



Medfield State Hospital Re-Zoning

Kick-off Meeting – Board of Selectmen

September 3, 2019
McCabe Enterprises

Agenda

1. Call to Order and Introductions
2. Recap and Refresher on MSH Rezoning Proposal
3. The Rezoning Process/ Timeframe
4. Project Proponent
5. Public Outreach
6. Review Tasks and Assignments
7. Adjourn [estimate 9 pm or earlier]

Overview, Recap + Zoning Refresher

Medfield State Hospital

MSH Recap

2003	Medfield State Hospital closes
2005	DCAMM redevelopment plan with 440 housing units rejected – citing density and Town wanting local control
2006-2014+	Town negotiates remediation & clean-up issues with DCAMM
2014	Town Meeting votes to purchase Medfield State Hospital
2014	Select Board appoints & charges MSH Master Plan Committee
2014-17	MSHMPC seeks public input and develops plan for MSH
2018	MSHMPC releases MSH Strategic Reuse Master Plan
2018	Select Board appoints MSH Development Committee
2018-19	Development Committee issues RFI testing market; positive results

2016 MSH Plans Rejected as “Not for Medfield”



Community Study Scenario



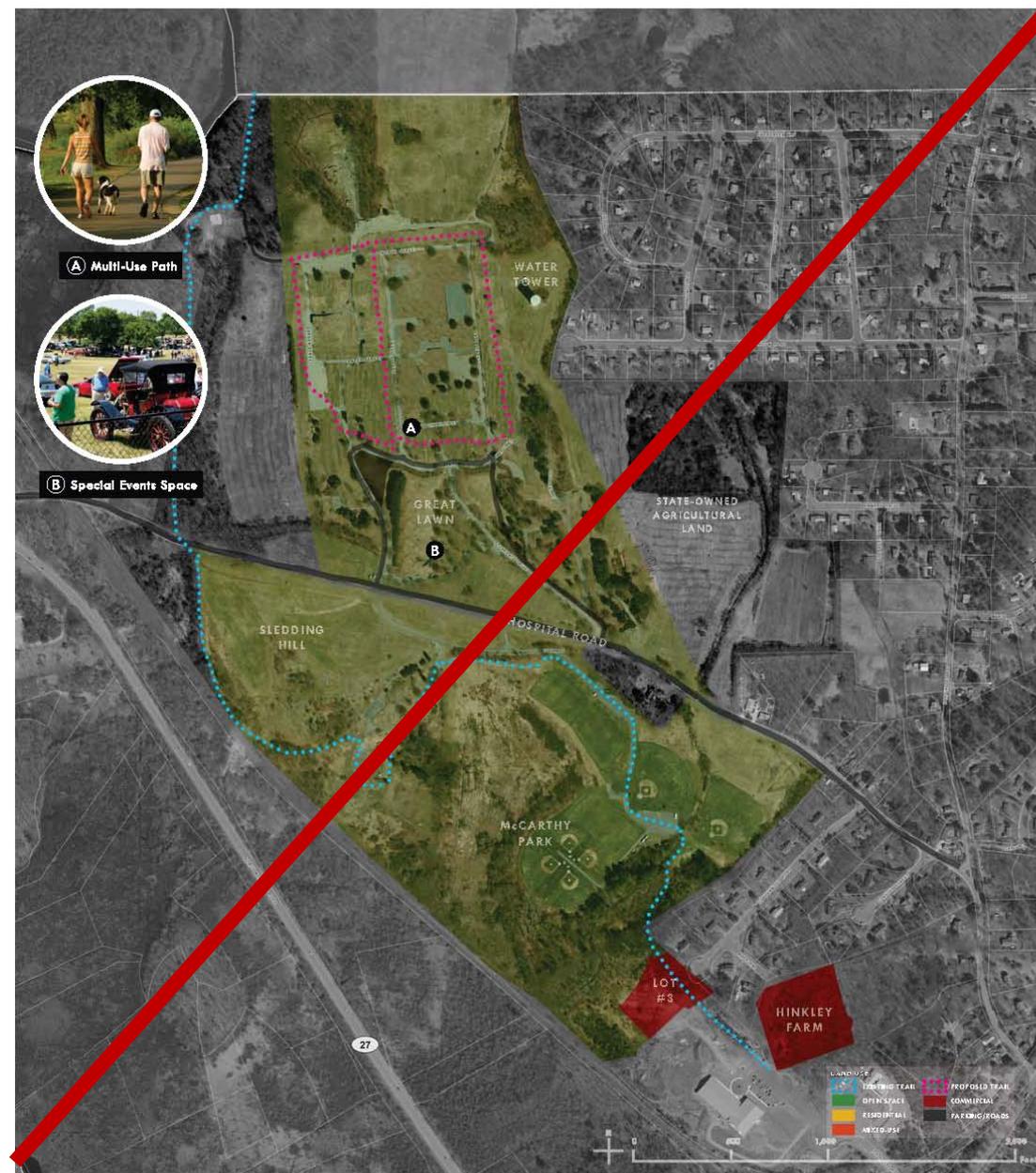
Balanced Study Scenario



Market Study Scenario

All Parkland Scenario (2017)

- All Parkland Scenario received the least support of all 4 potential scenarios – only 9.6%
- Rejected by MSHMPC



PARKLAND

A concept dedicated to maximizing public open space for active and passive recreation and possible future development

ELEMENTS:

- Demolish all buildings
- Improve roads leading into the property and include a parking lot
- Add several multi-use paths for walking and dog-walking
- Hinkley Farm and Lot #3: Sold for commercial uses
- All other land owned and maintained by the Town of Medfield
- Future development possible

IMPLEMENTATION:

- The demolition of the buildings would take place as soon as possible
- The sale of Hinkley Farm and Lot #3 would take place as soon as possible
- Improvement of the grounds, roads, and parking area would take place as funds become available

FINANCES:

- Town pays to demolish buildings, repave some roads and the parking lot, and maintain the grounds. No cost for rehabilitating or mothballing buildings
- **Potential total net COST to the town** (over 15 years): \$11M +/- 30%
- **Potential average annual tax increase** (across 15 years, per \$100,000 in home value): \$36

The Plan

Color Coding Legend

- Single Family
- Residential (3 or more units/bldg.)
- Senior Housing
- Commercial
- Arts/Culture
- Mixed Use
- Arts (live/work)



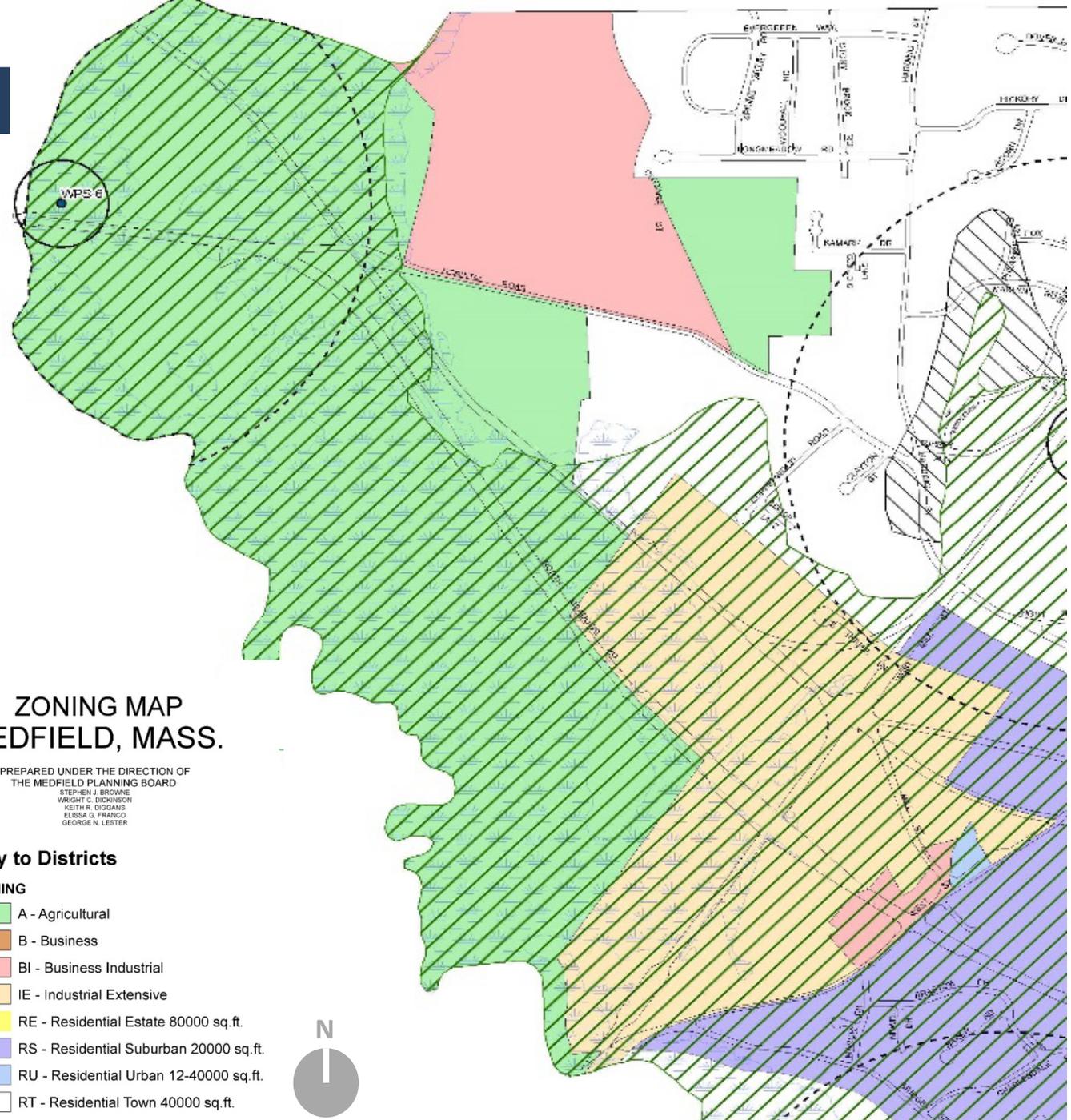
MSH Strategic Reuse Master Plan

- A balanced approach
- Meets 3-prong test:
 - Good for the Town
 - Good for the Taxpayer
 - Good for Prospective Private Development Partner
- Meets conditions of purchase
- Successfully market-tested with RFI responses



Zoning Today at MSH

Area	Existing Zoning	Aquifer Overlay
MSH Main Campus north of Hospital Road	BI – Business Industrial	
South of Hospital Road – Sledding Hill area + Odyssey House area	Agricultural	✓ West Edge



Why Zoning?

- **Plan Implementation Tool – Zoning is based on the Plan**
- **Zoning provides the Town a tool to:**
 - Guides development to meet Master Plan goals
 - Regulate uses
 - Regulates location of buildings on site & dimensional regulations
- **Provides for the Health, Safety & General Welfare of Medfield**
- **Aspirational – What you Want MSH to Be.**
- **A mechanism for “control”**

Zoning Implements the Plan

Master Plan

Zoning Bylaw

Seek Development Partner

Execute Development Agreement

Review & Permitting

Enforcement

Sets Goals & Vision

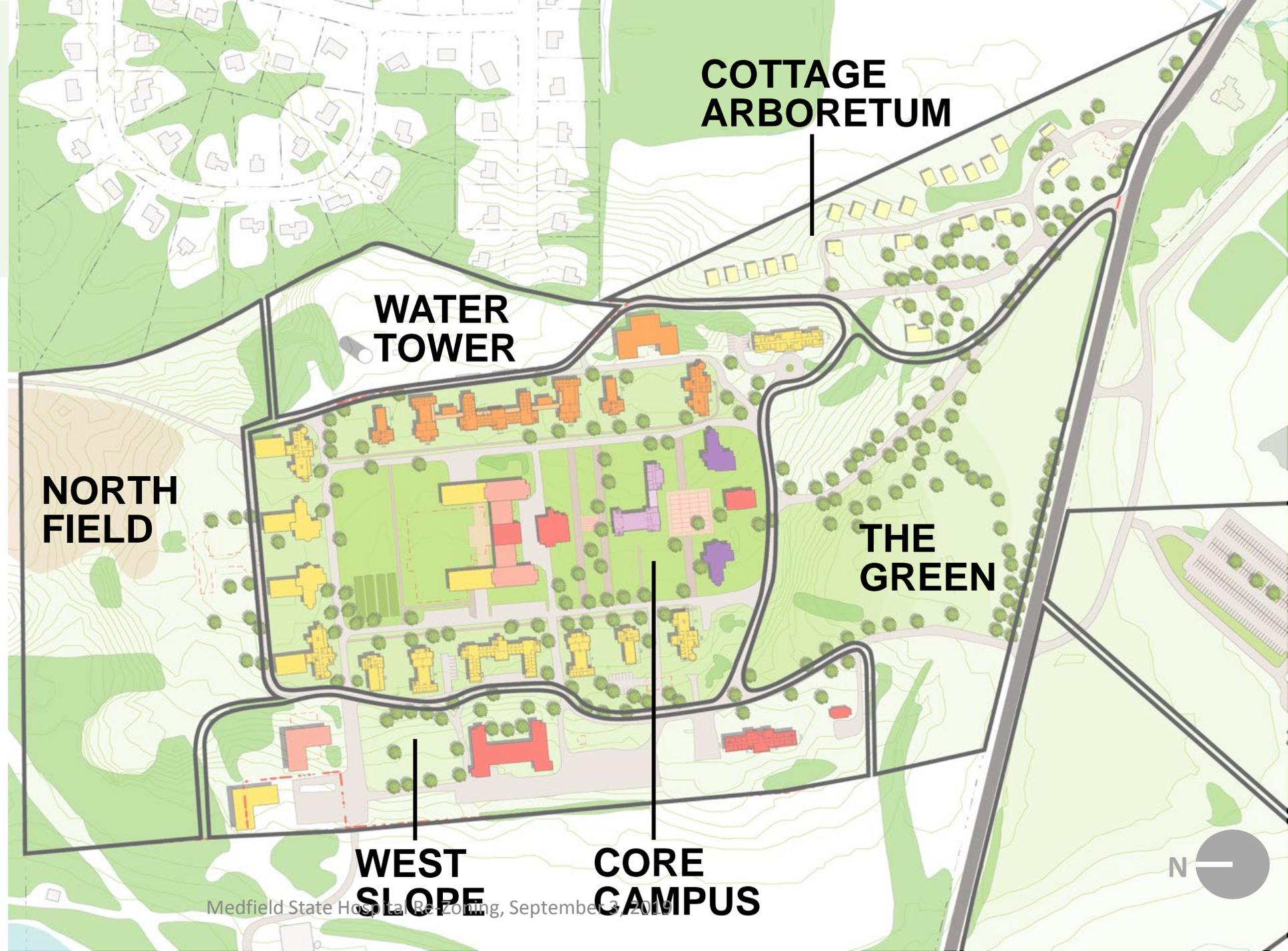
Regulatory Framework to Reinforce Master Plan Goals

Development Agreement Negotiations, Design Guidelines, Planning Board Review & Local Permitting Provide Detailed Oversight

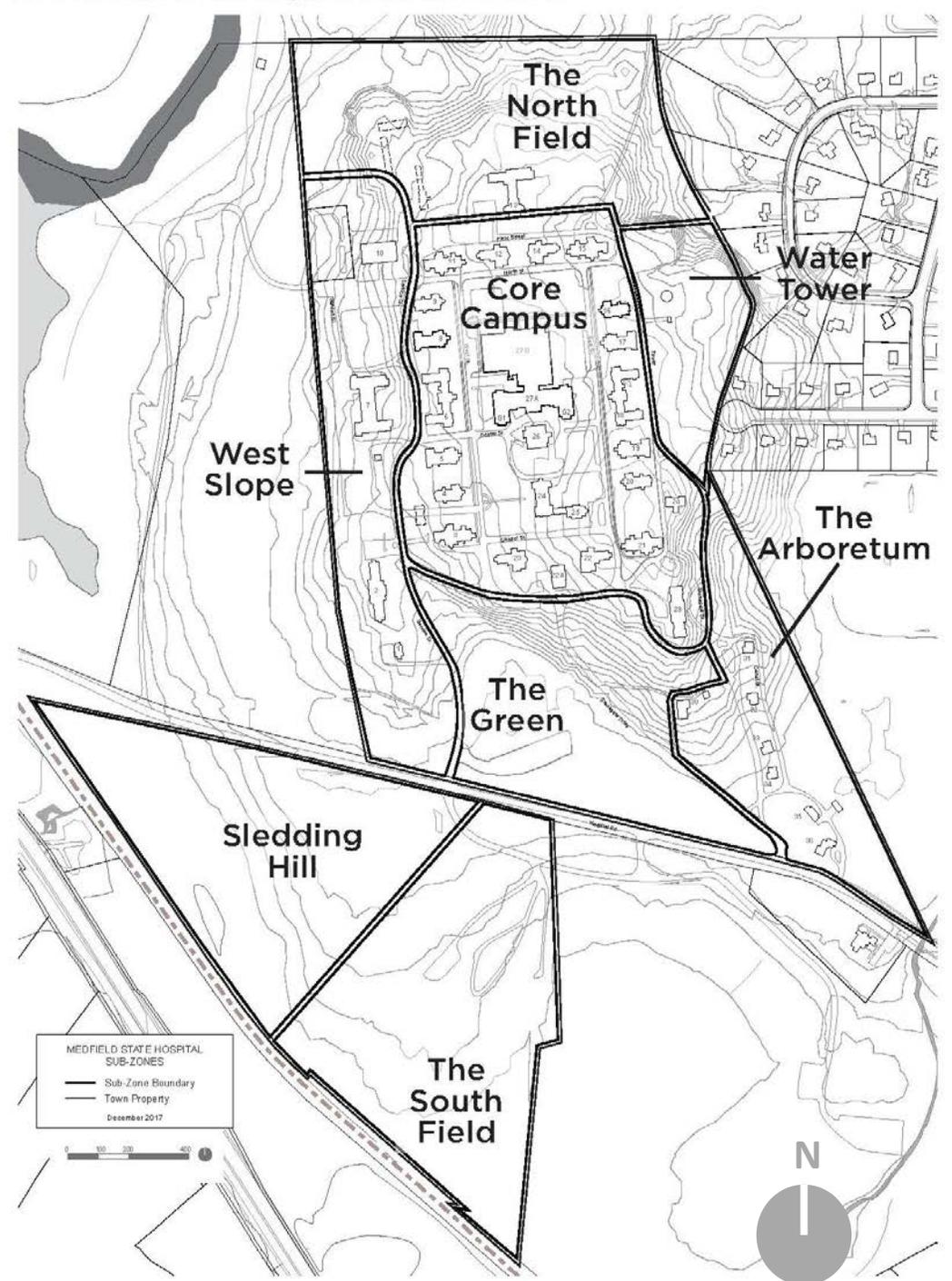
Campus Areas/ Sub-Districts

Color Coding Legend

- Single Family/ Duplex
- Residential (3+ units/ bldg.)
- Senior Housing
- Commercial
- Arts/Culture
- Mixed Use
- Arts (live/work)



MSH Re-Zoning Areas / Sub-Districts



Rezoning Process & Timing

Medfield State Hospital

Rezoning Article at Next Special Town Meeting

November 18, 2019

September 3, 2019	Kick-Off Meeting
September 6, 2019	Legal Notice Ad due to The Press
September 13, 2019	Legal Ad # 1 for Public Hearing Notice
September 20, 2019	Legal Ad # 2 for Public Hearing Notice
October 3, 2019	Public Hearing on Rezoning before Planning Board
October 7, 2019	Public Forum
October 21, 2019	Public Hearing, night 2 before Planning Board
October __, 2019 TBD	Warrant Committee consideration
October 29, 2019	Final Language of Zoning Article to Board of Selectmen
October 29, 2019	Town Meeting Warrant Finalized by Board of Selectmen
November 4, 2019	Notice for Special Town Meeting to be posted 14 days prior
November 18, 2019	Planning Board submits verbal report & recs to Town Mtg
November 18, 2019	Special Town Meeting

Rezoning Project Proponent Medfield State Hospital

Zoning Proponent

Roles & Responsibilities

1. **Advocates for & Endorses the MSH Rezoning proposal**
2. **Participates and supports the MSH Rezoning proposal at the Public Hearing before the Planning Board**
3. **Contacts other Town Boards and Committees to secure support and endorsement**
4. **Speaks in support of Rezoning Article at Town Meeting to encourage and muster at least 2/3's support of Town Meeting members**
5. **Can ask for help and support from fellow Medfield boards, committees and citizens**

Public Outreach

Medfield State Hospital

Plan for Public Outreach – Your Ideas

- Public Hearing – October 4, 2019
- Medfield Day – September 14, 2019
- Local Media/ Social Media
- Getting Support & Endorsements
- Public Forum – TBD
- Warrant Committee – TBD
- Special Town Meeting – November 18, 2019



