202	271
Camping	13.96% 37	9.06% 24	9.81% 26	67.17% 178	265
Activities on water	33.33% 91	21.98% 60	6.59% 18	38.10% 104	273
Hunting	12.45% 33	3.40% 9	2.26% 6	81.89% 217	265
Agriculture	26.32% 70	19.17% 51	4.51% 12	50.00% 133	266
Nature Observance	79.00% 222	10.68% 30	0.00% 0	10.32% 29	281

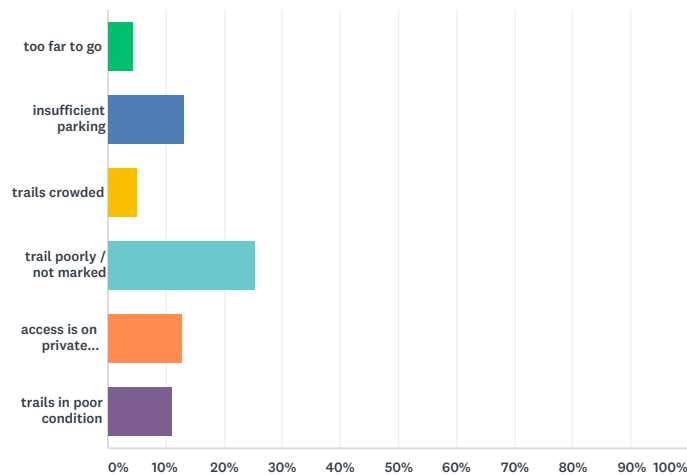
#	OTHER (EXPLAIN)	DATE
1	Ice skating is a conspicuous absence in this survey.	12/13/2019 4:37 PM
2	Metacomet playground needs updating. Most moms meet outside of Medfield at surrounding playgrounds.	12/8/2019 12:01 PM

## New Survey

3	Hinkley	12/8/2019 1:47 AM
4	The playgrounds in medfield are pathetic!! Go to medway, millis, Westwood, sherborn. Brand new amazing ours are crappy!!!! For a family friendly town that most would use its sad and boring.	12/7/2019 4:28 PM
5	I ride horses in Sherborn. I am not aware of places to ride horses in Medfield.	11/25/2019 7:57 PM
6	We need more basketball and tennis courts and better roads and parking spaces. We need turf practice facilities - expand at Wheelock fields - parking and fields.	11/17/2019 4:24 PM
7	Golf course, 9 holes, would be great at Hospital Hill/State Hospital.	11/16/2019 5:21 PM
8	need more side walks	11/15/2019 4:42 PM
9	We need to keep the State Hospital fully open - no build out except for community and arts/cultural uses. I say make it a museum on the Cottage-style treatment for the mentally challenged.	11/14/2019 8:17 PM
10	There should not be Hunting allowed anywhere in Medfield Keep Medfield Green - No more building cluster housing	11/14/2019 2:23 AM
11	Dog Park needed	11/12/2019 2:00 PM
12	The town pond behind the UU Church is a disgrace. It needs to be CLEANED!!! Access points to Charles River need to be safe and maintained. Rhododendron Reservation paths are unmarked and overgrown	11/10/2019 1:22 PM
13	We think the town NEEDS a town swimming pool.	11/9/2019 1:47 PM
14	We need a swimming pool and skating rink. Basketball court for younger kids with lower hoops or hoops that go up and down to accomodate both.	11/8/2019 7:53 PM
15	Community Pool would be great!	11/7/2019 3:38 PM
16	We need a town pool (either indoor or fitted with a removable cover like the Adirondack Club) for year-round aquatics, including a summer swim team. The Kingsbury Club is private/expensive and Hinkley Pond is small/undesirable.	11/7/2019 3:24 PM
17	I wish we would follow in Needham's footsteps and update Hinkley pond to a pool like they did at the Rosemary Pool. so many more people would use it if it was a pool.	11/7/2019 2:36 PM
18	We need more sidewalks to popular destinations such as Shaw's, Kingsbury Club, MSH.	11/7/2019 1:27 PM
19	Community pool please	11/6/2019 11:53 PM
20	We care about horseback riding, camping, and agriculture (we're not hunters though), but we just don't get involved in those things enough around here to be familiar with them.	11/6/2019 9:42 PM
21	Road Biking is on the street which is not safe.	11/6/2019 9:40 PM
22	Please Please Please expand sidewalks/bike paths along major roads (ie, Route 109 from dover line into downtown medfield or Route 27 from walpole line) this would encourage more walking/biking to downtown in a safe manner	11/6/2019 7:05 PM
23	A public dog park is needed to avoid many cars with unleashed dogs coming into my neighborhood and causing a nuisance (leaving dog poop, unleashed dogs barking and attacking, parked cars everywhere).	11/6/2019 6:54 PM

### Q7 What factors, if any, limit your participation in recreational and open space activities?

Answered: 181 Skipped: 189



ANSWER CHOICES	RESPONSES	
too far to go	4.42%	8
insufficient parking	13.26%	24
trails crowded	4.97%	9
trail poorly / not marked	25.41%	46
access is on private property	12.71%	23
trails in poor condition	11.05%	20
TOTAL		181

## New Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	So where exactly do you park to access Red Gate?	12/13/2019 4:37 PM
2	Weather	12/8/2019 4:26 PM
3	Hinkley bike jumps can no longer be used because from what I hear it was shut down by the town. I think kids need this spot back to allow for them to have a safe fun time and stay out of trouble.	12/8/2019 3:00 PM
4	There is no where to mountain bike	12/7/2019 7:37 PM
5	Knowledge of trails	12/7/2019 7:20 PM
6	Again - narrow tick-infested trails	12/7/2019 5:24 PM
7	Lack of good fishing - need to stock with trout	12/6/2019 3:24 AM
8	1. Dogs with rude / careless owners; watch your step... 2. State Hospital grounds closed for a full summer for filming. 3. Rocky Woods requires an entrance fee. Why isn't it free for residents?!	12/3/2019 7:42 PM
9	The bleeping weather.	12/2/2019 10:59 PM
10	I think my access nearby is pretty good, but I don't think the access trails are maintained properly.	12/2/2019 2:27 AM
11	None of these	11/25/2019 7:57 PM
12	not aware of some of the opportunities	11/22/2019 7:23 PM
13	Not aware of how to get to some of the above mentioned	11/21/2019 11:10 PM
14	Time	11/18/2019 6:08 PM
15	time	11/18/2019 4:10 PM
16	none	11/18/2019 3:23 PM
17	We have enough open space in Medfield	11/17/2019 4:24 PM
18	no sidewalks north of Main Street	11/15/2019 4:42 PM
19	no limiting factors right now	11/14/2019 8:17 PM
20	needs more signage, open space/nature needs more protection entrusted as conservation lands	11/14/2019 2:23 AM
21	ticks and mosquitos	11/14/2019 1:28 AM
22	Fees at Rocky Woods; lack of knowledge of other venues	11/13/2019 3:36 PM
23	none of above	11/13/2019 1:41 PM
24	More access to indoor basketball courts would be great for kids.	11/13/2019 12:37 PM
25	I'm too old	11/12/2019 11:13 PM
26	For some places, night time lighting would help.	11/12/2019 10:19 PM
27	time	11/12/2019 5:51 PM
28	I don't feel limited.	11/12/2019 2:11 PM
29	High grass, narrow paths, deer ticks	11/12/2019 2:00 PM
30	We're new to Medfield and are still settling in!	11/12/2019 1:43 AM
31	I'm not outdoorsy	11/12/2019 1:28 AM
32	Have to walk along 27 to get anywhere and that is just not enjoyable	11/11/2019 10:34 PM
33	Lack of advertising	11/11/2019 10:30 PM
34	It is very unclear where is ok to go and how to get there. We just moved to town and few things feel "welcoming" to take the kids to explore.	11/11/2019 10:20 PM
35	Not stroller and dog friendly	11/11/2019 9:49 PM
36	None	11/11/2019 9:04 PM
37	age and health	11/11/2019 7:59 PM
38	unaware of many of the open spaces listed in Medfield	11/11/2019 6:53 PM
39	Unrestrained Dogs	11/11/2019 4:10 PM
40	None	11/11/2019 4:00 PM
41	None	11/11/2019 3:14 PM
42	No bike lanes	11/11/2019 1:48 AM
43	Not interested at this time	11/10/2019 11:25 PM
44	Wanted to check last 3 categories in regard to Rhododendron Reservation but form would not allow	11/10/2019 1:22 PM
45	Unleashed dogs limit my access.	11/9/2019 8:46 PM
46	We go to other towns to use their swimming pools and facilities. Lack of a town pool is an issue for us.	11/9/2019 1:47 PM
47	N/A	11/9/2019 1:09 PM
48	No sidewalks/safe areas to walk/jog or bike in this area	11/9/2019 5:25 AM
49	dont understand question - is this in medfield or outside of medfield	11/8/2019 7:53 PM
50	Rocky Woods- unsure of access now as trustees site- \$\$ does it cost money??	11/8/2019 12:52 PM
51	No limits easy to find in Medfield	11/8/2019 12:16 AM
52	Age	11/7/2019 6:05 PM
53	There is a flaw in this question - it should be multiple choice but is single choice. I would have said trail poorly marked and access is on private property.	11/7/2019 3:30 PM
54	DOGS. We don't feel comfortable using most of Medfield's beautiful outdoor spaces because they're overrun with off-leash dogs and their feces. Dangerous.	11/7/2019 3:16 PM

## New Survey

55	above would only let me click on one point - but I would add: insufficient parking, crowded trails, trails poorly/not marked, private property access. Tried to access Rhododendron Reservation but the poison ivy & prickly bushes drove us back in short order.	11/7/2019 3:14 PM
56	Too much dog poop	11/7/2019 3:01 PM
57	People walking dogs off leash	11/7/2019 1:42 PM
58	Would like to walk to some of them from center of town, safely.	11/7/2019 1:27 PM
59	Just not good as other adjacent towns	11/7/2019 2:52 AM
60	AGE	11/7/2019 1:54 AM
61	none	11/7/2019 1:33 AM
62	No map of properties and parking locations, and the permitted uses	11/7/2019 12:02 AM
63	Enjoy golf and nothing in Medfield such as driving range with nets and practice facility for chipping and putting	11/6/2019 11:58 PM
64	N/A	11/6/2019 11:48 PM
65	none	11/6/2019 11:40 PM
66	Malaise	11/6/2019 10:55 PM
67	I go to other towns because theres nothing great in medfield. ie: playgrounds, nature walks, large parks with paved trails for kids safe bike riding, butterfly gardens.. there is none of that in medfield	11/6/2019 10:30 PM
68	No children.	11/6/2019 10:24 PM
69	none of the above	11/6/2019 10:16 PM
70	Mostly just free time to get out there and play, nothing related to the above factors.	11/6/2019 9:42 PM
71	Question indicates plural responses available but only 1 button can be selected	11/6/2019 9:20 PM
72	Not aware of anything other than Charles River and Rocky Woods really	11/6/2019 6:54 PM
73	Simply not interested!	10/27/2019 3:24 AM
74	NA	10/24/2019 7:20 PM
75	Insufficient parking	10/20/2019 11:30 PM

## Q8 Is there a specific property you would like to use but cannot because access is difficult?

Answered: 71 Skipped: 299

#	RESPONSES	DATE
1	Rhododendron Reservation	12/14/2019 1:39 PM
2	Rhododendron Reservation	12/13/2019 10:22 PM
3	No	12/11/2019 12:35 AM
4	See above answer.	12/8/2019 3:00 PM
5	There's a place down by foundry st /Phillip st that can't be excesses.	12/8/2019 3:39 AM
6	Noon hill	12/7/2019 7:54 PM
7	Everywhere because no the town of Medfield does not allow us to mountain bike	12/7/2019 7:37 PM
8	Don't know	12/7/2019 7:20 PM
9	School St./ Cronin Property- parking and trail markers	12/7/2019 5:24 PM
10	Access to Charles River is available in Millis (near Causeway), Dover/Sherborn (Bridge Street), but few places in Medfield-Causeway Bridge is inadequate, parking along 27 near bridge to Sherborn is dangerous, and west street is remote and not very accessible.	12/6/2019 3:24 AM
11	Rocky Woods collects and an entrance fee.	12/3/2019 7:42 PM
12	Now I am interested in exploring the ones listed above. I have lived here a year and haven't been there yet.	12/2/2019 10:59 PM
13	Accessing the Scout Land from the access trail that is supposed to be on the Medfield/ Walpole border	12/2/2019 2:27 AM
14	N/A	11/27/2019 1:38 AM
15	None known	11/26/2019 3:38 PM
16	I completely avoid intersection of South St. and 109. Lights are poorly timed, and through traffic is daunting.	11/25/2019 7:57 PM
17	Charles River - It would be great to have a canoe/kayak rental area	11/24/2019 8:52 PM
18	You need a park for kids near all the 40B stuff you are constructing near West St. These kids have no where to go.	11/20/2019 11:15 PM
19	It would be nice to link trails around Vine Brook near Main Street to the Rocky woods. Also a Medfield-wide trail network would be very beneficial.	11/19/2019 4:00 PM
20	n/a	11/18/2019 3:23 PM
21	No. But parking should be expanded at Wheelock	11/17/2019 4:24 PM
22	Hospital Road, Harding street - walking to town, walking to Hospital road and McCarthy fields.	11/15/2019 4:42 PM
23	Paying for parking at Rocky Woods is annoying.	11/15/2019 2:46 PM
24	Offer more brochures/information (i.e. at town hall) about the history or trails open to public - keep them safe and clean for those who like nature and educate the children on the importance of controlling this land and importance of encouraging nature for years to come	11/14/2019 2:23 AM
25	No	11/13/2019 12:37 PM



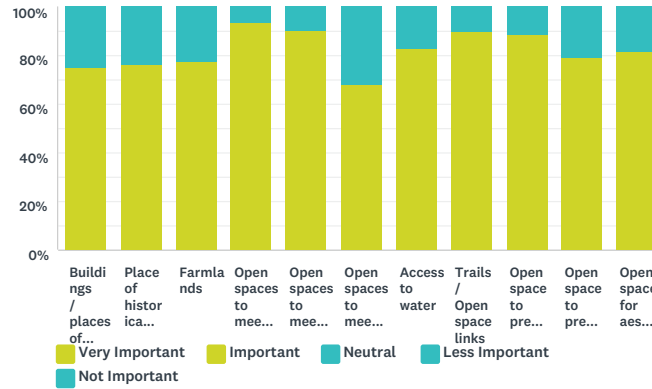
## New Survey

26	A bike lane/ or walking trail along 27 from Walpole to town center would make the town center more accessible without relying on vehicles.	11/12/2019 10:19 PM
27	Hinkley park. Would like to use the park more often but it is very run down and some of the structures seem dangerous for her younger children. The park is over 20 years old, would love to see it updated!!	11/12/2019 8:51 PM
28	no	11/12/2019 2:11 PM
29	n/a	11/12/2019 11:03 AM
30	No	11/12/2019 1:28 AM
31	No	11/12/2019 1:07 AM
32	town swimming	11/12/2019 12:34 AM
33	Rhododendron property	11/11/2019 10:34 PM
34	I'd love to visit Medfield Hospital but when I drive by I can't figure out where to go or where to park.	11/11/2019 10:20 PM
35	State Hospital	11/11/2019 9:27 PM
36	No	11/11/2019 9:04 PM
37	no	11/11/2019 7:59 PM
38	Devil's Foot Island	11/11/2019 4:10 PM
39	No	11/11/2019 4:00 PM
40	Not that I know of	11/11/2019 1:48 AM
41	What ever happened to the property along Phillips Street that the town voted to buy? I think there was limited parking. I have wanted to go there but am not sure where the entrance/parking is	11/10/2019 2:43 PM
42	Rocky Narrows - costs \$	11/10/2019 1:39 PM
43	Rhododendron Reservation	11/10/2019 1:22 PM
44	No	11/9/2019 10:51 PM
45	N/A	11/9/2019 8:46 PM
46	No	11/9/2019 1:09 PM
47	Upper North Street/Farm Street area. No safe way to walk, run, or jog here.b	11/9/2019 5:25 AM
48	The trail at the end of Lakewood Drive.	11/8/2019 5:48 PM
49	Unsure of where hunting is happening during hunting season- keeps ;me out of the woods	11/8/2019 12:52 PM
50	No	11/8/2019 12:16 AM
51	The high school facilities are top notch	11/7/2019 3:38 PM
52	No	11/7/2019 3:36 PM
53	I've always been curious about Rhododendron area	11/7/2019 3:30 PM
54	see above --also access to Rocky Woods via Hawthorne estates area - most public access blocked and/or people tell you to get off their land	11/7/2019 3:14 PM
55	Maybe the property off if Foundry	11/7/2019 3:01 PM
56	Rhododendron reserve.	11/7/2019 1:27 PM
57	I easily get lost on the Rocky Woods Trails and find it difficult to get home without getting back onto a roadway	11/7/2019 12:38 PM
58	Trail between Kingsbury and State Hospital; State hospital because of unleashed dogs	11/7/2019 11:58 AM
59	Abandoned MBTA Rail	11/7/2019 11:15 AM
60	Access to Charles River for kayaking	11/7/2019 1:36 AM
61	The boat ramp in the state hospital is down a narrow long path, cannot easily put in a kayak there. At least that's what I found when I tried to use it.	11/7/2019 12:02 AM
62	Red gate farm	11/6/2019 11:11 PM
63	No	11/6/2019 10:55 PM
64	Rhododendron area access?? Grest improvements in hospital and sledding hill property since criss country teams have been running and town has cut grass/made trails. Regular Mowing of wheellock back fields Would be nice. Fenced in Lsrge area of several acres for dogs off leash is critical for this town!	11/6/2019 10:46 PM
65	Rhododendron Reservation, Shattuck trail markings can be confusing	11/6/2019 10:45 PM
66	No.	11/6/2019 10:24 PM
67	no	11/6/2019 10:16 PM
68	n/a	10/27/2019 4:52 PM
69	No	10/27/2019 3:24 AM
70	No	10/24/2019 7:20 PM
71	Red gate farm	10/20/2019 11:30 PM

**Q9 How important is it to you to preserve (check off one importance level per line):**

Answered: 298   Skipped: 72

## New Survey



	VERY IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	NOT IMPORTANT	TOTAL
Buildings / places of historic or architectural value	34.34% 102	40.74% 121	11.45% 34	6.73% 20	6.73% 20	297
Place of historical value	37.92% 113	38.59% 115	12.75% 38	5.70% 17	5.03% 15	298
Farmlands	39.53% 117	38.18% 113	14.53% 43	5.74% 17	2.03% 6	296
Open spaces to meet our water and conservation needs	63.30% 188	30.30% 90	3.37% 10	2.02% 6	1.01% 3	297
Open spaces to meet our recreational needs	61.49% 182	29.05% 86	5.41% 16	2.36% 7	1.69% 5	296
Open spaces to meet future municipal needs	32.20% 95	35.93% 106	22.37% 66	5.08% 15	4.41% 13	295
Access to water	49.66% 146	33.33% 98	13.27% 39	2.72% 8	1.02% 3	294
Trails / Open space links	62.50% 185	27.70% 82	7.09% 21	2.03% 6	0.68% 2	296
Open space to preserve natural habitat	62.63% 186	25.93% 77	7.74% 23	2.36% 7	1.35% 4	297
Open space to preserve property values	48.15% 143	30.64% 91	13.13% 39	5.72% 17	2.36% 7	297
Open space for aesthetic purposes	48.48% 144	33.00% 98	11.78% 35	5.39% 16	1.35% 4	297

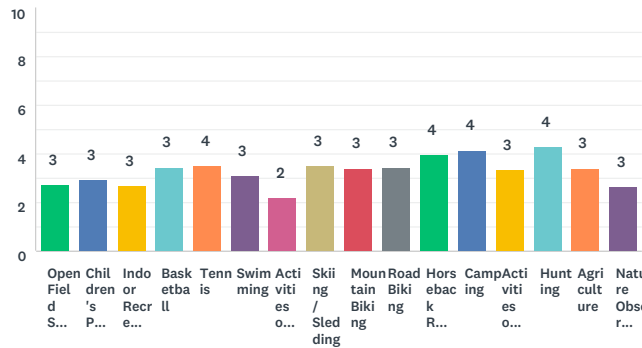
#	OTHER (EXPLAIN)	DATE
1	as long as open space for recreational needs does NOT mean building a Four Kicks type facility or swimming pool, etc	12/8/2019 8:00 PM
2	We need space for mountain biking	12/7/2019 7:37 PM
3	Important--Wider trails, detailed -Medfield Town websites- trail and area maps	12/7/2019 5:24 PM
4	It is a key reason we moved to Medfield from Dover, wanting to keep a similar appreciation for the outdoors.	12/2/2019 10:59 PM
5	Beyond preserving individual pieces of land, I think it would be good for Medfield to take an integrated look at how the properties might be connected, as well as how the properties might be made more readily accessible, particular through better maintenance of the trails that are supposed to provide that access. We seem to buy property and then not do much to maintain it.	12/2/2019 2:27 AM
6	Build wider roads. Ease traffic congestion	11/17/2019 4:24 PM
7	We should be thinking about nature and habitat preservation - keep hospital as is, with minimal build out	11/14/2019 8:17 PM
8	A golf course would be great at MSH!	11/14/2019 6:42 PM
9	Keep nature and open space woods, etc Limit building, overcrowding, pollution, traffic, etc.	11/14/2019 2:23 AM
10	Development of Medfield State Hospital land is long overdue !	11/13/2019 1:41 PM
11	We have more than enough open space in town	11/12/2019 11:13 PM
12	Love the open space opposite the entrance to Rocky Woods. Please preserve!	11/10/2019 1:22 PM
13	We do not feel that preserving Medfield State Hospital buildings is of community importance. Particularly if their preservation means an increase in school-age children who might overcrowd the schools.	11/9/2019 1:47 PM
14	The only way we can control land is if we own it. However, when purchasing land a clear vision for the future should be provided.	11/7/2019 3:14 PM
15	Medfield is doing an awful job preserving some of the few open spaces that remain in the residential areas. The town should not keep tearing down trees and putting up over scale multi-unit dwellings and parking lots.	11/7/2019 2:32 PM
16	Why use up all the open land now--let future generations decide. We'll never get the beautiful land back once it gets "screwed up" "over-built" whatever...where's the wildlife going to go?	11/7/2019 3:34 AM
17	Preserving these things may seem important - but may not be more important than other uses. This question does not help determine the relative value of these things vs alternatives.	11/7/2019 12:56 AM

## New Survey

18	We have enough of all of the above uses listed but not other uses such as golf practice previously mentioned or other examples such as bocce ball courts or shuffleboard courts within open spaces	11/6/2019 11:58 PM
19	As we drive around and explore different areas around town, it feels like there are plenty of places where more trees could be grown. And along neighborhood roads, the existing trees could use some TLC as many of them appear to be struggling to stay healthy.	11/6/2019 9:42 PM
20	Stop overdevelopment all over town....doesnt improve tax base and is eroding quality of life	11/6/2019 7:05 PM

**Q10 Please rate the five activities that are most important to you as 1, 2, 3, 4, and 5, with "1" being the most important and "5" the least important.**

Answered: 284 Skipped: 86



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
Open Field Sports	3	514	188
Children's Playground Activities	3	483	165
Indoor Recreation Facilities	3	476	177
Basketball	3	304	88
Tennis	4	365	104
Swimming	3	362	117
Activities on foot	2	539	244
Skiing / Sledding	3	386	111
Mountain Biking	3	318	93
Road Biking	3	347	100
Horseback Riding	4	274	69
Camping	4	303	73
Activities on water	3	405	121
Hunting	4	296	69
Agriculture	3	423	124
Nature Observance	3	581	221
Total Respondents: 284			

#	OPEN FIELD SPORTS	DATE
1	5	12/14/2019 1:39 PM
2	2	12/13/2019 10:22 PM
3	4	12/13/2019 4:37 PM
4	2	12/8/2019 7:30 PM
5	2	12/8/2019 5:47 PM
6	5	12/8/2019 5:39 PM
7	2	12/8/2019 4:26 PM
8	4	12/8/2019 3:00 PM
9	1	12/8/2019 2:57 PM
10	5	12/8/2019 12:01 PM
11	3	12/8/2019 12:49 AM
12	1	12/7/2019 10:36 PM
13	3	12/7/2019 7:54 PM
14	5	12/7/2019 7:37 PM
15	2	12/7/2019 7:20 PM
16	1	12/7/2019 4:39 PM
17	3	12/7/2019 4:28 PM

## New Survey

173	2	11/7/2019 12:24 AM
174	3	11/7/2019 12:02 AM
175	3	11/6/2019 11:58 PM
176	4	11/6/2019 11:54 PM
177	4	11/6/2019 11:48 PM
178	5	11/6/2019 11:46 PM
179	1	11/6/2019 11:40 PM
180	3	11/6/2019 11:14 PM
181	1	11/6/2019 11:11 PM
182	2	11/6/2019 11:07 PM
183	4	11/6/2019 10:49 PM
184	1	11/6/2019 10:46 PM
185	1	11/6/2019 10:45 PM
186	1	11/6/2019 10:30 PM
187	1	11/6/2019 10:26 PM
188	1	11/6/2019 10:24 PM
189	2	11/6/2019 10:16 PM
190	5	11/6/2019 10:07 PM
191	1	11/6/2019 9:57 PM
192	1	11/6/2019 9:42 PM
193	3	11/6/2019 9:42 PM
194	1	11/6/2019 9:42 PM
195	2	11/6/2019 9:40 PM
196	3	11/6/2019 9:39 PM
197	2	11/6/2019 9:34 PM
198	2	11/6/2019 9:20 PM
199	2	11/6/2019 9:19 PM
200	5	11/6/2019 9:18 PM
201	2	11/6/2019 8:40 PM
202	1	11/6/2019 8:23 PM
203	5	11/6/2019 7:43 PM
204	3	11/6/2019 7:05 PM
205	1	11/6/2019 6:56 PM
206	2	11/6/2019 6:54 PM
207	1	11/6/2019 6:54 PM
208	4	11/6/2019 6:34 PM
209	2	11/6/2019 4:53 PM
210	1	11/6/2019 4:38 PM
211	3	10/27/2019 4:52 PM
212	2	10/27/2019 3:24 AM
213	1	10/26/2019 7:38 PM
214	1	10/26/2019 6:33 PM
215	1	10/25/2019 9:34 PM
216	2	10/24/2019 7:20 PM
217	2	10/24/2019 2:22 PM
218	1	10/24/2019 12:53 PM
219	5	10/23/2019 5:30 PM
220	5	10/23/2019 2:38 PM
221	4	10/20/2019 11:30 PM

## Q11 Comments

Answered: 93    Skipped: 277

#	RESPONSES	DATE
1	We live at 54 Bridge Street. We understand another family in the area would like a trail from Bridge Street through the conservation land recently established between 54 and 58 Bridge Street for hiking access in the Charles River Conservation Area. We strongly oppose this idea. The strip is narrow and foot traffic could easily damage the soil, trees and shrubs in the area and consequently be damaging to wildlife. In addition, there is no parking available other than on Bridge Street itself, which is very narrow.	12/13/2019 10:28 PM

## New Survey

2	Regarding Medfield State Hospital and its future: 1) I believe it is important that two areas that are current open spaces (field fronting Hospital Road and the open meadow at the rear of the campus) should become and remain protected open spaces. They should not be sold to a developer. Easements can be granted to allow access via existing roads through the front field to the main campus parcels. 2) I would like the spirit and intent of the adopted MSH Master Plan to be preserved. Any sale of the MSH property should provide adequate assurances that the historic buildings and their architecture be preserved along with the trees and other features that contribute to the site's unique character. The town should consider some form of reversion language in the eventual sale since experience tells us that developers cannot always be trusted to keep their promises.	12/13/2019 4:56 PM
3	Keep our open space open, and not populated with more structures/facilities - preserve open space!	12/8/2019 8:02 PM
4	Medfield lacks a dog park.	12/8/2019 5:49 PM
5	I think that the mountain bikers should have a space on the town to build and ride jumps like they had at the gully at hinkley pond. This is a good outlet for kids of all ages to have fun and enjoy being outside on a bike. By taking spots like these away, I feel we are only depriving the kids of medfield their right to have fun on a bike.	12/8/2019 3:02 PM
6	The playgrounds really need updating, especially Metacomet for the little kids. Most mom groups meet outside of Medfield at the surrounding updated playgrounds (Norfolk, midway, sherborn). I always see other Medfield moms at those locations. It's such a great way to meet other mom when your kids are little and not in the school systems yet. Hinkley is great but not for the little kids.	12/8/2019 12:06 PM
7	I think we should put "cobbs corner" with some senior housing at hospital site.	12/8/2019 3:41 AM
8	Hinkley pond	12/8/2019 1:48 AM
9	Dear town of Medfield, Please give us a spot to mountain bike because you get mad at us for building jumps and trails but the reason we are doing that is because we have no where to bike in the first place.	12/7/2019 7:38 PM
10	We are very far away from any chipotle restaurants. Please ensure the medfield state hospital development plan corrects this. Thank you.	12/7/2019 7:22 PM
11	Priority- Keeping multitudes of housing developments from taking over every 5-acre site that comes up for sale. Add and update trail and area maps. Widen trails. Annual tick surveys.	12/7/2019 5:48 PM
12	Please do not create light pollution at hospital hill. Please preserve this area for stargazing	12/6/2019 9:27 PM
13	I look forward to reading it having chaired the Dover Open Space Committee when we were doing this. Applause!	12/2/2019 11:00 PM
14	If I had filled out this survey when my children were younger, it would have looked very different. I probably would have loved an indoor sports facility. At this point, however, my focus is on walking/hiking trails and preserving the historical buildings and property in Medfield.	12/2/2019 2:04 PM
15	That last question was poorly worded. I think you asked for the top 5 activities, but you defined #5 as the activity that was least important. All of the activities that didn't get a number were less important than #5 - which was important to me. Just to reinforce my previous comments in this questionnaire, I think our biggest issue with open space is that we fail to maintain it. In particular, there is no apparent deliberate plan to maintain the trails that provide access to the open space. We should be focusing on doing things that enable people to take better advantage of the open space we have, rather than on acquiring additional open space that we aren't prepared to actually take care of.	12/2/2019 2:30 AM
16	I think the town should purchase the Kingsbury Club and run it better than they do (it's in awful condition for the prices they charge).	11/27/2019 1:38 AM
17	With its proximity to the Charles River, Medfield has a unique natural beauty. My artwork has been inspired by the meadows and woods on the Holmquist land. I hope we can find a balance between progress and preserving the beautiful surroundings that we have, as well as a balance of the needs of the younger and older populations in Medfield. I will look forward to the results of this survey.	11/25/2019 8:04 PM
18	We're new to town so we haven't had very much time to explore the different recreation areas.	11/23/2019 10:47 PM
19	I would like to see the bike trail completed. Have been hearing about one for years. Would be nice to have.	11/21/2019 11:11 PM
20	We are using the fields less now that my kids are older but spent many hours with soccer, lacrosse and baseball. The fields and open spaces in Medfield are excellent and you could really appreciate the space when travelling to other towns. I hope that does not change. I also enjoy hiking and running in the woods and the access to trails and parks is excellent.	11/21/2019 5:51 PM
21	Honestly, I may be older and less active but I can see kids trying so hard to find a space to throw a football. I watched them this fall, try to use the front yard of the industrial park on West St. It was really sad. The PARC property is beautiful but the residents have no park to walk to and enjoy. They should be able to walk on a sidewalk to a park with swings for kids and a ball field with bleaches for parents to watch. Older kids can bike to the Hospital area and use the fields. Little ones and middle schoolers need a park nearby that is safe to get to. You are putting more and more 40B units in the area, respond appropriately and provide side walks, street lights and recreation facilities. Thank you.	11/20/2019 11:20 PM
22	Survey too long	11/20/2019 4:00 PM
23	Please consider the development of Legacy Farms in Hopkinton as an example of what can go wrong when a large parcel is opened up for development.	11/19/2019 2:04 PM
24	We just moved to Medfield so we are not aware of too many outdoor activities. A list or brochure on a website would be helpful to newcomers. We would like to take advantage of the outdoor space that Medfield has. It is what makes it special. Our old town did not have much for conservation lands and no access to much of it. I appreciate all that Medfield has to offer. We just need some time to discover it all.	11/18/2019 6:10 PM
25	thanks for asking and setting up this survey!	11/18/2019 2:18 PM
26	Survey is valuable but needs to be revamped/streamlined. Hard to expect someone to keep answering the same question multiple times. Very cumbersome.	11/17/2019 11:04 PM
27	Please be cost effective with new development- it should lower the residential tax burden. We have enough open space. We need more high paying businesses , and updated tennis, basketball (indoor and outdoor) and practice turf facilities	11/17/2019 4:27 PM

## New Survey

28	Well done.	11/17/2019 1:03 AM
29	I really wish the town of Medfield would address the lack of sidewalks north of Main Street. Most of the housing and other development is all north of Main Street, yet it lacks safe pedestrian access. Hospital Road, Harding Street (connecting to Hospital Road), and connecting to Adams or North Street would GREATLY enhance safety and support the growing infrastructure. Sooner or later, I fear someone will be killed on Harding Street. Too many people walk Harding Street and vehicles FLY down the road, and someone will get hit by a car due to the lack of sidewalks and the police departments refusal to hand out speeding tickets. Every other surrounding town has 1). more sidewalks, and 2). more aggressive police enforcement with speeding tickets -everyone knows this in Medfield and the surrounding towns (I slow down in Dover, Sherborne, Wellsely, etc). We, as a town, MUST require any and all developers to provide monies for sidewalks. That is what other towns do. If the developers don't want to then move on to the next one, because they will pay that extra \$25k-\$50k. Thank you!!!	11/15/2019 4:48 PM
30	a new rec center would be nice	11/14/2019 8:39 PM
31	Thank you for doing this survey. I hope the responses to this survey are taken into consideration when MSH is discussed as well. I also have seen a lot of new development within wetlands. Why is that? I thought wetlands are protected and development should be set back from wetlands. We should uphold the laws on wetlands protection and the State should backup the laws; this is critical with the current climate crisis.	11/14/2019 8:23 PM
32	A golf course at MSH would be great!	11/14/2019 6:43 PM
33	PLEASE STOP CLUSTER BUILDING - please limit condo building PLEASE conserve our green spaces, Please understand that overcrowding/over-populating - allowing bus-lines and increasing the population, increases road problems traffic, litter, over-crowding schools, pollute out water ... would lead to the destruction of our beautiful town think history, nature and trails - even paved bike trails may be a great addition to our town	11/14/2019 2:30 AM
34	The town also needs to come up with a better solution for dog walkers. There needs to be designated spaces where dogs can be off leash, but also spaces where people don't have to contend with dogs at all.	11/14/2019 1:30 AM
35	Rebuild tennis courts at Metacomet and improve lighting. Improve awareness of open space areas	11/13/2019 3:38 PM
36	I do a lot of activities with my children at the Pfaff Center through Parks and Recreation. They offer wonderful programs and could greatly benefit from a new facility. Especially as more young families move to Medfield with the new buildings going up, having adequate space for activities will be very important. As it is I already have to go to neighboring towns for their Parks & Rec children's activities and would love to have more offerings in Medfield to build a sense of community.	11/13/2019 12:31 PM
37	We need more recreational spaces for our youth and adult teams. Indoor practice spaces, hockey rink, and pool would be very beneficial to this town. In addition we need to upgrade at least one of our playgrounds. We do not have a well maintained on in town and many young families venture to many nearby towns for better playground (Sherborn, medway, Westwood) , etc).	11/13/2019 2:24 AM
38	It would be nice to have a communal swimming pool.	11/13/2019 12:15 AM
39	Thank you for putting together this survey! The areas that I feel like our town is missing the most is a new updated parks and rec center, redoing Hinkley playground (similar to Choate Park in Medway) and adding an ice skating rink. I know all of these things are not cheap but with growing class sizes the demand from young families is not going to go down anytime soon. Looking forward to the future in Medfield!	11/12/2019 8:54 PM
40	The survey fails to include options for non-recreational use of open space, such as alternative, non-motorized transportation. Because including such options would likely change the prioritization of the responses, this should be disclosed when the survey results are published.	11/12/2019 5:57 PM
41	I realize there is a need for housing that will keep us from having more 40b developments but it appears to be a bit out of control. Route 27 up to Sherborn is filling in quickly. We have a proposed development across the street from our house with 45 units on 2 acres. We support elderly housing and it's fine across the street but this is just too much and no one is listening to the neighbors/abutters. Thanks	11/12/2019 2:13 PM
42	Medfield needs to stop allowing building permits. At this point, the town is on track to becoming like Norwood or what Walpole has allowed with huge apartment complexes. I don't want to see historic spaces being replaced with tall building that destroy the small town feel. Current town officials are allowing too much expansion. Why can't Medfield limit new construction building permits. I've lost faith in Town Government and feel like now it's just a money grab. So more open space, less development.	11/12/2019 1:23 PM
43	The town is in desperate need of better recreational space for our growing youth population. The Pfaff center is falling apart, our entire town travels out to surrounding towns for basketball, soccer and lacrosse facilities. This is something I wish we could have in town.	11/12/2019 1:09 AM
44	Time for a new civic center with programs and activities for all ages.	11/11/2019 10:35 PM
45	Dog park	11/11/2019 9:49 PM
46	Keep more open space at State Hospital, not residences.	11/11/2019 9:28 PM
47	Would like more information on Medfield open spaces/trails made more public	11/11/2019 6:54 PM
48	We need a public-private collaboration for a multi-sport center (similar to the hyannis center which houses 2 ice rinks and an indoor field plus a teen center).	11/11/2019 5:59 PM
49	Many trails listed on a past Friends of Medfield Forest and Trails cannot be found or appear to traverse private residential properties. It would be helpful if there was an updated / official map of how to access the various parcels. With regard to historic buildings: while it enhances the town character, there must be adequate private donations / financing for any properties to avoid a situation like the Lowell Mason House on Green Street where well intended people pushed to preserve and move a house that became an unused eyesore for residents of the area for several years. The town also needs to revisit animal control policies as unruly / unrestrained dogs on town and other properties make use of the properties less desirable for other residents (there have been numerous dog bites or harassment or other dogs or people).	11/11/2019 4:17 PM
50	I am a heavy user of trails to walk my dog. I am in the woods every day. Despite being an empty nester, the hardest thing about leaving Medfield would be to leave behind access to all of our open space. I didn't mention it, but I walk at the Hunt Club quite a bit too. Plus, the fire tower and Noanet Woods in Dover, as well as, Rocky Narrows reservation in Sherborn.	11/11/2019 4:02 PM



## New Survey

51	Think about the residents and the property taxes paid, lets keep people in town and not over burden or residents, I have seen many leave town due to over spending that raise the tax burden on working families.	11/11/2019 3:17 PM
52	Consideration should be given to the true demographics of the town and recognition of the number of young children and families living here. Our facilities for young children do not even compare to those of the surrounding towns where countless Medfield families are forced to go because Medfield does not have the same level or scale of children activities, playgrounds, parks and recreation offerings. I am supportive of a balanced use of open space, but it must be representative of our current needs.	11/11/2019 2:21 AM
53	We enjoy taking nature walks.	11/11/2019 2:07 AM
54	The roads in the town are not made safe for bikes. There are not enough sidewalks in town (outside if the center). There are not enough pedestrian crossings. There are not enough marked crossings. Nothing is done for anyone not in a car. Why does everything have to revolve around the car?	11/11/2019 1:50 AM
55	Concerning question, I only participate in my options 1, 2 and 3.	11/10/2019 2:43 PM
56	Love making space to enjoy physical activities in community	11/10/2019 1:40 PM
57	More sidewalks on which to walk would be wonderful for all, but especially for seniors.. For canoeing and kayaking, safe and well-maintained access points to the river would be ideal. Would love to see the town pond behind the UU Church cleaned up and maintained. It is a sore point!! It is impossible to find the paths into the Rhododendron Reservation nowadays.	11/10/2019 1:25 PM
58	It would be ideal to build a new pfaff center and a community pool. Thank you for maintaining the nature trails. We use them often!	11/9/2019 9:17 PM
59	I Love taking my granddaughter to the Medway Park on 109 across from the old mill building. It has a small splash pad area and playground equipment for a variety of ages. Has shaded and sunny areas; clean bathrooms to change baby or use. Area has walking trails outside of fenced in playground area- Would love to see something like this in town! Thanks for your work on this!	11/9/2019 3:25 PM
60	Our family priorities for open space and recreation. 1. Improved Community Recreation Center for Recreation Programs IS important to us 2. Building a Town Swimming Pool facility is needed (indoor AND/OR outdoor) and IS important to us 3. Preserving Medfield State Hospital Buildings for residential use is NOT a priority for us.	11/9/2019 1:50 PM
61	1. We really love Medfield State Hospital and neighboring Trails. 2.The Medfield Parks and Rec does an AMAZING job maintaining the soccer fields @ McCarthy. This is very much appreciated.	11/9/2019 12:25 PM
62	At Medfield State Hospital, need to preserve the open spaces and vistas as much as possible.	11/9/2019 4:52 AM
63	We need a recreational facility that kids can go and enjoy different sports (like Fore-kicks in Norfolk) good revenue income	11/9/2019 1:05 AM
64	Please rebuild the Pfaff center. Parents would be willing to pay for it. The schools and Pfaff are in terrible condition and the new residents in our town are willing to help pay.	11/8/2019 1:19 PM
65	Most important to our family are open trails for walking and access to canoeing on Charles and well maintained playgrounds for young children. Hinckley Pond is valuable resource for town to have as no other swimming options - this resource should be developed more (chairs/tables/more food offered) and kept viable- great spot for young families and teenagers to work/gather/swim team/ etc. playground being close is extra benefit.	11/8/2019 12:56 PM
66	I treasure the Medfield open spaces and access to water and trails, and sites with great views. We use Noon Hill several times a week in the warmer weather, and still go in during the winter on snow shoes or in boots. In the winter if there's good snow, I will cross country ski in Rocky Woods, or the hayfields across the RR tracks from Wheelock soccer fields, or on the soccer fields. We've been long time members of the Trustees, and I'm now volunteering with them to help keep up the trail maintenance. My grown kids, who live nearby, as well as friends will often join me in mtn biking in Noon Hill/Shattuck Reservations when its dry enough. Open field sports like lacrosse and soccer have been a big part of our family's life in Medfield. The quality and availability of those fields is a real treasure, and part of what makes this a great place for families and kids.	11/7/2019 10:28 PM
67	It would be helpful to list locations in town for each type of activity. We are not aware of a centralized location to find for example all of the places in town to go hiking. We can look at individual websites for information (trustees, etc), but it would be nice to aggregate the locations for each type of activity.	11/7/2019 6:18 PM
68	Keeping abreast of the residents wishes, through periodic surveys such as this, is an important function of The Medfield Conservation Commission in order to maintain an up to date Open Space and Recreation Plan.	11/7/2019 6:09 PM
69	It would be great to have a multi functional recreational building for residents similar to Kingsbury Club but with no outrageous fees for residents! I think the more we can have outdoor and indoor facilities for our youth the less they will find trouble in other ways. The facility could also be for all ages with a yoga room, fitness etc	11/7/2019 3:39 PM
70	Again, there needs to be a town pool!	11/7/2019 3:25 PM
71	Cannot emphasize enough how big the dog issue is for our family in terms of being a barrier to enjoying our town's open spaces. People say that Medfield doesn't have a dog park, but we disagree - Wheelock and the Hospital have essentially been claimed by dog owners/walkers as dog parks. There needs to be a solution.	11/7/2019 3:20 PM
72	An easy to access, downloadable & printable open space/trail/biking/etc. map for open/water/recreation spaces in Medfield - w/access points - would be great!	11/7/2019 3:15 PM
73	Our playgrounds are run down and need repair or replacement. We don't have enough basketball court availability and it should be considered for the dale st project to have a good sized gym. We need to not spend so much on historical properties and support things we all use.	11/7/2019 3:08 PM
74	Better play areas and better town swimming (town pool) would be ideal for all of the young families. Kings bury Club is cost-prohibitive.	11/7/2019 1:58 PM
75	Good luck	11/7/2019 1:43 PM
76	Rail trail!	11/7/2019 11:16 AM

## New Survey

77	Please build new/expand existing playgrounds! Dedicated playgrounds separate from those at public schools! Our family, as well as many other families we know within the area, travel long and far to other towns to use their playgrounds/indoor recreational facilities. The current ones are older, smaller, poorly landscaped, cater to an older age group, and insufficient for our family's needs. This is embarrassing considering how we pride ourselves on our town services and schools.	11/7/2019 2:56 AM
78	I would really like to see some improvement with our swimming facilities. While Hinkley pond is quaint, it is really only adequate for kids and the Marlins swim team. We should really look to have a town recreation center with a pool and indoor gym space.	11/7/2019 2:35 AM
79	My responses are different today than they would have been when my children lived at home. It is hard to comment on preferences and level of importance when the questions are not in context with what the alternatives might be - or what the costs might be to achieve/maintain some of the options.	11/7/2019 12:58 AM
80	Looking forward to the plans for open space/MSH development to be finalized. Lots of time/money spent on this endeavor - please start moving towards revenue positive plan. Especially important as the price tag of proposed Dale Street school is increasing. And hopefully a very small price tag on a new rec center.	11/7/2019 12:26 AM
81	Medfield has camping?? I didn't know, but I would like to see a list of the various open space properties and their approved uses. Thank you for asking. Camping as in overnite camping?	11/7/2019 12:06 AM
82	Golf practice facilities Bocce ball courts Schuffeboard courts Chess and checker board open areas	11/7/2019 12:00 AM
83	Swimming pool please	11/6/2019 11:53 PM
84	Please report the results of this survey, or make them available at town hall (and include average age and % of respondents) I hope there is participation from all age groups so that data is representative of the towns demographics. Thank you so much for your efforts and hard work collecting this data!	11/6/2019 10:50 PM
85	We're very hopeful that the renovations/plans for Hospital Hill include a small downtown like atmosphere where there are some commercial spots for small businesses, apartments for younger people to live after high school/college, art studios, and of course more restaurants. As for the existing downtown, making that more similar to the downtown areas of Needham and Wellesley would be ideal if at all possible. Right now there are simply too many buildings of different levels, styles and distance from the street. It's just awkward and not very inviting in comparison. One of the things we've observed since moving here over 10 years ago is the frequency in power outages. It seems like every time we get a storm we lose power. So that's not a very enticing fact for businesses interested in our town. For the most part we've enjoyed the parks and playgrounds with our kids, but there's always room for improvement there. Metacomet is a nice little playground, but my son is only 6 and has already out grown it. He much prefers to go to the Hinkley playground, but even that is starting to get a little stale with him (admittedly he's a bit spoiled as I had no access to a playground like Metacomet where I grew up!). Thank you for all that you do, and here's to making Medfield even better in the near future!	11/6/2019 9:52 PM
86	The open spaces, and the trees, are what make Medfield lovely, charming and unique. We need to preserve them not only for their beauty but for the fragile ecosystem they support currently and in the future. We will be doing our fragile earth irreparable harm by allowing greed to make the decisions on future development of the lands in our town.	11/6/2019 9:38 PM
87	We need some new playgrounds. Hinkley is dated and the Metacomet park is dirty looking.	11/6/2019 9:00 PM
88	There should be bike/walking paths added on main roads throughout medfield - if eminent domain needs to occur then so be it. the overdevelopment of the town is going to eventually result in more traffic. giving an option to ride a bike or walk into town will make the town more desirable and not cost a ton to get done.	11/6/2019 7:06 PM
89	The survey seems to ask the same things repeatedly but in different form. Annoying to fill out. We have plenty of open spaces now! We do not need more or even as much as we already have. Home prices are too high now and adding more open space or even keeping all that we already have will worsen the high prices for homes.	11/6/2019 6:38 PM
90	Honestly none of this matters to me except from a resale point of view.	10/27/2019 3:25 AM
91	What is this going to cost the tax payers?	10/26/2019 8:31 PM
92	Road biking is listed, but unclear what facilities support it. Is the "Open Space" plan concerned with roads? If so, how and to what extent? Biking around Medfield is dangerous as it is around most towns without roadside trails. Sidewalks - they tend to be broken, vegetation invaded, or absent where foot traffic is abundant. Acquisition of open space for nature observation is a good idea only when well planned. Natural open space needs maintenance in order to survive. Alien vine (liana) species will decimate tree stands if not controlled, and alien ground cover will eliminate native species from rooting and thriving in their natural habitat. In short, the presence of runaway horticulture, natural to other lands, manifests itself in natural impervious plant ground-cover and rampant vines reflecting a human population uninterested in caring for its physical surroundings.	10/24/2019 3:18 PM
93	Clearly marked trails and what is available in town A decent park and rec center More public tennis courts	10/20/2019 11:39 PM



**Kristine Trierweiler**  
*Town Administrator*

# **TOWN OF MEDFIELD**

*Office of*

## **BOARD OF SELECTMEN**

TOWN HOUSE, 459 MAIN  
STREET  
MEDFIELD, MASSACHUSETTS  
02052-0315

**(508) 906-3011** (phone)  
**(508) 359-6182** (fax)

March 22, 2021

To Whom It May Concern:

This letter confirms that I, Kristine Trierweiler, serve the ADA Coordinator for the Town of Medfield, as voted by the Board of Selectmen at their meeting on October 1, 2019. I confirm that the Town's employment practices are consistent with ADA requirements.

If you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

Kristine Trierweiler  
Town Administrator

# AMERICANS WITH DISABILITIES ACT SELF-EVALUATION AND TRANSITION PLAN

2020

Medfield, Massachusetts

Community Opportunities Group, Inc.



**KMA** ARCHITECTURE + ACCESSIBILITY



# TABLE OF CONTENTS

INTRODUCTION ..... 1

GLOSSARY OF TERMS ..... 3

SECTION 1: ADA OVERVIEW ..... 5

    ADA AND 504 BARRIER REMOVAL REQUIREMENTS ..... 6

    PHYSICAL ACCESS ..... 7

    TRANSITION PLAN ..... 10

    SCHEDULE FOR PROGRAM ACCESS COMPLIANCE ..... 10

SECTION 2: REGULATORY CONTEXT ..... 11

    CIVIL RIGHTS & NON-DISCRIMINATION ..... 12

ENSURING EQUAL OPPORTUNITY AND NON-DISCRIMINATION IN EMPLOYMENT ..... 13

GRIEVANCE PROCEDURES ..... 15

    FEDERAL AGENCY COMPLAINTS ..... 15

SECTION 3: SELF-EVALUATION ..... 16

GENERAL NON-DISCRIMINATION REQUIREMENTS ..... 17

    ADA COORDINATOR ..... 17

    COMMISSION ON DISABILITIES ..... 17

    PUBLIC NOTICE ..... 18

    GRIEVANCE POLICY ..... 19

    TOWN SERVICES AND OPERATIONS ..... 21

SECTION 4: ARCHITECTURAL AUDITS ..... 30

    BUILDINGS ..... 31

    EXTERIOR AREA AUDITS ..... 73

SECTION 5: PRIORITIZATION PLAN ..... 90

SECTION 6: RESOURCES ..... 104

APPENDIX

## TITLES OF THE ADA

The PURPOSE of the ADA is to make American life accessible to people with disabilities

### EMPLOYMENT

Prohibits discrimination in employment on the basis of ability

### PUBLIC SERVICES

Prohibits discrimination in state and local government and public transportation on the basis of ability

### PUBLIC ACCOMMODATIONS

Requires that existing and new public accommodations (hotels, restaurants, stores, etc.) are accessible to individuals with disabilities

### COMMUNICATIONS

Mandates that telecommunications companies provide telephone relay services to individuals with disabilities

### MISCELLANEOUS

Prohibits coercion, threatening, or retaliation against individuals with disabilities or those attempting to aid people with disabilities in asserting their rights under the ADA

# INTRODUCTION

## WHAT IS THE ADA?

The Americans with Disabilities Act (ADA) is federal law that became effective in 1991, and was amended in 2008 to expand the definition of disability. It is a civil rights law that provides for, and protects, equal opportunity for individuals with disabilities. The ADA prohibits discrimination in access to jobs, public accommodations, government programs and services, public transportation, and telecommunications. The ADA does not communicate a socially responsible perspective for inclusion, but instead, it represents a federal mandate to protect the rights of any individual who lives with a disability. The ADA also corresponds with the Rehabilitation Act, Section 504. Under the Rehabilitation Act, public agencies who receive federal funding must comply with all laws pertaining to accessibility.

## WHAT IS A SELF-EVALUATION AND TRANSITION PLAN?

The Town of Medfield is required to conduct an ADA Self-Evaluation and Transition Plan. The Plan is an assessment of the level of ADA compliance and an action plan for improving accessibility. The Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act require this Plan to include:

- Identification of the ADA Coordinator responsible for implementation
- Adoption of grievance procedures
- An inventory of barriers - known as a 'self-evaluation'
- A schedule and methods to be used for barrier removal
- Public involvement & notice







# TITLE II OF THE ADA

## LOCAL GOVERNMENT



### Programs, Services & Facilities

- Must be accessible when viewed in their entirety
- Most integrated setting possible is required
- Barriers are not only physical



### Employment Activities

- Eligibility Criteria
- Essential Job Functions
- Reasonable Modifications



### Communications

- Effective Communications
- Auxiliary Aids & Services
- Person-First Language
- Appropriate Behavior

Title II of the ADA covers the programs, activities, and services of public entities, which include any State or local government and any of its departments, agencies, or other instrumentalities. The purpose of Title II is to eliminate ability related discrimination in State and local government, and works in combination with Section 504 of the Barriers Removal Act and other important civil rights laws.

### SUBTITLE A OF TITLE II

Subtitle A is intended to protect qualified individuals with disabilities from discrimination on the basis of disability in the services, programs, or activities of all State and local governments.

### SUBTITLE B OF TITLE II

Subtitle B covers public transportation services operated by State and local governments. Department of Transportation regulations establish specific requirements for the operation of public transit systems, including commuter (MBTA) and intercity rail (AMTRAK).

### TITLE II OBLIGATIONS

The basic mandate of Title II is that no qualified individual with a disability shall be excluded from participation, be denied benefits, services or goods, be denied access to programs or activities, including employment or be subject to discrimination in State and local government.

Furthermore, people with disabilities must not be denied an equal opportunity to participate and benefit from programs and services. The opportunity must be equal to and as effective as the opportunity provided to others. The requirement to provide equal opportunity extends not only to physical access at government facilities, programs, and events -- but also to policy changes that governmental entities must make to ensure that all people with disabilities can take part in, and benefit from, the programs, services and activities of State and local governments.

In addition, governmental entities must ensure effective communication -- including the provision of necessary auxiliary aids and services -- so that individuals with disabilities can participate in civic life.



# GLOSSARY OF TERMS

## Architectural Barriers

Obstacles or other features in the built environment that impede individuals with disabilities from gaining full and complete access to the goods and services being provided.

## Disability

A physical, intellectual, sensory, or psychological impairment that substantially limits a major life activity, such as walking, seeing, hearing, learning, breathing, caring for oneself, or working. A disability can be chronic or intermittent, fluctuating, progressive or stable, and visible or invisible. Individuals participating in addiction recovery are also considered to be disabled. The ADA protects three classes of people with disabilities:

- those who have a disability,
- those who have a record of having a disability, and
- those who are regarded as having a disability, whether or not they actually have one.

## Discrimination

Discrimination is the act of making unjustified distinctions between human beings based on the groups, classes, or other categories to which they are perceived to belong. Discrimination against individuals with disabilities in all areas of public life, including jobs, schools, transportation, and all public and private places that are open to the general public is illegal under the ADA.

## Essential Job Functions

Fundamental job duties of the employment position the individual with a disability holds or desires. The term "essential functions" does not include the marginal functions of the position.

- A job function may be considered essential for any of several reasons, including but not limited to the following:
  - The function may be essential because the reason the position exists is to perform that function;
  - The function may be essential because of the limited number of employees available among whom the performance of that job function can be distributed; and/or
  - The function may be highly specialized so that the incumbent in the position is hired for his or her expertise or ability to perform the particular function.
- Evidence of whether a particular function is essential includes, but is not limited to:
  - The employer's judgment as to which functions are essential;
  - Written job descriptions prepared before advertising or interviewing applicants for the job;
  - The amount of time spent on the job performing the function and the consequences of not requiring the incumbent to perform the function;
  - The terms of a collective bargaining agreement; and/or
  - The work experience of current or past incumbents in the job.

## **Fundamental Alteration**

A modification that is so significant that it alters the essential nature of the goods, services, facilities, privileges, advantages, or accommodations offered. If a public entity can demonstrate that the modification would fundamentally alter the nature of its service, program, or activity, it is not required to make the modification. If a public accommodation (private entity) can demonstrate that a modification would fundamentally alter the nature of the goods, services, facilities, privileges, advantages, or accommodations it provides, it is not required to make the modification.

## **Individual with a Disability**

A person who has a physical or mental impairment that substantially limits one or more of the major life activities of such individual, or a record of such an impairment, or is regarded as having such an impairment.

## **Program Access**

A public entity's services, programs, or activities, when viewed in their entirety, must be readily accessible to and usable by individuals with disabilities.

## **Qualified Individual with a Disability**

An employee or job applicant who meets legitimate skill, experience, education, or other requirements of an employment position that they hold or seek. The person must also be able to perform the "essential" (as opposed to marginal or incidental) functions of the position either with or without reasonable accommodation. Job requirements that screen out or tend to screen out people with disabilities are legitimate only if they are job-related and consistent with business necessity.

## **Readily Achievable**

Easily accomplished and able to be carried out without much difficulty or expense. Public accommodations are required to remove barriers when it is readily achievable to do so.

## **Reasonable Accommodation**

A modification or adjustment to a job, the work environment, or the way things usually are done that enables a qualified individual with a disability to enjoy an equal employment opportunity. For example:

- Modifications or adjustments to a job application process that enable a qualified applicant with a disability to be considered for the position such qualified applicant desires; or
- Modifications or adjustments to the work environment, or to the manner or circumstances under which the position held or desired is customarily performed, that enable a qualified individual with a disability to perform the essential functions of that position; or
- Modifications or adjustments that enable a covered entity's employee with a disability to enjoy equal benefits and privileges of employment as are enjoyed by its other similarly situated employees without disabilities.

## **Undue Hardship**

A public entity does not have to take any action that it can demonstrate would result in an undue financial and administrative burden. This applies in program accessibility, effective communication, and auxiliary aids and services. The determination of an undue financial and administrative burden must be:

1. Made by the head of the public entity or his/her designee.
2. Accompanied by a written statement of the reasons.
3. Based on all resources available for use in the program.



# SECTION 1: ADA OVERVIEW

Like all municipalities, Medfield has a regulatory obligation to ensure that it does not discriminate against individuals with disabilities in the provision of municipal programs and services. The Americans with Disabilities Act (ADA) does not necessarily require that all the Town's facilities are fully accessible. **Rather, it requires that all the Town's programs and services, "when viewed in their entirety" are accessible.** The law provides public entities with some flexibility in how this standard can be met. Both structural and nonstructural methods of providing "**program access**" can be used.

The Town is required to perform a Self-Evaluation to determine the barriers that exist to its programs and services. Then, the Town must develop and implement a plan to remove the barriers. The only limit to the Town's obligation is if an action will result in a fundamental alteration to the program or service or create undue administrative or financial burdens. The decision that compliance would result in such alteration or burdens must be made by the head of the public entity or his or her designee and must be accompanied by a written statement of the reasons for reaching that conclusion. If it is determined that barrier removal will result in such an alteration or burdens, the Town must still, "take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity."

**The ADA defines individuals with disabilities as those who fall into one of the following three categories:**

1. Individuals who have a physical or mental impairment that substantially limits one or more major life activities,
2. Individuals with a record of such an impairment; and
3. Individuals regarded as having such an impairment

The broad prohibition against disability-based discrimination requires that all of the Town's programs and services be accessible to individuals with disabilities. Thus, the Town must assess specific services, policies and practices and address the removal of physical barriers and/or the revision of policies and procedures, to ensure compliance with the applicable ADA and Section 504 regulations, and with all provisions of the Massachusetts Code of Regulations (521 CMR). Massachusetts State law further requires that the Town apply the more stringent of the above standards to achieve accessibility.

**The ADA requires a public entity to take five administrative action steps:**

1. Designate an employee responsible for carrying out compliance activities;
2. Provide notice to the public of its rights and protections under the ADA and how the entity complies with those obligations;
3. Establish a grievance procedure;
4. Conduct a Self-Evaluation, a comprehensive review of policies and procedures; and
5. Develop an ADA Transition Plan.

# ADA AND 504 BARRIER REMOVAL REQUIREMENTS

There are two requirements under Title II of the ADA that require a public entity such as the Town to remove existing barriers to bring an end to and to prevent discrimination against a person or people with disabilities. These two requirements are as follows:

- **Program Accessibility** requires that individuals with disabilities be provided an equally effective opportunity to participate in or benefit from a public entity's programs, employment opportunities, and services. The ADA requires that public entities provide physical and communication access to each program service or activity. The Town must identify and correct policies and practices that have the effect of discriminating against individuals with disabilities.
- **Physical Accessibility** requires that a facility be barrier-free. Barriers include any obstacles that prevent or restrict the entrance or use of a facility. Further, the Town is required to maintain its existing facilities to ensure continued, unfettered, and uninterrupted access to persons with disabilities.

## Program Access

The Town's fundamental goal is to ensure that individuals with disabilities are afforded an equally effective opportunity to participate in, or benefit from, all of its programs and services, subject only to the limitations of fundamental alteration and/or undue burden. Therefore, the Town must implement policy changes, if necessary, so that persons with disabilities can have full access. Further, the Town must continue to make changes to prevent discrimination and continually work to increase accessibility.

The ADA's Section 202 states:

**"...No qualified individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of a public entity, or be subjected to discrimination by any such entity."**

The ADA's Section 204 required that the U.S. Department of Justice (DOJ) promulgate implementing regulations, and adopted 28CFR35 in July, 1991. 28 CFR 35.149 states:

**"...No otherwise qualified individual with a disability shall, because a public entity's facilities are inaccessible to or unusable by individuals with disabilities, be excluded from participation in, or be denied the benefits of the services, programs, or activities of a public entity, or be subjected to discrimination by any public entity."**

Which is further clarified, by 28 CFR 35.150, which states that:

**"A public entity shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities."**

This statutory and regulatory language above describes what is known as "program access" – all programs must be readily accessible to, and usable by, qualified persons with disabilities. The determination of what is an equal and integrated setting will be made on a case-by-case basis. What is appropriate for one person with a specific impairment may not be useful or appropriate for another person with the same impairment. Failure to provide "program access" is an illegal act of discrimination under Title II of the ADA. The Town must identify and correct policies and practices that have the effect of discriminating against individuals with disabilities.

## Methods of Providing Program Access

Some of the methods the Town may use to provide program access include:

- Reassignment of services to accessible buildings;
- Delivery of services at alternate accessible sites;
- Alteration of existing facilities and construction of new facilities; or
- Any other methods that result in making its services, programs, or activities readily accessible to and usable by individuals with disabilities.

While every building does not have to be accessible, every program does. Methods to provide program access by the town should give priority the most integrated setting as possible, which is determined on a case-by-case basis dependent upon the needs of the disabled individual (or individuals). When choosing a method of providing program access, the Town will give priority to the one which results in the most integrated setting possible and appropriate to encourage interaction among all users.

## Limitations on the Provision of Program Access

The ADA's regulations specify certain clear limitations on a public entity's obligation to provide program access. An entity is not required to perform an action that poses an undue financial or administrative burden or constitutes a fundamental alteration. The threshold for an action constituting an undue burden is a high one for state and local government entities.

In determining undue hardship, factors to be considered include the:

- nature and cost of the accommodation;
- overall financial resources of the facility or facilities involved in the provision of the reasonable accommodation;
- number of persons employed at the facility and the effect on expenses and resources;
- overall financial resources of the covered entity;
- overall size of the covered entity with respect to the number of its employees;
- number, type, and location of its facilities;
- type of operation or operations of the covered entity, including the composition, structure, and functions of the workforce of such entity; and
- geographic separateness, administrative, or fiscal relationship of the facility or facilities in question to the covered entity.

## PHYSICAL ACCESS

Department of Justice regulations set minimal requirements for local government facilities and public accommodations to be readily accessible and usable by individuals with disabilities under the 2010 ADA Standards for Accessible Design. These require that:

**“Each facility or part of a facility constructed by, on behalf of, or for the use of a public entity shall be designed and constructed in such manner that the facility or part of the facility is readily accessible to and usable by individuals with disabilities, if the construction was commenced after January 26, 1992.”**



In addition to those standards, there are four federal and state requirements for architectural barrier removal from existing buildings and in alterations to existing buildings. These are:

- **PL101-336:** 1990 Americans with Disabilities Act (ADA)  
This is the federal civil rights statute whose first purpose is, "...To provide a clear and comprehensive national mandate for the elimination of discrimination against individuals with disabilities." (42 USC 12101. Sec.2(b))
- **28 CFR Part 35:** Department of Justice  
Non-discrimination on the Basis of Disability in State and Local Government Services (as amended by the final rule published on September 15, 2010). These are the U.S. Department of Justice's regulations implementing the ADA, as required in 42 USC 12101, Sec.204(a))
- **29 USC 794:** Section 504 of the 1973 *Rehabilitation Act* (504)
- **521 CMR:** The Rules and Regulations of the Massachusetts Architectural Access Board. (1977, 1987, 1990, 1992, 1996, 1998, 2006)

## Section 521: State Building Code Accessibility Regulations

In addition to federal regulations, Section 521 of the Code of Massachusetts Regulations, "521 CMR: Architectural Access Board" is a specialized section of the State Building Code which provides the actual construction standards and specifications which must be adhered to for work performed on "public" buildings (see definition of public building in 521 CMR) in the Commonwealth of Massachusetts. The purpose of 521 CMR is to make public buildings and facilities accessible to, functional for, and safe for use by persons with disabilities. It is the intent of 521 CMR to provide persons with disabilities full, free and safe use of all buildings and facilities so that all such persons may have the educational, living and recreational opportunities necessary to be as self-sufficient as possible and to assume full responsibilities as citizens.

The Massachusetts Architectural Access Board (MAAB) is a regulatory agency whose mandate, as established under M.G.L. c.22 S13A, is to develop and enforce regulations pertaining to public access. The MAAB also decides on variance requests, issues advisory opinions, and makes decisions on complaints. Local building inspectors are responsible for enforcement of the provisions of 521 CMR.

## Applicability of the State Building Code for Accessibility

When a public entity seeks to modify a public building or facility in such a way that requires the issuance of a building permit, the applicability of accessibility access standards found under Sections of 521 CMR, can be triggered depending on the scope of work to be performed.

**If the work being performed amounts to less than 30% of the full and fair cash value of the building:**

- And costs less than \$100,000: only the work being performed is required to comply with 521 CMR.
- And costs \$100,000 or more: the work being performed is required to comply and an accessible entrance, toilet, telephone and drinking fountain are also required.

**If the work performed amounts to 30% or more of the full and fair cash value of the building:**

- The entire building is required to comply with 521 CMR.

**Where the cost of constructing an addition to a building amounts to 30% or more of the full and fair cash value of the existing building:**

- Both the addition and the existing building must be fully accessible.

Buildings and facilities eligible for inclusion on the National or State Registers of Historic Places or are designated as historic in accordance with Massachusetts General Laws Ch. 40C, may apply for a variance, or variances from 521 CMR by the Massachusetts Architectural Access Board to allow for alternative methods to achieve compliance. The granting of such a variance is not compulsory, and careful study and consideration should be given to methods to achieve compliance that are compatible with both the goals of historic preservation and equal access and opportunity.

## Alterations to Historic Properties

### ADA 2010 Standards

There are exceptions for *alterations* to qualified historic buildings and facilities for *accessible routes* (206.2.1 Exception 1 and 206.2.3 Exception 7); entrances (206.4 Exception 2); and toilet facilities (213.2 Exception 2). When an entity believes that compliance with the requirements for any of these elements would threaten or destroy the historic significance of the building or facility, the entity should consult with the State Historic Preservation Officer. If the State Historic Preservation Officer agrees that compliance with the requirements for a specific element would threaten or destroy the historic significance of the building or facility, use of the exception is permitted.

Public entities have an additional obligation to achieve program *accessibility* under the Department of Justice ADA regulations (See 28 CFR 35.150). These regulations require public entities that operate historic preservation programs to give priority to methods that provide physical access to individuals with disabilities. If *alterations* to a qualified historic building or facility to achieve program *accessibility* would threaten or destroy the historic significance of the building or facility, fundamentally alter the program, or result in undue financial or administrative burdens, the Department of Justice ADA regulations allow alternative methods to be used to achieve program *accessibility*. In the case of historic preservation programs such as an historic house museum, alternative methods include using audio-visual materials to depict portions of the house that cannot otherwise be made *accessible*. In the case of other qualified historic properties, such as an historic government office building, alternative methods include relocating programs and services to *accessible* locations. The Department of Justice ADA regulations also allow public entities to use alternative methods when altering qualified historic buildings or facilities in the rare situations where the State Historic Preservation Officer determines that it is not feasible to provide physical access using the exceptions permitted in Section 202.5 without threatening or destroying the historic significance of the building or facility. See 28 CFR 35.151(d).



**Dwight-Derby House**

Source: Medfield Historical Society

### Massachusetts Historic Preservation Regulations

An historic building or facility that is listed or is eligible for listing in the National or State Register of Historic Places or is designated as historic under appropriate state or local laws may be granted a variance by the Architectural Access Board to allow alternative accessibility. If a variance is requested on the basis of historical significance, then consultation with the Massachusetts Historical Commission is required in order to determine whether a building or facility is eligible for listing or listed in the National or State Register of Historic Places. The Massachusetts Historical Commission may request a copy of the proposed variance request and supporting documentation to substantiate the variance request and its effect on historic resources. A written statement from the Massachusetts Historical Commission is required with the application for a variance.

# TRANSITION PLAN

Public entities under the ADA must conduct an evaluation of current services, policies, and practices, and the effects thereof, that do not or may not meet the requirements for non-discrimination, and identify modifications necessary for compliance. Interested persons, including individuals with disabilities or organizations representing individuals with disabilities must be provided an opportunity to participate in the self-evaluation process by submitting comments. (ADA Title II, 28 CFR 35.105)

Where the Town's Self Evaluations determine that structural changes are required to provide program access, the ADA requires that a Transition Plan be developed that establishes the planned barrier removal. The plan is required to:

- Identify physical obstacles in the public entity's facilities that limit the accessibility of its programs or activities to individuals with disabilities;
- Describe in detail the methods that will be used to make the facilities accessible;
- Specify the schedule for taking the steps necessary to achieve compliance with this section and, if the time period of the Transition Plan is longer than one year, identify steps that will be taken during each year of the transition period; and
- Indicate the official responsible for implementation of the plan.

A copy of the Transition Plan is required to be made available for public inspection. Public entities must establish a system for periodic evaluation and to continually update their self-evaluations to reflect completed work or to detail remediation efforts.

If the Town receives federal funds, it was required in 1980 to develop a similar Transition Plan to achieve program accessibility under Section 504 of the Rehabilitation Act. Under 504, structural or architectural barriers to program access identified in the 504 Transition Plan were to be removed by 1983.

The ADA Transition Plan requirement was intended as an update of the 504 Plan to cover any new programs and services not covered and made accessible under the Section 504 Barrier Removal Program. The ADA requires public entities either to supplement their 504 Transition Plans or replace them with ADA Transition by July, 1992.

## SCHEDULE FOR PROGRAM ACCESS COMPLIANCE

28 CFR 35.150 sets a time period for ADA compliance stating:

**Where structural changes in facilities are undertaken to comply with the obligations established under this section, such changes shall be made within three years of January 26, 1992, but in any event as expeditiously as possible.**

Both 504 and Title II of the ADA presume that people with disabilities will be using the programs and services of public entities. In anticipation, they both mandate proactive steps to prevent discrimination by removing existing barriers. Public entities are not permitted to wait until a person with a disability arrives to begin to make accommodations. Section 504 and Title II mandate proactive barrier removal so that when a student with a disability arrives at school, the programs and services are substantially accessible. Minor accommodations may be needed, but the significant assessment and barrier removal should be complete.



## SECTION 2: REGULATORY CONTEXT

While Title II of the ADA protects persons with disabilities from discrimination in nearly all municipal jurisdictions, this Section is intended to give an overview of the regulatory context in which Section 504 of the Rehabilitation Act and the Americans with Disabilities Act expand rights vested in several key pieces of civil rights legislation:

### Civil Rights Act of 1964

The Act outlawed discrimination based on race in federal employment, federally funded programs and in public accommodations, and provided the model for future legislation protecting persons with disabilities.

### Architectural Barriers Act of 1968

The Act required that federal buildings and buildings constructed with federal funding be accessible to people with disabilities. The law established the Uniform Federal Accessibility Standards (UFAS), which set the standards for barrier removal.

### Rehabilitation Act of 1973

This law required that federally funded programs be accessible to people with disabilities and that federal employers provide reasonable accommodations for their employees with disabilities.

### Individuals with Disabilities Education Act (IDEA) of 1975

This law established the rights of students with disabilities to a public education in as integrated of a setting as possible, for free. It established the process to create Individualized Education Plans (IEPs) for students with disabilities.

### Voting Accessibility for the Elderly and Handicapped Act of 1984

This Act required that polling places across the United States be physically accessible to people with disabilities for federal elections. Where no accessible location is available to serve as a polling place, a political subdivision must provide an alternate means of casting a ballot on the day of the election. This law also requires states to make available registration and voting aids for disabled and elderly voters, including information provided by TTYs or similar devices.

### Air Carrier Access Act (ACAA) of 1986

The ACAA was passed in response to a Supreme Court decision that found that the Rehabilitation Act did not apply to air travel, and requires that air travel be accessible to persons with disabilities.

### Fair Housing Act of 1968, as amended in 1988

The Fair Housing Act is Title II of the Civil Rights Act of 1968. This law was amended in 1988 to include persons with disabilities, making it illegal to discriminate in any aspect of housing because of disability. The Act requires owners of housing facilities to make reasonable exceptions in their policies and operations to afford people with disabilities equal housing opportunities, and to allow tenants with disabilities to make reasonable access-related modifications to their private living space, as well as to common use spaces. The Act further requires that new multifamily housing with four or more housing units be designed and built to allow access for persons with disabilities.

### Section 508 of the Rehabilitation Act

In 1998, eight years after the ADA was passed by Congress, an amendment was passed that required increased access to electronic and information technology for people with disabilities. This law provided for changes in Federal purchasing of information technology and increased access to Federal Internet sites.

# CIVIL RIGHTS & NON-DISCRIMINATION

The fundamental purpose of civil rights legislation is to protect individuals from receiving unfair and/or unequal treatment in key areas of American life and provide an avenue for recourse for those who have experienced discriminatory treatment. The general principle underlying non-discrimination in the ADA and associated regulations is to provide equal opportunity and protect the civil rights of people with disabilities so that they may benefit from employment, services, programs and activities provided to all people by state and local governments. There are eight primary non-discrimination requirements:

## Equal Opportunity

People with disabilities must have an equal opportunity to participate in the programs, services and activities offered by the Town. This means that any barriers to their opportunity to participate must be removed to the maximum extent possible. This requirement extends beyond assuring physical access to the facility itself and includes such things as **effective communications** or making physical modifications to the facility.

This obligation extends to all programs, services, activities and goods offered, but not every facility operated by a public entity needs to be fully accessible if the programs, services and activities offered in the inaccessible facility are also offered, equally conveniently, in other facilities that are accessible.

## Integrated Settings

Programs, services and activities must be provided to people with disabilities in the **most integrated setting to the maximum extent feasible**. The “integration mandate” of the Americans with Disabilities Act (ADA) provides that segregation and isolation are forms of discrimination and should be avoided to achieve equal opportunity. Therefore, individuals with disabilities must be integrated to the maximum extent possible. Furthermore, persons with disabilities cannot be required to participate in a separate program or accept separate benefits; however, separate programs are permitted when necessary to ensure equal opportunity.

## Reasonable Modifications to Policies, Practices or Procedures

Reasonable modification to policies, practices or procedures must be made when necessary to ensure equal opportunity, unless to do so would fundamentally alter the nature of the program, service or activity. The Town must ensure that there are provisions for alternative access and/or reasonable modifications for individuals with disabilities.

## Surcharges and Additional Requirements

Additional charges may not be imposed on people with disabilities to cover the costs of providing them with ADA-mandated access to goods and services. **Surcharges for the provision of auxiliary aids and services, barrier removal, alternatives to barrier removal and/or other modifications to provide an equal opportunity to people with disabilities are prohibited.**

## Eligibility Criteria

Eligibility criteria that tend to screen out people with disabilities may not be used unless necessary for the provision of services or activities. Some eligibility criteria are obviously and inherently discriminatory.

## Contracting and Licensing

The Town may not discriminate on the basis of disability in procurement contracts. Title II also requires public entities to ensure that contractors operating services and programs on their behalf meet the same level of compliance that would be required of the public entity if they were operating the services and programs directly themselves.

The Town may not establish requirements for the programs or activities of licensees that would result in discrimination against qualified individuals with disabilities. A **qualified individual with a disability**, with respect to licensing or certification, is one who meets the essential eligibility requirements for receiving the license or certification. The Town is not required to eliminate or lower licensing standards that are essential in order to accommodate a person with a disability.



## Methods of Administration

The Town may not use official written policies that are discriminatory or engage in actual practices that are discriminatory. This prohibition includes direct actions by the entity, actions undertaken on behalf of the entity under a contractual relationship, and actions that perpetuate discrimination by another Title II entity.

## Equally Effective Communication

The Town must ensure that communications with people with disabilities are as effective as communications with others. This means, among other things, providing auxiliary aids and services such as qualified interpreters, assistive listening devices, closed and open captioning on videos, telecommunications devices for customers with hearing and speech disabilities, computers that offer voice input and output, and materials in alternative formats such as Braille, large print, diskette and tape.

# ENSURING EQUAL OPPORTUNITY AND NON-DISCRIMINATION IN EMPLOYMENT

In addition to its general non-discrimination requirements for services, and facilities, Title II of the Americans with Disabilities Act (ADA) requires the Town not to discriminate in its employment and personnel practices. A general overview of the regulatory requirements for employment are as follows:

- **Employment activities** are defined to include the application process, testing, interviewing, hiring, job assignment, evaluation, discipline, medical examinations, compensation, promotion, on-the-job training, layoff/recall, termination, leave, and benefits such as health insurance.
- The Town must provide an equal opportunity for an individual with a disability to participate in the **job application process** and to be considered for a job.
- **Interviews** must be conducted in accessible locations, and **requests for reasonable accommodations** such as interpreter services or materials in alternate formats, must be honored unless an undue hardship would result.
- Staff responsible for conducting interviews must be aware of the non-discrimination requirements under Title I, such as **what types of questions are impermissible**, how to provide reasonable accommodations for the job interview process, and the requirement that **medical exams** may not be conducted until after a conditional offer of employment has been made.
- **Employment manuals** should be reviewed to ensure that they are consistent with the ADA, **employment policies and practices** should be examined to ensure that they do not inadvertently discriminate against employees with disabilities, and **policies and practices for providing reasonable accommodations** should be established, if they do not already exist.

## Essential Job Functions

The ability to discern between essential and nonessential job functions, and to provide reasonable accommodations is a critical component of non-discrimination in local government and ensuring that persons with disabilities have equal access to employment opportunities in the Town of Medfield. An **essential job function** is one that the person holding the job must be able to perform with or without **reasonable accommodation**, whereas non-essential job functions are those that do not affect the essence of the job and could be reassigned to other employees.

The ADA establishes a process in determining essential job functions:

- Are other employees in the position actually required to perform the function?
- Would removing that function fundamentally change the job?
- Does the position exist to perform the function?
- What is the number of other employees available to perform the function, or among whom can the function be distributed?
- What is the degree of expertise or skill required to perform the function?



## Reasonable Accommodations

In some cases, an employee may require a reasonable modification when applying for a job, in the work environment, or in employee benefits. A **reasonable accommodation** is assistance or changes to a position or workplace that will enable an employee with a disability to perform their essential job functions. Under the ADA, the Town, as an employer, is required to provide **reasonable accommodations** to qualified employees with disabilities, unless doing so would pose an undue hardship. Examples of reasonable accommodations include making existing facilities accessible; job restructuring; part-time or modified work schedules; acquiring or modifying equipment; changing tests, training materials, or policies; and providing qualified readers or interpreters.

### What types of accommodations are generally considered reasonable?

- Change job tasks
- Provide reserved parking
- Improve accessibility in a work area
- Change the presentation of tests and training materials
- Provide or adjust a product, equipment, or software
- Allow a flexible work schedule
- Provide an aid or a service to increase access
- Reassign to a vacant position

## Effective Communications

The Americans with Disabilities Act (ADA), requires the Town to ensure **effective communication** with individuals with disabilities, and the Town is required to provide appropriate **auxiliary aids and services**, where necessary, to ensure that communications with individuals with disabilities are as effective as communications with others. In addition, telephone emergency services, including 911 services, must provide **direct access** for individuals with speech or hearing impairments. The Town is not required to provide the requested aid or service if there is another equally effective means of communication available; however, it must give primary consideration to the aid or service preferred by the individual. Auxiliary aids that would result in a fundamental alteration in the nature of a service, program, or activity or result in undue financial and administrative burdens are not required. The Town is required to provide information about its ADA-related responsibilities to the public, and to provide notice to individuals with disabilities about the ADA's prohibition against discrimination and their rights under the law, which include access to effective communications.

### Examples of auxiliary aids and services:

- Alternate formats for printed materials (large print, CD, Braille)
- Assistive listening systems
- Sign language interpreters
- Text telephones (TTYs) and relay services
- Accessible websites
- Captioning of audiovisual materials

# GRIEVANCE PROCEDURES

Should the Town fail to meet its non-discrimination obligations, a complaint may be filed in accordance with Medfield's grievance procedures (in the Appendix of this report). For those complaints that are not resolved locally or at the statutory level, the remedy will be found at a Federal Agency.

## FEDERAL AGENCY COMPLAINTS

An administrative complaint may be filed with one of eight designated Federal agencies, or with the Department of Justice, which will refer the complaint to the appropriate agency. An appropriate Federal agency may be any Federal agency that is providing funding to the public entity. It may also be one of the eight Federal agencies designated to investigate complaints as described below:

- **Department of Agriculture** Investigates complaints about government programs, services, or activities related to farming, raising of livestock, extension services, 4-H programs, food stamps, or the U.S. Forest Service.
- **Department of Education** Investigates complaints about government programs, services, or activities related to public elementary and secondary education, higher education, vocational education, or libraries (other than schools of medicine, dentistry, nursing, and other health-related fields.)
- **Department of Health and Human Services** Investigates complaints about government programs, services, or activities related to child care, elder care, preschool, social services, or health care programs including schools of medicine, dentistry, nursing and other health-related fields.
- **Department of Housing and Urban Development** Investigates complaints about government programs, services, or activities related to public housing, housing assistance and referral programs and community development.
- **Department of the Interior** Investigates complaints about government programs, services, or activities related to public lands and natural resources, parks, recreation, water and waste management, environmental protection, energy, historic and cultural preservation, museums, or the U.S. Park Service.
- **Department of Justice** Investigates complaints about programs, services, or activities related to law enforcement or public safety; administration of justice, including courts and correctional institutions; commerce and industry, including general economic development, banking, finance, consumer protection, insurance, and small business; State and local government support services such as audit, personnel, comptroller, administrative services; and all other government functions not assigned to other designated agencies.
- **Department of Labor** Investigates complaints about government programs, services, or activities related to labor and the workforce, including employment services, job training, Job Corps, unemployment insurance, Worker's Compensation, or occupational safety and health.
- **Department of Transportation** Investigates complaints about programs, services, or activities related to highways, traffic management, automobile licensing and inspection, driver licensing, or public transportation systems.

The Disability Rights Section of the Civil Rights Division of the U.S. Department of Justice is responsible for reviewing disability related complaints. Complaints should be submitted in writing, signed by the complainant or an authorized representative, and should contain the complainant's name and address, identify the public agency or agent involved in committing the offense, and describe nature of the offense experienced by the complainant. Additional information can be found at: <https://www.justice.gov/crt/disability-rights-section-responsibilities>

In addition, the Massachusetts Commission on Disability (MCOD) can be helpful with enforcement of both the State's 521 CMR (Architectural Access Board) and the provisions of the Americans with Disabilities Act. When MCOD receives a complaint, the agency investigates and provides resources for remediation, as appropriate. Additional information regarding the Massachusetts Office on Disability can be found online at: <https://www.mass.gov/orgs/massachusetts-office-on-disability>

# SECTION 3: SELF-EVALUATION



## PROGRAM AREAS

- ADA Coordinator and Commission on Disabilities
- Public Notice & Grievance Procedures
- Services & Operations
- Emergency Procedures
- Town Website
- Voting



## EMPLOYMENT POLICIES

- Job Descriptions
- Eligibility Criteria
- Essential Job Functions
- Reasonable Modifications



## Effective Communications

- Auxiliary Aids & Services
- Person-First Language
- Appropriate Behavior

## SELF-EVALUATION PROCESS

The Town retained the services of Community Opportunities Group, Inc. (COG), in a joint venture with Kessler McGuinness & Associates, LLC (KMA) to perform an assessment of Medfield's programs, services and facilities and develop a Self-Evaluation and Transition Plan (SETP). To develop the SETP, COG and KMA have performed the following tasks:

1. COG and KMA performed a kick-off meeting and ADA staff training.
2. Three questionnaires were distributed: one addressing the central Town Administration policies and procedures, one addressing the employment practices of the Town, and a generalized third questionnaire for each Town Department. The questionnaires were administered online and provided training to staff on Town policies and procedures.
3. The Town's policies and procedures were audited and reviewed.
4. KMA undertook architectural access audits of Town buildings and facilities where programs or services are provided to the public, and submitted an ADA Existing Conditions Report.
5. COG and KMA developed and submitted an ADA Self-Evaluation and Transition Report.
6. Following internal review and prioritization, a list of priorities for barrier removal via physical remediation or policy changes was developed and a report was drafted.
7. The report was then submitted for public comment and reviewed and adopted by the Board of Selectmen in January 2021.

The self-evaluation identifies and corrects those policies and practices that are inconsistent with Title II's requirements. Self-evaluations should consider all of a municipality's programs, activities, and services, as well as the policies and practices that it has put in place to implement its various programs and services.

**Measures to bring programs, policies, and services into compliance with Title II may include:**

1. Relocation of programs to accessible facilities;
2. Offering programs in an alternative accessible manner;
3. Structural changes to provide program access;
4. Policy modifications to ensure nondiscrimination; and
5. Auxiliary aids needed to provide effective communication.

# GENERAL NON-DISCRIMINATION REQUIREMENTS

## ADA Coordinator

One critical administrative requirement in the ADA is for public entities with more than fifty employees to appoint an ADA Coordinator. Having an ADA Coordinator benefits the town by providing a specific contact person with knowledge and information about the ADA so that questions by staff and members of the public can be answered efficiently and consistently. In addition, the person in the position coordinates compliance measures and can be instrumental in ensuring future compliance.

Qualifications that help an ADA Coordinator to be effective include:

- familiarity with the state or local government's structure, activities, and employees
- knowledge of the ADA and other laws addressing the rights of people with disabilities, such as Section 504 of the Rehabilitation Act, 29 U.S.C. § 794
- experience with people with a broad range of disabilities
- knowledge of various alternative formats and alternative technologies that enable people with disabilities to communicate, participate, and perform tasks
- ability to work cooperatively with the local government and people with disabilities
- familiarity with any local disability advocacy groups or other disability groups
- skills and training in negotiation and mediation
- organizational and analytical skills

The Town of Medfield's ADA Coordinator is:

**Kristine Trierweiler**, Medfield Town Administrator

**EVALUATION:** The Town's website and Annual Reports should be updated to reflect the Town Administrator's role as the ADA Coordinator. The website should contain links to the Town's Grievance Policy and Procedures, relevant forms and reports, a method to submit comments, complaints, and/or requests, and provide information and resources on accessibility matters. The ADA coordinator should receive training on their responsibilities.

## Commission on Disabilities

The Town of Medfield does not currently have a Commission on Disabilities. Creating a commission requires finding a sponsor to propose adopting a commission pursuant to MGL Ch. 40 Section 8J at Town Meeting, followed by an affirmative vote to adopt. The Massachusetts Office on Disabilities offers sample enabling and operating bylaws, information on best practices, and materials related to the benefit of adopting a disabilities commission.

The function of a Disabilities Commission is to:

1. Research local problems of people with disabilities;
2. Advise and assist municipal officials and employees in ensuring compliance with state and federal laws and regulations that affect people with disabilities;
3. Coordinate or carry out programs designed to meet the problems of people with disabilities in coordination with programs of the Massachusetts Office on Disability;
4. Review and make recommendations about policies, procedures, services, activities and facilities of departments, boards and agencies of said city or town as they affect people with disabilities;
5. Provide information, referrals, guidance and technical assistance to individuals, public agencies, businesses and organizations in all matters pertaining to disability; and
6. Coordinate activities of other local groups organized for similar purposes.

Pursuant to MGL Ch. 40 Section 8J, there are several statutory requirements for the composition of a disabilities commission. A commission requires the appointment of at least five members, and no more than thirteen members by the Board of Selectmen. There are several requirements for commission composition: the majority of commission members must be persons with disabilities; one commissioner may be an immediate family member of a person with a disability; and one member must be an elected or appointed municipal official. For more information regarding the adoption of a disabilities commission, please visit: <https://www.mass.gov/how-to/establish-a-commission-on-disability-in-your-city-or-town>

**EVALUATION:** The Board of Selectmen should form a committee to spearhead the adoption of a Disabilities Commission. Such action would be beneficial to coordinate the Town's efforts to provide equal access to services, programs, and facilities that are serving residents and employees of all ages and abilities.

## Public Notice

All public entities must provide information to the public, program participants, program beneficiaries, applicants and employees about the ADA and how it applies to the public entity. The Town of Medfield does not consistently provide public notice regarding the ADA and the Town's Grievance Procedures across all Town departments, boards, facilities, services, and programs.

### Methods to Provide Public Notice Include:

- Put the notice in the Town's buildings and facilities, website, and social media.
- Include the notice in job applications and in employee handbooks.
- Publish the notice in hearing and meeting notices and on the Town's Calendar
- Broadcast the notice in public service announcements on local radio and television stations.
- Include the notice in program announcements and applications.

The information must be provided in "alternative" formats on an ongoing basis so that it is accessible to people with hearing and vision disabilities. Alternative format may include: captioned public service announcements on television, large print formats (with a sans-serif typeface in at least 18 pt. size font), braille, text file, HTML format on the Town's website, and/or audio or video recording and should generally be provided in the format requested by the person or persons with a disability.

### Americans with Disabilities Act Sample Notice Language (Long & Short Form)

#### Long Form:

The (Name of Public Entity) does not discriminate on the basis of disability in its services, programs, or activities.

**Employment:** (Name of public entity) does not discriminate on the basis of disability in its hiring or employment practices and complies with the ADA Title I employment regulations.

**Effective Communication:** (Name of public entity) will, upon request, provide auxiliary aids and services leading to effective communication for people with disabilities, including qualified sign language interpreters, assistive listening devices, documents in Braille, and other ways of making communications accessible to people who have speech, hearing, or vision impairments.

#### Short Form:

The (Name of Public Entity) does not discriminate on the basis of disability in its programs, services, activities and employment practices.

If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device or print material in digital format) or a reasonable modification in programs, services or activities contact the ADA Coordinator as soon as possible, preferably XX days before the activity or event.

A grievance procedure is available to resolve complaints.

This notice is available in alternative formats by request.  
[ADA Coordinator name and contact information]

**Modifications to Policies and Procedures:** (Name of public entity) will make reasonable modifications to policies and procedures to ensure that people with disabilities have an equal opportunity to enjoy programs, services, and activities. For example, people with service animals are welcomed in (name of public entity) offices, even where pets and other animals are prohibited.

**Requests:** To request an auxiliary aid or service for effective communication, or a modification of policies or procedures contact [ADA Coordinator name and contact information] as soon as possible, preferably XX days before the activity or event.

**Complaints:** Send complaints to [ADA Coordinator name and contact information].



**EVALUATION:** Within the Town House and other town buildings, there are “Equal Opportunity It’s the Law” information posted on multiple bulletin boards pertaining to employment of individuals with disabilities pertaining to Titles I & V of the ADA and Sections 503 & 504 of the Rehabilitation Act of 1973 for programs or activities receiving Federal Financial Assistance. In addition, there are two other posters labeled “Discrimination Is Against the Law” and a “Nondiscrimination Statement” regarding employment on these same bulletin boards. Apart from these standard postings and language, the Town does not have formal policies and procedures pertaining to the ADA and program accessibility, grievances, communications, equal opportunity and non-discrimination except when it comes to employment opportunities, where it speaks to the Town being an affirmative action/equal opportunity employer. There should be consistency in all departmental policies, procedures, and practices including the posting of employment ads, actual job descriptions, and reasonable accommodations to potential and existing employees.

## Grievance Policy

Public entities with 50 or more employees must have a grievance procedure to address discrimination complaints in general, and those related to disability more specifically. A grievance procedure provides people who believe they have been discriminated against because of their disability, or others who believe they have been discriminated against because they have a friend or family member with a disability, with a formal process to make their complaint known. This procedure encourages prompt and equitable resolution of the problem at the local or state level without forcing people to file a federal complaint or a lawsuit. Title II regulations do not specify the procedures for the grievance procedure and a public entity may use a grievance procedure that is already in place.

### A Grievance Policy Should Address the Following:

- A description of the procedures for submitting a grievance.
- The steps that will be taken by the public entity.
- Reasonable, specific time frames for review and resolution of the grievance.
- A two-step review process that allows for appeal.
- Record-keeping for complaints submitted and documentation of steps taken towards resolution.



Below is a sample Grievance Procedure provided by the United States Department of Justice, as modified for New England:

### **Grievance Procedure under The Americans with Disabilities Act**

This Grievance Procedure is established to meet the requirements of the Americans with Disabilities Act of 1990 ("ADA"). It may be used by anyone who wishes to file a complaint alleging discrimination on the basis of disability in the provision of services, activities, programs, or benefits by the [name of public entity]. The [Public Entity]'s Personnel Policy governs employment-related complaints of disability discrimination.

The complaint should be in writing and contain information about the alleged discrimination such as name, address, phone number of complainant and location, date, and description of the problem. Alternative means of filing complaints, such as personal interviews or a tape recording of the complaint, will be made available for persons with disabilities upon request.

The complaint should be submitted by the grievant and/or his/her designee as soon as possible but no later than 60 calendar days after the alleged violation to:

[Insert ADA Coordinator's name]  
ADA Coordinator [and other title if appropriate]  
[Insert ADA Coordinator's mailing address]

Within 15 calendar days after receipt of the complaint, [ADA Coordinator's name] or [their] designee will meet with the complainant to discuss the complaint and the possible resolutions. Within 15 calendar days of the meeting, [ADA Coordinator's name] or [their] designee will respond in writing, and where appropriate, in a format accessible to the complainant, such as large print, Braille, or audio tape. The response will explain the position of the [name of public entity] and offer options for substantive resolution of the complaint.

If the response by [ADA Coordinator's name] or [his/her] designee does not satisfactorily resolve the issue, the complainant and/or his/her designee may appeal the decision within 15 calendar days after receipt of the response to the [Board of Selectmen] or [their] designee.

Within 15 calendar days after receipt of the appeal, the [Board of Selectmen] or [their] designee will meet with the complainant to discuss the complaint and possible resolutions. Within 15 calendar days after the meeting, the [Board of Selectmen] or [their] designee will respond in writing, and, where appropriate, in a format accessible to the complainant, with a final resolution of the complaint.

All written complaints received by [name of ADA Coordinator] or [their] designee, appeals to the [Board of Selectmen] or [their] designee, and responses from these two offices will be retained by the [public entity] for at least three years.

**EVALUATION:** The Town of Medfield's Personnel Plan address grievances related to sexual harassment for employees, but for no other form of discrimination. There are no grievance procedures established for the general public. The Town should adopt a Grievance Policy similar to the sample policy provided by the United States Department of Justice above, to address disability specific related complaints. The policy should be posted to the Town's website where the ADA Coordinator's information is located and should be reflected in the Town's Personnel Plan, which should also be posted online and in conspicuous locations.

# TOWN SERVICES AND OPERATIONS

The following is a representative list of municipal programs and services provided by the Town of Medfield by a combination of staff and volunteer boards and committees along with the primary location where their respective operations are conducted, and key findings from the Self-Evaluation Questionnaires submitted by staff and board members:

DEPARTMENT & BOARDS	KEY SERVICES AND FUNCTIONS	PRIMARY LOCATION
<b>TOWN ADMINISTRATOR &amp; BOARD OF SELECTMAN</b> <i>Capital Budget Committee</i> <i>Warrant Committee</i> <i>State House Dev. Committee</i> <i>Planning &amp; Building Committee</i> <i>Bay Colony Rail Trail Committee</i> <i>Dale Street School Committee</i> <i>Medfield State Hospital Committee</i>	Appointed by the Board of Selectman, the Town Administrator has supervisory responsibilities for hiring and firing certain personnel, maintains an inventory of town-owned property and a purchasing system, makes recommendations to improve town services, and conducts studies and investigations pertaining town government. The Town Administrator also serves as the ADA Coordinator.	Town House  <i>Public Safety Bldg.</i> <i>DPW Bldg.</i>
<b>EVALUATION:</b> The Town Administrator's Office largely lacks formal procedures and policies to provide public notice regarding the Town's ADA responsibilities, address requests for reasonable accommodations during the hiring and employment processes, provide assistive equipment, or training to staff and boards.		
<b>TOWN ASSESSOR</b> <i>Board of Assessors</i>	The Assessor's primary responsibility is to find the "full and fair cash value" of local real property. The tax rate is calculated by the assessors using information collected from town meeting votes, various town officials, and state agencies. Each property is to be assessed on a five-year basis to determine its taxable value. The Assessor's Department is staff by a principal and field assessor and an administrative assistant, all of whom assist the Board of Assessors.	Town House
<b>EVALUATION:</b> The Assessor's Department is open to the general public and occasionally deals directly with disability-related property tax exemptions. Staff have not received training related to the Town's ADA policies, lacks awareness as to how to obtain assistive equipment or materials in alternative formats, and does not provide public notice of the Town's ADA obligations on their website, print materials, meeting notices, or tax bills.		
<b>Board of Health</b> <i>Lyme Disease Study Committee</i>	The Board of Health, under the jurisdiction of the Massachusetts Department of Public Health, ensures that all state regulations pertaining to public health are enforced. The Board of Health has six members, and is served by an administrative agent employed by the Town. The Board of Health employs a Professional Engineer/Agent to review all plans concerning stormwater runoff, drainage, and septic system design as they pertain to subdivisions, commercial property, and private homes, and also to review food handling permits.	Town House

## DEPARTMENT & BOARDS

## KEY SERVICES AND FUNCTIONS

## PRIMARY LOCATION

**EVALUATION:** The Board of Health did not complete a Self-Evaluation Questionnaire. This evaluation is based on a review of their department website, which currently only offers materials as links to PDF documents. Documents in PDF or other image-based formats are often not accessible to people who are blind or have low vision and use screen readers, text enlargement programs, or different color and font settings to read computer displays. The solution would be to always provide documents in an alternative text-based format, such as HTML or RTF (Rich Text Format), in addition to PDF. Text-based formats are the most compatible with assistive technologies.

### Building Department

The Building Department consists of a Building Commissioner, Local Inspector and Inspectors of Wiring, Plumbing, and Gas. The Department reviews and issues permits for all new construction and renovation projects. Inspections are conducted throughout the construction/renovation process. The Building Commissioner is responsible for enforcement of the Medfield Zoning Bylaw.

Town House

**EVALUATION:** The Building Department is generally aware of their responsibilities with respect to administration of the ADA, as well as its application to the State's Building and Accessibility Codes. Their notices do not contain language related to methods of requesting auxiliary aids or alternative formats, but do contain language regarding non-discrimination. In addition, the Building Department reported their awareness of several physical barriers in the Town House.

### Council on Aging

The Council on Aging (COA) provides advocacy, support services, and programs to help Medfield seniors live full lives. The COA's primary responsibilities are to design, promote, and implement services to address the identified needs of the community's elder population, and to coordinate existing services in the community. The COA also provides vital senior services such as transportation for medical appointments, health and legal service clinics, social and civic activities, exercise and educational classes, access to SHINE counselors, and other services. The COA works in concert with public and private agencies and providers in the area, and with the Massachusetts Executive Office of Elder Affairs.

The Center

*Three Vehicles*

**EVALUATION:** The COA provides extensive services, programs, and facilities serving Medfield's senior and disabled populations. The COA is well adapted to serving individuals of all abilities and has received trainings on appropriate and effective communications. However, staff has not received training specifically related to the Town's ADA policies, and in particular, on grievance procedures should a complaint arise. In addition, the COA does not always provide public notice for formal requests for accommodations, but in practice makes such accommodations as requested by the individual. Finally, the COA operates three vehicles to serve the transportation needs of Medfield Seniors. Two of the vehicles have lifts and are fully accessible and should be used for any needs serving disabled seniors.

DEPARTMENT & BOARDS	KEY SERVICES AND FUNCTIONS	PRIMARY LOCATION
Emergency Management Agency	Emergency Management is responsible for the development of the Town's emergency management plans in the event of a disaster or crisis, and the implementation of such plans and procedures should a disaster occur. Emergency Management plans address notification; evacuation; sheltering; access to refrigeration, medication, and backup power; access to information; and return procedures following evacuation in a variety of disaster scenarios. The Emergency Management Agencies are responsible for operating the Civic Ready emergency notification system. With Civic Ready, state and local agencies can deliver geo-targeted, time-sensitive information to individuals who have registered to receive alerts. Notifications can be sent via email, SMS, voice, mobile app push notifications, IPAWS, and other formats depending on the severity of the situation.	Town House

**EVALUATION:** Medfield's Emergency Management Agency did not participate in the Questionnaire and their website is blank. The Town does participate in the Civic Ready program which allows for the communication of emergency notifications in alternative formats. Emergency Management Plans must account for the needs of disabled residents – which is of critical importance during evacuations (particularly with respect to transportation), power outages, sheltering, and access to medical care. The Town must ensure that management plans include these provisions, that the provisions are included as part of routine training for first responders, and that they are broadly communicated to the public. Including this information on the Emergency Management Agency's webpage in accessible formats is critically important.

Fire Department	The Fire Department protects the Town from the loss of life and property from fire, and to responds in a quick and efficient manner to medical emergencies. In addition to fire suppression duties, the Fire Department responds to medical emergencies, hazardous material incidents, water problems, and other calls for assistance. The department also provides safety education, code enforcement, plan review and inspections.	Public Safety Bldg.
-----------------	--	---------------------

**EVALUATION:** The Fire Department did not complete the Self-Evaluation Questionnaire. Due to the physical nature of the work performed by Emergency Services Personnel, employment for these positions within the Fire Department is contingent upon a medical examination. Injury on the job is possible, and discussion of the rights of employees and clear procedures for the request of reasonable accommodations – temporary or otherwise – should be part of routine staff training. In addition, the Fire Department also employs non-emergency personnel whose job descriptions and training requirements may differ from other department personnel.

DEPARTMENT & BOARDS	KEY SERVICES AND FUNCTIONS	PRIMARY LOCATION
<b>Human Resources</b> <i>Employee Insurance Advisory Committee</i> <i>OPEB Trust Committee</i> <i>Personnel Board</i>	HR is responsible for managing the employee life cycle (i.e., recruiting, hiring, onboarding, training, and firing of Town employees) and administering Town employee benefits.	Town House
<p><b>EVALUATION:</b> The Town’s HR practices are generally in line with the Title II Requirements of the ADA. Employment applications contain the following equal opportunity statement: <i>“The Town of Medfield is an Equal Opportunity Employer. Town of Medfield considers applicants for all positions without discrimination on the basis of race, color, religion, sex, marital status, national origin, age, physical or mental disability, sexual orientation, ancestry, veteran status or any other class protected by federal, state, or local law. No question on this application is used for the purpose of limiting or excluding any applicant’s consideration for employment on any basis prohibited by local, state or federal law.”</i> The applications do not provide instructions for assistance with filling out the application.</p> <p>Not all job descriptions are reviewed and updated by the Personnel Board. Overall, most of the submitted job descriptions were consistent; using clear, concise, and non-technical language. All job descriptions contain Essential Duties &amp; Responsibilities, Desired Minimum Qualifications such as Knowledge, Skills &amp; Abilities, Supervision Exercised, Licensing &amp; Certification, Physical Demands and Work Environment. In defining essential functions and/or physical requirements, the description should focus on the outcome and not the process to achieve that outcome. Language describing physical or sensory requirements should be as specific as possible when describing the tasks required. For example, if heavy lifting is required, what is being lifted, how high it is being lifted, and what it is being lifted onto should also be described.</p> <p>The Town’s Personnel Manual lacks language pertaining to Title II of the ADA notifying employees of their rights. While there is contact information for the EEOC, there is no EEOC statement. In addition, there is no information regarding the availability of reasonable accommodations or clear procedures established for the request, or granting of reasonable accommodations either during the hiring or employment process. Further, there are no grievance procedures in place to address disability related complaints. The Employee Manual should be updated to include notification regarding the ADA and identification of the Town’s ADA Coordinator. Procedures to address accommodations and grievances should be included, and the inclusion of these provisions should be communicated to staff and contractors.</p>		
<b>Parks &amp; Recreation</b>	The Parks and Recreation Department oversees the Town’s resources and services provided for the purposes of leisure, entertainment, and recreation. Resources include public spaces and facilities like parks, playing fields, the Pfaff Center, and other areas. Services include recreational activity programs such as athletic leagues, special events, arts programs, and environmental education programs.	Pfaff Center  <i>Metacomet Park</i> <i>McCarthy Park</i> <i>Hinkley Park</i> <i>Hinkley Pond</i> <i>Transit Van</i>

## DEPARTMENT & BOARDS

## KEY SERVICES AND FUNCTIONS

## PRIMARY LOCATION

**EVALUATION:** Parks and Recreation provides extensive programming and seasonal employment to local youth (and adults, depending on the position). Presently the department does not provide any alternative programs for youth with specific disabilities, however, all programs are open to participants of any ability provided they are of the appropriate age. But due to physical barriers in many of the facilities where programming occurs (such as the Pfaff Center and local parks), some programs may not be accessible. In addition, although Parks and Recreation provides transportation and operates a van, the van does not have a lift and the department does not have a way to transport participants with mobility-related challenges. As the Town grapples with park and field upgrades, new school buildings, and the future home of recreation programming, ADA considerations should be strongly factored as Parks and Recreation is not currently meeting Title II obligations despite their best efforts because of issues with their facilities.

### Planning & Zoning

*Board of Appeals  
Planning Board  
Conservation Commission  
Master Plan Committee  
Affordable Housing Trust*

The Planning and Zoning Department is responsible for the administration of the Planning Board, Zoning Board of Appeals, and Conservation Commission, for the review of development proposals, zoning amendments, special projects, and other planning objectives.

Town House

*Public Safety Bldg.  
DPW Bldg.  
High School*

**EVALUATION:** Planning & Zoning is largely in compliance with Title II obligations, but needs to provide public notice regarding accommodations on agendas and hearing notices. In addition, due the occasional site visit conducted by land use boards in the field, which tend to be inherently physically inaccessible, policy needs to be developed (such as filming site visits and making the videos available after the fact) to ensure that site visits are accessible when accommodations are requested. Finally, Planning & Zoning should ensure that reports and documents submitted to the department for posting to the Town's website are in accessible formats (such as HTML) that are readable to adaptive equipment.

### Police Department

The primary purpose of the Police Department is to uphold the laws of the jurisdiction, provide patrol, and investigate local crimes. In addition, the department provides safety education, reviews firearm license applications, and community training.

Public Safety  
Building

**EVALUATION:** The Police Department responded only in part to the Self-Evaluation Questionnaire, and it is unclear if the local police and support staff have received training on interacting with individuals with disabilities or on their rights under the ADA in employment. Due to increased probability for law enforcement officers to be injured on the job, particularly in motor vehicle accidents or during physical altercations when intervening or apprehending individuals, it is critical that officers and their employers are aware of the Town's responsibilities in providing reasonable accommodations, such as temporary office work in lieu of patrol work, or other such accommodations in the event of injury or other temporary or permanent disability. In addition, the police also need to provide public notice of accommodation for any trainings or events offered to the public in addition to staff.



DEPARTMENT & BOARDS	KEY SERVICES AND FUNCTIONS	PRIMARY LOCATION
<b>Public Library</b> <i>Board of Trustees</i>	The library serves the general public's information needs. The library promotes literacy and STEM educational programming, quiet study and work areas for students and professionals, or social activities such as book clubs, etc. The library allows users to borrow books and other materials; they also have non-circulating reference collections, and provide computer and Internet access to patrons.	Medfield Public Library
<b>EVALUATION:</b> The library offers extensive programming – there is a children's programming room, a teen makerspace, a meeting room for adult programs, a conference room, and the Dailey Room where lectures are given – and has extensive equipment and facilities serving persons of all abilities. Collections are available in alternative formats, and staff has received training on how to handle their request. Much of the library's communications are handled digitally. Communications should be modified to include public notice with respect to the Town's Title II obligations.		
<b>Public Works</b> <i>Transfer Station and Recycling Committee</i> <i>Water &amp; Sewer Board</i> <i>TSARC</i>	Public Works is responsible for the following Divisions: Highway, Water and Sewerage, the Transfer Station, Cemetery, Equipment Maintenance and Repair, and Snow and Ice.	Public Works Bldg. <i>Town House</i>
<b>EVALUATION:</b> The Department of Public Works provides many of its notifications to the public via sandwich board signs, paper mailings, and hand delivered flyers. While these methods are extremely effective at providing important information to the public, the formats are inaccessible to those with vision impairments. DPW should ensure that any messages that are distributed via paper or sign should also be posted on their social media, the Town's website, and Civic Ready (when applicable) to ensure that messages are equally communicated. In addition, DPW should provide notice to staff and the public regarding the Town's Title II obligations, particularly with respect to reasonable accommodations, as some DPW positions entail physical labor and employees could get injured and require accommodation. Finally, as the transfer station is not inherently accessible, DPW should ensure that the transfer station has staff that can assist residents should they require accommodations.		
<b>Town Accountant, Tax Collector, and Treasurer</b>	The Town Accountant receives, approves, or disapproves departmental requests for payment of goods, services and payroll chargeable to respective appropriations and other accounts. The offices of the Treasurer and Tax Collector are served under a combined position; the Treasurer is responsible for collecting accounts receivable to the Town, processing payroll, borrowing, and otherwise managing the Town's finances.	Town House
<b>EVALUATION:</b> The Town's finances are overseen by the Town Accountant and the Tax Collector/Treasurer who provide support to the public on an as-needed basis while also performing administrative tasks central to the financial operation of the Town. On their Self-Evaluation Questionnaires, both respondents reflected that they had not received ADA training, were not providing materials in alternative formats, and were not providing public notice, similar to other Town Departments.		

DEPARTMENT & BOARDS	KEY SERVICES AND FUNCTIONS	PRIMARY LOCATION
<b>Town Clerk</b>	The Office of the Town Clerk, operated by the Town Clerk who is elected to a three-year term by the citizens of Medfield, is responsible for the maintenance of factual public records, the administration of fair and accurate elections, and the registration of Town voters.	Town House <i>Medfield High School</i>
<b>EVALUATION:</b> Ensuring that voting facilities are accessible for both Town Meeting and general elections is among the most critical accessibility requirements the Town must meet in order to provide basic access to democracy. Voting machines, polling areas, and Town Meeting must all be accessible. To this end, the Town is meeting its obligations. As the keeper of records, the Town Clerk is also responsible for administering and filing forms (ranging from dog licenses to vital records), and must provide assistance to those requiring it for such forms. While most forms are available online, they are largely offered in PDF format, which is less desirable for those using assistive technology. In addition to general public notice requirements, ensuring that forms are available in alternative formats and providing notice of their availability in said formats will need to be improved.		
<b>Veterans Services Office</b>	The Veterans Services Officer (VSO) is a part time employee of the Town of Medfield that supports local veterans and their families.	Town House
<b>EVALUATION:</b> The Veteran Service Office works in connection with the Massachusetts Office on Disability in addition to other agencies (primarily federal). The VSO page on the Town's website provides links back to MOD. Like most other departments, forms are offered in PDF format, which can present challenges for those with vision impairments. The Veterans Services Officer did not respond to the Self-Evaluation Questionnaire, and it is unclear how communications are generally provided or if they contain public notice regarding the ADA. In addition, it is not clear if all services are provided in an accessible location, but presumably most appointments occur within their office at the Town House.		

## Website Accessibility

Section 508 of the Rehabilitation Act, as amended by the Workforce Investment Act of 1998, requires federal agencies to develop, procure, maintain and use information and communications technology (ICT) that is accessible to people with disabilities - regardless of whether or not they work for the federal government. The US Access Board established the Section 508 standards that implement the law and provides the requirements for accessibility.

Section 508 requires federal agencies to make their ICT such as technology, online training and websites accessible for everyone. This means that federal employees with disabilities are able to do their work on the accessible computers, phones and equipment in their offices, take online training or access the agency's internal website to locate needed information. Section 508 also means that a person with a disability applying for a job with the federal government or a person who is using an agency's website to get information about a program, or completing an online form has access to the same information and resources available to anyone.

Information and Communications Technology (ICT) is any equipment or system that is used to create, convert, duplicate or access information and data.

## Examples of ICT include, but are not limited to:

- Telephones, smart phones and mobile devices
- Televisions, DVD players and videotaped productions
- Internet and Intranet websites
- PDF documents
- Content on DVDs and CDs
- Online training, webinars and teleconferencing
- Technical support call centers
- Remote access websites and tools
- Tablet, laptop and desktop computers
- Software and operating systems
- User guides for software and tools
- Copiers, printers and fax machines

**EVALUATION:** The Town uses CivicPlus, a software platform built for local government, to maintain the Town's website. CivicPlus designs the website to comply with Section 508 and in accordance Web Content Accessibility Guidelines (WCAG) 2.0A and 2.0AA. It also features an online help center in the event that the Town has problems with its website, including accessibility requirements. CivicPlus uses AudioEye as its ADA web accessibility provider in order to determine compliance with the Success Criteria of the WCAG 2.0 and ADA related requirements.

### **The Town's website contains the following notification regarding accessibility:**

*If you use assistive technology (such as a Braille reader, a screen reader, or TTY) and the format of any material on this website interferes with your ability to access information, please contact us. To enable us to respond in a manner most helpful to you, please indicate the nature of your accessibility problem, the preferred format in which to receive the material, the web address of the requested material, and your contact information. Users who need accessibility assistance can also contact us by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.*

**In most cases, font sizes and color contrasts appear to be acceptable. Documents (i.e., minutes, reports and policies) that were reviewed had a zoom magnifier allowing visually impaired users to change font size and enhance the image. However, most of the photos were not accompanied by descriptive or identifying text.**

**Best practices to ensure that the Town's website maintains its accessibility for people with various levels of visual impairments include:**

- 1. Establish, implement, and post online a policy that web pages will be accessible and create a process for implementation.**

## 2. Ensure that all new and modified web pages and content are accessible:

- Check the HTML of all web pages. Make sure that accessible coding is used.
- Make sure that the website is designed so it can be displayed using the color and font settings of each visitor's browser and operating system.
- If images are used, (including photos, graphics, scanned images, or image maps) make sure to include a text equivalent, by adding "alt" tags or long descriptions, for each.
- When online forms and tables are used, make those elements accessible by labeling each control (including buttons, check boxes, drop-down menus, and text fields) with a descriptive HTML tag.
- When posting documents on the website, always provide them in HTML or a text-based format (even if you are also providing them in another format, such as PDF).



# SECTION 4: ARCHITECTURAL AUDITS

As part of the SETP Process, Kessler McGuinness & Associates (KMA), architecture and accessibility experts audited the following buildings and facilities:

BUILDINGS	
Department of Public Works	Public Safety Building
Dwight-Derby House	Senior Center
Medfield High School	Town Hall
Pfaff Recreation Center	Transfer Station, Salt Shed, and Swap Shack
Public Library	
EXTERIOR AREAS	
Baxter Memorial Park	Onandaga Lane
Hinkley Park & Pond	Kingsbury Pond
Metacomet Park	Red Gate Pond
McCarthy Park	Entrance to Holmquist
Noon Hill Reservation	Medfield Community Gardens

# BUILDINGS




## DEPARTMENT OF PUBLIC WORKS

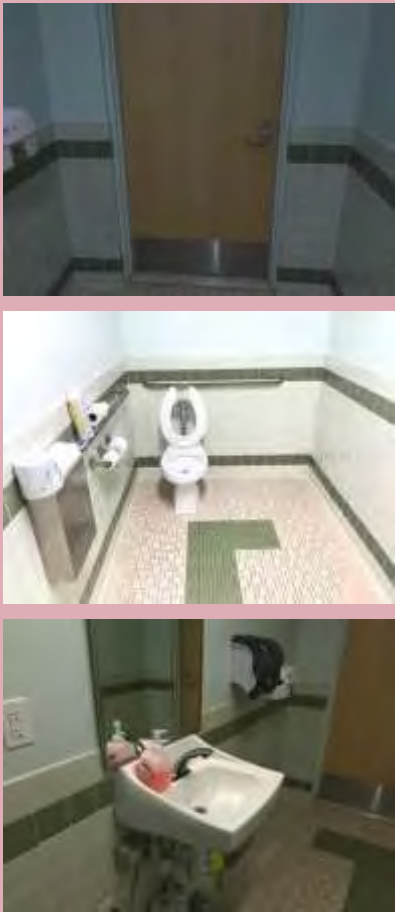
*AUDITED ON: JUNE 9, 2020*



The Department of Public Works is located at 55 North Meadows Road. The site includes a one-story department building and the town garage. Parking is provided, including two designated accessible parking spaces. The building includes various offices, conference rooms, an employee break room, a training room, and a single-user toilet room. The conference rooms in the building are used by various town departments, boards, and committees to hold meetings, which are generally attended by Town staff and members of the public, often outside of regular business hours.



#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<p><b>Parking</b></p> <p>The accessible parking spaces lack the required signage.</p> <p>For a parking lot with two accessible spaces, one must be van accessible. The existing designated accessible parking spaces do not meet the dimensional requirements for a van accessible space.</p>		<p>Install the signs at 60" min. AFF, measured to the bottom of the sign, including a van accessible sign. Unit Cost: \$100 ea. Quantity: 2</p> <p>Restripe the pavement markings in the parking spaces and associated access aisle. Unit Cost: \$150 per space or aisle Quantity: 3</p>	\$650
2.	<p><b>Employee Break Room</b></p> <p>The pedestal tables do not provide the required knee and toe clearance.</p> <p>The hood controls are mounted &gt;48" AFF, @ 64" AFF.</p> <p>The oven controls are mounted &gt;48" AFF, @ 59" AFF.</p> <p>The bottom hinged oven lacks an adjacent 30" wide minimum counter work surface.</p>	 	<p>Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit Cost: \$250 ea. Est. Quantity: 1</p> <p>Install hood controls within an accessible reach range. Unit Cost: \$1,000 ea. Quantity: 1</p> <p>Lower the oven. Unit Cost: \$1,000 ea. Quantity: 1</p> <p>Provide an adjacent 30" wide minimum counter work surface at the wall oven. Unit Cost: \$3,000 ea. Quantity: 1</p>	\$5,250





#	Barrier Statement	Photo	Proposed Mitigation	Cost
3.	<p><b>Single-User Toilet Room</b></p> <p>The sink is &gt;34" AFF, @ 36" AFF.</p> <p>The mirror is &gt;40" AFF, @ 41" AFF, measured to the bottom of the reflective surface.</p> <p>The door requires &gt;5lbs of force to open.</p>		<p>Lower the sink to 34" AFF max. Unit Cost: \$3,000 ea. Quantity: 1</p> <p>Lower the mirror. Unit Cost: \$50 ea. Quantity: 1</p> <p>Adjust the door closers. Unit Cost: \$50 Quantity: 1</p>	\$3,100
TOTAL FOR DEPARTMENT OF PUBLIC WORKS:				\$9,000

## DWIGHT-DERBY HOUSE

AUDITED ON: AUGUST 20, 2020



The Dwight-Derby House, originally constructed in 1697, with an addition constructed in 1713, is an historic property listed on the National Register of Historic Places. Located at 7 Frairy Street, the house is owned by the Town of Medfield and operated as a museum by the Friends of the Dwight Derby House. The property lacks accessible parking spaces, and there are no accessible routes into the buildings. In order to provide better access, tours should be video filmed and recorded, thereby accommodating visitors with mobility challenges.

#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<b>Exterior Accessible Route</b> <p>The accessible route to the building entrance has a paved area &gt;5%, @ up to 11.3%.</p> <p>The building has four entrances, one of which is accessible. Therefore, it has &lt;60% of its entrances accessible, due to non-accessible routes leading to them and/or steps up.</p>		<p>Pave and regrade the route to the entrance. Unit Cost: \$25/SF Est. Quantity: 50</p> <p>Make two additional entrances accessible by providing a ramp. Unit Cost: \$10,000 Est. Quantity: 2</p>	\$21,250
2.	<b>Interior Accessible Route</b> <p>The thresholds into the building and throughout the building are &gt;0.5" and not beveled, @ up to 1.25".</p>	 	<p>Replace the threshold. Unit Cost: \$250 ea. Est. Quantity: 4</p>	\$1,000
3.	<b>Toilet Room</b> <p>The mirror is &gt;40" AFF, @ 45" AFF, measured to the bottom of the reflective surface.</p> <p>The coat hook is mounted &gt;48" AFF.</p>		<p>Lower the mirror. Unit Cost: \$50 Quantity: 1</p> <p>Install a coat hook mounted no higher than 48" AFF. Unit Cost: \$50 Quantity: 1</p>	\$100

#	Barrier Statement	Photo	Proposed Mitigation	Cost
4.	<b>Kitchen</b> The sink is >34" AFF, @ 37".		Lower the sink counter to 34" AFF max. Unit Cost: \$3,000 ea. Quantity: 1	\$3,000
TOTAL FOR DWIGHT-DERBY HOUSE: \$25,350				





## MEDFIELD HIGH SCHOOL



AUDITED ON: JUNE 9, 2020







**Medfield High School is located at 88 South Street. Town Meetings are held within the main lobby, library, cafeteria, and gymnasium. Members of the public use the toilet rooms near the library and inside of the cafeteria. There is surface parking at the front of the building which includes five designated accessible parking spaces serving the main entrance.**



#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<b>Parking</b> The width of the designated van accessible access aisle is <96", @ 60".		Restripe the pavement markings in the parking spaces and associated access aisle. Unit Cost: \$150 per space or aisle Quantity: 3	\$450
2.	<b>Cafeteria Lift</b> The lift door lacks a level landing, @ 9.3%.		Provide a level landing at the lift door. Unit Cost: \$500 ea. Quantity: 1	\$500
3.	<b>Men's &amp; Women's Toilet Rooms (Cafeteria)</b> The paper towel dispenser protrudes >4" into the circulation space, @ 10". The paper towel dispenser controls are mounted >48" AFF, @ 54" AFF. The stall lacks a door pull on both sides of the door near the latch. The toilet paper dispenser is mounted <12" above the side grab bar, @ 6". The toilet centerline is not 16"-18" from the side wall, @ 19". The side grab bar extends <54" from the rear wall, @ 48" (men's only). The sink is located within an alcove >24" deep and lacks the required 36" minimum clear width, @ 31" wide (women's only).	 	Install a cane detectable object below the paper towel dispenser. Unit Cost: \$250 ea. Quantity: 2 Relocate the paper towel dispenser. Unit Cost: \$50 ea. Quantity: 2 Install a door pull on both sides of the stall door near the latch. Unit Cost: \$50 ea. Quantity: 4 Relocate the toilet paper dispensers. Unit Cost: \$50 ea. Quantity: 2 Reposition the toilet. Unit Cost: \$1,500 ea. Quantity: 2	\$4,900

	<p>The soap dispenser is mounted &gt;44" AFF over an obstruction, @ 51" AFF (women's only).</p>		<p>Install a 42" min. side grab bar, located 12" from the interior corner of the wall. Unit Cost: \$50 ea. Quantity: 1</p> <p>Relocate the stall partition. Unit Cost: \$900 ea. Quantity: 1</p> <p>Relocate the soap dispenser. Unit Cost: \$50 ea. Quantity: 1</p>	
4.	<p><b>Girls' &amp; Boys' Toilet Rooms (near Library)</b></p> <p>The soap dispenser is mounted &gt;44" AFF over an obstruction.</p> <p>The paper towel dispenser and hand dryer protrude &gt;4" into the circulation space, @ 10".</p> <p>The paper towel dispenser controls are mounted &gt;48" AFF, @ 54" AFF.</p> <p>The toilet centerline is not 16"-18" from the side wall, @ 18.5" (girls' only).</p> <p>The coat hook is mounted &gt;48" AFF.</p> <p>The toilet paper dispenser is mounted &lt;12" above the side grab bar, @ 6".</p> <p>The stall lacks a door pull on both sides of the door near the latch.</p> <p>The sink has pipes that are not insulated (boys' only).</p> <p>The rim of the urinal is mounted &gt;17" AFF, @ 17.5" AFF (boys' only).</p>		<p>Relocate the soap dispenser. Unit Cost: \$50 ea. Quantity: 2</p> <p>Install a cane detectable object below the paper towel dispenser and hand dryer. Unit Cost: \$250 ea. Est. Quantity: 6</p> <p>Relocate the paper towel dispenser. Unit Cost: \$50 ea. Quantity: 2</p> <p>Reposition the toilet. Unit Cost: \$1,500 ea. Quantity: 1</p> <p>Install a coat hook mounted no higher than 48" AFF. Unit Cost: \$50 ea. Quantity: 2</p> <p>Relocate the toilet paper dispensers. Unit Cost: \$50 ea. Quantity: 2</p> <p>Install a door pull on both sides of the stall door near the latch.</p>	\$4,400

			Unit Cost: \$50 ea. Quantity: 4  Insulate the pipes. Unit Cost: \$50 ea. Quantity: 1  Lower the urinal. Unit Cost: \$750 ea. Quantity: 1	
5.	<b>Football Field – Designated Accessible Parking</b>  One of the accessible parking spaces lacks the required signage.  The designated accessible parking space and its associated access aisle have slopes > 2%, @ up to 3.3%. (upper spot)		Install the signs at min. 60" AFF, measured to the bottom of the sign, including a van accessible sign. Unit Cost: \$100 ea. Quantity: 1  Regrade and restripe the existing designated accessible parking space and its associated access aisle. Unit Cost: \$1,500 per space or aisle Quantity: 2 (1 space + 1 aisle)	\$3,100
6.	<b>Football Field –Accessible Route</b>  The walkway leading to the upper seating area has running slopes >5%, @ up to 8.6%.  The ramp leading to the designated seating area has running slopes >8.3%, @ 8.5%.  The gate lacks a level landing, @ 7.1%.	  	Regrade the walkway. Unit Cost: \$25/SF Est. Quantity: 30 SF  Rebuild the ramp. Unit Cost: \$15,000 Quantity: 1  Regrade the gate landing. Unit Cost: \$1,000 Quantity: 1	\$16,750

				
7.	<p><b>Football Field –Accessible Route</b></p> <p>The designated accessible seating area at the bleachers is not located on an accessible route.</p> <p>The designated accessible seating area is not stable, firm, and slip resistant, due to grass surfaces.</p>	 	<p>Provide an accessible route and a stable, firm, and slip resistant surface. Additional study required.</p> <p>Unit Cost: \$5,000</p> <p>Quantity: 1</p>	\$5,000
TOTAL FOR MEDFIELD HIGH SCHOOL: \$35,100				

## PFAFF RECREATION CENTER

AUDITED ON: JUNE 9, 2020







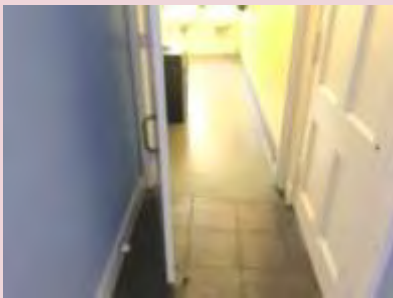

The Pfaff Recreation Center is located at 124 North Street. There is surface parking, including one designated accessible parking space. The one-story building consists of various activity rooms, a kitchenette, administrative offices, and two multiuser toilet rooms. The Pfaff Center presents significant ADA issues due to extremely narrow doorways, uneven flooring in the main program area, inaccessible bathrooms requiring significant alterations, and accessibility issues with the building entrance.

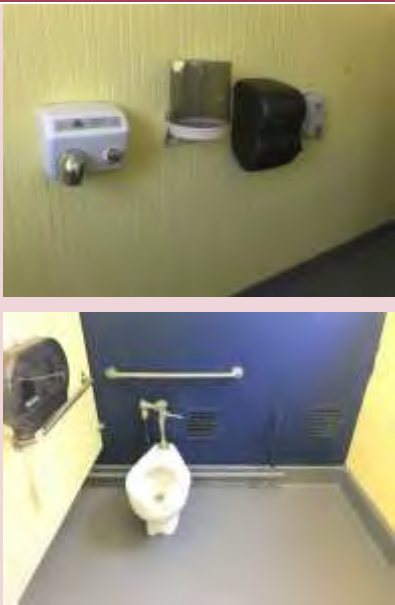




#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<b>Parking</b> The designated accessible parking space and its associated access aisle have slopes >2%, @ 2.8%. The accessible parking space lacks the required signage.		Regrade and restripe the existing designated accessible parking space and its associated access aisle. Unit Cost: \$1,500 per space or aisle Quantity: 2  Install the signs at 60" min. AFF, measured to the bottom of the sign, including a van accessible sign. Unit Cost: \$100 ea. Quantity: 1	\$3,100
2.	<b>Accessible Route to Entrance</b> The accessible route from the accessible parking to the entrance has cross slopes >2%, @ 3.2%.		Regrade the walkway. Unit Cost: \$25/SF Est. Quantity: 150 SF	\$3,750
3.	<b>Entrance</b> The door lacks a level landing, @ 8.6%. The ramp has running slopes >8.3%, @ 8.6%. The ramp lacks compliant handrails.		Rebuild the ramp. Unit Cost: \$15,000 Quantity: 1	\$15,000
4.	<b>Kitchen</b> The sink lacks the required knee and toe clearance for a forward approach. The sink is >34" AFF, @ 35.5" AFF. The range controls require reaching over burners.		Modify the counters, provide knee/ toe clearance at the sink, and replace the range with an accessible appliance. Additional study required. Unit Cost: \$5,000 ea. Quantity: 1	\$5,000



#	Barrier Statement	Photo	Proposed Mitigation	Cost
				
5.	<b>Doors</b> The doors provide <32" clear width, @ 28". The thresholds are >0.5" AFF and not beveled.		Enlarge the door openings and install new doors. Unit Cost: \$5,000 ea. Est. Quantity: 5  Replace the thresholds. Unit Cost: \$250 ea. Est. Quantity: 3	\$25,750
6.	<b>Signage</b> There is no tactile/Braille signage mounted on the latch side of the door. The designated accessible toilet rooms are not marked with the International Symbol of Accessibility.		Install tactile/Braille signage on the latch side of the door. Include signage with the International Symbol of Accessibility where required. Coordinate with location and height requirements. Unit Cost: \$100 ea. Est. Quantity: 8	\$800
7.	<b>Children's Tables</b> The children's tables lack the required 24" AFF minimum knee clearance for a forward approach, @ 20" AFF.	No Image	Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance in each location. Unit Cost: \$250 ea. Est. Quantity: 3	\$750

#	Barrier Statement	Photo	Proposed Mitigation	Cost
8.	<b>Accessible Route</b> The floor is warped and has cross slopes >2%, @ 3.2%.		Regrade the floor surface. Unit Cost: \$2,000 Est. Quantity: 1	\$2,000
9.	<b>AED</b> The AED box protrudes >4" into the circulation space, @ 10". The AED box controls are mounted >48" AFF, @ 60" AFF.		Install a cane detectable object below the AED box. Unit Cost: \$250 ea. Quantity: 1  Relocate the AED box. Unit Cost: \$50 ea. Quantity: 1	\$300
10.	<b>Women's Toilet Room</b> The door maneuvering clearance is <18" on the latch pull-side for a forward approach, @ 2". The changing table is mounted >34" AFF, @ 37" measured to the top of the work surface in the open position. The stall door is not self-closing. The stall lacks a door pull on both sides of the door near the latch. The coat hook is mounted >48" AFF, @ 56" AFF. The toilet seat height is not 17"-19" AFF, @ 16" AFF. The toilet paper dispenser is mounted <12" above the side grab bar, @ 3". The side grab bar extends <54" from the rear wall, @ 38".	 	Install an automatic door opener. Unit Cost: \$2,500 ea. Quantity: 1  Lower the changing table. Unit Cost: \$50 ea. Quantity: 1  Install a self-closing hinge. Unit Cost: \$150 ea. Quantity: 1  Install a door pull on both sides of the stall door near the latch. Unit Cost: \$50 ea. Quantity: 2  Install a coat hook mounted no higher than 48" AFF. Unit Cost: \$50 ea. Quantity: 1  Add a filler seat. Unit Cost: \$150 ea.	\$3,950

#	Barrier Statement	Photo	Proposed Mitigation	Cost
	<p>The mirror is &gt;35" AFF, @ 37" AFF, measured to the bottom of the reflective surface. Note: this mirror is not located above a lavatory.</p> <p>The sink has pipes that are not insulated.</p> <p>The paper towel dispensers and hand dryer protrude &gt;4" into the circulation space, @ 10".</p>		<p>Quantity: 1</p> <p>Relocate the toilet paper dispensers.</p> <p>Unit Cost: \$50 ea.</p> <p>Quantity: 1</p> <p>Install a 42" min. side grab bar, located 12" from the interior corner of the wall.</p> <p>Unit Cost: \$50 ea.</p> <p>Quantity: 1</p> <p>Lower the mirror.</p> <p>Unit Cost: \$50 ea.</p> <p>Quantity: 1</p> <p>Insulate the pipes.</p> <p>Unit Cost: \$50 ea.</p> <p>Quantity: 1</p> <p>Install a cane detectable object below the paper towel dispensers and hand dryer.</p> <p>Unit Cost: \$250 ea.</p> <p>Quantity: 3</p>	
11.	<p><b>Men's Toilet Room</b></p> <p>The door maneuvering clearance is &lt;18" on the latch pull-side for a forward approach, @ 2".</p> <p>The stall door is not self-closing.</p> <p>The stall lacks a door pull on both sides of the door near the latch.</p> <p>The coat hook is mounted &gt;48" AFF, @ 56" AFF.</p> <p>The toilet seat height is not 17"-19" AFF, @ 16" AFF.</p> <p>The knee clearance at the sink is &lt;27" AFF, @ 26.5" AFF.</p> <p>The stall measures &lt;59" deep perpendicular to the rear wall, @ 58".</p> <p>The stall door swings into the minimum required compartment area.</p>		<p>Install an automatic door opener.</p> <p>Unit Cost: \$2,500 ea.</p> <p>Quantity: 1</p> <p>Install a self-closing hinge.</p> <p>Unit Cost: \$150 ea.</p> <p>Quantity: 1</p> <p>Install a door pull on both sides of the stall door near the latch.</p> <p>Unit Cost: \$50 ea.</p> <p>Quantity: 2</p> <p>Install a coat hook mounted no higher than 48" AFF.</p> <p>Unit Cost: \$50 ea.</p> <p>Quantity: 1</p> <p>Add a filler seat.</p> <p>Unit Cost: \$150 ea.</p> <p>Quantity: 1</p> <p>Raise the sink to provide the required knee/toe clearances.</p>	\$8,150

#	Barrier Statement	Photo	Proposed Mitigation	Cost
	<p>The flush valve is not located on the open side of the toilet.</p> <p>The toilet centerline is not 16"-18" from the side wall, @ 14".</p> <p>The toilet paper dispenser is not located 7"-9" from the front of the toilet.</p> <p>The side grab bar extends &lt;54" from the rear wall, @ 38".</p> <p>The sink has pipes that are not insulated.</p> <p>The paper towel dispensers and hand dryer protrude &gt;4" into the circulation space, @ 10".</p>		<p>Unit Cost: \$750 ea. Quantity: 1</p> <p>Relocate the stall partition. Unit Cost: \$900 ea. Quantity: 1</p> <p>Reverse the swing of the stall door. Unit Cost: \$150 ea. Quantity: 1</p> <p>Reposition the flush valve or install an automatic flush control. Unit Cost: \$1,000 ea. Quantity: 1</p> <p>Reposition the toilet. Unit Cost: \$1,500 ea. Quantity: 1</p> <p>Relocate the toilet paper dispensers. Unit Cost: \$50 ea. Quantity: 1</p> <p>Install a 42" min. side grab bar, located 12" from the interior corner of the wall. Unit Cost: \$50 ea. Quantity: 1</p> <p>Insulate the pipes. Unit Cost: \$50 ea. Quantity: 1</p> <p>Install a cane detectable object below the paper towel dispensers and hand dryer. Unit Cost: \$250 ea. Quantity: 3</p>	
TOTAL FOR PFAFF RECREATION CENTER:				\$68,550

## **PUBLIC LIBRARY**

*AUDITED ON: JUNE 9, 2020*



**The Medfield Public Library is located at 468 Main Street. The site consists of a two-story elevated building with an outdoor seating area and gazebo. Parking is available in the rear of the building and includes two designated accessible parking spaces. The first floor includes general stacks and reading rooms. The second floor consists of children's stacks and activity rooms. The lower level includes young adult stacks, computer stations, and private study rooms.**




#	Barrier Statement	Photo	Proposed Mitigation	Cost
	<p><b>Parking</b></p> <p>For a parking lot with two accessible spaces, one must be van accessible. The existing designated accessible parking spaces do not meet the dimensional requirements for a van accessible space.</p> <p>The designated accessible parking spaces lack an associated access aisle.</p> <p>The designated accessible parking spaces have slopes &gt;2%, @ 2.3%.</p>		<p>Regrade and restripe the existing designated accessible parking space and its associated access aisle.</p> <p>Unit Cost: \$1,500 per space or aisle</p> <p>Quantity: 3</p>	\$4,500
	<p><b>Memorial Entrance</b></p> <p>The memorial entrance lacks directional signage to the accessible entrances.</p>		<p>Provide directional signage to the accessible entry.</p> <p>Unit Cost: \$100 ea.</p> <p>Quantity: 1</p>	\$100
12.	<p><b>Side Entrance</b></p> <p>The walkway has running slopes &gt;5% and is not treated as a ramp, @ 7.5%.</p>		<p>Install compliant handrails on both sides.</p> <p>Unit Cost: \$50/LF</p> <p>Est. Quantity: 60 LF</p>	\$3,000



#	Barrier Statement	Photo	Proposed Mitigation	Cost
13.	<b>Accessible Route from Parking to Entrance</b> The walkway leading from the parking lot to the accessible entrance has abrupt changes in level at material transitions.		Regrade the transition between materials. Unit Cost: \$1,000 Quantity: 1	\$1,000
14.	<b>Gazebo</b> The route to the gazebo has an abrupt change in level.		Regrade the transition between materials. Unit Cost: \$1,000 Quantity: 1	\$1,000
15.	<b>Lobby Drinking Fountain</b> The lobby lacks a 'hi' drinking fountain.		Add a 'hi' drinking fountain per ADA-602. Unit Cost: \$1,000 Quantity: 1	\$1,000
16.	<b>Desks &amp; Tables</b> The desks and tables lack the required 27" AFF minimum knee clearance for a forward approach, @ 24"-26" AFF.		Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit Cost: \$250 ea. Est. Quantity: 5	\$1,250

#	Barrier Statement	Photo	Proposed Mitigation	Cost
17.	<b>Children's Tables</b> The children's tables lack the required 24" AFF minimum knee clearance for a forward approach, @ 22" AFF. <i>Note: Tables primarily used by children 5 years and younger are permitted to provide a parallel approach.</i>		Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit Cost: \$250 ea. Est. Quantity: 2	\$500
18.	<b>Check-Out Counter</b> The counter is >36" AFF, @ 36.5" AFF.		Lower a 36" wide portion of the counter to 36" max. AFF. Unit Cost: \$750 Quantity: 1	\$750
19.	<b>Threshold</b> The threshold leading to the 1 <sup>st</sup> floor reading room is >0.5" AFF and is not beveled.		Replace the threshold. Unit Cost: \$250 ea. Quantity: 1	\$250
20.	<b>Lower Level Ramp</b> The ramp has running slopes >8.3%, @ 9.5%.		Rebuild the ramp. Unit Cost: \$15,000 ea. Quantity: 1	\$15,000

#	Barrier Statement	Photo	Proposed Mitigation	Cost
21.	<p><b>Lobby Single-User Toilet Rooms (2)</b></p> <p>The sink obstructs the minimum required 60" door pull side maneuvering clearance depth.</p> <p>The coat hook is mounted &gt;48" AFF, @ 67" AFF.</p> <p>The knee clearance at the sink is &lt;27" AFF, @ 26.5" AFF.</p> <p>The sink has pipes that are not insulated.</p> <p>The side grab bar extends &lt;54" from the rear wall, @ 48".</p>		<p>Install an automatic door opener. Unit Cost: \$2,500 ea. Quantity: 2</p> <p>Install a coat hook mounted no higher than 48" AFF. Unit Cost: \$50 ea. Quantity: 2</p> <p>Raise the sink to provide the required knee/toe clearances. Unit Cost: \$750 ea. Quantity: 2</p> <p>Insulate the pipes. Unit Cost: \$50 ea. Quantity: 2</p> <p>Install a 42" min. side grab bar, located 12" from the interior corner of the wall. Unit Cost: \$50 ea. Quantity: 2</p>	\$6,800
22.	<p><b>Family Single-User Toilet Rooms (2)</b></p> <p>The designated accessible toilet rooms are not identified with the International Symbol of Accessibility.</p> <p>The coat hook is mounted &gt;48" AFF, @ 67" AFF.</p> <p>The changing table is mounted &gt;34" AFF, @ 42" AFF, measured to the top of the work surface in the open position.</p> <p>The changing table and paper towel dispenser are mounted &lt;12" above the grab bars, @ 3".</p> <p>The side grab bar extends &lt;54" from the rear wall, @ 48".</p>		<p>Install tactile/Braille signage on the latch side of the door. Coordinate with location and height requirements. Unit Cost: \$100 per sign Quantity: 2</p> <p>Install a coat hook mounted no higher than 48" AFF. Unit Cost: \$50 ea. Quantity: 2</p> <p>Relocate the changing table. Unit Cost: \$50 ea. Quantity: 2</p> <p>Relocate the paper towel dispenser. Unit Cost: \$50 ea. Quantity: 2</p> <p>Install a 42" min. side grab bar, located 12" from the interior corner of the wall. Unit Cost: \$50 ea. Quantity: 2</p>	\$600

#	Barrier Statement	Photo	Proposed Mitigation	Cost
				
23.	<p><b>Lower Level Single-User Toilet Rooms (2)</b></p> <p>The sink obstructs the minimum required 60" door pull side maneuvering clearance depth.</p> <p>The side grab bar extends &lt;54" from the rear wall, @ 48".</p> <p>The toilet paper dispensers are not located 7"-9" from the front of the toilet.</p>	 	<p>Install an automatic door opener. Unit Cost: \$2,500 ea. Quantity: 2</p> <p>Install a 42" min. side grab bar, located 12" from the interior corner of the wall. Unit Cost: \$50 ea. Quantity: 2</p> <p>Relocate the toilet paper dispensers. Unit Cost: \$50 ea. Quantity: 2</p>	\$5,200
<b>TOTAL FOR PUBLIC LIBRARY:</b>				<b>\$40,950</b>



## PUBLIC SAFETY BUILDING

AUDITED ON: JUNE 9, 2020


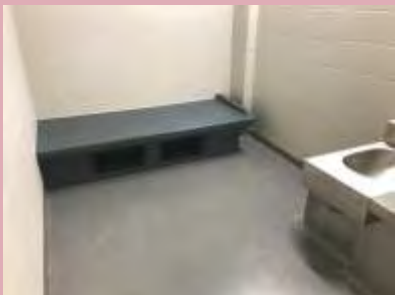







The Public Safety Building is located at 112 North Street. There is surface parking, including two designated accessible parking spaces serving the main entrance and one serving the rear entrance. The two-story building consists of various offices, holding cells, a training room, three locker rooms, four single-user shower rooms, six dormitories, two break rooms, and two single-user toilet rooms.





#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<b>Rear Parking</b> The designated accessible parking space and its associated access aisle have slopes >2%, @ 2.7%.		Regrade and restripe the existing designated accessible parking space and its associated access aisle. Unit Cost: \$1,500 per space or aisle Quantity: 2	\$3,000
2.	<b>Accessible Route to Rear Entrance</b> The walkway has running slopes >5% and is not treated as a ramp, @ 5.7%.		Regrade the walkway. Unit Cost: \$25/SF Est. Quantity: 175 SF	\$4,375
3.	<b>Interview Room</b> The fixed seat obstructs the required clear floor space at the handcuff bar and table.		Remove the fixed seat. Unit Cost: \$250 Quantity: 1	\$250
4.	<b>Group Holding Cell</b> The bench lacks clear floor space positioned at the end of the bench seat and parallel to the short axis of the bench.  The in-cell emergency button is mounted >48" AFF, @ 49.5" AFF.		Provide an accessible bench with the required clear floor space. Unit Cost: \$500 ea. Quantity: 1  Lower the in-cell emergency button. Unit Cost: \$250 ea. Quantity: 1	\$750



#	Barrier Statement	Photo	Proposed Mitigation	Cost
				
5.	<p><b>Single Holding Cells (3)</b></p> <p>The bench lacks clear floor space positioned at the end of the bench seat and parallel to the short axis of the bench.</p> <p>The sink is &gt;34" AFF, @ 34.5" AFF.</p> <p>The toilet centerline is not 16"-18" from the side wall, @ 19".</p> <p><i>Note: on site KMA was informed that cells were reserved for either male or female detainees. However, it was unclear how that policy was implemented. If the cells are separated as male vs. female, then at least one male and one female cell must be made accessible. If all the cells are all designated as unisex then only one is required to be made accessible.</i></p>	 	<p>Provide an accessible bench with the required clear floor space. Unit Cost: \$500 ea. Quantity: 2 (1 male cell + 1 female cell)</p> <p>Lower the sink to 34" AFF max. Unit Cost: \$3,000 ea. Quantity: 2 (1 male cell + 1 female cell)</p> <p>Reposition the toilet. Unit Cost: \$1,500 ea. Quantity: 2 (1 male cell + 1 female cell)</p>	\$10,000
6.	<p><b>Detainee Shower</b></p> <p>The transfer shower is not 36" x 36", @ 34" x 39".</p>		<p>Rebuild the existing shower. Unit Cost: \$2,200 ea. Quantity: 1</p>	\$2,200

#	Barrier Statement	Photo	Proposed Mitigation	Cost
7.	<b>Administrative Office</b> The counter is >36" AFF, @ 42" AFF.		Lower a 36" wide portion of the counter to 36" max. AFF. Unit Cost: \$750 Quantity: 1	\$750
8.	<b>Men's &amp; Women's Locker Rooms</b> The coat hook is mounted >48" AFF, @ 55" AFF. The rod and shelf are mounted >48" AFF, @ 69" AFF. The benches lack back support (2 <sup>nd</sup> floor only).		Install a coat hook mounted no higher than 48" AFF. Unit Cost: \$50 ea. Est. Quantity: 2 Install a rod and shelf mounted no higher than 48" AFF. Unit Cost: \$50 ea. Quantity: 4 Provide an accessible bench. Unit Cost: \$500 ea. Quantity: 4	\$2,300
9.	<b>Single-User Toilet Rooms (2)</b> The coat hook is mounted >48" AFF, @ 54" AFF. The cabinets obstruct the required clearance at the toilet. The mirror is >40" AFF, @ 41" AFF, measured to the bottom of the reflective surface.		Install a coat hook mounted no higher than 48" AFF. Unit Cost: \$50 ea. Quantity: 2 Remove the cabinet. Unit Cost: \$50 Quantity: 2 Lower the mirror. Unit Cost: \$50 ea. Quantity: 2	\$300

#	Barrier Statement	Photo	Proposed Mitigation	Cost
10.	<p><b>Break Rooms</b></p> <p>The hood controls are &gt;48" AFF, @ 66" AFF.</p> <p>The soap dispenser is &gt;46" AFF over a reach &gt;10" deep, @ 50" AFF.</p> <p>The sink is &gt;34" AFF, @ 34.25" AFF (1<sup>st</sup> floor only).</p> <p>The knee clearance at the sink is &lt;8" deep at 27" AFF, @ 3" (1<sup>st</sup> floor only).</p> <p>The sink lacks the required knee and toe clearance for a forward approach (2<sup>nd</sup> floor only).</p> <p>The pedestal tables do not provide the required knee and toe clearance.</p>		<p>Provide redundant hood controls within an accessible reach range. Unit Cost: \$250 ea. Quantity: 1</p> <p>Relocate the soap dispenser. Unit Cost: \$50 ea. Quantity: 1</p> <p>Lower the counter to 34" AFF max. Unit Cost: \$3,000 ea. Quantity: 1</p> <p>Modify the apron at the sink to provide the required knee clearance. Unit Cost: \$250 ea. Quantity: 2</p> <p>Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit Cost: \$250 ea. Est. Quantity: 1</p>	\$4,050
11.	<p><b>Basketball Court - Parking</b></p> <p>The designated accessible parking space and its associated access aisle have slopes &gt; 2%, @ 4.1%.</p>		<p>Regrade and restripe the existing designated accessible parking space and its associated access aisle. Unit Cost: \$1,500 per space or aisle Quantity: 2 (1 space + 1 aisle)</p>	\$3,000

#	Barrier Statement	Photo	Proposed Mitigation	Cost
12.	<b>Basketball Court – Accessible Route</b>  The gate lacks a level landing, @ 4.3%.  The gate maneuvering clearance is < 18” on the latch pull-side for a forward approach, @ 3”.  The bench is not located on an accessible route.		Regrade the gate landing. Unit Cost: \$1,000 Quantity: 1  Extend the concrete surface to provide the required maneuvering clearance at the gate. Unit Cost: \$25/SF Est. Quantity: 10 SF  Provide an accessible route. Additional study required. Unit Cost: \$2,500 Quantity: 1	\$3,750
<b>TOTAL FOR PUBLIC SAFETY BUILDING: \$34,725</b>				

## **SENIOR CENTER**

*AUDITED ON: JUNE 9, 2020*



The Senior Center (aka. The Center) is located at 1 Icehouse Road. There is surface parking, including seven designated accessible parking spaces. The one-story building includes a craft room, an activity room, an industrial kitchen, a dining room, a salon, two multiuser toilet rooms, one single-user toilet room, and administrative offices. The entrance to The Center, as well as the side doors have accessibility issues that are currently under study and are slated for repair in the immediate term.

#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<b>Curb Cut near Flagpole</b> The slope of the flared sides of the curb ramp near the flagpole is >10%, @ 10.3%.		Rebuild the curb ramp. Unit Cost: \$1,250 ea. Quantity: 1	\$1,250
2.	<b>Accessible Route to Main Entrance</b> The running slope of the curb ramp is >8.3%, @ 12.6%. The brick is not flush and has abrupt changes in level.		Rebuild the curb ramp. Unit Cost: \$1,250 ea. Quantity: 1  Regrade the brick. Unit Cost: \$1,000 Quantity: 1	\$2,250
3.	<b>Main Entrance</b> The door does not open a full 90 degrees, due to the raised ground surface.		Install an automatic door opener or modify the ground surface. Unit Cost: \$2,500 ea. Quantity: 1	\$2,500
4.	<b>Telephones</b> The telephones are mounted >48" AFF, @ 57" AFF.		Lower the telephone. Unit Cost: \$250 ea. Est. Quantity: 4	\$1,000



#	Barrier Statement	Photo	Proposed Mitigation	Cost
5.	<b>Craft Room</b> The sink is >34" AFF, @ 36" AFF.		Lower the sink to 34" AFF max. Unit Cost: \$3,000 ea. Quantity: 1	\$3,000
6.	<b>Coat Hooks</b> The coat hooks are mounted >48" AFF, @ 69" AFF.		Install a coat hook mounted no higher than 48" AFF. Unit Cost: \$50 ea. Quantity: 1	\$50
7.	<b>Signage</b> Some signs are not located on the latch side of the door.		Install tactile/Braille signage on the latch side of the door. Coordinate with location and height requirements. Unit Cost: \$100 per sign Est. Quantity: 5	\$500
8.	<b>Activity Room</b> The card tables lack the required knee and toe clearance for a forward approach.		Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit Cost: \$250 ea. Est. Quantity: 1	\$250

#	Barrier Statement	Photo	Proposed Mitigation	Cost
9.	<b>Salon</b> The sink is >34" AFF, @ 36" AFF.		Lower the sink to 34" AFF max. Unit Cost: \$3,000 ea. Quantity: 1	\$3,000
10.	<b>Egress Door Thresholds</b> The threshold is >0.5" AFF, @ 2" AFF.		Replace the threshold. Unit Cost: \$250 ea. Quantity: 2	\$500
11.	<b>Coat Closets</b> The closet rod and shelf are mounted >48" AFF, @ 60" AFF.		Lower the rod and shelf. Unit Cost: \$50 ea. Quantity: 2	\$100
12.	<b>Single-User Toilet Room</b> The coat hook is mounted >48" AFF, @ 55.5" AFF. The mirror is >40" AFF, @ 49" AFF, measured to the bottom of the reflective surface. The paper towel dispenser is located <12" above the rear grab bar, @ 11".		Install a coat hook mounted no higher than 48" AFF. Unit Cost: \$50 ea. Quantity: 1  Lower the mirror. Unit Cost: \$50 ea. Quantity: 1  Relocate the paper towel dispenser. Unit Cost: \$50 ea. Quantity: 1	\$2,000

#	Barrier Statement	Photo	Proposed Mitigation	Cost
	<p>The knee clearance at the sink is &lt;8" deep at 27" AFF, @ 6".</p> <p>The toilet centerline is not 16"-18" from the side wall, @ 19".</p> <p>The toilet paper dispenser is not located 7"-9" from the front of the toilet, @ 5".</p> <p>The side grab bar extends &lt;54" from the rear wall, @ 48".</p>		<p>Modify the apron at the sink to provide the required knee depth. Unit Cost: \$250 Quantity: 1</p> <p>Reposition the toilet. Unit Cost: \$1,500 ea. Quantity: 1</p> <p>Relocate the toilet paper dispenser. Unit Cost: \$50 ea. Quantity: 1</p> <p>Install a 42" min. side grab bar, located 12" from the interior corner of the wall. Unit Cost: \$50 ea. Quantity: 1</p>	
13.	<p><b>Multiuser Toilet Room</b></p> <p>The room lacks accessible elements for an accessible toilet room.</p>	No Image	<p>Provide an accessible multiuser toilet room. Additional study required. Unit Cost: \$5,000 ea. Quantity: 1</p>	\$5,000
<b>TOTAL FOR SENIOR CENTER:</b>				<b>\$21,400</b>

## TOWN HOUSE

AUDITED ON: JUNE 9, 2020







**Medfield Town Hall is located at 459 Main Street. There is surface parking provided, including two designated accessible parking spaces at the rear of the building and two more in the adjacent public parking lot on Janes Avenue. The four-story building includes various offices, conference rooms, two kitchenettes, multiuser toilet rooms, and single-user toilet rooms.**

#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<b>Town Hall Parking Lot</b> The designated accessible parking space and its associated access aisle have slopes >2%, @ 2.3%-4.3%. The accessible parking spaces lack the required signage.		Regrade and restripe the existing designated accessible parking space and its' associated access aisle. Unit Cost: \$1,500 per space or aisle Quantity: 3 (2 spaces + 1 aisle)  Install the signs at 60" min. AFF, measured to the bottom of the sign, including a van accessible sign. Unit Cost: \$100 ea. Quantity: 2	\$4,700
2.	<b>Janes Avenue Public Parking Lot</b> The designated accessible parking space and its associated access aisle have slopes >2%, @ 3.5%. The accessible parking spaces lack the required signage. The crosswalk has excessive cross slopes >2%, @ 3.6%.	 	Regrade and restripe the existing designated accessible parking space and its' associated access aisle. Unit Cost: \$1,500 per space or aisle Quantity: 3 (2 spaces + 1 aisle)  Install the signs at 60" min. AFF, measured to the bottom of the sign, including a van accessible sign. Unit Cost: \$100 ea. Quantity: 2  Regrade the crosswalk. Unit Cost: \$25/SF Est. Quantity: 100 SF	\$7,200
3.	<b>Picnic Table</b> The picnic table is not on an accessible route. The picnic table lacks the required knee and toe clearance for a forward approach.		Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance on an accessible route. Unit Cost: \$250 ea. Est. Quantity: 1	\$250



#	Barrier Statement	Photo	Proposed Mitigation	Cost
4.	<p><b>Accessible Route near Front Entrance</b></p> <p>The walkway leading from the sidewalk to the front entrance has running slopes &gt;5% and is not treated as a ramp, @ 5.3%.</p> <p>The walkway leading to the flagpole has running slopes &gt;5%, @ 15.1%.</p>		<p>Regrade the walkway leading to the front entrance. Unit Cost: \$25/SF Est. Quantity: 150 SF</p> <p>Regrade the walkway leading to the flagpole. Unit Cost: \$25/SF Est. Quantity: 100 SF</p>	\$6,250
5.	<p><b>Elevator</b></p> <p>The topmost control is mounted &gt;48" AFF, @ 50" AFF.</p>		<p>Relocate the control so it is no higher than 48" AFF. Unit Cost: \$200 ea. Quantity: 1</p>	\$200
6.	<p><b>Computer Station</b></p> <p>The table lacks the required 27" AFF minimum knee clearance for a forward approach, @ 25" AFF.</p>		<p>Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit Cost: \$250 ea. Est. Quantity: 1</p>	\$250
7.	<p><b>Kitchenette (1<sup>st</sup> Floor)</b></p> <p>The kitchenette lacks the required footprint and elements to meet the accessibility requirements.</p>		<p>Provide an accessible kitchen. Additional study required. Unit Cost: \$5,000 ea. Quantity: 1</p>	\$5,000



#	Barrier Statement	Photo	Proposed Mitigation	Cost
	<p><b>Break Room</b></p> <p>The pedestal tables do not provide the required knee and toe clearance.</p> <p>The sink is &gt;34" AFF, @ 36" AFF.</p>	 	<p>Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit Cost: \$250 ea. Est. Quantity: 1</p> <p>Lower the sink to 34" AFF max. Unit Cost: \$3,000 ea. Quantity: 1</p>	\$3,250
	<p><b>Meeting Room</b></p> <p>The conference table lacks the required 17" minimum toe clearance depth, @ 13".</p>		<p>Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit Cost: \$250 ea. Est. Quantity: 1</p>	\$250
8.	<p><b>Counters</b></p> <p>The Conservation Commission, Collector's Office, Assessor's Office, and Board of Health counters are &gt;36" AFF, @ 36.5"-43" AFF.</p>		<p>Lower a 36" wide portion of the counter to 36" max. AFF. Unit Cost: \$750 Quantity: 4</p>	\$3,000

#	Barrier Statement	Photo	Proposed Mitigation	Cost
9.	<b>Signage</b> Some signage is mounted >60" AFF to the bottom of the highest line of tactile characters, @ 66" AFF.		Lower the tactile/Braille signage. Unit Cost: \$100 per sign Est. Quantity: 5	\$500
10.	<b>Accessible Route near Board of Health</b> The table obstructs the accessible route to the Board of Health window.		Relocate the table. Unit Cost: \$50 Quantity: 1	\$50
11.	<b>Men's &amp; Women's Single-User Toilet Rooms</b> The door maneuvering clearance is <12" on the latch push-side for a forward approach. The pull side door maneuvering clearance is <60" perpendicular to the doorway, @ 30" due to the sink. The clearance required at the toilet between the wall and the sink is <60", @ 47". The coat hook is mounted >48" AFF, @ 54" AFF. The knee clearance at the sink is <27" AFF, @ 26.5" AFF. The soap dispenser is mounted <12" above the rear grab bar, @ 6". The flush valve is not located on the open side of the toilet.	 	Install an automatic door opener. Unit Cost: \$2,500 ea. Quantity: 2 Modify the sink counter. Unit Cost: \$250 Quantity: 2 Install a coat hook mounted no higher than 48" AFF. Unit Cost: \$50 ea. Quantity: 2 Raise the sink to provide the required knee/toe clearances. Unit Cost: \$750 ea. Quantity: 2 Relocate the soap dispenser. Unit Cost: \$50 Quantity: 1	\$11,150

#	Barrier Statement	Photo	Proposed Mitigation	Cost
	The toilet centerline is not 16"-18" from the side wall, @ 18.5".		Reposition the flush valve or install an automatic flush control. Unit Cost: \$1,000 ea. Quantity: 1  Reposition the toilet. Unit Cost: \$1,500 ea. Quantity: 2	
12.	<b>Men's &amp; Women's Multiuser Toilet Rooms</b>  The designated accessible toilet rooms are not identified with the International Symbol of Accessibility.  The door maneuvering clearance is <18" on the latch pull-side for a forward approach, @ 2"-11".  The door does not open a full 90 degrees due to the doorstop.  The shelf protrudes >4" into the circulation space, @ 8".  The soap dispenser is mounted >44" AFF over the sink, @ 50"-60" AFF.  The knee clearance at the sink is <27" AFF, @ 26.5" AFF.  The clearance between the stall door and the wall is <42", @ 36"-38".  The coat hook is mounted >48" AFF, @ 54" AFF.  The stall lacks a door pull on both sides of the door near the latch.  The stall door is not self-closing.  The toilet centerline is not 16"-18" from the side wall, @ 18.5".  The flush valve is not located on the open side of the toilet.	    	Install tactile/Braille signage on the latch side of the door. Coordinate with location and height requirements. Unit Cost: \$100 ea. Quantity: 6  Install an automatic door opener. Unit Cost: \$2,500 ea. Quantity: 3  Relocate the doorstop. Unit Cost: \$50 ea. Quantity: 1  Relocate the shelf. Unit Cost: \$50 ea. Quantity: 1  Relocate the soap dispenser. Unit Cost: \$50 Quantity: 4  Raise the sink to provide the required knee/toe clearances. Unit Cost: \$750 ea. Quantity: 4  Relocate the stall partition. Unit Cost: \$900 ea. Quantity: 2  Install a coat hook mounted no higher than 48" AFF.	\$34,750

#	Barrier Statement	Photo	Proposed Mitigation	Cost
	The stall is <66" wide and lacks the required toe clearance, @ 60"-62".		<p>Unit Cost: \$50 ea. Quantity: 6</p> <p>Install a door pull on both sides of the stall door near the latch. Unit Cost: \$50 ea. Est. Quantity: 10</p> <p>Install a self-closing hinge. Unit Cost: \$150 ea. Est. Quantity: 3</p> <p>Reposition the toilet. Unit Cost: \$1,500 ea. Est. Quantity: 2</p> <p>Reposition the flush valve or install an automatic flush control. Unit Cost: \$1,000 ea. Quantity: 2</p> <p>Widen the stall. Additional study required. Unit Cost: \$5,000 ea. Quantity: 3</p>	
TOTAL FOR TOWN HALL:			\$ 76,800	

## TRANSFER STATION, SALT SHED, & SWAP SHACK

AUDITED ON: JUNE 9, 2020

The Transfer Station, Salt Shed, and Swap Shack are located at 123 North Meadows Road. Parking is provided at the Trash/Tip building for the public to unload their bulk items.



#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<b>Trash/Tip Parking</b> Designated accessible parking is not provided. <i>Note: It is unclear whether staff have been trained to assist residents with disabilities.</i>		Pave and stripe a portion of the parking lot to add accessible parking spaces (including at least one van space), as well as the associated access aisles. Unit Cost: \$1,500 per space or aisle Est. Quantity: 2	\$3,000
<b>TOTAL FOR TRANSFER STATION, SALT SHED, &amp; SWAP SHACK:</b>				<b>\$3,000</b>



# EXTERIOR AREA AUDITS

## BAXTER MEMORIAL PARK

AUDITED ON: JULY 09, 2020

The Baxter Memorial Park is located at the intersection of Main Street and Spring Street. The site consists of a memorial and sitting area.



#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<b>Accessible Route</b> The benches and picnic tables are not located on an accessible route due to grass surfaces. The picnic table is not accessible.	 	Provide an accessible route. Additional study required. Unit Cost: \$10,000 Quantity: 1  Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit Cost: \$250 ea. Est. Quantity: 1	\$10,250
TOTAL FOR BAXTER MEMORIAL PARK:				\$10,250



## HINKLEY PARK AND POND

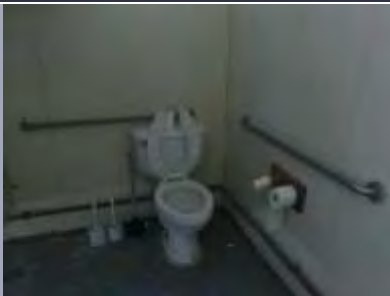
AUDITED ON: JULY 09, 2020



Hinkley Park & Pond is located along Green Street. The site consists of a parking lot, a playground, a swim pond, and toilet rooms. There is no accessible route to the common-use elements. Due to COVID-19 restrictions, when the park and pond areas were evaluated, not all equipment serving the swim area was appropriately placed or visible due to closures. Where the audit was impacted by closures it is noted in the barrier statement.

#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<p><b>Accessible Parking</b></p> <p>The designated accessible parking provided lacks striping, and a stable, firm and slip resistant surface.</p> <p>The signs are mounted &lt; 60" AFF to the bottom of the sign.</p> <p>The accessible route from the parking has running slopes &gt;5%, @ 6.2%.</p>		<p>Pave and stripe a portion of the parking lot to add accessible parking spaces (including at least one van space), as well as their associated access aisles. Unit Cost: \$1,500 per space or aisle Est. Quantity: 3 (2 spaces + 1 aisle)</p> <p>Install the signs at 60" min. AFF, measured to the bottom of the sign, including a van accessible sign. Unit Cost: \$100 ea. Quantity: 2</p> <p>Regrade the walkway. Unit Cost: \$25/SF Est. Quantity: 50 SF</p>	\$5,950
2.	<p><b>Accessible Route</b></p> <p>The benches, picnic tables, playground, book exchange box, swings, and swim pond are not located on an accessible route due to grass and sand surfaces.</p> <p>The slope of the ramp into the playground is &gt;8.3%, @ 10.4%.</p> <p>The picnic tables at the playground and near the serving window are not accessible.</p> <p>The handle of the book exchange box is &gt;48" AFF, @ 58".</p>		<p>Provide an accessible route. Additional study required. Unit Cost: \$20,000 Quantity: 1</p> <p>Rebuild the ramp. Unit Cost: \$10,000 Quantity: 1</p> <p>Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit Cost: \$250 ea. Est. Quantity: 2</p> <p>Replace the box with one that has controls that are maximum 48" AFF. Unit Cost: \$1,000 ea. Quantity: 1</p>	\$31,300

#	Barrier Statement	Photo	Proposed Mitigation	Cost
				
3.	<p><b>Swim Pond</b></p> <p>The ramp is not located on an accessible route due to sand and water.</p> <p>The handrails are &gt;33"-36" AFF, @ 37.5".</p> <p>The handrails lack the required extensions at the top and bottom of the ramp.</p> <p><b>Note:</b> ramp was audited while out of place due to closure.</p>		<p>Provide an accessible route. Additional study required.</p> <p>Unit Cost: \$20,000</p> <p>Quantity: 1</p> <p><b>Note:</b> When properly placed, the route is accessible. The pond is also served by a beach chair. The availability of the beach chair should be posted on signage at the lifeguard station.</p>	\$20,000
4.	<p><b>Serving Window</b></p> <p>The serving window is &gt; 36" AFF, @ 37".</p>		<p>Lower a 36" portion of the windows to max. 36" AFF.</p> <p>Unit Cost: \$3,000 ea.</p> <p>Quantity: 1</p>	\$3,000
5.	<p><b>Toilet Rooms</b></p> <p>There is no tactile/ Braille signage mounted on the latch side of the door.</p> <p>The mirror is &gt; 40" AFF, @ 41", measured to the bottom of the reflective surface. (W)</p> <p>The flush valve is not located on the open side of the toilet. (W)</p>		<p>Install tactile/ Braille signage on the latch side of the door. Coordinate with location and height requirements.</p> <p>Unit Cost: \$100 ea.</p> <p>Quantity: 2</p> <p>Lower the mirror.</p> <p>Unit Cost: \$50 ea.</p> <p>Quantity: 1</p>	\$4,350




#	Barrier Statement	Photo	Proposed Mitigation	Cost
	<p>The side grab bar starts &gt; 12" from the side wall, @ 13.5".</p> <p>The toilet centerline is not 16-18" from the side wall, @ 19".</p>		<p>Reposition the flush valve or install an automatic flush control. Unit Cost: \$1,000 ea. Quantity: 1</p> <p>Reposition the side grab bar. Unit Cost: \$50 ea. Quantity: 2</p> <p>Reposition the toilet. Unit Cost: \$1,500 ea. Quantity: 2</p>	
<b>TOTAL FOR HINKLEY PARK &amp; POND:</b>				<b>\$64,600</b>

## METACOMET PARK

AUDITED ON: JULY 09, 2020



**Metacomet Park is located at the intersections of Pleasant Street and Curve Street. The site consists of a parking lot, a playground, four tennis courts, and an open field. No designated accessible parking spaces are provided.**

#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<p><b>Accessible Parking</b></p> <p>The designated accessible parking space and its associated access aisle have slopes &gt; 2%, @ 3.2%.</p> <p>The parking lot lacks a van accessible space.</p> <p>The access aisle is &lt;60" wide, @ 34".</p>		<p>Regrade and restripe the existing designated accessible parking spaces and the associated access aisles to provide dimensionally compliant access aisles and a van space.</p> <p>Unit Cost: \$1,500 per space or aisle</p> <p>Quantity: 4 (2 spaces + 2 aisles)</p>	\$6,000
2.	<p><b>Accessible Route</b></p> <p>The benches, picnic tables, playground, and sports fields are not located on an accessible route due to grass and sand surfaces.</p> <p>The picnic table is not accessible.</p> <p>A wheelchair space is not provided at the bleachers.</p>	 	<p>Provide an accessible route. Additional study required.</p> <p>Unit Cost: \$20,000</p> <p>Est. Quantity: 1</p> <p>Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance.</p> <p>Unit Cost: \$250 ea.</p> <p>Est. Quantity: 1</p> <p>Provide an accessible space on an accessible route next to the bleachers.</p> <p>Unit Cost: \$25/SF</p> <p>Quantity: 20 SF</p>	\$20,750



#	Barrier Statement	Photo	Proposed Mitigation	Cost
3.	<b>Route to Pitcher Cage</b> The route to the cage provides < 32" clear width, @ 24".		Enlarge the opening. Unit Cost: \$5,000 ea. Quantity: 1	\$5,000
4.	<b>Toilet Rooms</b> There is no tactile/ Braille signage mounted on the latch side of the door. The door maneuvering clearance is < 18" on the latch pull-side for a forward approach, @ 9.5" due to the sink. The side grab bar starts > 12" from the side wall, @ 12.5". The toilet centerline is not 16-18" from the side wall, @ 19.5". The headroom under the shelf is < 80" AFF, @ 78".	 	Install tactile/ Braille signage on the latch side of the door. Coordinate with location and height requirements. Unit Cost: \$100 ea. Quantity: 2 Install an automatic door opener. Unit Cost: \$2,500 ea. Quantity: 2 Reposition the side grab bar. Unit Cost: \$50 ea. Quantity: 2 Reposition the toilet. Unit Cost: \$1,500 ea. Quantity: 1 Install a cane detectable object below the shelf. Unit Cost: \$250 ea. Quantity: 2	\$7,300
TOTAL FOR METACOMET PARK: \$39,050				

## McCARTHY PARK

AUDITED ON: JULY 09, 2020



**McCarthy Park is located off of Hospital Road. The site consists of two parking lots, six baseball fields, and an open field. No designated accessible parking spaces are provided.**

#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<b>Accessible Parking</b> Designated accessible parking is not provided and the parking surface is not stable, firm, and slip resistant.		Pave and stripe a portion of the parking lot to add accessible parking spaces (including at least one van space), as well as their associated signs and access aisles. Unit Cost: \$1,500 per space or aisle Est. Quantity: 3 (2 spaces + 1 access aisle)	\$4,500
2.	<b>Accessible Route</b> The athletic fields and the bleachers are not located on an accessible route. A wheelchair space is not provided at the bleachers.		Provide an accessible route. Additional study required. Unit Cost: \$10,000 Quantity: 1  Provide an accessible space on an accessible route next to the bleachers. Unit Cost: \$25/SF Quantity: 20 SF	\$10,500
TOTAL FOR MCCARTHY PARK: \$15,000				

## NOON HILL RESERVATION

AUDITED ON JULY 09, 2020

The site is located on Noon Hill Road. The site consists of an unpaved parking lot with an adjacent trailhead. No designated accessible parking spaces and no accessible routes are provided.





#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<b>Accessible Parking</b> Designated accessible parking is not provided and the parking surface is not stable, firm, and slip resistant.		Pave and stripe a portion of the parking lot to add accessible parking spaces (including at least one van space), as well as their associated access aisles. Unit Cost: \$1,500 per space or aisle Est. Quantity: 2 (1 space + 1 aisle)	\$3,000
2.	<b>Accessible Route</b> The trailhead is not located on an accessible route.		Provide an accessible route. Additional study required. Unit Cost: \$5,000 Quantity: 1	\$5,000
TOTAL FOR NOON HILL RESERVATION: \$8,000				

## ONANDAGA LANE

AUDITED ON: JULY 09, 2020

The site is located at the cul-de-sac of Onandaga Lane. The site consists of a lot and a trail head. No designated accessible parking spaces and no accessible routes are provided.



#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<b>Accessible Parking</b> Designated accessible parking is not provided.		Stripe a portion of the parking lot to add accessible parking spaces (including at least one van space), as well as their associated signs and access aisles. Unit Cost: \$300 ea. Est. Quantity: 2 (1 space + 1 aisle)	\$600
2.	<b>Accessible Route</b> The trailhead is not located on an accessible route.		Provide an accessible route. Additional study required. Unit Cost: \$5,000 Quantity: 1	\$5,000
<b>TOTAL FOR ONANDAGA LANE:</b>				<b>\$5,600</b>



## KINGSBURY POND

AUDITED ON: JULY 09, 2020

Kingsbury Pond is located along Spring Street. The site consists of a parking area, a pond, and sitting area. No designated accessible parking spaces and no accessible routes are provided.



#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<b>Accessible Parking</b> Designated accessible parking is not provided and the parking surface is not stable, firm, and slip resistant.		Pave and stripe a portion of the parking lot to add accessible parking spaces (including at least one van space), as well as their associated access aisles. Unit Cost: \$1,500 per space or aisle Est. Quantity: 2 (1 space + 1 aisle)	\$3,000
2.	<b>Accessible Route</b> The benches are not located on an accessible route.		Provide an accessible route. Additional study required. Unit Cost: \$5,000 Quantity: 1	\$5,000
<b>TOTAL FOR KINGSBURY POND: \$8,000</b>				



## RED GATE FARM

AUDITED ON: JULY 09, 2020

The Red Gate Farm is located along Philips Street. At the time of the audit, KMA observed a trail past the locked gate. No parking was provided on site.



#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<b>Accessible Route</b> The trailhead is not located on an accessible route.		Provide an accessible route. Additional study required. Unit Cost: \$5,000 Quantity: 1	\$5,000
TOTAL FOR RD GATE FARM: \$5,000				

## ENTRANCE TO HOLMQUIST

AUDITED ON: JULY 09, 2020

The entrance to Holmquist is located next to the Wheelock School on Elm Street. The site consists of a pathway leading to various open fields. Parking is provided as well as designated accessible parking spaces.



#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<b>Accessible Parking</b>  Two of the accessible parking spaces lack the required signage.  The signs are mounted < 60" AFF to the bottom of the sign, @ 56".		Install the signs at min. 60" AFF, measured to the bottom of the sign, including a van accessible sign. Unit Cost: \$100 ea. Quantity: 5	\$500
TOTAL FOR ENTRANCE TO HOLMQUIST: \$500				

## MEDFIELD COMMUNITY GARDENS

*AUDITED ON: MAY 05, 2020*



The Medfield Community Gardens are located along Plain Street. The site consists of several planting lots. Street parking is provided at the site. Although the community gardens are not accessible to those with mobility challenges, the Senior Center offers several accessible gardening tables for therapeutic gardening to Medfield seniors. In order to make gardening fully accessible, the therapeutic gardens would need to open to residents with disabilities of any age.

#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<b>Accessible Route</b> The gardens and water hoses are not located on an accessible route, due to the surface material.		Provide an accessible route to at least one designated accessible garden area. Additional study required. Unit Cost: \$10,000 Quantity: 1	\$10,000
TOTAL FOR MEDFIELD COMMUNITY GARDENS:				\$10,000

# SECTION 5: PRIORITIZATION PLAN

The Town has made significant progress removing structural barriers to programs in its facilities. Below is a table identifying the principal architectural barriers identified, recommended mitigations and draft implementation schedule. The information below is ordered chronologically by priority.

## General Policies and Procedures

The goal of the Americans with Disabilities Act (ADA) is to provide equal opportunity for people with disabilities. The general principle underlying equal opportunity is protecting the civil rights of people with disabilities so they may enjoy and benefit from the services, programs and activities provided to all people by State and local governments.

#	Findings	Recommendations	Schedule
1	<p>The Town has made progress fulfilling its Title II administrative requirements of the ADA. The Town Administrator, Kristine Trierweiler, fulfills the responsibility of an ADA Coordinator.</p> <p><b>The following policies and procedures have been developed:</b></p> <p>Equal Employment Opportunity Policy</p>	<ol style="list-style-type: none"> <li>In order to fully ensure compliance, the Town should adopt the following additional written policies: <ol style="list-style-type: none"> <li>Procedures to ensure meetings, hearings, and other events are held in accessible locations.</li> <li>Establish a formal grievance policy related to ADA complaints.</li> <li>Establish a formal policy or process for responding to request for modifications.</li> </ol> </li> <li>Provide public notice of ADA compliance at building entrances, on the Town's website, within employee handbooks and manuals, meeting/hearing notices, and other announcements.</li> </ol>	<p>Now</p> <p>Now</p>
2	<p>Responses to the department Self-Evaluation Questionnaires indicate that not all personnel have a clear understanding regarding the extent of the Town's program access obligations and ADA requirements.</p> <p>Town employees have received training as part of the SETP Planning Process to increase their awareness of the Town's obligations to provided accessible programs, services, facilities, and employment opportunities.</p>	<ol style="list-style-type: none"> <li>The Town's ADA Coordinator should obtain additional ADA training to ensure compliance with Title II. <ol style="list-style-type: none"> <li>Additional training opportunities for ADA Coordinators are offered through the ADA National Network <a href="http://www.adata.org/adatraining">www.adata.org/adatraining</a></li> <li>Develop and provide ADA training for all staff and new hires on an ongoing basis to ensure that everyone is aware of their role in meeting the Town's responsibilities.</li> </ol> </li> </ol>	1 Year
3	<p>The Town does not have an Effective Communications Policy to ensure equal access for people with disabilities to participate in local government.</p>	<ol style="list-style-type: none"> <li>The Town should develop an Effective Communications policy including alternative format policy and procedures; website accessibility policy; interpreter services policy; assistive listening device policy; and television captioning policy.</li> </ol>	1 Year

#	F i n d i n g s	R e c o m m e n d a t i o n s	S c h e d u l e
4	<p><b>Emergency Preparedness.</b> The Town has a Coordinated Emergency Management Plan. However, the plan lacks information regarding a coordination to ensure equal access to safe egress or evacuation.</p>	<ol style="list-style-type: none"> <li>1. The Town should review their emergency preparedness plan to ensure that it provides equal access to safe egress for any visitor, member of the community or employee, including additional assistance if required to effectively alter, evacuate, and/or shelter them during an emergency. To ensure equal access to safe egress for individuals with disabilities, develop protocols and signage for such issues as: <ul style="list-style-type: none"> <li>• Fire Exits signage and maneuvering space</li> <li>• Safe Wait Areas</li> <li>• Evacuation Maps</li> <li>• Information should be developed and disseminated regarding the locations of fire exits and safe wait areas serving each municipal space.</li> <li>• Public and Employee Orientation to the Town's Emergency Evacuation Procedures</li> </ul> </li> </ol>	2 Years

## Effective Communications

Under the Americans with Disabilities Act (ADA), State and local governments must ensure **effective communication** with individuals with disabilities. Public entities are required to provide appropriate **auxiliary aids and services**, where necessary, to ensure that communications with individuals with disabilities are as effective as communications with others. In addition, telephone emergency services, including 9-1-1 services, must provide **direct access** to individuals with speech or hearing impairments.

	F i n d i n g s	R e c o m m e n d a t i o n s	S c h e d u l e
5	<p>The Town's Website, a key method of communication, attempts to be optimized for use by people with disabilities. The website includes information on accessibility and provides contact information should a user encounter any unreadable documents. Presently, most of the website is accessible but many forms and reports are uploaded as PDF documents.</p> <p>The website lacks information regarding access to programs and services for people with disabilities.</p>	<ol style="list-style-type: none"> <li>1. The Town should establish a policy to ensure that its web pages will be accessible, and create a process for implementation.</li> <li>2. Ensure the accessibility of all new and modified web pages and content: <ol style="list-style-type: none"> <li>i. Check that the code of all new or modified web pages is valid and fix any broken links.</li> <li>ii. If images are used, make sure each image has alternative-text (alt-text) and/or a long description.</li> <li>iii. If a web page has an online form or contains tables, ensure that all the form fields and the information in the table are accessible.</li> <li>iv. When posting documents to a website for download, especially if providing a document in the Portable Document Format (PDF), provide the document as an accessible web page and/or in a text-based</li> </ol> </li> </ol>	<p>6 Months</p> <p>1 Year</p>



	Findings	Recommendations	Schedule
		<p>format such as Word (.doc extension) or plain Text (.txt extension).</p> <p>3. Develop a plan for making the Town's existing web content more accessible:</p> <ul style="list-style-type: none"> <li>i. Consider making the more frequently used web pages a priority.</li> <li>ii. Describe the plan on an accessible web page and encourage public input on improvements.</li> <li>iii. Include information about the web accessibility standards or guidelines that are being used.</li> <li>iv. Ensure that in-house staff and contractors responsible for web page and content development are properly trained and familiar with web accessibility.</li> <li>v. Provide a way for visitors to request accessible information or services by posting a telephone number or email address on the Town's home page.</li> <li>vi. Establish procedures to assure a quick response to users with disabilities who are trying to obtain information or services in this way.</li> <li>vii. Periodically enlist disability groups to test pages for ease of use; use this information to increase accessibility.</li> </ul>	1 Year
6	<p>The Town is currently providing communications in alternative formats on a limited basis, typically upon request. The most common request is for electronic format materials, and secondarily, large format print materials. The Town also provides TTY/TTT telephone relay access, and utilizes the CodeRED emergency notification system, which allows Town Officials to send voice notifications, emails or text messages to residents and businesses who have signed up for the service.</p>	<p>1. The Town should develop an Effective Communications policy including alternative format policy and procedures, website accessibility policy, interpreter services policy, assistive listening device policy, and television captioning policy.</p> <ul style="list-style-type: none"> <li>i. A method for securing assistive devices or services should be developed and distributed to Town Staff, including guidance on when and where these services will be provided.</li> <li>ii. Policies should also describe how any assistive communications equipment is maintained in operable working order, may be used effectively by people with disabilities, and staff is trained in its use.</li> <li>iii. The Town should ensure that public meetings that are broadcast on cable TV are available with closed captioning to satisfy effective communications requirements.</li> <li>iv. In addition, telephone emergency services, including 9-1-1 services, must provide direct access to individuals with speech or hearing impairments</li> </ul>	1 Year

Findings		Recommendations	Schedule
7	Responses to the questionnaire indicate that personnel do not advertise about the accessibility of their respective department services and/or availability of accommodations – particularly on key documents, such as hearing notices.	1. Notices for Town services, events, and programs should contain language that informs people with disabilities how to request accommodations, and the notices should be posted in prominent physical locations as well as to the Town's website.	Now
8	Responses to the questionnaires indicate the need to establish the capacity across most Town departments to provide auxiliary aids and services and then to disseminate information about their availability. As part of the training administered with the questionnaire, staff were instructed to contact Kristine Trierweiler, the Town's ADA coordinator if they receive requests for auxiliary aids.	1. Resources for alternate formats for printed materials (large print, CD, Braille), assistive listening systems, sign language interpreters, text telephones (TTYs) and relay services, accessible websites, and captioning of audiovisual materials can be found in the Appendix of this plan. These resources should be incorporated into the Town's effective communications policy.	1 Year
9	Questionnaires and interviews indicate that Town staff have not received training on interacting effectively with people with disabilities or been provided with guidelines on basic disability etiquette.	1. Resources on etiquette, person-first language, and non-discriminatory interactions can be found in the Appendix of this report and distributed to Town staff. 2. Training opportunities on effective communication should be marketed to Town staff on a routine basis to increase and promote ongoing awareness of the Town's responsibilities not to discriminate.	Now  Ongoing

## Employment

Title II of the Americans with Disabilities Act (ADA) requires that public entities include an **examination of their employment policies, practices and activities as part of their self-evaluation**. Employment activities include the application process, testing, interviewing, hiring, job assignment, evaluation, discipline, medical examinations, compensation, promotion, on-the-job training, layoff/recall, termination, leave and benefits such as health insurance.

Findings		Recommendations	Schedule
10	<p>Responses to questionnaires and interviews indicate that not all staff has received training on the Town's responsibilities to avoid discrimination in the employment process for both new and existing hires.</p> <p>Although the Town has adopted an ADA Grievance Policy and an Equal Employment Opportunity Policy, many employees were not aware the Town had done so prior to the training that occurred as part of the questionnaire process.</p>	1. The Town should distribute its recently adopted ADA Grievance Policy and Equal Employment Opportunity Policies to employees on an annual basis to ensure ongoing awareness of these policies and procedures.	Now
11	New job postings contain clear language indicating that Medfield is an Equal Opportunity Employer.	1. Review existing and new job descriptions to ensure that they meet non-discrimination requirements.	Now

Findings		Recommendations	Schedule
	However, responses during interviews indicated that some department heads were not aware of the Town's responsibility not to discriminate in employment, and have not been given clear guidance on the provision of reasonable accommodations to employees, job applicants, and contractors. Moreover, there was a limited awareness of what a reasonable accommodation in employment entails, particularly for short-term disabilities, such as those caused by injuries on the job.	<ol style="list-style-type: none"> <li>2. Ensure that interviews are conducted in accessible locations, and requests for reasonable accommodations such as interpreter services or materials in alternate formats are met, unless undue hardship would result.</li> <li>3. Staff responsible for conducting interviews should receive training so they are aware of the non-discrimination requirements (e.g., what types of questions are impermissible, how to provide reasonable accommodations for the job interview process, and medical examination requirements).</li> <li>4. Employment manuals should be reviewed on an ongoing basis to ensure that they are consistent with the ADA. The existing disability accommodation section narrowly defines "disability", does not discuss essential job functions, reasonable modifications for applications, work environments, or employee benefits, and should be reviewed by legal counsel and modernized.</li> <li>5. Employment policies and practices should be examined on an ongoing basis to ensure that they do not inadvertently discriminate against employees with disabilities. More training is needed for department heads who oversee staff or interview processes on the topic of reasonable accommodations.</li> <li>6. Policies and practices for providing reasonable accommodations should be established where they do not already exist.</li> </ol>	<p>Now</p> <p>1 Year</p> <p>6 Months</p> <p>Ongoing</p> <p>Ongoing</p>
12	Responses to the questionnaire indicate that personnel do not advertise about the accessibility of their respective department services and/or availability of accommodations – particularly on key documents, such as hearing notices.	<ol style="list-style-type: none"> <li>1. Notices for Town services, events, and programs should contain language that informs people with disabilities how to request accommodations, and the notices should be posted in prominent physical locations as well as to the Town's website.</li> </ol>	Now

## Structural

Title II of the Americans with Disabilities Act of 1990 (ADA) included the ADA Standards for Accessible Design (1991 Standards), which were revised and updated in 2010 (2010 Standards) and allowed for the 1991 Standards to be used until March 14, 2012. The 2010 Standards set minimum requirements – both scoping and technical – for newly designed and constructed or altered State and local government facilities to be readily accessible to and usable by individuals with disabilities.

#	Building	Principal Barrier(s)	Recommendation(s)	Schedule
13	Town Hall	<ul style="list-style-type: none"> <li>• Accessible parking spaces have slopes &gt;2% and lack the required signage.</li> </ul>	Due to the high traffic of Town Hall, KMA recommends mitigating all of the barriers identified in the audit report.	2 Years

#	Building	Principal Barrier(s)	Recommendation(s)	Schedule
		<ul style="list-style-type: none"> <li>• The crosswalk at the James Ave parking area has cross slopes &gt;2%.</li> <li>• Toilet rooms have accessible elements mounted in incorrect locations and/or missing and lack some of the required clearances at fixtures and doors.</li> <li>• Department counters are mounted too high.</li> <li>• Tactile/ braille signage is mounted too high.</li> <li>• Furniture obstructs the accessible route to the Board of Health.</li> <li>• The elevator controls are too high.</li> <li>• The computer station lacks the required knee/ toe clearance for a forward approach.</li> <li>• The picnic table is not on an accessible route and lacks the required knee/ toe clearance for a forward approach.</li> <li>• The kitchenette lacks the required footprint and accessible elements.</li> <li>• The breakroom sink is too high and lacks accessible seating.</li> <li>• The curb ramp at the building entry has cross slopes &gt;2%.</li> <li>• The entry door push button control clear floor space has slopes &gt;2% and the defibrillator controls are mounted too high.</li> <li>• The multiuser toilet room</li> </ul>	<p>KMA recommends prioritizing the exterior parking and accessible routes due to their high visibility.</p> <p>In the more immediate future, KMA recommends designating the toilet rooms as unisex and modifying at least one per floor to be fully accessible.</p> <p>Provide adjacent lowered desks at the department counters that are mounted too high.</p>	<p>6 Months</p> <p>1 Year</p> <p>6 Months</p>

#	Building	Principal Barrier(s)	Recommendation(s)	Schedule
		<p>thresholds are too tall and some elements are not mounted in the correct locations.</p> <ul style="list-style-type: none"> <li>• There are no drinking fountains for standing users.</li> <li>• No accessible employee parking spaces and the employee parking lot is not on an accessible route.</li> </ul>		
14	Transfer Station, Salt Shed, & Swap Shack	<ul style="list-style-type: none"> <li>• No accessible parking.</li> </ul>	Since a policy mitigation for the Transfer Station, Salt Shed, and Swap Shack will address both the program access and architectural barrier issues identified, KMA recommends ensuring trained staff is available to assist people with disabilities.	1 Year
15	Senior Center	<ul style="list-style-type: none"> <li>• Curb ramps are too steep.</li> <li>• The brick surface at the entry has abrupt changes in level.</li> <li>• The entry door is not capable of opening 90 degrees to provide the required clear width/ maneuvering clearances.</li> <li>• The single user toilet room has accessible elements mounted in incorrect locations and/or missing. The multiuser toilet rooms lack the required footprint for an accessible bathroom.</li> <li>• Tactile/ braille signage is not mounted on the latch side of the door.</li> <li>• Coat hooks and hanging rods are too high.</li> <li>• The craft room sink is too high.</li> <li>• The card tables lack the required knee/ toe clearance for a forward approach.</li> <li>• Egress door thresholds are</li> </ul>	<p>Due to the high traffic of the Senior Center and the fact that it serves an aging population, KMA recommends mitigating all of the barriers identified in the audit report.</p> <p>KMA recommends prioritizing the exterior parking and entry door due to their high visibility.</p>	<p>2 Years</p> <p>1 Year</p>

#	Building	Principal Barrier(s)	Recommendation(s)	Schedule
		<p>too high.</p> <ul style="list-style-type: none"> <li>Employee telephones are mounted too high.</li> </ul>		
16	Public Library	<ul style="list-style-type: none"> <li>The parking lot lacks a van accessible parking space.</li> <li>The accessible parking spaces lack access aisles and have slopes &gt;2%.</li> <li>The memorial entrance lacks directional signage to the accessible entrances.</li> <li>The accessible route to the side entrance has running slopes &gt;5%.</li> <li>There are abrupt changes in level &gt;1/4" at material transitions.</li> <li>The lower level ramp has running slopes &gt;8.3%.</li> <li>Desks and tables lack the required knee clearance below (both adult and children).</li> <li>The lobby lacks a 'hi' drinking fountain.</li> <li>The check-out counter is &gt;36" AFF.</li> <li>The threshold leading to the first floor reading room is too high and not beveled.</li> <li>Toilet rooms have accessible elements mounted in incorrect locations and/or missing. The lower level toilet rooms lack the required clearance at the toilet.</li> </ul>	<p>Due to the high traffic of the Library, KMA recommends mitigating all of the barriers identified in the audit report within the next two years.</p> <p>Additionally, in the more immediate future KMA recommends prioritizing the following:</p> <ul style="list-style-type: none"> <li>Exterior parking and accessible routes due to their high visibility.</li> <li>Provide directional signage at the inaccessible entry</li> <li>Designate the toilet rooms as unisex and modify at least one to be fully accessible. Ensure the bathroom can be accessed via an accessible route.</li> <li>Ensure the programs on the lower level (that require the use of the ramp) are capable of being provided in the alternative locations. If alternative locations are used, information on their location and the process for requesting their use must be disseminated.</li> <li>Provide an accessible desk and table (both adult and children sized).</li> <li>Provide paper cups adjacent to the drinking fountain so that it can be utilized by standing users.</li> </ul>	<p>2 Years</p> <p>1 Year</p>
17	Pfaff Recreation Area	<ul style="list-style-type: none"> <li>The accessible parking has slopes &gt;2% and lacks the required signage.</li> <li>The accessible route to the</li> </ul>	<p>Due to the moderate traffic of the Pfaff Recreation Area, KMA recommends mitigating all of the barriers identified in the audit report.</p>	3 Years



#	Building	Principal Barrier(s)	Recommendation(s)	Schedule
		<p>entrance has cross slopes &gt;2%.</p> <ul style="list-style-type: none"> <li>The ramp at the entrance has running slopes &gt;8.3% and lacks compliant handrails.</li> <li>The entry door lacks a level landing.</li> <li>Doors lack the required minimum 32" of clear width.</li> <li>Thresholds are too high and not beveled.</li> <li>Tactile/ braille signage is not provided.</li> <li>The accessible route through the large recreation space has cross slopes &gt;2%.</li> <li>Toilet rooms have accessible elements mounted in incorrect locations and/or missing.</li> <li>Children's tables lack the required knee/ toe clearance.</li> <li>The kitchen sink is mounted too high and lacks the required knee/ toe clearance for a forward approach.</li> <li>The range appliance requires reaching over the burners to access the controls.</li> <li>The AED box protrudes into the circulation area and the controls are mounted too high.</li> </ul>	<p>KMA recommends prioritizing the exterior parking and accessible routes due to their high visibility.</p> <p>Additionally, within the more immediate future:</p> <ul style="list-style-type: none"> <li>designate the toilet rooms as unisex and modify at least one to be fully accessible. Ensure the bathroom can be accessed via an accessible route.</li> <li>provide tactile/ braille signage</li> </ul> <p>Designate alternative accessible meeting areas for all programs that meet in areas not on an accessible route. Ensure that all programs offered are capable of being provided in the alternative locations (i.e., recreation programs). If alternative locations are used, information on their location and the process for requesting their use must be disseminated.</p>	<p>1 Year</p> <p>6 Months</p>
18	Medfield High School	<ul style="list-style-type: none"> <li>The access aisle at the van space is &lt;96" wide.</li> <li>The football accessible parking lacks signage and has slopes &gt;2%.</li> <li>The walkway and the ramp leading to the football field</li> </ul>	<p>Due to the high traffic at the Medfield High School for Town events, KMA recommends mitigating all of the barriers identified in the audit report.</p>	3 Years

#	Building	Principal Barrier(s)	Recommendation(s)	Schedule
		<p>have excessive running slopes. Additionally, the gate lacks a level landing.</p> <ul style="list-style-type: none"> <li>• The football bleachers lack accessible seating located on a stable, firm, and slip resistant surface.</li> <li>• Toilet rooms have accessible elements mounted in incorrect locations and/or missing.</li> <li>• The cafeteria lift door lacks a level landing.</li> </ul>		
19	Public Safety Building	<ul style="list-style-type: none"> <li>• The accessible parking has slopes &gt;2%.</li> <li>• The accessible route to the rear entrance has running slopes &gt;5%.</li> <li>• The single user toilet rooms have accessible elements mounted in incorrect locations and furniture obstructing required fixture clearances.</li> <li>• The administrative office counter is mounted &gt;36" AFF.</li> <li>• The basketball court accessible parking has slopes &gt;2%.</li> <li>• The basketball court gate lacks a level landing and the required maneuvering clearances. Additionally, the basketball court bench is not located on an accessible route.</li> <li>• The fixed seat obstructs the required clear floor space at the handcuff area.</li> <li>• The benches in the cells lack the required clear floor space.</li> </ul>	<p>The public may need to access the jail cell; therefore providing at least one fully accessible jail cell is essential. Mitigate at least one jail cell to be fully accessible. Ensure information on the accessible jail cell is properly disseminated.</p> <p>KMA also recommends prioritizing areas open to the public, the exterior parking, and accessible routes due to their high visibility and extensive use.</p>	<p>3 Years</p> <p>6 Months</p>

#	Building	Principal Barrier(s)	Recommendation(s)	Schedule
		<ul style="list-style-type: none"> <li>The emergency button in the group cell is mounted too high.</li> <li>In the single person cells the sinks are mounted too high and the toilet CLs are not 16"-18" from the sidewall.</li> <li>The detainee shower does not meet the dimensional requirements for an accessible transfer shower.</li> <li>The employee locker room shelving and hooks are mounted too high. Additionally the benches lack the required back support.</li> <li>The employee break rooms have appliance/ fixture controls are too high, have sinks that lack the required knee/ toe clearance, have sinks that are mounted too high, and lack accessible seating.</li> </ul>		
20	Department of Public Works	<ul style="list-style-type: none"> <li>The parking area lacks a van accessible space and accessible parking signage.</li> <li>The toilet room sink and mirror are too high and the door requires &gt;5lbs of force to operate.</li> <li>The employee breakroom lacks accessible seating and a work surface. Additionally, appliance controls are mounted too high.</li> </ul>	<p>Since the mitigations noted in the audit report for the areas accessed by the public are relatively small (parking, toilet room) KMA recommends mitigating them in the more immediate future.</p> <p>Due to the relatively low traffic of this building, KMA recommends mitigating the other barriers identified in the audit report as part of routine maintenance, planned alterations or in response to a specific request and as Town budget permits.</p>	<p>1 Year</p> <p>5 Years</p>
21	Dwight-Derby House	<ul style="list-style-type: none"> <li>No accessible parking.</li> <li>No accessible route from parking</li> <li>Not enough accessible entrances.</li> <li>Thresholds are too high.</li> </ul>	KMA requires more information on the types of programs provided at the Dwight-Derby House. If it is used as a museum or for tours one alternative solution would be to provide an alternative means of providing a tour of the facility (i.e. video walkthrough).	TBD

#	Building	Principal Barrier(s)	Recommendation(s)	Schedule
		<ul style="list-style-type: none"> <li>• The mirror and coat hook in the toilet room are too high</li> <li>• The kitchen sink is too high.</li> </ul>		

## Athletic Facilities

KMA did not observe any fully accessible athletic facilities in the Town of Medfield. KMA reviewed the basketball court at the Public Safety Building, the Medfield High School football field, Metacomet Park, and McCarthy Park. Athletic facilities lack accessible routes, accessible parking, and accessible seating.

**FINDING 21A:** Due to the high traffic of the Medfield athletic facilities, KMA recommends providing accessible athletic facilities within the next 5 years. At least one of each type of athletic facility (e.g. baseball field, football field, basketball court, etc.) should be made accessible, with priority going to those with the highest use. Associated press boxes and/ or concession stands, should also be modified either through physical architectural barrier removal or by implementing a policy change.

**FINDING 21B:** Prior to the next season opening, at least one bathroom (if provided) serving each athletic facility should be designated as unisex and made fully accessible. This can be achieved by providing an accessible portable toilet at each location where bathrooms are provided. Ensure the accessible portable toilet is located on an accessible route.

## Community Garden

The Community Garden is not accessible. The area lacks an accessible route to the garden area.

**FINDING 22:** Since the Community Garden is a unique program and used by many residents of the Town, KMA recommends providing at least one garden on an accessible route within the next 2 years. This can be achieved through architectural barrier removal at the existing Community Garden or by providing an additional accessible garden area in an alternate location. For example, providing raised beds at the Senior Center located on an accessible route available for community use. KMA recommends ensuring that the information on the policy and the process for implementation is disseminated.

## Play and Recreation Areas

KMA did not observe any fully accessible play areas in the Town of Medfield. KMA reviewed the recreation area at Hinkley Park & Pond. The area lacks an accessible route, accessible play features, accessible seating, an accessible serving window, accessible bathrooms, and accessible parking spaces.

**FINDING 23A:** Provide at least 1 fully accessible toilet room within the next 3 years. It is KMA's opinion that a fully accessible bathroom should be a top priority as it will be able to serve everyone who uses the area.

**FINDING 24B:** Since this is the only public playground, provide 1 fully accessible playground within the next 3 years. Ensure that any modifications to an existing play area is done in compliance with the 2010 ADA Standards. Information regarding the accessible playgrounds should be disseminated to residents and available on the Town website.

## Conservation Areas, Trails, and Parks

KMA did not observe any fully accessible conservation areas, trails, or parks in the Town of Medfield. KMA reviewed the Baxter Memorial Park, the Noon Hill Reservation, Onandaga Lane, Kingsbury Pond, Red Gate Farm, and the entrance to Holmquist. The areas lack accessible parking spaces, accessible seating (where seating is provided), and accessible routes.

**FINDING 25A:** Provide accessible parking and a route to the trailhead at one of the conservation areas within the next 5 years, with priority going to the one that has the highest use.

**FINDING 25B:** Provide an accessible route to the memorial at Baxter Memorial Park within the next 5 years. Additionally, provide at least one accessible picnic table on an accessible route in the park.

**FINDING 25C:** With the recent acquisition of a Rail Trail Right of Way, the Town should pave the trail and construct accessible parking at trail heads to provide for access to walking trails, conservation areas and parks.





# SECTION 6: RESOURCES

There are a number of resources available to assist the Town with the implementation of their Transition Plan and to ensure it meets its obligations to its residents.

## Grant Funding

### Massachusetts Community Development Block Grant Program (CDBG)

CDBG is a federally funded, competitive grant program designed to help small cities and towns meet a broad range of community development needs. Eligible projects include but are not limited to housing rehabilitation or development, micro-enterprise or other business assistance, infrastructure, community/public facilities, public social services, planning, removal of architectural barriers to allow access by persons with disabilities, and downtown or area revitalization. More information about the program can be found here: <https://www.mass.gov/service-details/community-development-block-grant-cdbg>

### Massachusetts Municipal ADA Improvement Grant Program

The Massachusetts Office on Disability (MOD) administers the Municipal ADA Improvement Grant program. This funding is aimed at supporting capital improvements to improve programmatic access and/or removing barriers encountered by people with disabilities. Project grants of up to \$250,000 are available. There are also planning grants to assist communities in creating or updating a Self-Evaluation and/or Transition Plan. More information about the program can be found here: <https://www.mass.gov/municipal-americans-with-disabilities-act-grant>

### Massachusetts Cultural Facilities Fund

The Massachusetts Cultural Council and MassDevelopment provides cultural organizations, including Municipalities that own cultural facilities that are at least 50,000 square feet, with grant funding to support three project types: Feasibility and Technical Assistance grants; Systems Replacement Plan Grants; and Capital grants. Feasibility and Technical Assistance grants of up to \$50,000 are available for costs and expenses related to overall planning and feasibility for a project. Systems replacement plan grants of up to \$7,000 are available to support the development of a capital needs assessment of a building and its mechanical system. Capital grants ranging from \$250,000-\$675,000 are available for acquisition, design, construction, repair, renovation, rehabilitation or other capital improvements. In order for a municipality to be eligible to apply for this funding, it must demonstrate that 50% or more of the facility is used for arts, humanities, or interpretative science programming. All grant programs require a 1-1 match. More information about the program can be found here: <http://www.massculturalcouncil.org/facilities/facilities.htm>

### Complete Street Funding Program

A Complete Street is one that provides safe and accessible options for all travel modes - walking, biking, transit and vehicles – for people of all ages and abilities. MassDOT provides funding to municipalities for technical assistance to analyze their community needs and develop a Complete Streets Prioritization Plan, and funding for construction of Complete Streets infrastructure projects. Also inherent in the development of a Complete Street is meeting the most current accessibility guidelines outlined by the Americans with Disabilities Act (ADA) and the Massachusetts Architectural Access Board (AAB), which are upheld by Code of Massachusetts Regulations 521 (521 CMR). MassDOT has allocated \$12.5 million for the first two years, 2016 and 2017. Future funding will be based on the availability of funds and the interest and success of the program. More information about the program can be found here:

<http://www.massdot.state.ma.us/highway/DoingBusinessWithUs/LocalAidPrograms/CompleteStreets.aspx>

## **Community Transit Grant Program**

MassDOT administers the Community Transit Grant Program which is the annual competitive grant program to distribute Federal Transit Administration Section 5310: Enhanced Mobility of Seniors & Individuals with Disabilities funds, and State Mobility Assistance Program funds. This grant program provides funding to assist with mobility management activities, the purchase of capital equipment, and operational costs to meet the mobility needs of seniors, defined as those 65 and older and individuals with disabilities of any age.

State Mobility Assistance Program (MAP) funds are to assist in the provision of transportation services to seniors and persons with disabilities. MAP funding is exclusively used for the purchase of eligible vehicles, and most often as a State financial match to federally funded capital vehicle purchases. More information about the program can be found here:

<http://www.massdot.state.ma.us/transit/CommunityTransitGrantProgram/ProgramInformation.aspx>

## **Services**

### **MassRelay Service**

The Massachusetts Department of Mental Health operates the MassRelay service. This service is provided 24 hours, seven days a week, 365 days a year and enables people who are deaf, hard of hearing, late deafening, or speech disabled to communicate with hearing people over regular phone lines. A Relay Operator will complete your call, dialing the party you wish to contact and then stay on the line to relay messages electronically via a TTY or verbally to people who can hear. Dial 711 in Massachusetts or 1-800-439-0183 from anywhere else.

### **Massachusetts Commission for the Deaf & Hard of Hearing (MCDHH) Statewide Interpreter/CART Referral Service**

The MCDHH provides statewide interpreter and Communication Access Realtime Translation (CART) referral services. It provides referral services for sign language, spoken English, oral, tactile and close vision interpreting for Deaf and Deaf-Blind individuals, as well as making referral to freelance CART providers for services. They also provide an after-hours emergency interpreter service, an interpreter screening service, interpreter and CART provider trainings, case management, and technical assistance. More information can be found here:

<http://www.mass.gov/eohhs/gov/departments/mcdhh/programs/cart/>

## **Training and Technical Assistance**

### **Massachusetts Commission for the Deaf & Hard of Hearing (MCDHH)**

MCDHH, through the Communication Access, Training, and Technology Services Department (CATTS) provides information and training to the public on issues of deafness and hearing loss. Free in-service or educational services/presentations can be provided for any organization or business seeking to improve their effectiveness in interacting with people who are deaf and hard of hearing. They also provide technical assistance on assistive technology to public and private agencies, professional organizations, businesses and individuals related to all aspects of technology for the deaf and hard of hearing individuals. In addition, they also create a number of publications with a wide range of topics related to deafness and hard of hearing. For more information visit their website at:

<http://www.mass.gov/eohhs/gov/departments/mcdhh/programs/communicate-train/>

### **Massachusetts Commission Against Discrimination (MCAD)**

MCAD provides discrimination prevention training to the public and for workplaces. Training sessions range from two hours to four days in length, depending on the topics covered. They also offer Equal Employment Opportunity Certifications for individuals who currently provide, or seek to provide, employment discrimination prevention training,

conduct internal discrimination complaint investigations and/or respond to accommodation requests. For more information visit their website at:

<https://www.mass.gov/training-and-outreach>

### Massachusetts Office on Disability (MOD)

MOD's mission is to "bring about full and equal participation of people with disabilities in all aspects of life...in a manner that fosters dignity and self-determination. They have four areas of focus: 1) Providing Training; 2) Advocacy; 3) Monitoring; and 4) Resources. MOD provides training to various entities in a variety of formats on all topics related to the state and federal civil rights laws that govern disability discrimination. Topics may include but are not limited to: ADA, Fair Housing Act, Section 504 of the Rehabilitation Act, M.G.L. Chs. 151b and 272, Service Animals, Vocational Rehabilitation and Independent Living Services and Programs, and Architectural Access Regulations. MOD also provides architectural review/site visits, either through plan review or on-site visits to ensure compliance with the various building requirements specific to persons with disabilities. Training and Architectural Review/Site Visits can be requested at:

<http://www.mass.gov/anf/employment-equal-access-disability/disability-info-and-resources/education-and-training/customized-trainings.html>

### ADA Coordinator Certification Program

The ADA Coordinator Training Certification Program is offered by the University of Missouri and the Great Plain ADA Center. Classes are offered online and through trainings offered at various conferences the University hosts. Following the successful completion of the program, the participant will have the knowledge base essential to performing the role of an ADA Coordinator. Course and certification requirements can be found on their website:

<http://www.adacoordinator.org/?page=About>

### National ADA Symposium

This premier, national four-day event includes more than eighty breakout sessions on every aspect of ADA. It is a project of the ADA National Network and is organized and run by the Great Plains ADA Center. For more information about the Symposium visit:

<http://www.adasymposium.org/>

### New England ADA Center

New England ADA Center is one of 10 regional ADA Centers comprising the ADA National Network. They provide information, guidance and training on ADA tailored to meet the needs of business, government and individuals at local, regional and national levels. Their website has a clearing house of ADA training topics that are no cost web-based courses in addition to publications and best practices resources. Their website can be found at:

<https://www.newenglandada.org/>

## Interacting Effectively with Individuals with Disabilities

### TIPS FOR INTERACTING EFFECTIVELY WITH PEOPLE WHO HAVE DISABILITIES:

- **Don't** make assumptions about the person or the disability. Let the individual's actions and reactions guide your responses. If someone who is hard-of-hearing needs you to speak more loudly, wait until you are asked before raising your voice.
- Always speak directly to the person with a disability, not to a companion, assistant or sign language interpreter.
- If the person does not understand you, try again. You may want to rephrase what you are saying in shorter sentences or use less complex language. Similarly, if you don't understand what someone is

saying, ask them to repeat what they just said. Don't become anxious if you have to make repeated attempts at listening or speaking to ensure effective communication.

- Do not assume that a person with a disability needs help. If someone looks in need of help, it is always appropriate to offer assistance, with the understanding that the individual may not need any help and so will decline your offer. If your offer to assist is accepted, listen or ask for instructions before you act.
- Become **familiar with the Town's accessibility features**, so that you can direct individuals to accessible rest rooms, ramps or elevators, and accessible entrances and exits.
- Become familiar with Medfield's **accommodation procedures**. When people with disabilities ask for accommodations, they are not complaining. Rather, they are asking for what they need in order to participate fully and equally in a particular activity, service or program.
- Respond courteously to all requests for accommodation. If you cannot provide or authorize an accommodation, promptly relay the request to appropriate personnel who do have authority.

## TIPS ON USING PERSON-FIRST LANGUAGE

- Do not refer to a person's disability unless it is relevant.
- Use "disability" rather than "handicap" to refer to a person's disability.
  - It is okay to say that a person is handicapped by obstacles, such as architectural barriers or the attitudes of ignorant or insensitive people. Never use "cripple/crippled" in any reference to disability.
- When referring to a person's disability, use "person first" language.
  - In other words, when necessary, it is better to say "a person with a disability" rather than "a disabled person." Since "disabled" is an adjective, it is important to avoid ridiculous - and improper - constructions such as "disabled group" or "disabled transportation." Instead, build phrases using the word "disability."
- Avoid referring to people with disabilities as **by their disabilities (ex. "the blind")**.
- Descriptive terms should not be used as nouns. Instead, when referring to someone's disability is essential to the conversation, use descriptive phrases.
- Avoid negative or sensational descriptions of a person's disability.
  - Don't say "suffers from," "a victim of," or "afflicted with." Don't refer to people with disabilities as "patients" unless they are receiving treatment in a medical facility. Never say "invalid." These portrayals elicit unwanted sympathy, or worse, pity toward individuals with disabilities. Respect and acceptance is what people with disabilities would rather have.
- Don't portray people with disabilities as overly courageous, brave, special, or superhuman. This implies that it is unusual for people with disabilities to have talents or skills.
- Don't use "normal" to describe people who don't have disabilities. It is better to say "people without disabilities" or "typical," if necessary, to make comparisons.
- Never say "wheelchair-bound" or "confined to a wheelchair."
  - People who use mobility or adaptive equipment are, if anything, afforded freedom and access that otherwise would be denied them.
  - It is, however, okay to use common expressions like "see you soon" or "I'd better be running along."
- Relax. Anyone can make mistakes. Offer an apology if you forget some courtesy.

## DISABILITY-SPECIFIC COMMUNICATION TIPS

### *When meeting a person with a disability that affects learning, intelligence, or brain function:*

- Keep your communication simple. Rephrase comments or questions for better clarity.
- Stay focused on the person as he or she responds to you.
- Allow the person time to tell or show you what he or she wants.

### *When meeting a person with a disability that affects speech:*

- Pay attention, be patient, and wait for the person to complete a word or thought. Do not finish it for the person.
- Ask the person to repeat what is said, if you do not understand. Tell the person what you heard and see if it is close to what he or she is saying.
- Be prepared for various devices or techniques used to enhance or augment speech. Don't be afraid to communicate with someone who uses an alphabet board or a computer with synthesized speech.

### *When you are with a person who uses a wheelchair or other mobility aid:*

- Do not push, lean on, or hold onto a person's wheelchair unless the person asks you to. The wheelchair is part of his or her personal space.
- Try to put yourself at eye level when talking with someone in a wheelchair. Sit or kneel in front of the person.
- Rearrange furniture or objects to accommodate a wheelchair before the person arrives.
- Offer to tell where accessible rest rooms, telephones, and water fountains are located.
- When giving directions to a person in a wheelchair, consider distance, weather conditions, and physical obstacles (curbs, stairs, steep hills, etc.)

### *Talking with a person who is deaf or uses a hearing aid:*

- Let the person take the lead in establishing the communication mode, such as lip-reading, sign language, or writing notes.
- Talk directly to the person, even when a sign language interpreter is present.
- If the person lip-reads, face him or her directly, speak clearly and with a moderate pace.
- With some people, it may help to simplify your sentences and use more facial expressions and body language.

### *Interacting with a person who is blind or has a disability that affects sight or vision:*

- When greeting the person, identify yourself and introduce others who may be present.
- Do not leave the person without excusing yourself first.
- When asked to guide someone with a sight disability, never push or pull the person. Allow him or her to take your arm, then walk slightly ahead. Point out doors, stairs, or curbs, as you approach them.
- As you enter a room with the person, describe the layout and location of furniture, etc.
- Be specific when describing the location of objects. (Example: "There is a chair three feet from you at eleven o'clock.")
- Do not pet or distract a guide dog. The dog is responsible for its owner's safety and is working. It is not a pet.

# APPENDIX