

Medfield Open Space &

Recreation Plan (2023-2030)

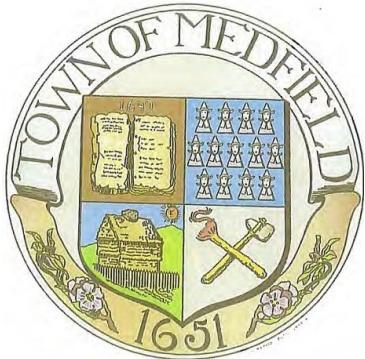
Open Space and Recreation Plan Committee

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What is the Open Space and Recreation Plan?

- Guides Medfield's open space and recreation preservation, programming, management, and maintenance.
 - Medfield's conservation areas and greenways
 - Medfield's parks and recreation
 - Federal, State, and non-profit partners' open space
 - Private land permanently protected with conservation restrictions
 - Private land temporarily protected - Chapter 61, 61A, & 61B current use taxation
 - Trail connections and potential linkages protected open space parcels



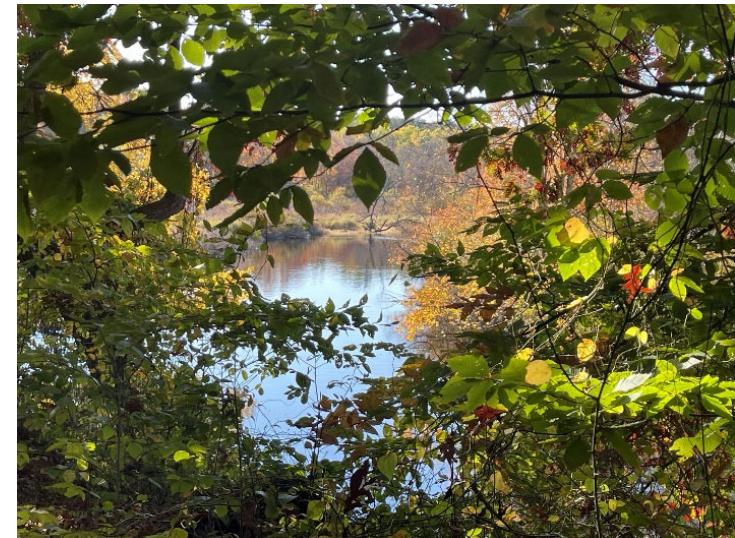
Builds on

- Community Engagement
 - Two public forums/hearing
 - 2019 and 2023 surveys
 - Written comments
 - Consultation with town boards and town partners
- Past Open Space & Recreation Plans (2017 and earlier)
- ***Townwide Master Plan*** (2021)
- Select Board's Goals (2023)
- Medfield State Hospital Planning (2018-2022)



Community Setting

- Rich history (Massachusett nation including local Neponset tribe to modern times)
- 38% of town is protected open space
 - Charles River Basin
 - Hills north and south
 - Parks and recreation
 - Interconnecting trails
- High median per capita income (\$68,444 vs. \$46,241) and family income (\$160,598 vs. \$103,126) than Massachusetts.
- More residents in prime earning years, 45-64, (31.5%) than state (27.2%) or USA



Development patterns

- Majority single family homes with multifamily housing growth replacing new subdivisions for majority of housing starts
- Higher median age (43.5) than state (39.5) or USA
- Moderate population growth
 - 3% 1990 census
 - 16.5% 2000 census
 - **-(2%)** 2010 census
 - 6.45% 2020 census

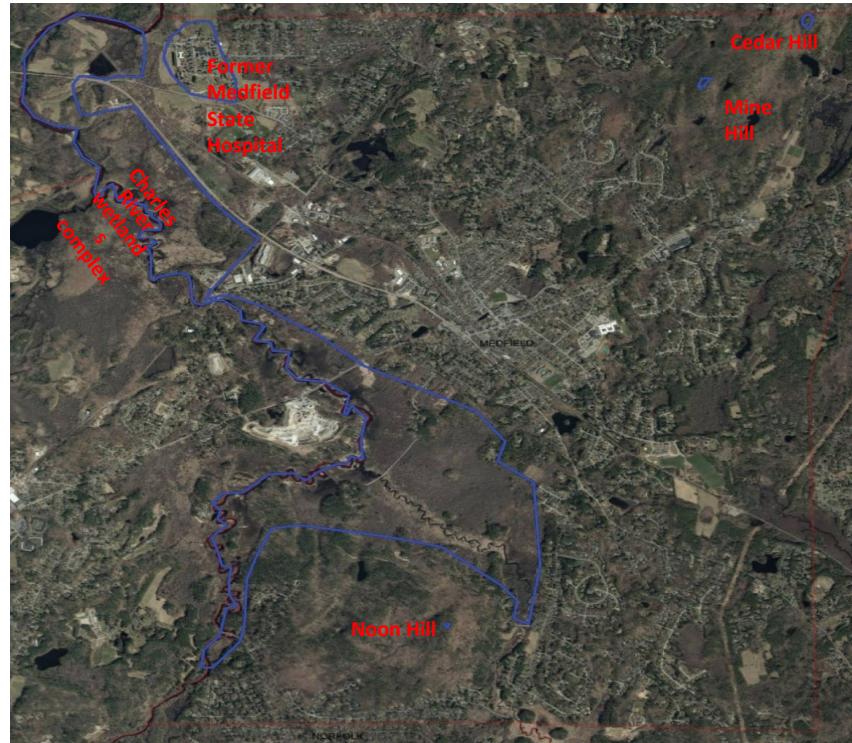
New Housing Starts (2022 not final)			
	1-Family units	Multi-family	Total units
2012	16	0	16
2013	19	0	19
2014	19	92	111
2015	22	52	74
2016	12	10	22
2017	12	0	12
2018	33	0	33
2019	24	0	24
2020	12	56	68
2021	18	71	89
2022	14	56	70

Environmental Setting

- River basins and corridors
 - ecologically valuable and hard to develop
- Sandy outwash plain (town center)
 - most developable
- Glacial tills/shallow to ledge in the hills
 - severe development constraints and rural flavor



Environmental Setting



Medfield Unique Features and Environment

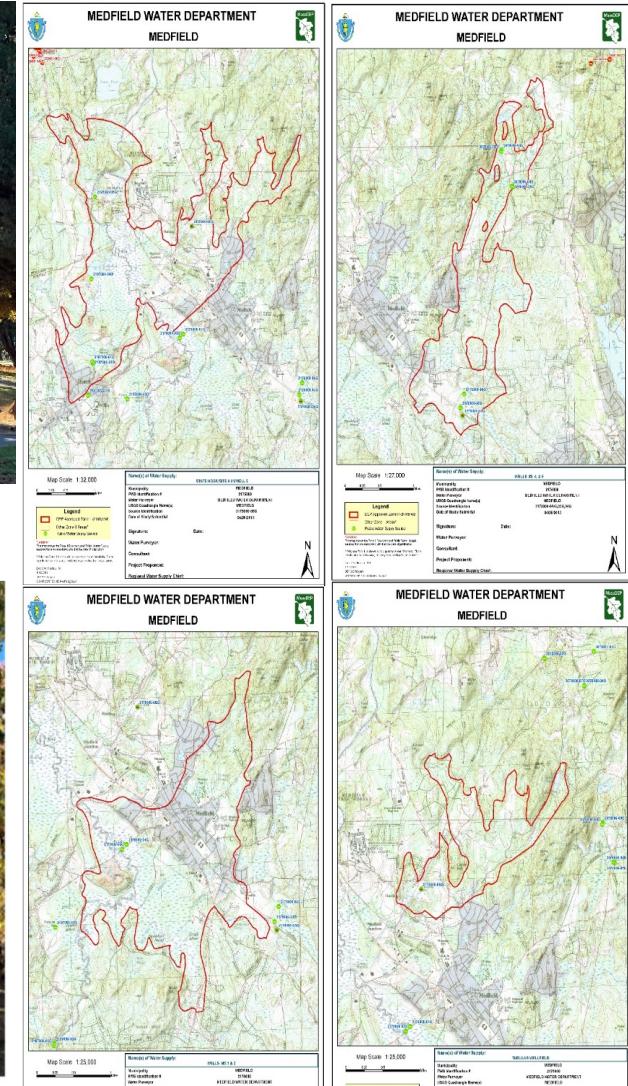


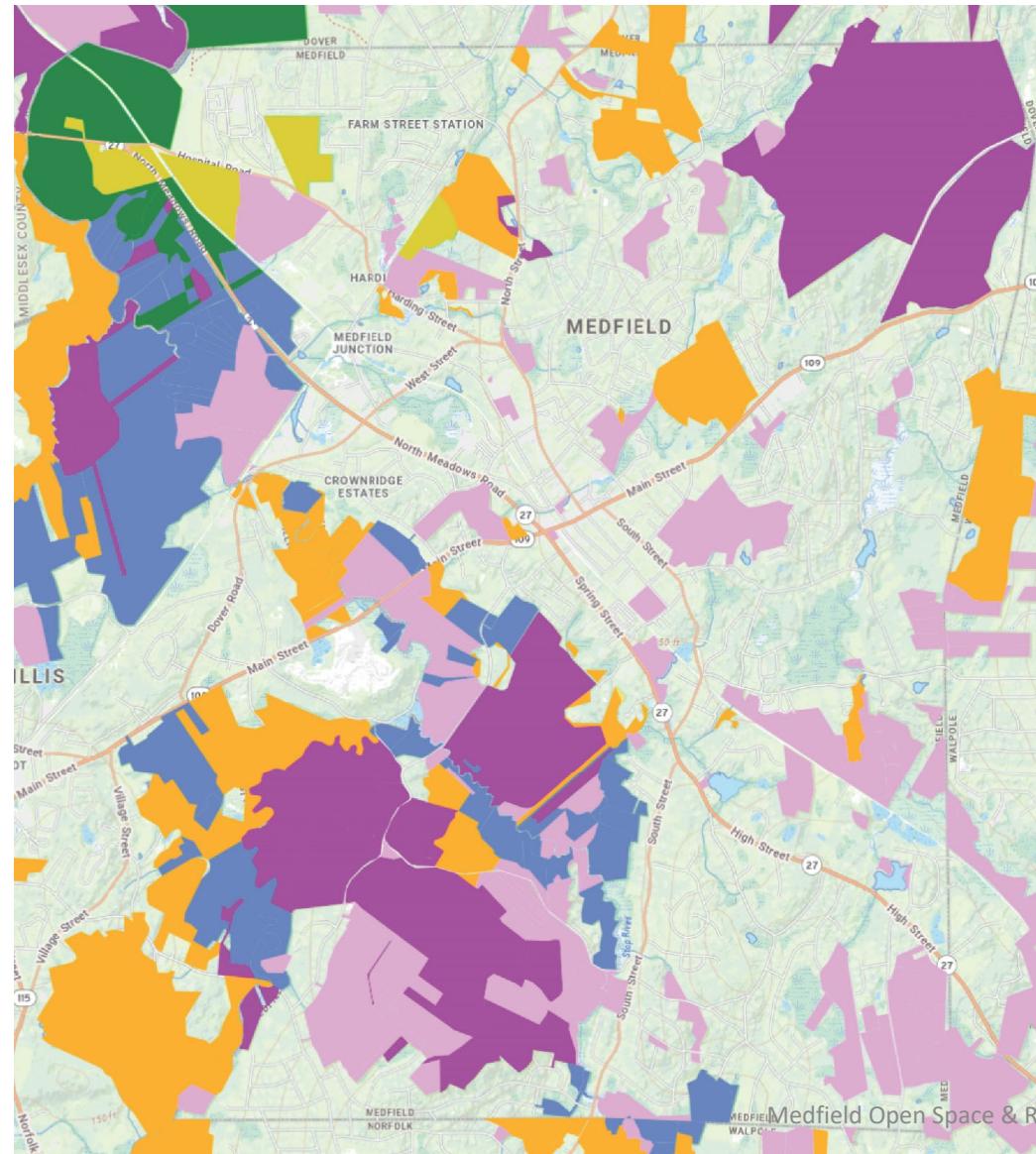
The ever popular Medfield State Hospital grounds



Charles River and Charles River Basin

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Open Space Inventory

U.S. Army Corps of Engineers (ACOE)
MA Division of Parks and Recreation (DCR)
MA Capital Asset Management & Maintenance
MA Division of Fisheries and Wildlife
Medfield Conservation Commission
Medfield Parks and Recreation
Other Town of Medfield (not Article 97)
Medfield Schools (not Article 97)
The Trustees of Reservations (TTOR)
Private land protected with cons. Restrictions
Private land not protected as open space

Medfield OSRP

- Community Vision
 - From ***Townwide Master Plan*** (2021)
- Analysis of Needs
 - Basis for the Action Plan
- Goals and Objectives
 - From ***Townwide Master Plan***
 - From Select Board's goals
- **Seven Year Action Plan**



Action 1: Adopt Community Preservation Act (CPA)

- Ask Town Meeting to adopt CPA
 - 1, 2, or 3% of property tax bill with \$100,000 residential exemption
- Open space, recreation, affordable housing, and historic preservation
- Could reduce need for future debt (e.g., CPA could have funded the recent Affordable Housing Trust, in part with state match)
 - Residents are already pay ≈\$150,000 in Registry of Deeds fees for state match without any benefits

		1%	3%
Mean single-family home property tax bill (FY23)	\$12,962		
Mean single-family home assessed value (FY23) (\$15.43/ \$1,000)	\$840,000		
Mean single-family home value for CPA with residential exemption	\$740,000		
Mean single-family home CPA surcharge		\$114	\$342
Projected revenue from adopting CPA (property tax surcharge, less exemptions, plus state match at a conservative 30%)		\$600,000	\$1,800,000

Action 2:Expand parks and active recreation field opportunities on existing or new parcels

- All ages and multigenerational (i.e., young children to older adults)
- Permanent recreation at Medfield State Hospital
- Improved basketball court tennis court surfaces as needed
- Improved lighting for basketball and recreation fields
- New disc golf, pickle ball, bike skills park, skate park and dog park
- Youth and sports facility or intergenerational community center
 - Short term: improve existing indoor space
- Programming: walking, hiking, running, biking, equestrian, canoeing

CPA eligible costs

Action 3: Preserve additional conservation and greenway parcels

- Annual assessment of tax title properties for town uses
- Partnership agreements for quick action on rights-of-first refusals
- Assess private properties with high conservation value (e.g., a conservation restriction and easement at the Norfolk Hunt Club)
- **Formalize annual review of potential conservation properties:**
 - **Adjoining existing protected** open space (e.g. Noon Hill)
 - **Linking conservation** and/or recreation parcels or resources
 - **With significant wetlands and water resources**
 - **Which enhance climate change resilience and mitigation**
 - **Ensuring a wide mix of passive recreation** (e.g., trails)

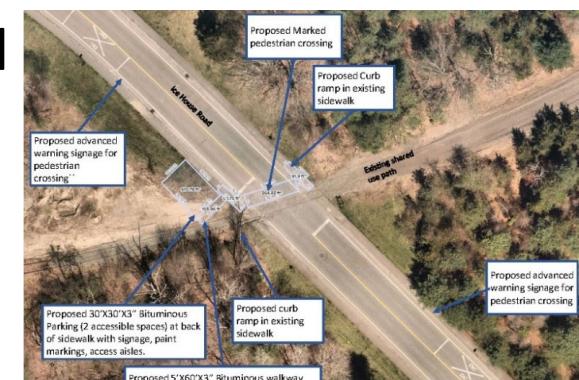


CPA eligible costs

Action 4: Improve accessibility on conservation and recreation land

- Open space/recreation aspects- ADA Self-Evaluation & Transition Plan
- Accessible canoe launch and fishing (e.g., Causeway Bridge, Bridge St)
- “Easy” accessibility improvements (e.g., accessibility signage and ramps/landings at Pfaff Community Center and Hinkley Park)
- Accessible parking and path at Holmquist Farm (community gardens)
- Variety of accessibility open space services (e.g., mobility, sight, quiet)
- Medfield Rail Trail-Ice House Rd Accessible trail

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Action 5: Improve information resources, outreach, and branding

- Conservation, recreation, and trail and property line wayfinding with clear branding
- On-line maps, downloadable PDF maps, and curated trail app
- Simple naming conventions (e.g., merge South Meadow Hill into better recognized Noon Hill)



Some CPA eligible costs

Action 6: Expand the emphasis on equity in open space and recreation planning

- Ensure recreation programming and facilities meets the needs of all Medfield ages and cultures
- Improve housing opportunities so open space preservation does not artificially inflate housing costs (e.g., limited development projects with open space and affordable housing)
- Gateway events (e.g., bicycling, mountain biking, fishing, canoeing and kayaking) to introduce passive recreation

Some CPA eligible costs

Action 7: Link land use and regulatory systems with open space purchase and management

- Zoning and subdivision revisions to encourage open space (e.g., recent zoning reviews, new incentives)
- Strengthen climate change resilience as part of regulatory programs and town procedures
- Incorporate Medfield State Hospital Master Planning (The Green and North Field) into open space efforts

Action 8: Maintain and expand the shared use and connecting path network

- Examine railroad rights-of-way and other shared use paths (e.g., Landline Greenway Plan, Medfield and Old Colony Rail Trail)
- Fill trail gaps with expanded network of bicycle lanes and sidewalks
- Build a comprehensive network of trails for walking, running, and biking (e.g., Bay Circuit and Charles River Link Trails improvements)
- Acquire private landowner permissions for public use of existing and new trails (e.g. Pinecroft Farm and Norfolk Hunt Club)

some CPA eligible costs

Action 9: Include sustainability and climate change mitigation and resilience in all actions

- **Prioritize open space preservation which enhances climate resilience** (e.g. water storage, air cooling, plant/animal migration)
- **Prioritize open space preservation which enhance climate change mitigation and regeneration** (e.g. carbon storage in trees and soils)
- **Management and invest in open space which enhances climate resilience and mitigation** (e.g., green infrastructure)
- **Assess and map properties for sustainability purposes**

Some CPA eligible costs

Action 10: Maintain and manage parks and recreation facilities

- Prioritize improvements which can be done with existing staff and those that save future costs (e.g., avoid future artificial turf needs)
- Add green stormwater infrastructure when possible (e.g., rain gardens, bioswales)

Some CPA eligible costs

Action 11: Improve conservation and greenway management and maintenance

- Implement OSRP detailed maintenance plan
- Ensure adequate resources for basic maintenance of conservation areas (e.g., DPW, Parks and Recreation and/or Planning or Conservation staff)
- Sign memorandums of understanding with partners (e.g., TTOR)
- Formalize adopt-a-conservation area and adopt-a-trail programs
- Improve trail user experience (e.g. trail and trailhead markings)

Some CPA eligible costs

YOUR Plan

- Public comments until 3/31/23: Email: OSRP@medfield.net
- Final community survey until 3/31/23
- Final OSRP revisions
- Adoption or endorsement by boards
- Approval by the state
- Implement