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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, January 8, 2018
Time: 8:05 pm

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: www.medfield.net > Download the pdf of the meeting notice for the Planning Board meeting on January 8, 2018

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, January 8, 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:

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

Article ##. To see if the Town will vote to amend the Code of the Town of Medfield Chapter 300 Zoning 300-6.2.J. as follows (new text is shown in **bold**):

300-6.2.J. (Area Regulations). In a Business District, a Business-Industrial District or a lot in an RU District on which a multifamily dwelling is placed, there shall be a landscaped buffer strip along each boundary which adjoins a residential lot. The strip shall be at least 25 feet in width and shall contain a screen of plantings in the strip not less than five feet in width and six feet in height at the time of the occupancy of any lot. Individual bushes or trees shall be planted not more than six feet on centers, and shall thereafter be maintained by the owner or occupants so as to maintain a dense screen year round. All of the plantings shall be evergreen. No building, structure, driveway, or other artificial improvements, except such fencing as the Planning Board may require, shall be placed within this buffer strip. **A waiver of the required plant spacing may be granted if, in the opinion of the Planning Board based on evidence submitted by applicant, the wider spacing allows the proposed plantings to thrive and fully mature while providing a long term healthier vegetative screen. The relief of plant spacing will allow for plantings to be concentrated in areas where a fuller vegetative screen is required or desired. A waiver on the plant spacing does not allow for a reduction in the overall plant quantity.**

Article ##. To see if the Town will vote to amend the Medfield Town Code Article 300 Zoning by inserting a new Subsection 300-14.15.G to create additional special permit criteria specifically for multi-family dwelling developments by the Planning Board and renumber in proper order and amend the remaining subsections for consistency with the new Subsection G, as follows (new text is shown in **bold**):

A. Multi-family dwelling developments shall be permitted subject to the following special criteria:

- (1) The development of multiple dwellings does not detract from the livability, scale, character or economic value of existing residential neighborhoods**
- (2) The development encourages a greater diversity of housing opportunities in Medfield to meet the needs of a population which is diversified with respect to number of persons in a household, stage of life, and income.**
- (3) 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.**
- (4) Open spaces should be provided throughout the site that encourage gathering, interaction, and flexibility of use. Each dwelling unit should have access to private yard, patio, or other private outdoor space.**
- (5) 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 adjacent properties. Screening can include use of existing trees and plants, new vegetation, fencing, or a combination of these options.**
- (6) 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.**

- (7) Adequate provisions for snow removal or on-site storage should also be demonstrated.
- (8) The access, egress, and internal circulation should be designed to provide a network of pedestrian-friendly streetscapes.
- (9) To the extent practicable, sustainable development techniques, including green buildings, have been utilized.
- (10) A table of zoning shall be provided to the Planning Board indicating zoning compliance with all dimensional requirements including Floor Area Ratio (FAR) and Lot Coverage.
- (11) Multiple lots shall be consolidated as a single lot via Approval Not Required (ANR) plan.
- (12) 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.

*(NOTE: The following sections are existing zoning bylaws but require re-numeration and consistency with new Subsection G. New text is shown in **bold**, deletions are shown as ~~strikethroughs~~.)*

G.H. Historic preservation incentive for two-family dwellings in the RU Zoning District.

(1) A special permit pursuant to § 300-14.15A through F for a proposed project that preserves a structure that has received a determination from the Medfield Historical Commission that the structure is a "historically significant structure" (as defined by Town Code § 150-13, as the same may be amended from time to time) may allow a lot coverage of up to 30% upon finding the property complies with the following criteria:

- (a) As to the existing historic structure, the project:
 - (i) Preserves the primary part of the existing historic structure, particularly that portion which is visible from the street, integral to the historic character of the property and important for its relationship to neighboring structures.
 - (ii) Preserves the historic structure's existing scale, massing, height, setback, orientation, roofline, materials, and architectural details.
 - (iii) Maintains the size, type and spacing of existing windows and doors.
 - (iv) Maintains any historic outbuildings on the property whenever possible.

(b) It shall be a prerequisite to requesting such increased lot coverage that the applicant shall have submitted to Medfield Historical Commission information relating to the historical features of the structure to enable the Commission to make a determination as to whether such structure is a "historically significant structure." Where such increased lot coverage is sought, a copy of the Commission's determination must be included in the applicant's application for a special permit pursuant to § 300-14.15A through F.

(2) As to new construction directly related to an existing historic structure, the new construction respects and reflects the scale, massing, roof forms, materials, windows, doors, and other architectural details of the related historic structure.

H.I. Waivers to special permit criteria for a two-family dwelling. One or more of the special permit criteria specific to two-family dwellings required by Subsection F(1) through (6) may be waived if,

in the opinion of the Planning Board, based on compelling reasons of safety, aesthetics, or site design and evidence submitted by the applicant at the public hearing, the proposed project can be built without substantial detriment to the neighborhood, the proposed building is compatible with the neighborhood and surrounding properties, and the proposed project is otherwise consistent with the requirements of Subsection **E, F, and G** of this Section.

Note: Waivers granted to one project do not mean future projects may automatically receive the same waivers.

All interested persons should attend the public hearing. A copy of the proposal is on file with the Town Clerk and Planning Department, and may be inspected during regular business hours.

PAUL MCKECHNIE, CHAIRMAN
MEDFIELD PLANNING BOARD

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December 29, 2017