



**REPORT ON THE WARRANT
FOR THE
SPECIAL TOWN MEETING**

**AMOS CLARK KINGSBURY HIGH SCHOOL
GYMNASIUM**

SPECIAL TOWN MEETING

Tuesday, June 21, 2022

6:00 PM

**Prepared by
BOARD OF SELECTMEN**

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The Medfield State Hospital**



SPECIAL TOWN MEETING

June 21, 2022
Statement of Proceedings

Welcome and Review of the Evening

(Motion to permit visitors to sit within the Town Meeting)

ARTICLE 1

Warrant Committee Motion on Article 1

Warrant Committee Report

Presentation by the Medfield State Hospital Development Committee (MSHDC)

Presentation by Trinity Financial

Comments by the Board of Selectmen

Questions

Directed to MSHDC, Trinity Financial, the Board of Selectmen, and Warrant Committee

Comments

Microphone 1: Opponents of the Motion Microphone 2: Proponents of the Motion

Vote on Article 1

ARTICLE 2

Warrant Committee Motion on Article 2

Warrant Committee Report

Report by the Planning Board

Comments

Microphone 1: Opponents of the Motion Microphone 2: Proponents of the Motion

Vote on Article 2

ADJOURN

MEDFIELD STATE HOSPITAL

The construction of the Medfield State Hospital began in 1892 and the hospital remained open until 2003. Shortly after closing the hospital, the Commonwealth of Massachusetts proposed a mixed-use redevelopment with 440 housing units. In 2014, after years of negotiation with the state on environmental matters, the Town of Medfield acquired the former Medfield State Hospital from the state in an effort to control future development. At the same time, the Board of Selectmen formed a Medfield State Hospital Master Planning Committee to develop a master plan for the re-use of the site.

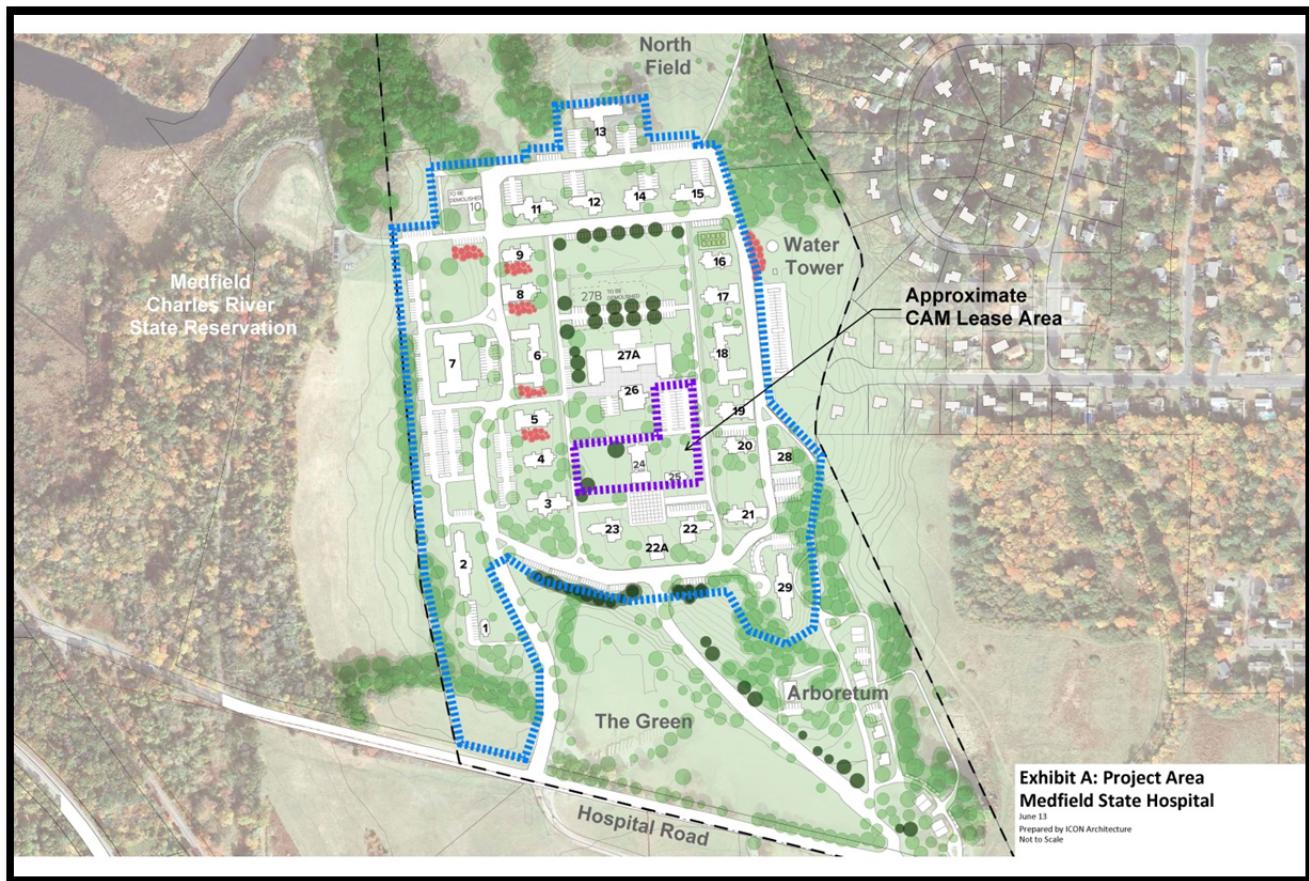
The Medfield State Hospital Strategic Reuse Master Plan was released in 2018 and was recognized nationally for its comprehensive and rigorous planning process, involving thousands of people, using a wide range of engagement formats, from social media, a web site, surveys, walking tours, meetings, community workshops, open houses, and participation in annual Medfield Day events. Shortly after the Master Plan's release, the Board of Selectmen formed the Medfield State Hospital Development Committee (MSHDC), a new committee of Medfield real estate professionals unaffiliated with the Master Planning Committee, to test the viability of the Master Plan vision in the market. MSHDC prepared a Request for Information (RFI) and distributed it widely to area development firms in an effort to gain insight and perspective on the opportunity. Early feedback indicated that the Master Plan vision could be viable however one obstacle was the site's restrictive Business-Industrial zoning. In November 2019, the Town held a Special Town Meeting and by more than a two-thirds majority voted to approve the creation of the Medfield State Hospital District, a new zoning district that allows various mixed-uses as of right in exchange for the preservation and reuse of the historic buildings. The new zoning district was informed by the Reuse Master Plan, but remained flexible to allow for different potential redevelopment scenarios.

Following the zoning change, the MSHDC developed a draft Request for Proposals ("RFP") in accordance with state procurement laws. The process began in 2020, involved multiple drafts and multiple rounds of public comments, before the final RFP was published in April 2021. When the Town released the RFP, it advertised its publication and marketed it directly to residential and commercial real estate development companies, in accordance with a marketing plan approved by the Massachusetts Historical Commission. The RFP was downloaded from the Town website by more than 90 different individuals and a May, 2021 site walk attracted 10 different development companies.

In August 2021, the Town received two proposals, one from Trinity Financial proposing to reuse all but two of the existing buildings for 334 units of housing and one from Pulte Homes of New England with demolition of the existing buildings to accommodate three different development scenarios (Option A: 73 units, Option B: 602 units; Option C: 702 units).

MSHDC reviewed the proposals against the published RFP criteria, conducted public interviews with each of the two firms, requested public comments, and in October 2021 recommended the Board of Selectmen select Trinity Financial as the most advantageous proposal.

Since the Board of Selectmen designated Trinity Financial, in November 2021, as the most advantageous, Trinity and the Town have conducted further due diligence on the redevelopment opportunity and the campus. Trinity commissioned expert reports on a variety of topics, including traffic, water and sewer, existing conditions, and hazardous materials and shared those materials with the Town. The Town arranged for peer reviews of Trinity's traffic, water and sewer, and fiscal impact reports to evaluate Trinity's findings and determine what actions would be necessary to protect the Town's interests. All reports are available on the Town's website: <https://www.town.medfield.net/1959/Medfield-State-Hospital>



Area proposed to be transferred to Trinity is outlined in blue; the area outlined in purple is the land that the Town has leased to CAM and is excluded from this transfer.

**TOWN OF MEDFIELD
COMMONWEALTH OF MASSACHUSETTS
WARRANT FOR THE JUNE 21, 2022
SPECIAL TOWN MEETING**

Norfolk, ss.

To the Constables of the Town of Medfield in said County, Greetings:

In the Name of the Commonwealth, you are directed to notify and warn the Inhabitants of the Town of Medfield, qualified to vote in elections and in town affairs, to meet at the Amos Clark Kingsbury School gymnasium, located at 88R South Street in said Medfield, on TUESDAY the twenty first day of June, A.D., 2022, commencing at 6:00 PM. to act on the following articles:

Article 1. To see if the Town will vote to authorize the Board of Selectmen (i) to convey to Trinity Acquisitions LLC, or its designee (“Trinity”), portions of the property known as the “Medfield State Hospital” shown on the Town of Medfield Assessors Map 71 Lot 001 and in addition to (a) grant any easements to Trinity, or (b) enter into any leases with Trinity for a period of up to 30 years, and (ii) to accomplish said conveyance and transfer, negotiate and execute any and all documents necessary to effectuate same and which are in the best interest of the Town (collectively, the “Agreements”); and further that in accordance with section 110-12 of the General Bylaws of the Town of Medfield, the Town approves a sewer extension to provide sewer service to the project contemplated under the Agreements and which service will be in excess of 500 feet; or take any other action in relation thereto.

(Board of Selectmen)

SUMMARY: *This article would authorize the Board of Selectmen to sell the Medfield State Hospital campus to Trinity Financial. Trinity plans for a redevelopment program, utilizing historic tax credits, that would rehabilitate existing buildings for up to 334 units of housing. Trinity would purchase approximately 45 acres of the 127 acre hospital campus. The Town would retain the areas known as the Water Tower parcel, the Green, the Arboretum, and the North Field in addition to all the land south of Hospital Road. The roadways will remain public streets and accessible to members of the public, allowing access to the Town-owned open space as well as the state-owned open space and trails.*

Trinity would purchase the campus for \$2 million, which is subject to a proceeds-sharing calculation with the Commonwealth. In addition, Trinity will make a one-time \$1 million mitigation payment for the Medfield Public Schools. Other contributions to the Town from Trinity include: improvements to three intersections (Harding/West, Harding/North, and Hospital/Harding), a \$25,000 payment to the Town for costs incurred in developing the RFP, reimbursement of up to \$500,000 in Town costs for legal services, Special Town Meeting, and

peer reviews. In addition, Trinity will be responsible for payment of all permit and inspection fees as required by the Town.

**WARRANT COMMITTEE RECOMMENDS PASSAGE
BOARD OF SELECTMEN RECOMMENDS PASSAGE**

(TWO THIRDS VOTE REQUIRED BY THE SPECIAL TOWN MEETING)

Article 2. To see if the Town will vote to amend the Medfield Town Code Article 300-20 Zoning “Medfield State Hospital District” by revising the following sections (**bold** is new language and ~~strike through~~ is removed):

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

Table 1
Permitted Uses in MSHD

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

Table 1

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

1. § 300-20.13 Design guidelines.

Table 3

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

(Planning Board)

SUMMARY: This article is a technical correction to the Medfield State Hospital District zoning bylaw that was approved at Special Town Meeting in November 2019 and would allow for the redevelopment or rehabilitation of the one existing building in the North Field Sub-Zone/Area.

As approved, the Medfield State Hospital District does not allow for the re-use of the “R Building” also referred to as Building 13, but allows new construction only. This building is the northernmost building on the hospital property and was envisioned to be demolished by the State Hospital Master Planning Committee. When the zoning was proposed in November of 2019, the zoning allowed for new construction in a small portion of the North Field, but did not allow for the redevelopment or rehabilitation of Building 13. The design guidelines and dimensional requirements for the other Sub-Zones/Areas in the Medfield State Hospital District all allow for redevelopment / rehabilitation of the existing structures; this change would amend the North Field Sub-Zone/Area to be similar to the West Slope and Core Campus Sub-Zones.

Trinity Financial’s proposal and the Land Disposition Agreement includes the rehabilitation of Building 13, which is approximately 30,200 square feet, into a total of 30 units: 7 studios, 13 one-bedroom units, and 10 two-bedroom units.

**WARRANT COMMITTEE RECOMMENDS PASSAGE
BOARD OF SELECTMEN RECOMMENDS PASSAGE**