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Notice of Planning Board Hearing

Relative to Proposed Zoning By-Law Amendments Pursuant to M.G.L. c. 40A, § 5

The Planning Board of the Town of MEDFIELD will hold a public hearing to discuss proposed amendments to the town's zoning by-laws. The public hearing will be held as follows:

Place: Town Hall, 2nd Floor, Chenery Room
Date: Monday, December 3, 2018
Time: 8:05 pm

RECEIVED
TOWN OF MEDFIELD, MASS
2018 OCT 25 P 6:00
OFFICE OF THE
TOWN CLERK

The subject matter of the proposed amendments is/are as indicated below (*attach additional sheets if necessary*). The complete text and maps relative to the proposed amendments are available for inspection during regular business hours at the following place(s):¹

- Place:** Planning Department, Town Hall, 459 Main St., Medfield, MA
- Place:** Town Clerk, Town Hall, 459 Main St., Medfield, MA
- Place:** Medfield Public Library, 468 Main St., Medfield, MA
- Place:** www.medfield.net > Planning Board > Proposed Zoning Bylaw Amendments (Contact Sarah Raposa, Town Planner, with any questions or comments: sraposa@medfield.net or (508) 906-3027)

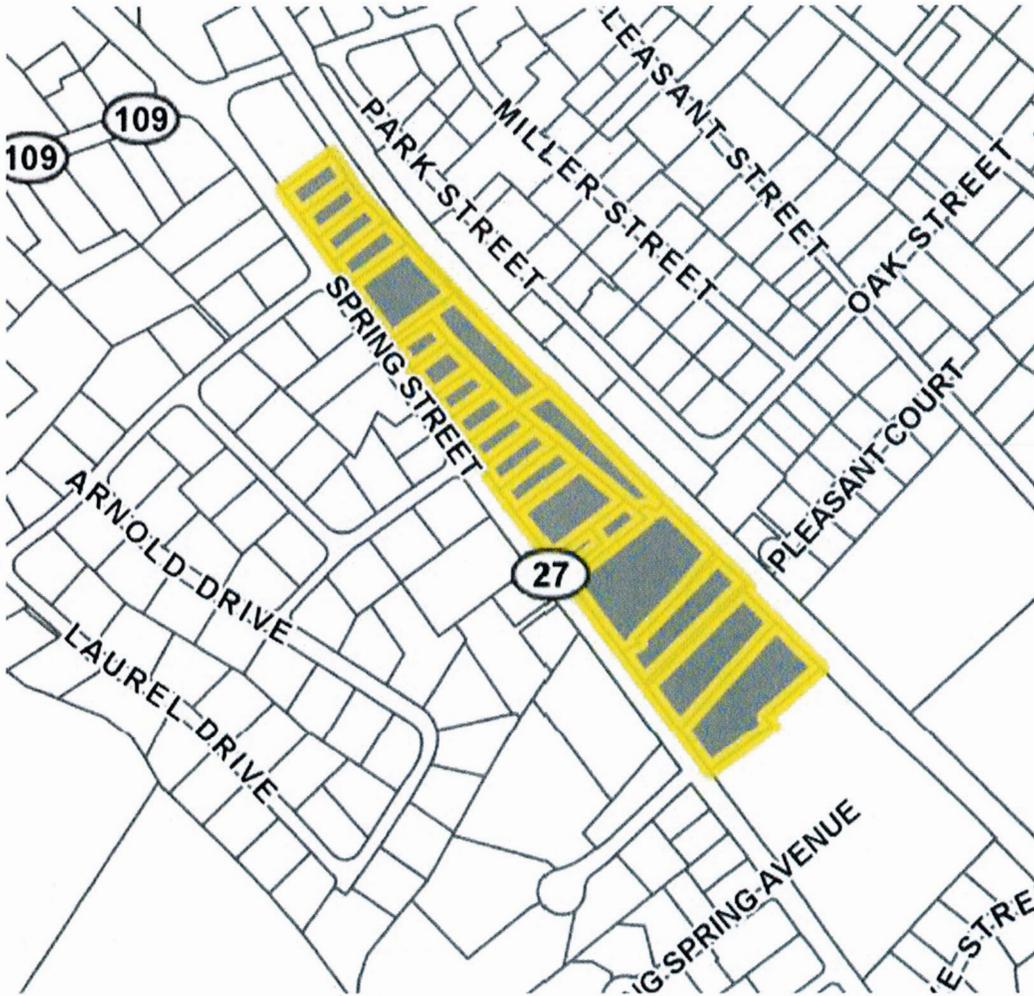
Article Number ### Subject Matter of Proposed Amendments Sufficient for Identification

Pursuant to the provisions of MGL chpt. 40A §5, the Medfield Planning Board will hold a public hearing at 8:05 p.m. on Monday, December 3, 2018, at the Medfield Town House, 459 Main Street, for the purpose of accepting public comments on the following proposed amendments to the Town of Medfield Zoning By-laws:

CONTINUED ON NEXT PAGE

¹ **Note:** The above information is *strictly required* by M.G.L. c. 40A, § 5.

Article ##. To see if the Town of Medfield will vote to create an overlay district consisting of the following parcels as shown on the map titled "Proposed Upper Spring Street Overlay District (USSOD)" dated 10/09/18 which is on file with the Town Clerk and Planning Department (37-044, 37-044-01 through 11, 37-046, 37-047, 37-048, 37-049, 37-197, 37-039, 37-040, 37-04, 37-042, 37-043, 37-045, 37-015, 37-033, 37-035, 37-036, 37-037, 37-034, 37-031, 37-032, 36-123, 37-029, 37-030);



| Parcel ID | Address | Lot Size (acres) | Owner |
|------------------|----------------------|--|-----------------------------|
| 37-044 | 58 SPRING ST | | MAPLE BROOK CONDOS |
| 37-044-01 | 58 SPRING ST UNIT 1 | MAPLE BROOK Condos 2.320 ac | RIGGINS PAUL R |
| 37-044-02 | 58 SPRING ST UNIT 2 | | CONNOR PENELOPE M. |
| 37-044-03 | 58 SPRING ST UNIT 3 | | KNOWLES EDWARD M |
| 37-044-04 | 58 SPRING ST UNIT 4 | | EATON NANCY LEE |
| 37-044-05 | 58 SPRING ST UNIT 5 | | MINKWITZ RUSSELL E JR |
| 37-044-06 | 58 SPRING ST UNIT 6 | | WHYTE ELDRED E. |
| 37-044-07 | 58 SPRING ST UNIT 7 | | OGRADY SUZANNE |
| 37-044-08 | 58 SPRING ST UNIT 8 | | ROBITAILLE PAUL T. |
| 37-044-09 | 58 SPRING ST UNIT 9 | | SUSCO ALISON B |
| 37-044-10 | 58 SPRING ST UNIT 10 | | VIETZE DOROTHY C. |
| 37-044-11 | 58 SPRING ST UNIT 11 | | BARRETT SUSAN A GRAY |
| 37-046 | 70 SPRING ST | 0.843 | MERRIAM DEBORAH A |
| 37-047 | SPRING ST | 0.080 | MERRIAM DEBORAH A |
| 37-048 | 78 SPRING ST | 1.398 | HAJJAR WILLIAM A |
| 37-049 | 82 SPRING ST | 1.438 | HINKLEY EDWARD M T/E |
| 37-197 | REAR SPRING ST | <i>Combined with Maple Brook Condos (37-044)</i> | BEARD R EDWARD |
| 37-039 | 48 SPRING ST | 0.328 | NOVOSON BRIAN |
| 37-040 | 50 SPRING ST | 0.361 | MAHABIR BEVERLY J |
| 37-041 | 52 SPRING ST | 0.822 | 52 SPRING DEVELOPMENT LLC |
| 37-042 | 56 SPRING ST | 0.180 | ROGERS MICHAEL P |
| 37-043 | 56-R SPRING ST | 0.459 | ROGERS MICHAEL P |
| 37-045 | SPRING ST | 0.786 | BEARD R EDWARD |
| 37-015 | 44 SPRING ST | 0.563 | DORNIG EDWARD J. |
| 37-033 | 32-R SPRING ST | 0.891 | 32R SPRING ST LLC |
| 37-035 | 36-38 SPRING ST | 0.272 | GERLACH GEORGANNE |
| 37-036 | 42 SPRING ST | 0.220 | KEELEY ELIZABETH |
| 37-037 | 44 SPRING ST | <i>Combined with 37-015</i> | DORNIG EDWARD J |
| 37-034 | 32 SPRING ST | 0.203 | MESSINA JOSEPH M JR T/E |
| 37-031 | 22 SPRING ST | 0.320 | CARREIRO EDWARD J T/E |
| 37-032 | 26 SPRING ST | 0.820 | SUN VALLEY ENTERPRISES LLC |
| 36-123 | 16 SPRING ST | 0.295 | MCAULIFFE ROBERT E JR INDIV |
| 37-029 | 18 SPRING ST | 0.272 | GUAN HONGSHU |
| 37-030 | 20 SPRING ST | 0.271 | CAWLEY MATTHEW J |

Summary: This amendment creates a new zoning map overlay district that reverts zoning requirements to the pre-2017 permitting processes and dimensional requirements for multi-family developments. It does not apply to new single-family to two-family dwellings.

And further, to see if the Town will vote to amend the Medfield Town Code Chapter 300 Zoning Attachment 1 Table of Use Regulations, by adding the new section **in bold** as follows:

| | Use | A | RE | RT | RS | RU | B | BI | IE |
|--|---|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 1 | Residential | | | | | | | | |
| <u>EXISTING</u> 1.4. | Multi-family dwelling, including public housing for the elderly (See § 300-14. 15 & §300-14.16) | NO | NO | NO | NO | SPPB | NO | NO | NO |
| <u>PROPOSED</u> 1.4.a | Multi-family dwelling, including public housing for the elderly in the USSOD (See § 300-14. 15 & §300-14.16) | NO | NO | NO | NO | PB | NO | NO | NO |

Summary: This section of the Table of Use Regulations allows multi-family residential developments by Site Plan Approval from the Planning Board in the RU zoning district as long as they are shown in the Upper Spring Street Overlay District.

And further, to see if the Town will vote to amend the Medfield Town Code Chapter 300 Zoning Attachment 3 Table of Height and Bulk Regulations, by adding a new entry **in bold** as follows:

| | | Minimum Required | | | | | | | |
|---|--|---------------------|-------------------------|-----------------|--------------|--------------|--------------|-------------|-------------|
| | | Lots | | | | | Yards | | |
| Zoning District | Use | Area* (square feet) | Perfect Square (feet)** | Frontage (feet) | Width (feet) | Depth (feet) | Front (feet) | Side (feet) | Rear (feet) |
| <u>EXISTING</u> RU | Multi-family dwelling (three units) | 30,000 | 200x200 | 200 | 200 | 100 | 30 | 20 | 50 |
| | Lot area per additional unit (4+ units) | 8,000 | | | | | | | |
| <u>PROPOSED</u> RU (USSOD) | Multi-family dwelling (three units) | 24,000 | 200x200 | 200 | 200 | 100 | 30 | 20 | 50 |
| | Lot area per additional unit (4+ units) | 6,000 | | | | | | | |

Summary: This section of the Table of Area Regulations allows multi-family residential developments in the RU zoning district as long as they are shown in the Upper Spring Street Overlay District

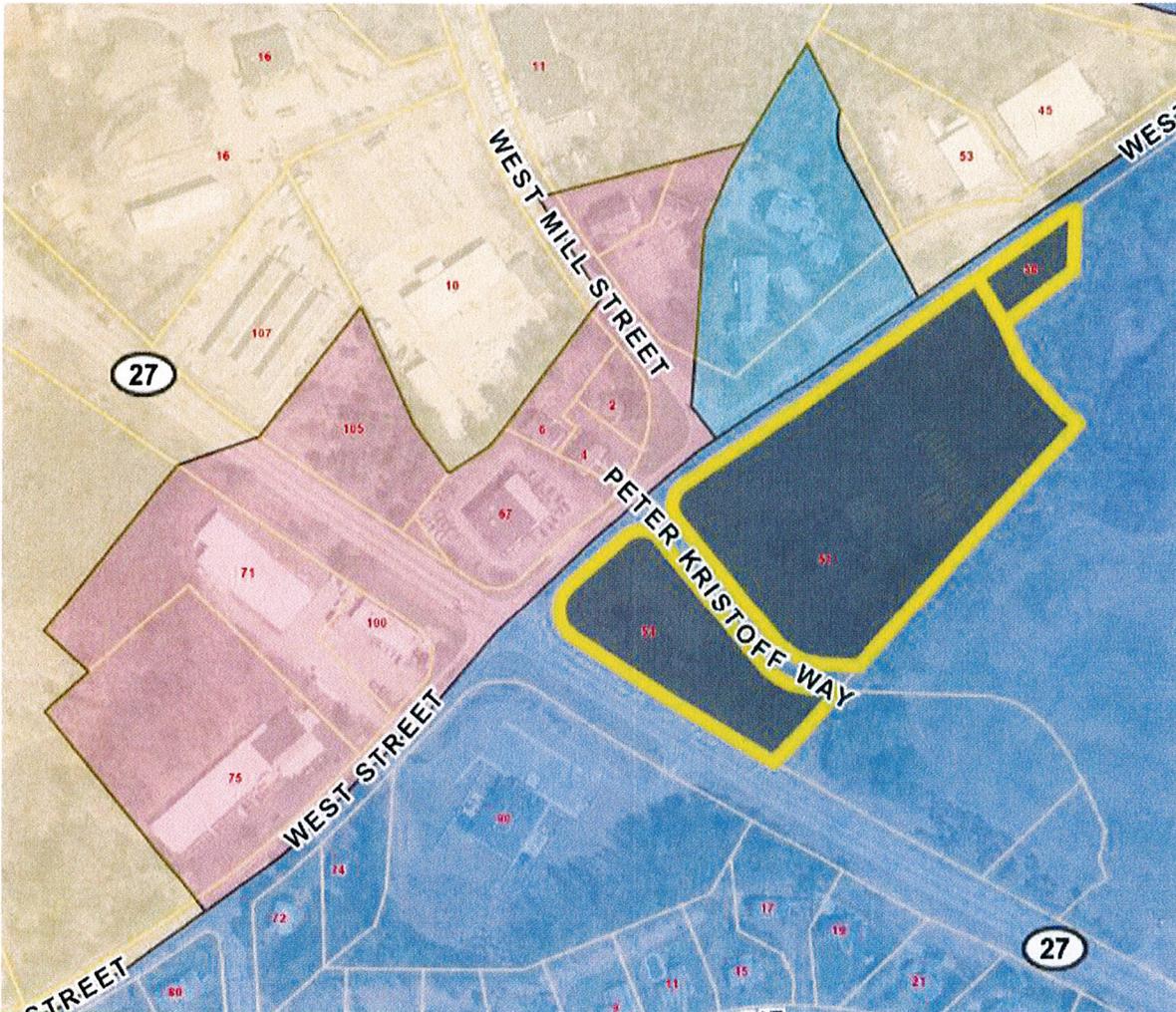
And further, to see if the Town will vote to amend the Medfield Town Code Chapter 300-14.12. Site plan approval by Planning Board, by adding a new language **in bold** as follows:

(1) For multifamily site plans for which more than one structure is proposed, placement of structures on the site is appropriate to the site and compatible with its surroundings. **To achieve this finding the Board shall review the proposal for:**

- a. **The development of multiple dwellings does not detract from the livability, scale, character or economic value of existing residential neighborhoods**
- b. **There shall be no more than two garage bays (or two interior parking spaces as defined by the Zoning Bylaw) per unit and they should be oriented so that they are in character with the streetscape and surrounding properties.**
- c. **Each dwelling unit should have access to private yard, patio, or other private outdoor space.**
- d. **Negative visual impacts of the development, if any, are screened from adjacent properties and nearby streets by landscaping or other site planning techniques. The Planning Board, in its discretion, may require additional screened buffer zone for the privacy of directly abutting properties. Screening can include use of existing trees and plants, new vegetation, fencing, or a combination of these options.**
- e. **Each parking space or driveway serving a multi-family dwelling shall be set back at least 10 feet from any side lot line and rear lot line and shall be designated on the site plan.**
- f. **Adequate provisions for snow removal or on-site storage should also be demonstrated.**
- g. **The access, egress, and internal circulation are designed to provide a network of pedestrian-friendly streetscapes.**
- h. **The dwellings are sited and oriented in a complementary relationship to: each other, the common open space, and the adjacent properties with respect to scale, mass, setback, proportions and materials;**

or do or act anything in relation thereto.

Article ##. To see if the Town of Medfield will vote to rezone the following parcels (48-033, 48-029, 48-028) from RS to BI as shown on the map titled “Proposed Rezone of the Southeast Corner of West Street and North Meadows Road” dated 10/09/18 which is on file with the Town Clerk and Planning Department; and to amend the Zoning Map accordingly in order to promote commercial opportunities in Medfield. Any future redevelopment will need to comply with the requirements found in the Zoning Bylaw for uses in the BI zoning district; or do or act anything in relation thereto.



| Parcel ID | Address | Lot Size | Owner |
|-----------|----------------------|-------------|----------------------------|
| 48-033 | 51 PETER KRISTOF WAY | 1.410 acres | CROWELL THEODORE M TRUSTEE |
| 48-029 | 50 PETER KRISTOF WAY | 4.498 acres | BECKWITH POST 110 INC |
| 48-028 | 50 WEST ST | 0.030 acres | CALLOW LORRAINE A. |

Summary: This amendment rezones three parcels in order to promote commercial opportunities in Medfield. Any future redevelopment will need to comply with the requirements found in the Zoning Bylaw for uses in the BI zoning district.

Article ##. To see if the Town will vote to amend the Medfield Town Code Chapter 300 Zoning Attachment 1 Table of Use Regulations by updating the language used to cite regulatory references within the Zoning Bylaw (deleted text shown as ~~strikethrough~~, new text is shown in **bold**) ; or do or act anything in relation thereto.

| | Use | A | RE | RT | RS | RU | B | BI | IE |
|----------|--|----|----|----|----|----|----|----|----|
| 1 | Residential | | | | | | | | |
| 1.5 | Open space residential development (See Article 7 § 300-7) | NO | SP | SP | SP | SP | NO | NO | NO |
| 4 | Commercial/Business (See Article 14 § 300-14) | | | | | | | | |
| 4.21. | Commercial communications and television towers (See Article 17 § 300-17) | | | | | | | | |
| 4.21a. | Personal wireless communications facilities (See Article 17 § 300-17) | | | | | | | | |
| 4.30. | Adult uses (See Article 18 § 300-18) | | | | | | | | |
| 4.32. | Large-scale solar photovoltaic facilities (see Article 19 § 300-19) | | | | | | | | |
| 5 | Wholesale and Manufacturing (See Article 14 § 300-14) | | | | | | | | |
| 5.8. | Earth removal, transfer or storage (see Article 12 § 300-12) | | | | | | | | |

Summary: This amendment provides consistency in the terminology used within the Medfield Zoning Bylaw which should have been updated in 2014 with the codification process.

ALL INTERESTED PERSONS SHOULD ATTEND THE PUBLIC HEARING. A COPY OF THE ENTIRE PROPOSAL IS ON FILE WITH THE TOWN CLERK AND PLANNING DEPARTMENT, AND MAY BE INSPECTED DURING REGULAR BUSINESS HOURS.

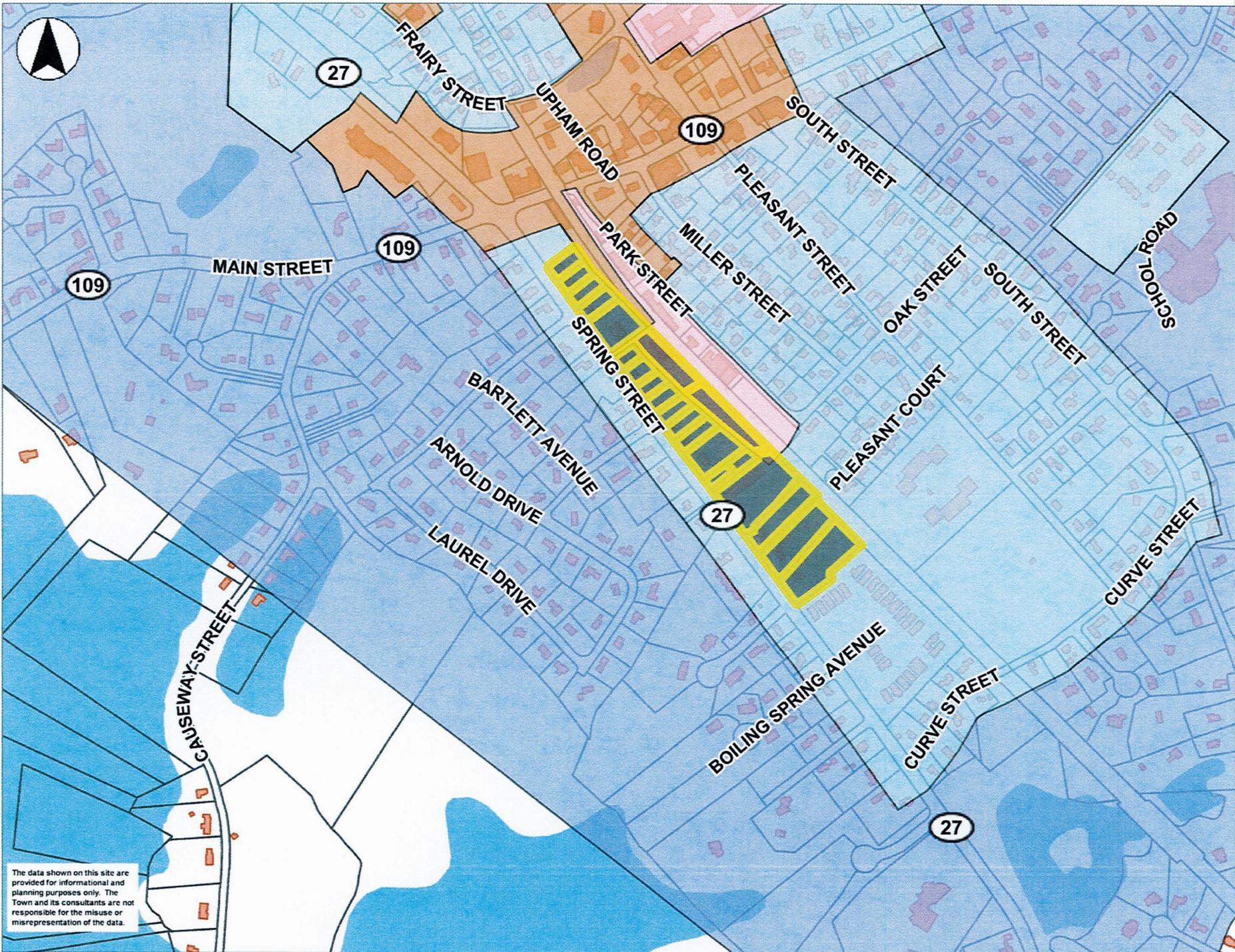
GEORGE N. LESTER, CHAIR
MEDFIELD PLANNING BOARD

MEDFIELD PRESS

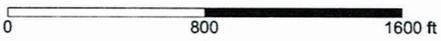
November 16, 2018
November 23, 2018



- MA Places
 - Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
 - MBTA Commuter Rail Station
 - MBTA Commuter Rail
- Zoning Districts
 - Agricultural
 - Business
 - Business Industrial
 - Industrial Extensive
 - Residential Estate 8C
 - Residential Urban 12
 - Residential Suburban
 - Residential Town 40C
- Parcels
- Buildings
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
- Abutting Towns
- Streets
- Streams



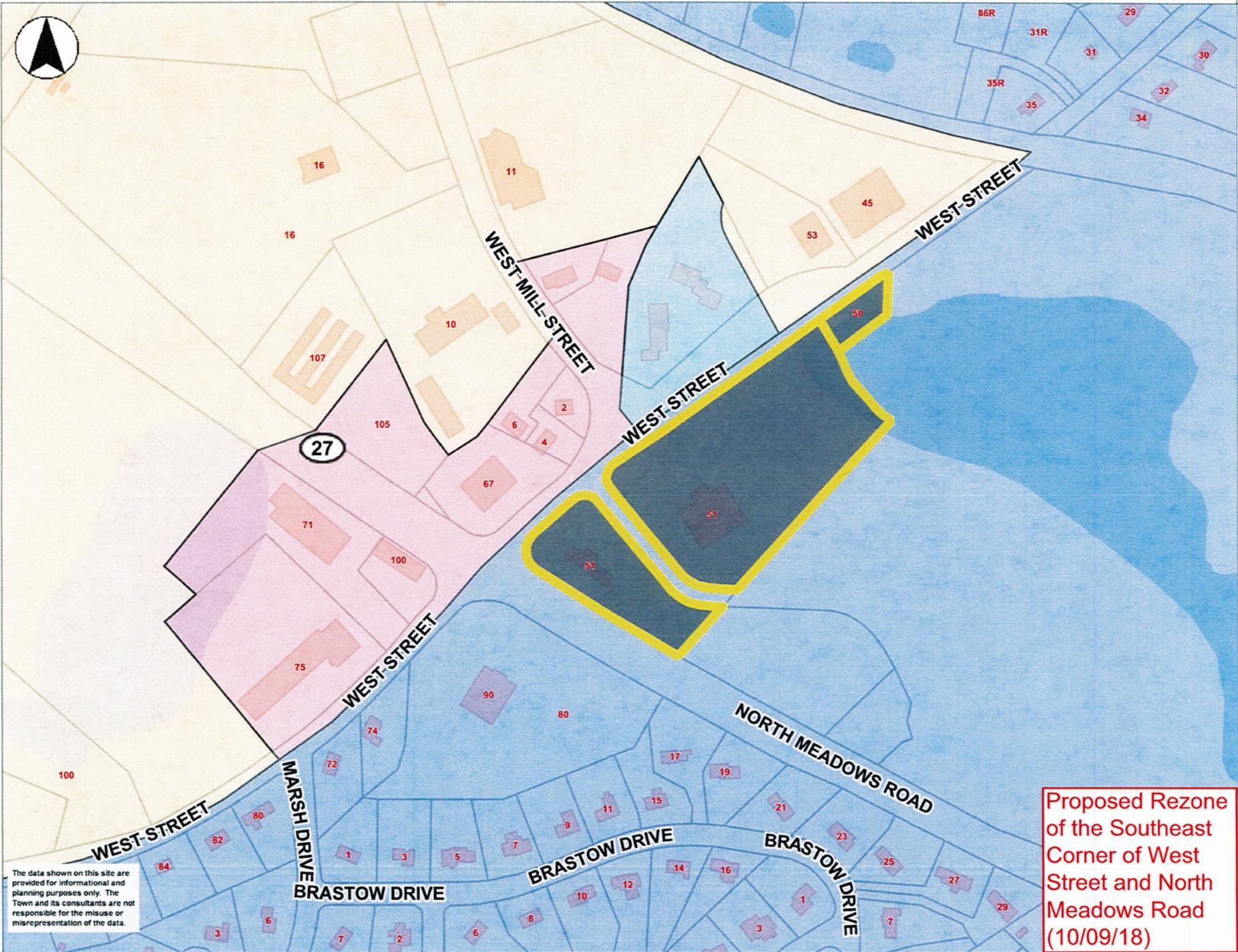
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Proposed Upper Spring Street Overlay District (10/09/18)



- MA Places
 - Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
- MBTA Commuter Rail Stat
- MBTA Commuter Rail
- Zoning Districts
 - Agricultural
 - Business
 - Business Industrial
 - Industrial Extensive
 - Residential Estate B/C
 - Residential Urban 12
 - Residential Suburban
 - Residential Town 40I
- Parcels
- Buildings
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
- Abutting Towns
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Proposed Rezone
of the Southeast
Corner of West
Street and North
Meadows Road
(10/09/18)

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Rezoned of the SE Corner of West St & North Meadows Rd

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