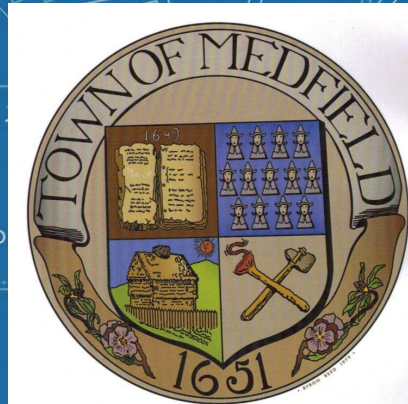


# MEDFIELD OSRP & MIXED-USE ZONING INITIATIVE – KICK OFF MEETING 01.24.22

1. Update and Revise Zoning Bylaw Article 7 - Open Space Residential Development
2. Evaluation and Preparation Mixed Use Zoning Regulations
3. Conceptual Sidewalk Design between Shaw's and Pound Street

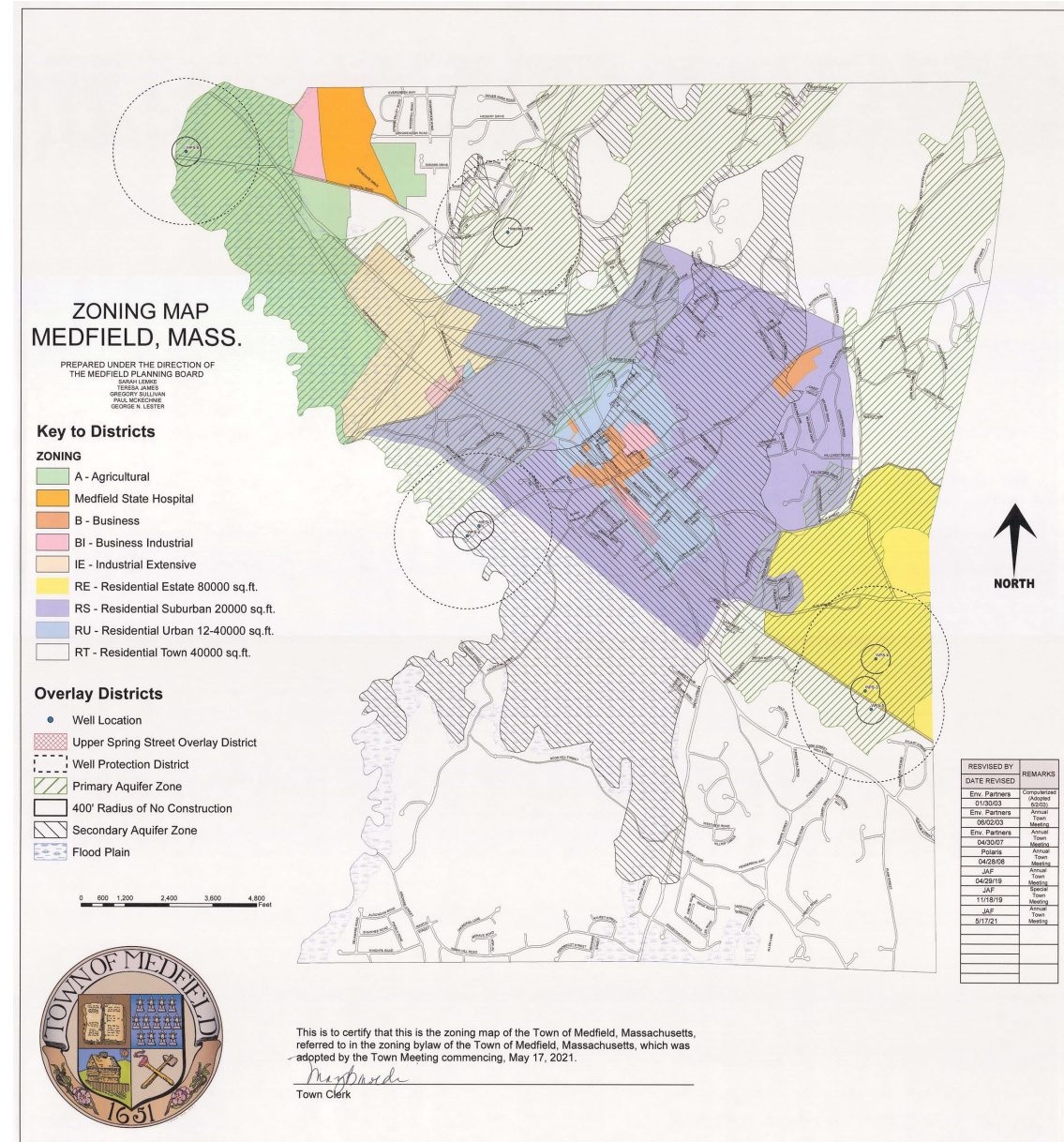


**Ted Brovitz**  
BROVITZ COMMUNITY PLANNING & DESIGN  
28 Cricket Lane | Marshfield MA | 02050  
Mobile: 508.737.4402  
[ted.brovitz@gmail.com](mailto:ted.brovitz@gmail.com)  
[www.linkedin.com/in/ted-brovitz](https://www.linkedin.com/in/ted-brovitz)  
<https://www.facebook.com/BrovitzCPD/>

**DODSON & FLINKER**  
Landscape Architecture and Planning



- 1. Introductions – Consultant Team & Town Team**
- 2. Review Scope of Services**
- 3. Preliminary OSRD & Mixed Use Regulation Review**
- 4. Key Issues and Opportunities**
- 5. Identify Stakeholders for Interviews**
- 6. Next Steps**
- 7. Adjourn**



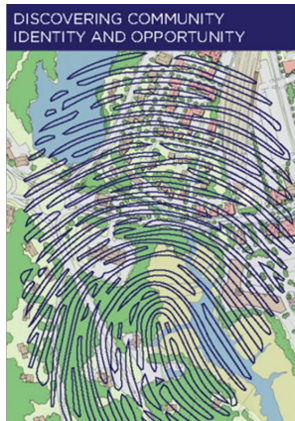


# THE PROJECT TEAM

## Brovitz Community Planning & Design



**Ted Brovitz**



**Ted Brovitz**  
**BROVITZ COMMUNITY PLANNING & DESIGN**  
28 Cricket Lane | Marshfield MA | 02050  
Mobile: 508.737.4402  
[ted.brovitz@gmail.com](mailto:ted.brovitz@gmail.com)  
[www.linkedin.com/in/ted-brovitz](https://www.linkedin.com/in/ted-brovitz)  
<https://www.facebook.com/BrovitzCPD/>

## Dodson & Flinker, Landscape Architects & Planners



**Peter Flinker**



**Nate Burgess**

**DODSON & FLINKER**  
Landscape Architecture and Planning



**Dillon Sussman**

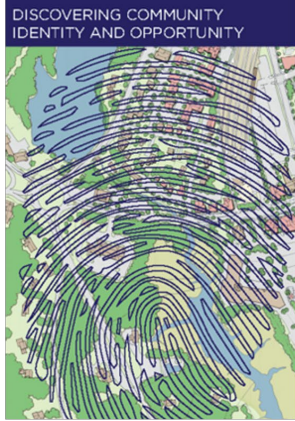


**Dan Shaw**



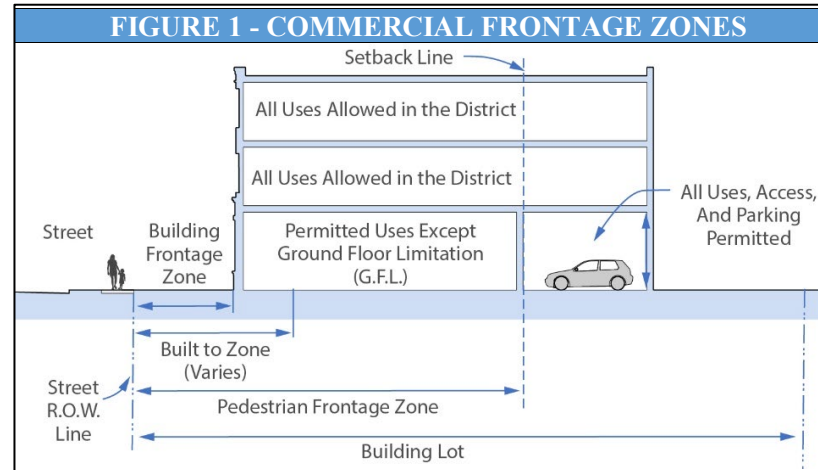
**Tia Novak**

# RECENT EXPERIENCE



**Ted Brovitz**  
**BROVITZ COMMUNITY PLANNING & DESIGN**  
28 Cricket Lane | Marshfield MA | 02050  
Mobile: 508.737.4402  
[ted.brovitz@gmail.com](mailto:tad.brovitz@gmail.com)  
[www.linkedin.com/in/ted-brovitz](https://www.linkedin.com/in/ted-brovitz)  
<https://www.facebook.com/BrovitzCPD/>

**DODSON & FLINKER**  
Landscape Architecture and Planning

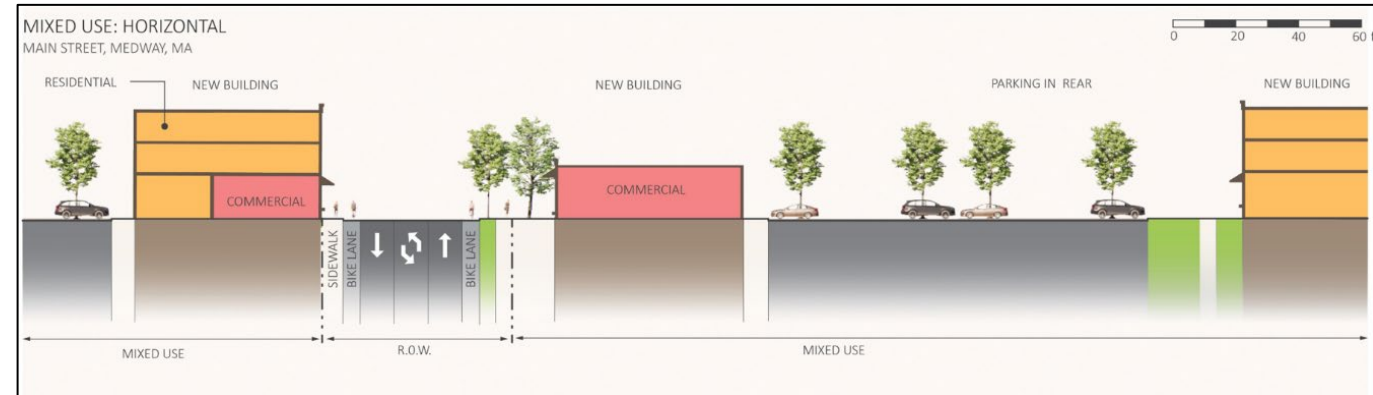


**Downtown Norwood MUOD**



**Lexington DRD**

- ☐ Norwood Downtown Mixed Use Overlay District & Design Guidelines
- ☐ Medway Route 109/CBD Mixed Use Bylaw
- ☐ Portsmouth Route 1A/Bypass Form-Based MUOD
- ☐ Danvers Rte. 35 40R & Form-Based Mixed Use Bylaw
- ☐ Northampton Downtown & Florence Form-Based Code
- ☐ Lexington Housing Diversification Bylaw (former SPRD in progress)



**Medway Route 109 CBD MUOD**



# SCOPE OF SERVICES

## Article 7 - Open Space Residential Zoning Bylaw

- Evaluate previous OSR projects (permitted and constructed)
- Revise to support Master Plan Recommendations (i.e. 4.2.3)
- Incorporate “best practices” tool for natural resource protection and housing choice
- Revise dimensional standards (“perfect square”, minimum lot size, etc.)
- Provide for a range of residential use types (single-family, townhouse, two-family, multifamily) with design standards.

## Revised Mixed Use Zoning Regulations

- New zoning regulations that support Master Plan Recommendations (1.1.1, 2.2.3, 4.1.3)
- Apply to the Route 109 corridor for Downtown and Highway Commercial Area
- Revise the special permit process for residential units.

## Conceptual Sidewalk Design

- Prepare a conceptual layout of a new sidewalk between the Shaw’s Plaza and Pound Street approximately .5 miles on the south side of Route 109.
- Utilize existing and available plans and aerial photography.



# SCOPE OF SERVICES

| MEDFIELD OSRD AND MIXED USE ZONING AMENDMENTS - PROJECT SCHEDULE |       |   |   |   |   |   |
|--|-------|---|---|---|---|---|
| PROGRESSIVE STEPS  | MONTH |   |   |   |   |   |
|  | 1     | 2 | 3 | 4 | 5 | 6 |
| Project Kickoff  | X     |   |   |   |   |   |
| Review Existing Plans and Regulations                            | X     | X | X |   |   |   |
| Review Previous OSRD Mixed Use Developments                      | X     | X | X |   |   |   |
| Residential and Mixed Use Development Case Studies               |       | X | X | X |   |   |
| Preliminary Amendments and Implementation Strategy               | X     | X | X | X | X |   |
| Stakeholder Meetings   |       |   |   | X | X |   |
| Public Forum   |       |   |   |   |   | X |
| Planning Board Meetings  | X     | X | X | X | X | X |
| Final Deliverable Work Product                                   |       |   |   |   |   | X |

|                        |   |
|------------------------|---|
| Meetings and Workshops | X |
| Task Work              | X |
| Deliverables           | X |



# SCOPE OF SERVICES

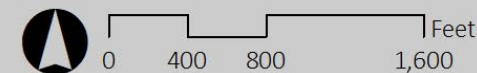
## Existing Conditions Analysis and Base Mapping

- Route 109 corridor between Downtown Medfield and Lovell's Garden Center (1.65 miles from North Meadows Road area to Nebo Street area).

Base Mapping

### Route 109 MUOD Base Map

- Railroads
- Buildings
- Perennial Stream
- Intermittent Stream
- Water
- Swamps
- <all other values>
- PRIV\_ROW
- RAIL\_ROW
- ROW
- WATER
- Open Space





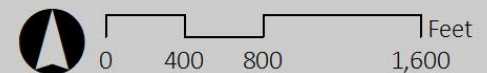
# SCOPE OF SERVICES

## Existing Conditions Analysis and Base Mapping

- ❑ Conceptual layout of a new sidewalk between the Shaw's Plaza and Pound Street approximately .5 miles on the south side of Route 109.

### Route 109 MUOD Base Map

- Railroads
- Buildings
- Perennial Stream
- Intermittent Stream
- Water
- Swamps
- <all other values>
- PRIV\_ROW
- RAIL\_ROW
- ROW
- WATER
- Open Space



DRAFT




# SCOPE OF SERVICES

## Review Existing Plans & Regulations

- ☐ Zoning Bylaws
- ☐ 2020 Townwide Master Plan
- ☐ 2021 Housing Production Plan
- ☐ 2017 Open Space and Recreation Plan
- ☐ On-going Zoning Audit
- ☐ Planning Board Site Plan Rules and Regulations
- ☐ Subdivision and Site Plan Regulations
- ☐ Historic District Requirements
- ☐ Other town plans, policies, regulations, and initiatives relevant to housing and mixed-use development.

## TOWNWIDE MASTER PLAN – IMPLEMENTATION ACTION PLAN

### GOAL 1.0: HONOR MEDFIELD'S TOWN CHARACTER AND IDENTITY

| OBJECTIVE 1.1. Celebrate the downtown and work to increase its vitality. |  |  |         |   |  |
|--|--|--|---------|---|--|
| Strategies   | Potential Actions  | Existing Resources   | Funding | Lead & Partner(s)   | Priority   |
| 1.1.1. Develop a comprehensive vision for downtown                       | Form a downtown visioning committee<br><br>Revisit and renew the <b>Medfield Downtown Plan</b> , as required, including: <ul style="list-style-type: none"> <li>identifying ways to increase commercial activity in the downtown; including making downtown a key component of town-wide economic development plans</li> <li>evaluating and amending existing zoning in the downtown as needed to promote vibrancy in the downtown</li> <li>ensuring any municipal projects actively consider the downtown</li> <li>encouraging multi-use buildings in the downtown</li> <li>engaging downtown property owners in developing the vision</li> </ul> | <b>Medfield Downtown Plan</b> (2006)<br><br>Historic buildings<br><br>Pocket parks<br><br>Pedestrian circulation network |         | <b>LEAD:</b><br>Board of Selectmen<br><br>Downtown Study Committee<br><br><b>PARTNERS:</b><br>Historical Commission<br><br>Planning Department<br><br>Department of Public Works<br><br>Medfield Employers and Merchants Organization | #1<br><br>                                  |
|  |  |  |         |   | <b>Sustainability Contribution:</b><br><br>Takes a long-term planning approach<br><br>Enhances local economy; builds community |

**Downtown Mixed Use**

### GOAL 4: PROVIDE A RANGE OF HOUSING OPTIONS

| OBJECTIVE 4.2. Encourage the development of alternative housing types  |   |                    |         |  |  |
|--|---|--------------------|---------|--|--|
| Strategies   | Potential Actions   | Existing Resources | Funding | Lead & Partner(s)  | Priority   |
| 4.2.3. Revise the Open Space Residential Development Bylaw, Article 7. | Update and revise Article 7 to make it an effective, "best practices" tool for natural resource protection and housing choice. Eliminate the "perfect square" requirement in the minimum lot regulations for OSRD developments, allowing a mix of residential use types (single-family, townhouse, two-family, multifamily), and reduce the minimum acreage for a qualifying tract of land. |                    |         | <b>LEAD:</b><br>Planning Board<br><br><b>PARTNERS:</b><br>Conservation Commission<br>Zoning Board of Appeals<br>Board of Selectmen | #2<br><br><b>Sustainability Contribution:</b><br><br>Preserves open space and natural habitats<br><br>Improves resilience through the protection of open space |
| 4.2.4. Provide Meaningful Housing Choices                              | Make affordable units created in Medfield available on a fair and open basis to income-eligible people without a local preference requirement.  |                    |         |  | #1<br><br><b>Sustainability Contribution:</b><br><br>N/A   |
| 4.2.5. Evaluate options for cottage units                              | Study and consider regulatory strategies to allow cottage dwellings on small, substandard lots.   |                    |         | <b>LEAD:</b><br>Planning Board<br><br><b>PARTNERS:</b><br>Affordable Housing Committee<br><br>Board of Health                      | <b>Sustainability Contribution:</b><br><br>N/A   |

**Revise OSRD**

**Affordable Housing**

**Cottage Courts**



# SCOPE OF SERVICES

## Mixed Use and Residential Cluster Development Case Studies

### DEVELOPMENT CASE STUDIES/Downtown Infill & MU

#### WEST CONCORD, MA

#### Concord Outfitter Infill Building



- Replace SF Home with 2-Story Mixed Use Building on Commonwealth Ave.
- 3,000 SF Retail (Concord Outfitters); 2 Apartments Upper Floor; Parking to Rear

Mixed Use Building in West Concord Village

#### 6.9.3.2A. Compact Development/Cottage Court

##### Boyde's Crossing, Norfolk MA

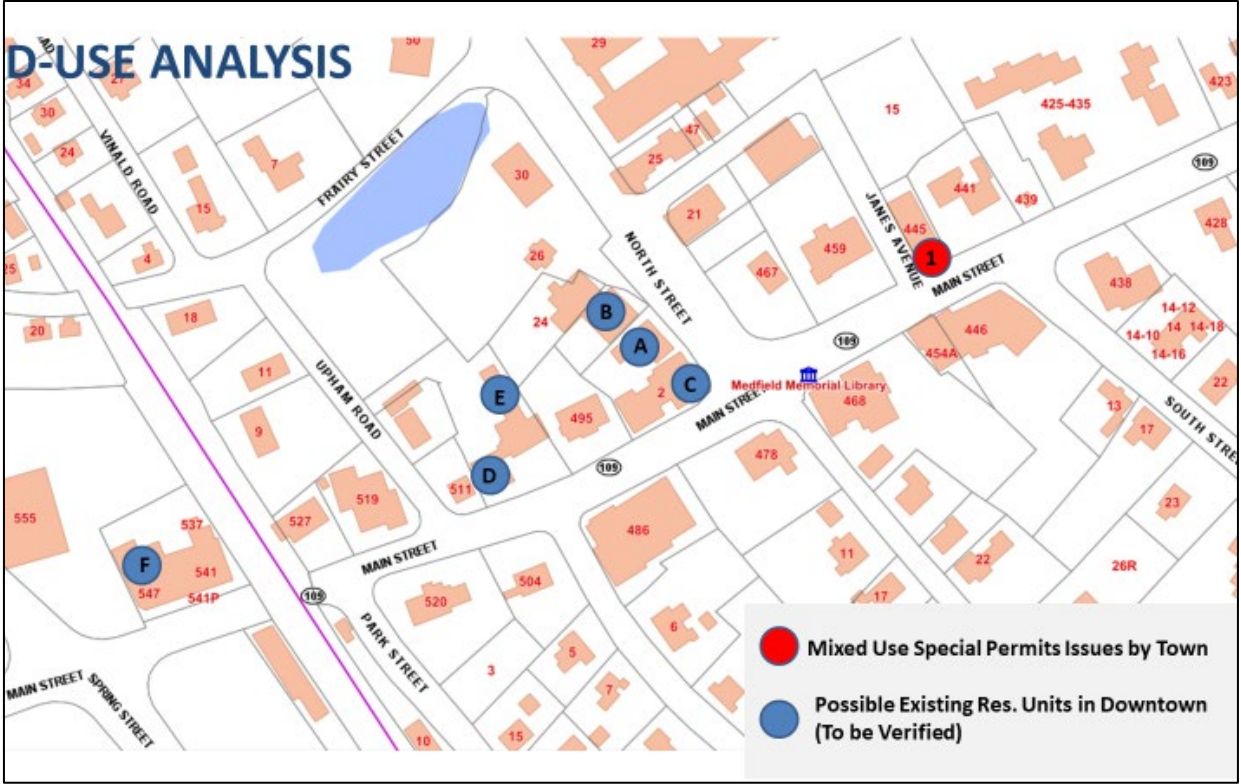
- ❑ A Compact Neighborhood built in 2016 with 40 single-family homes on 9 acres.
- ❑ The neighborhood is a short walk to Norfolk Town center and the MBTA commuter station
- ❑ The homes face an inner green and are connected by walking paths. This central outdoor gathering place will help foster the sense of community between residents.
- ❑ Porches are located in the front of the homes with a transitional space between the privacy of the home and the public sidewalk.



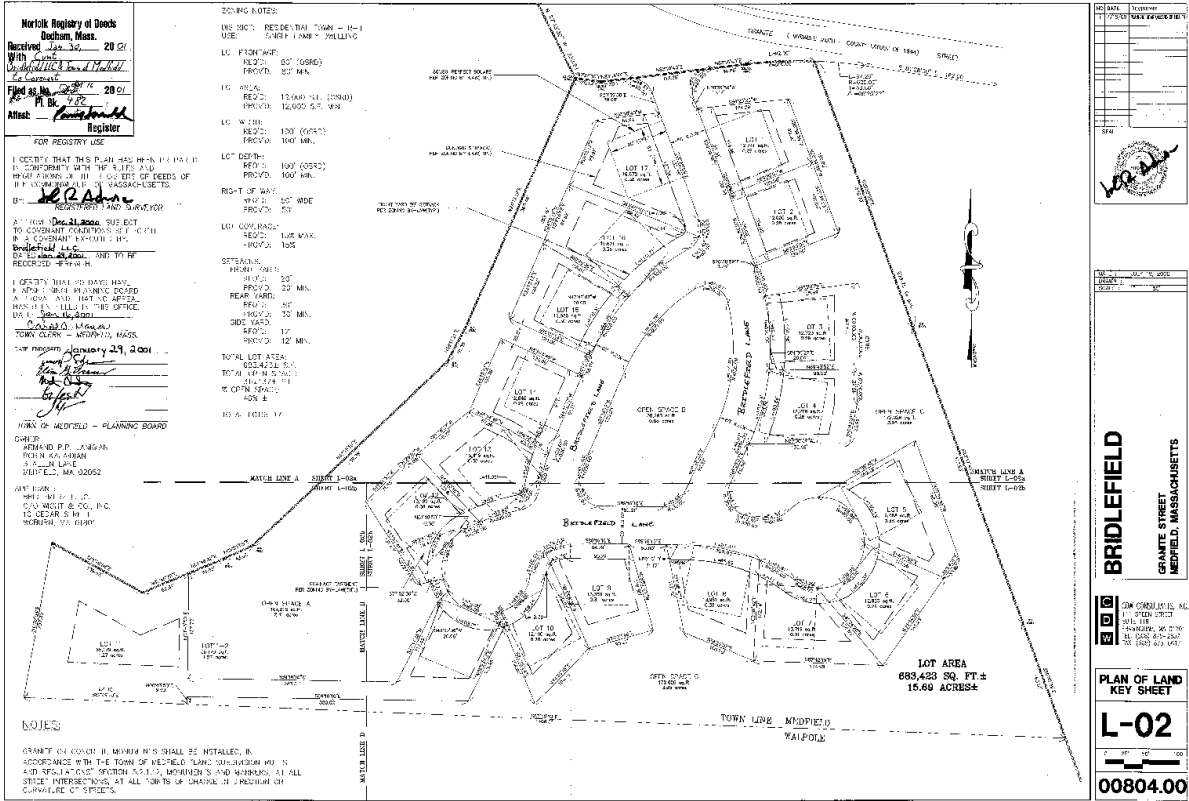
Cottage Court in Norfolk, MA

# SCOPE OF SERVICES

## Review Previous OSRD and Mixed-Use Developments



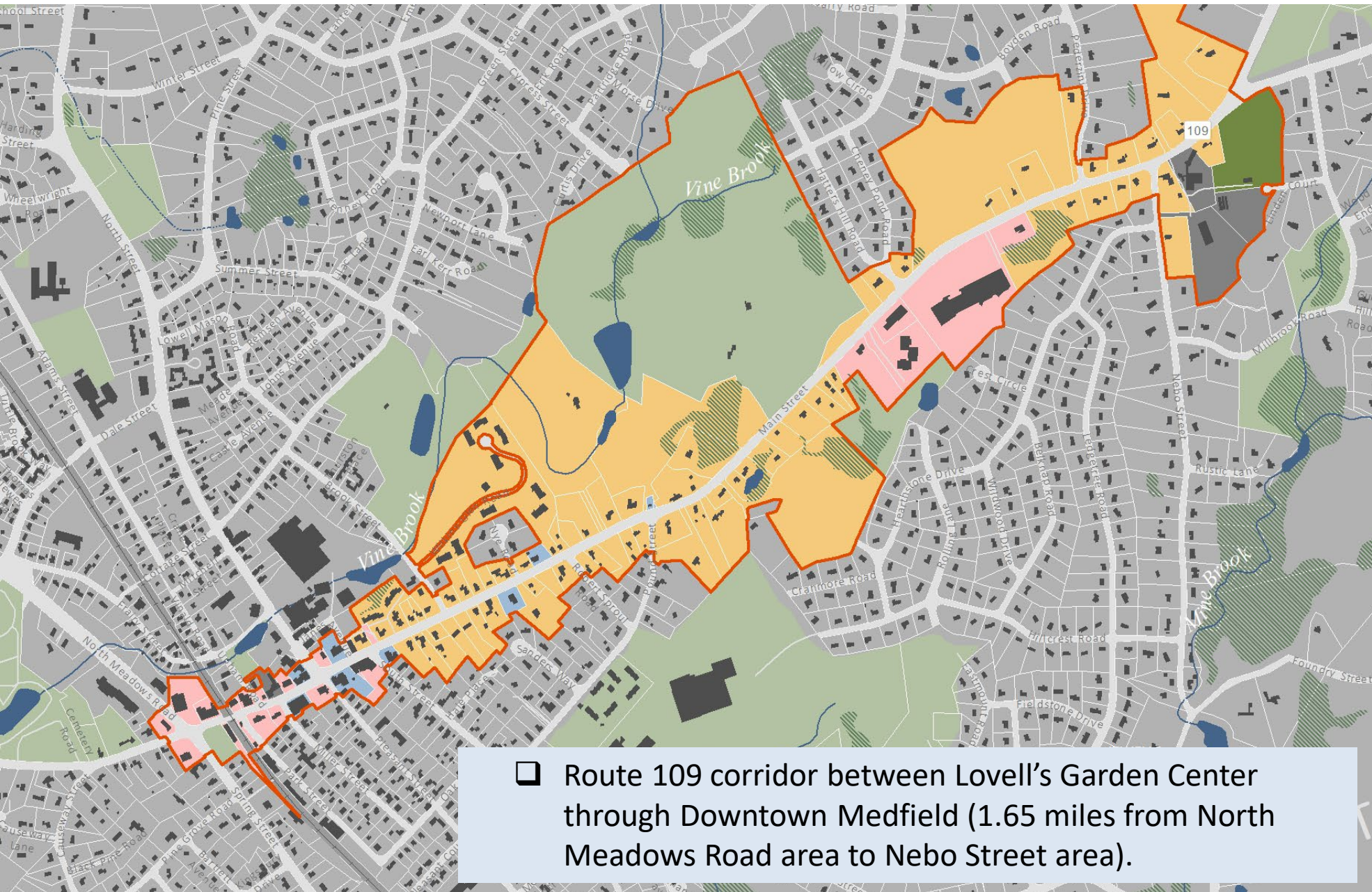
Downtown Mixed Use



Bridlefield OSRD (2001)



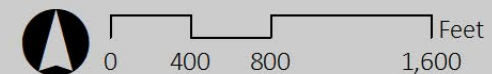
# MIXED-USE ANALYSIS



□ Route 109 corridor between Lovell's Garden Center through Downtown Medfield (1.65 miles from North Meadows Road area to Nebo Street area).

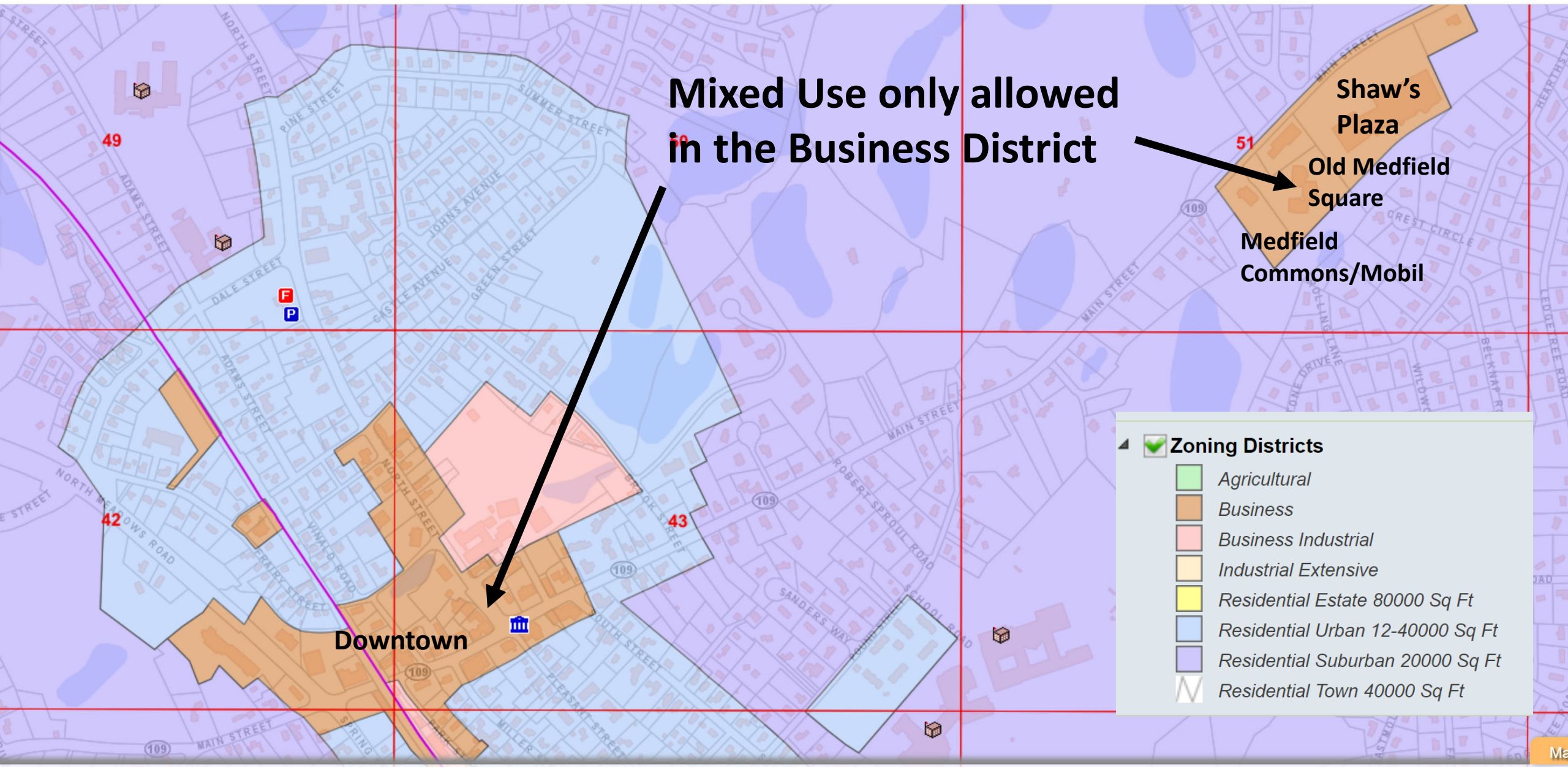
## Route 109 Existing Land Use

- Frontage Parcel Area
- Railroads
- Buildings
- Perennial Stream
- Intermittent Stream
- Water
- Swamps
- Parcels
- PRIV\_ROW
- RAIL\_ROW
- ROW
- WATER
- Open Space
- Multiple Use (Use Code 0XX)
- Residential (Use Code 1XX)
- Commercial (Use Code 3XX)
- Agricultural/Hort. Chapter 61A
- Exempt (Use Code 9XX)





# MIXED-USE ANALYSIS



Mixed Use only allowed  
in the Business District

Shaw's  
Plaza

Old Medfield  
Square

Medfield  
Commons/Mobil

Downtown



# MIXED-USE ANALYSIS

## Ch 300 Art 5 - Use Regulations

|       | Use  | A   | RE  | RT  | RS  | RU  | B  | BI | IE |
|-------|--|-----|-----|-----|-----|-----|----|----|----|
| 1.    | <b>Residential</b>   |     |     |     |     |     |    |    |    |
| 1.1.  | One-family dwelling (See § 300-14.10F)                               | YES | YES | YES | YES | YES | SP | NO | NO |
| 1.1a. | Accessory dwelling unit in single-family dwelling (See § 300-14.10I) | SP  | SP  | SP  | SP  | SP  | NO | NO | NO |
| 1.2.  | Two-family dwelling (Under § 300-14.10F)                             | NO  | NO  | NO  | NO  | NO  | SP | NO | NO |

**Limited Mixed Use allowed under § 300-14.10.F - Special Permits by Board of Appeals.**

F. Single-family dwelling and two-family dwellings only

- (1) Special permit required.
- (2) The principal commercial use must occupy all ground floor area (residential and commercial in upper)
- (3) Residential off-street parking must be provided.
- (4) Residential use must be protected from objectionable influences
- (5) Minimum lot area is 10,000 square feet.

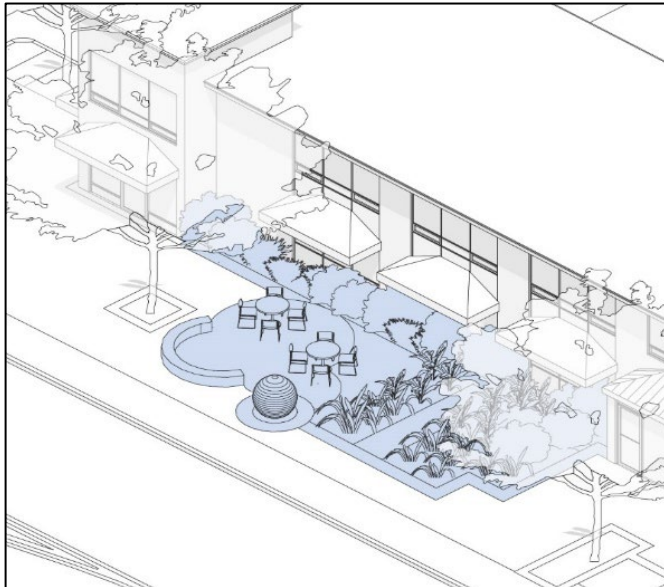
# MIXED-USE ANALYSIS

## Ch 300 Art 6 - Area, Height and Bulk Regulations

**§ 300-6.1 - Applicability of Area, Height and Bulk Regulations.**

**§ 300-6.2 - Area Regulations.**

**§ 300-6.3 - Height and Bulk Regulations.**



| ZONING<br>300 Attachment 2<br>Town of Medfield Table of Area Regulations<br>[Amended 4-24-2017 ATM by Art. 45; 4-29-2019 ATM by Art. 23] |   |                        |                            |                    |                 |                 |                 |                |                |
|--|---|------------------------|----------------------------|--------------------|-----------------|-----------------|-----------------|----------------|----------------|
| Zoning District  | Use   | Minimum Required       |                            |                    |                 |                 |                 |                |                |
|  |   | Lots                   |                            |                    |                 |                 | Yards           |                |                |
|  |   | Area*<br>(square feet) | Perfect Square<br>(feet)** | Frontage<br>(feet) | Width<br>(feet) | Depth<br>(feet) | Front<br>(feet) | Side<br>(feet) | Rear<br>(feet) |
| B  | Automotive sales, service or repair establishment | 40,000                 |                            | 200                | 200             | 100             | 25              | 12             | 12             |
|  | Motion picture or amusement & recreation          | 40,000                 |                            | 200                | 200             | 100             | 25              | 12             | 12             |
|  | Any other permitted business use                  | -0-                    |                            | (See § 300-6.2R)   |                 | -0-             | 7***            | ****           | -0-            |
|  | Any permitted residential use                     | 10,000                 |                            | (See § 300-6.2R)   |                 | -0-             | 7***            | ****           | -0-            |

### Notes:

\*\*\* See § 300-6.2S.

R. Width of Building Plus 24 Feet

S. Minimum 7-foot front yard setback, landscaped and access walks and driveways between building and sidewalk.



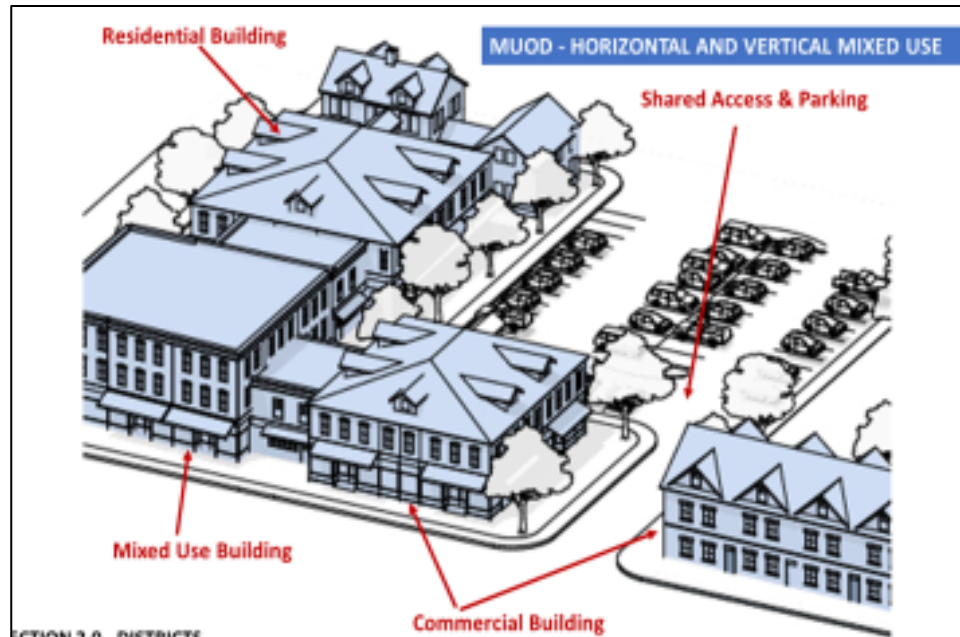
# MIXED-USE ANALYSIS

## Ch 300 Art 6 - Area, Height and Bulk Regulations

§ 300-6.1 - Applicability of Area, Height and Bulk Regulations.

§ 300-6.2 - Area Regulations.

§ 300-6.3 - Height and Bulk Regulations.



| ZONING<br>300 Attachment 3<br>Town of Medfield<br>Table of Height and Bulk Regulations<br>[Amended 4-24-2017 ATM by Arts. 41 and 47] |                       |                            |  |                      |  |
|--|-----------------------|----------------------------|--|----------------------|--|
| District   | Maximum Height (feet) | Permitted Height (stories) | Maximum Floor Area Ratio Including Accessory Buildings | Maximum Lot Coverage | Multifamily Dwelling Minimum Unit Floor Area (square feet) |
| A*   |                       |                            |  |                      |  |
| RE   | 35                    | 2 1/2                      | 0.20   | 10%                  | Not permitted  |
| RT   | 35                    | 2 1/2                      | 0.25   | 15%                  | Not permitted  |
| RS   | 35                    | 2 1/2                      | 0.35   | 20%                  | Not permitted  |
| RU<br>Single- Family   | 35                    | 2 1/2                      | 0.35   | 30%                  | Not applicable   |
| RU<br>Two- Family  | 35                    | 2 1/2                      | 0.35   | 25%***<br>30%****    | Not applicable   |
| RU<br>Multi- Family  | 35                    | 2 1/2                      | 0.35   | 35%                  | 500<br>450**   |
| B  | 35                    | 3                          | 0.75   | 90%                  | Not permitted  |
| BI   | 30                    | 2                          | 0.75   | 90%                  | Not permitted  |
| IE   | 35                    | 2                          | 0.50   | 90%                  | Not permitted  |

**NOTES:**  
 \* See § 300-5.5.  
 \*\* 450 square feet required for public housing for elderly.  
 \*\*\* See § 300-14.15.  
 \*\*\*\* See § 300-14.15G, Historic preservation incentive for two-family dwellings in the RU Zoning District.  
 300 Attachment 3:1 - 07 - 01 - 2017

# MIXED-USE ANALYSIS

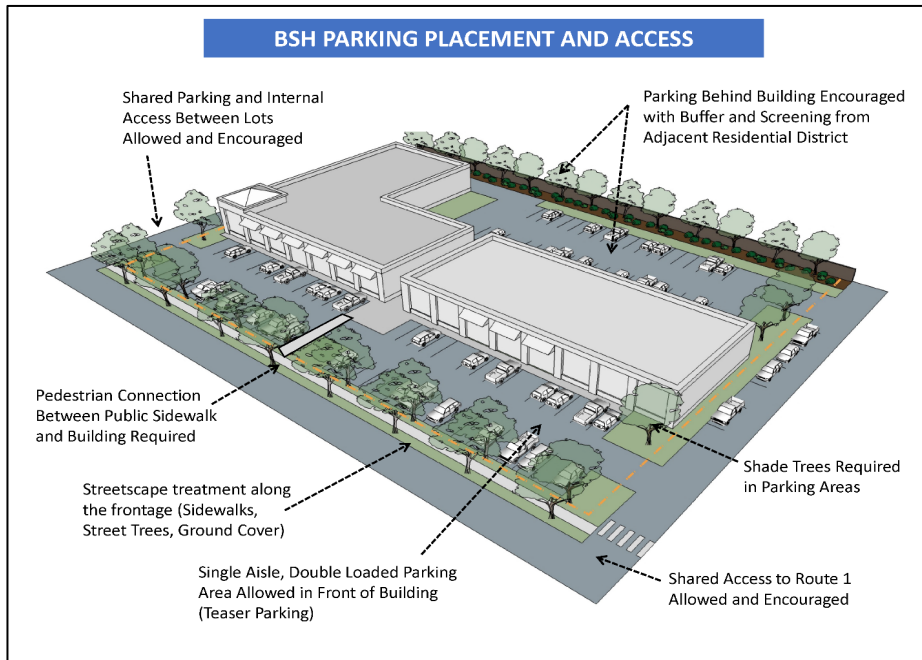
## Ch 300 Art 8 - Off-Street Parking and Loading Regulations

§ 300-8.1 - Table of Off-Street Parking Standards.

§ 300-8.2 - General parking and loading regulations.

§ 300-8.3 - Parking and loading space standards.

§ 300-8.4 - Downtown Parking District.



### Table of Off-Street Parking Standards

| Use                      | No. of Parking Spaces Per Unit |
|--------------------------|--------------------------------|
| Dwelling                 | 2 per unit                     |
| Dwelling in a B District | 1.5 per unit                   |

§ 300-8.4. Downtown Parking District.

- Downtown Parking District consisting of Main Street from South Street to Route 27 (Spring Street and North Meadow Road), North Street from Main Street to Green Street and Janes Avenue.
- Existing Uses on January 1, 1998 must maintain existing off-street parking but may be exempt from the parking requirements.
- Changes of use permitted in the underlying district may be allowed by ZBA special permit consider the impact of the proposed use compared prior uses, and not significantly increase the demand for parking.
- Expansion of existing uses or changes which increase parking demand and cannot meet parking requirements may be permitted a ZBA special permit considering impact of the proposed new use and the increased parking on the area.



# MIXED-USE ANALYSIS

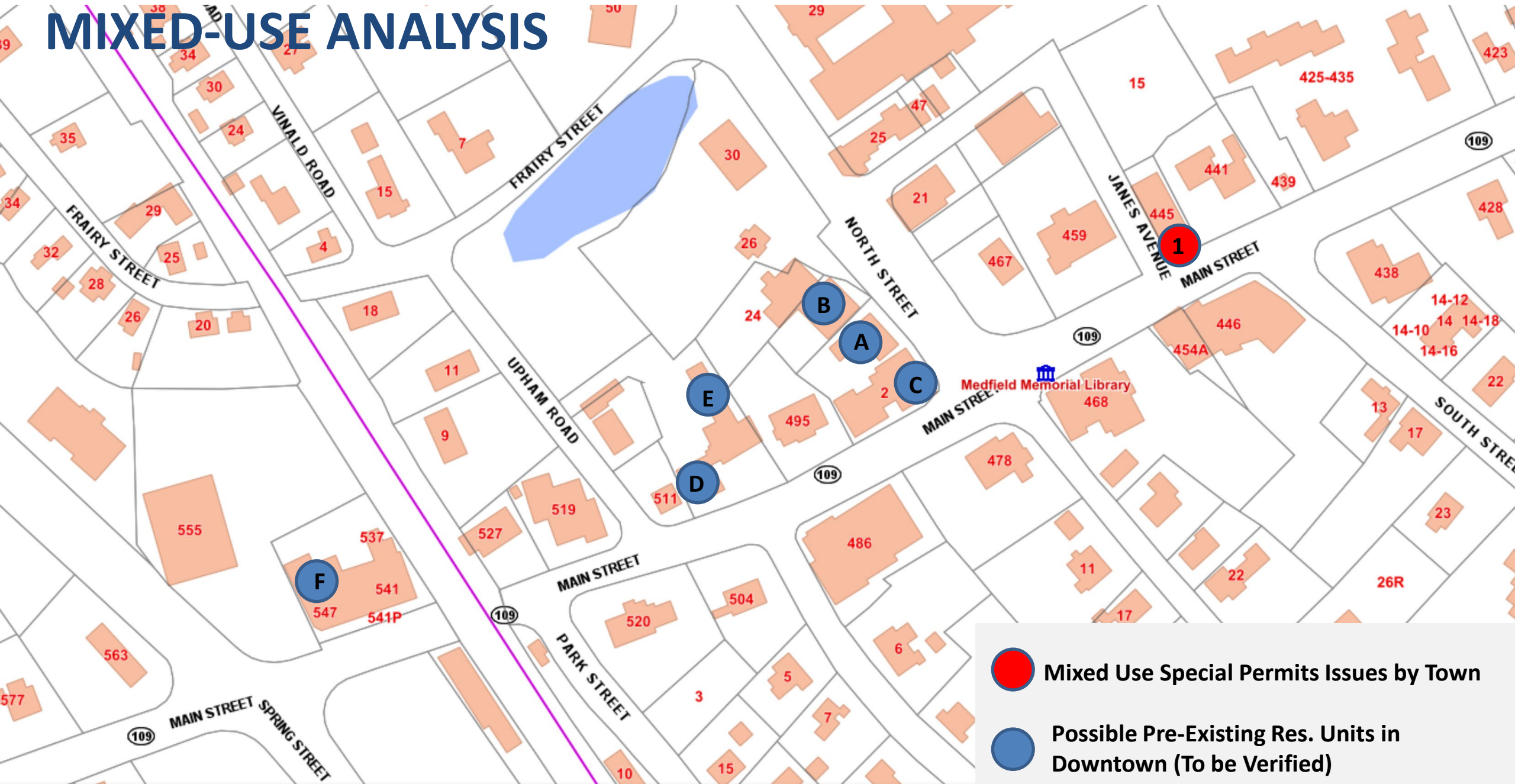
## Mixed Use Special Permits Issues Under 300-14.10F



1. 445 Main Street – Next to Town Hall. Has an existing residential unit on upper floor. Converted it to office space instead.
2. 70 North Street - Approved for 2 new residential units upstairs changed permit to office space instead.

## Possible Pre-Existing Residential Units in Business District (To be Verified)

- A. House of Pizza - 10 North Street
- B. Larkins Liquors Strip Plaza - 20 North Street
- C. Monks Building - 483 Main Street / 2 North Street. Royal Pizza on ground floor. Large building with space on upper floors for commercial or residential use. Potential code issues.
- D. Butterfly Tree - 505 Main Street - Retail space on ground floor with residential on 2<sup>nd</sup> floor
- E. 503 Main Street – Form real estate office and current vacant (Same owner as 505 Main St.)
- F. Palumbo's Liquors Plaza - 547 Main Street. Retail on ground floor and office/possibly residential on 2<sup>nd</sup> floor

# MIXED-USE ANALYSIS



-  Mixed Use Special Permits Issues by Town
-  Possible Pre-Existing Res. Units in Downtown (To be Verified)



# MIXED-USE ANALYSIS

## Mixed Use Special Permits Issues Under 300-14.10F

### 1. 445 Main Street

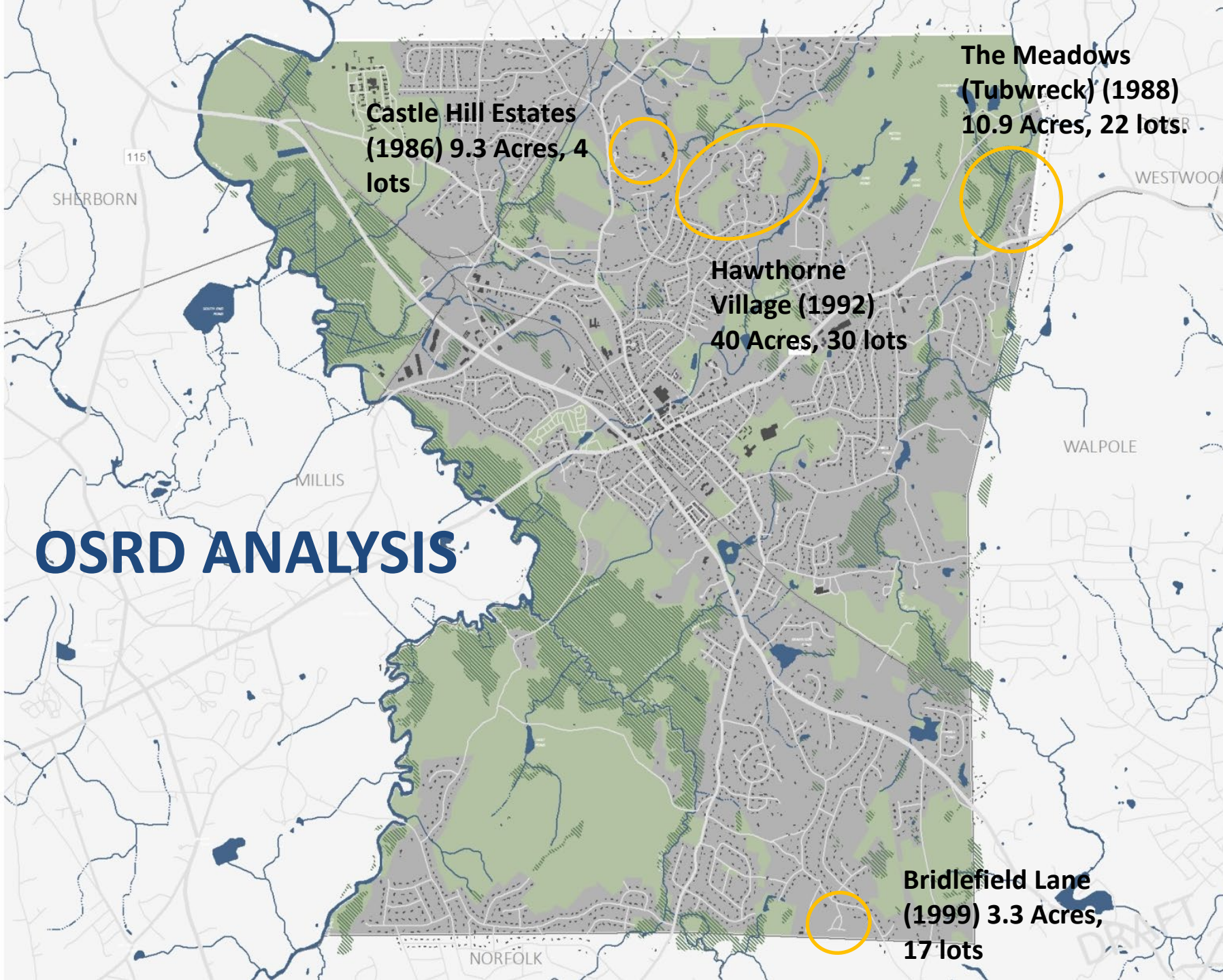
#### Possible Existing Res.

- A. House of Pizza - 10 North Street
- B. Larkins Liquors Strip Plaza - 20 North St
- C. Monks Building - 483 Main Street / 2 North St.
- D. Butterfly Tree - 505 Main St.
- E. 503 Main Street
- F. Palumbo's Liquors Plaza - 547 Main St.



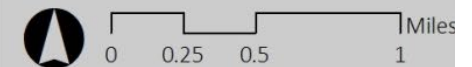


# OSRD ANALYSIS



## Medfield, MA Existing OSRD Subdivisions

- Railroads
- Buildings
- Perennial Stream
- Intermittent Stream
- Ditch/Canal
- Water
- Swamps
- Open Space





# OSRD ANALYSIS

|      | Use   | A  | RE | RT | RS | RU | B  | BI | IE |
|------|---|----|----|----|----|----|----|----|----|
| 1.   | Residential                                 |    |    |    |    |    |    |    |    |
| 1.5. | Open space residential development(§ 300-7) | NO | SP | SP | SP | SP | NO | NO | NO |

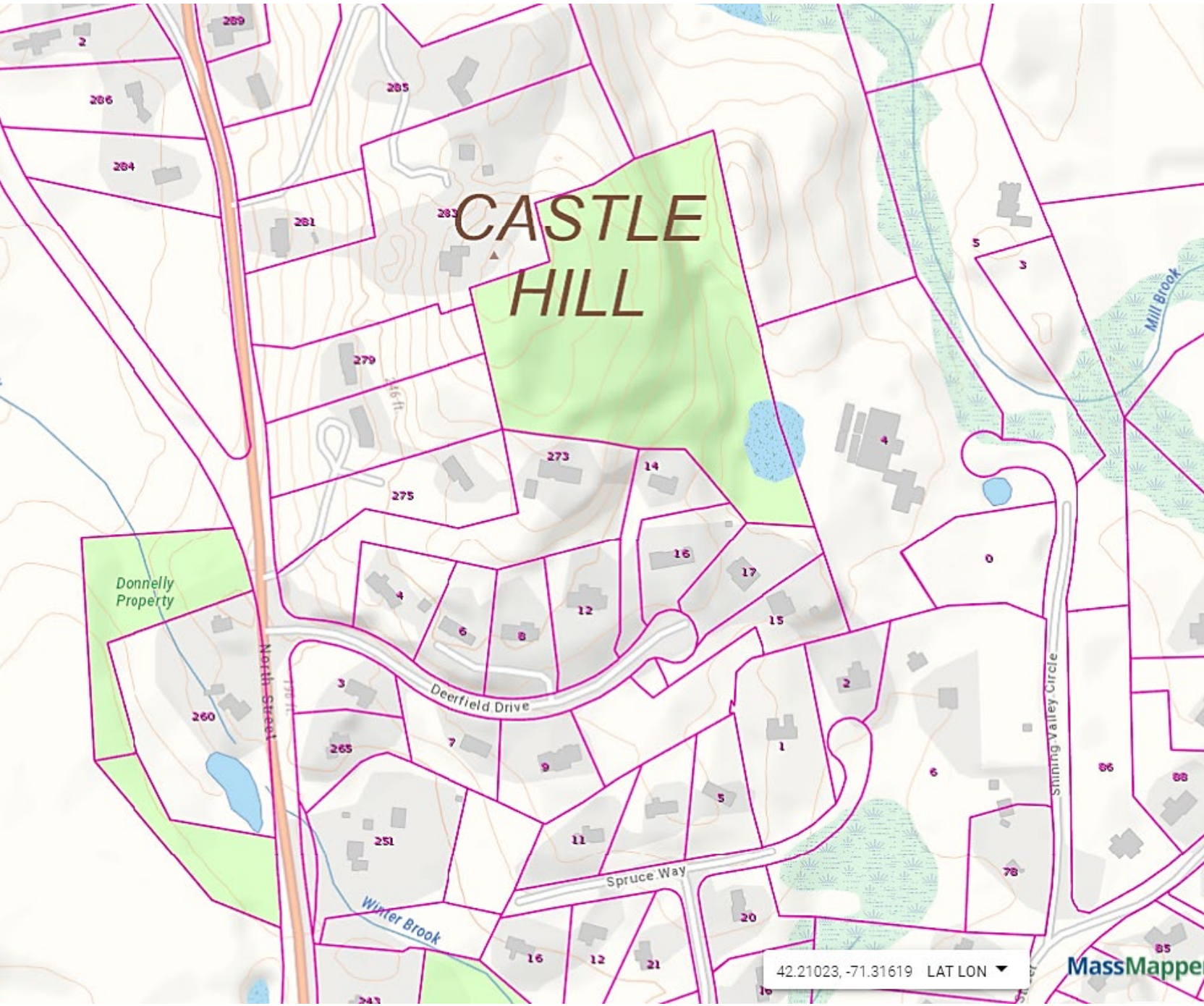
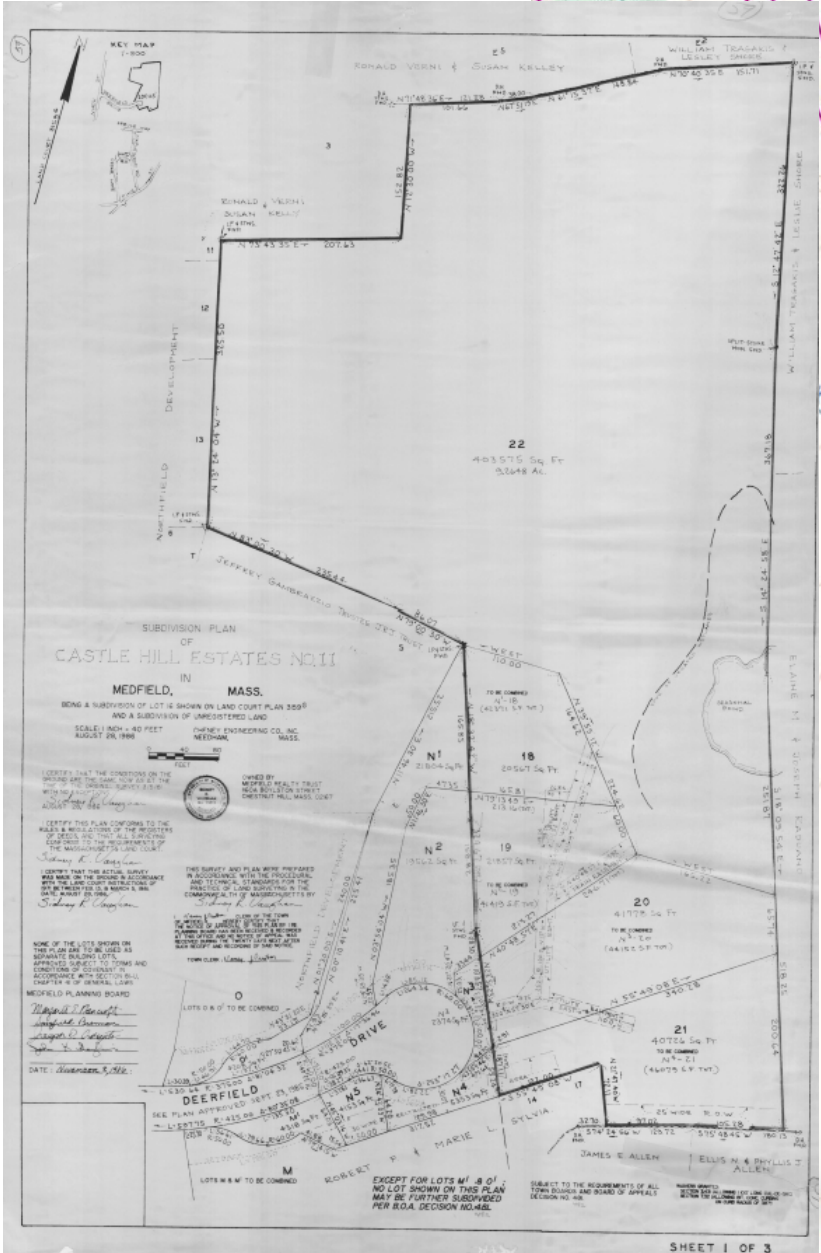
## Ch 300 Art 7 - Open Space Residential Zoning

- § 300-7.1 Purpose; application process.
- § 300-7.2 Conditions for granting special permit.
- § 300-7.3 Ownership of and restrictions on open land.
- § 300-7.4 Compliance with subdivision regulations.
- § 300-7.5 Conditions on approval.
- § 300-7.6 Further subdivision prohibited.

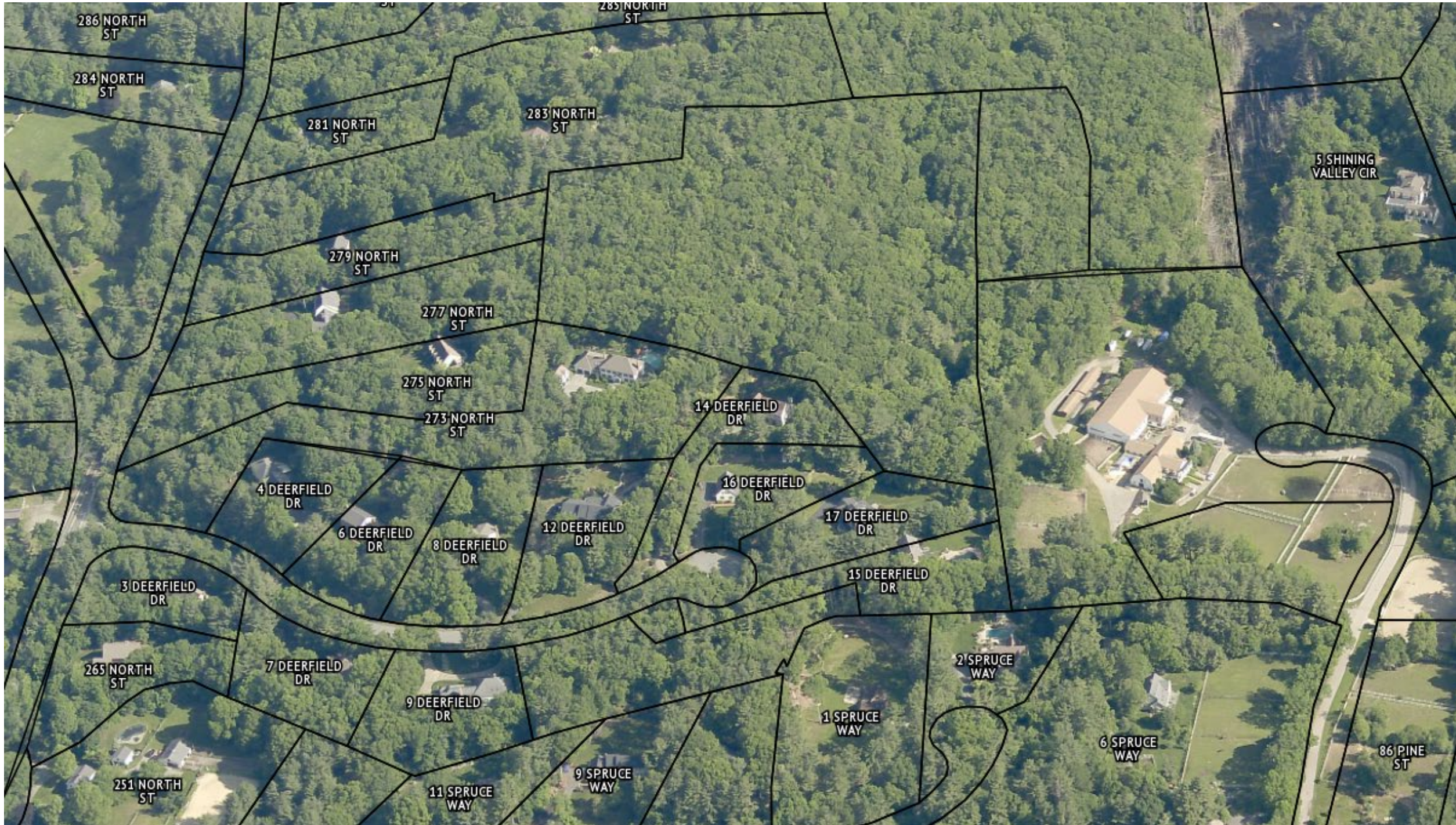
## Conditions

- 25% minimum open space conservation
- Ponds excluded from yield calculations
- Size of tract at least **10 times minimum lot size** in a given zoning district.
- No more than 25% of the open land in the tract may be wetlands, Floodplain/ Watershed districts, or greater than 20% slope.
- Public water and shared wastewater required.
- Lots abutting adjoining lots must conform to requirements of adjacent zone, or **50 foot minimum buffer zone**.
- 12,000 square foot min. lot size with 80 foot frontage, 100 foot width and depth, and 80 foot perfect square.

Castle Hill Estates (1986)  
9.3 Acres, 4 lots







286 NORTH ST

284 NORTH ST

281 NORTH ST

283 NORTH ST

279 NORTH ST

277 NORTH ST

275 NORTH ST

273 NORTH ST

14 DEERFIELD DR

16 DEERFIELD DR

17 DEERFIELD DR

15 DEERFIELD DR

12 DEERFIELD DR

8 DEERFIELD DR

6 DEERFIELD DR

4 DEERFIELD DR

3 DEERFIELD DR

265 NORTH ST

7 DEERFIELD DR

9 DEERFIELD DR

1 SPRUCE WAY

2 SPRUCE WAY

6 SPRUCE WAY

251 NORTH ST

11 SPRUCE WAY

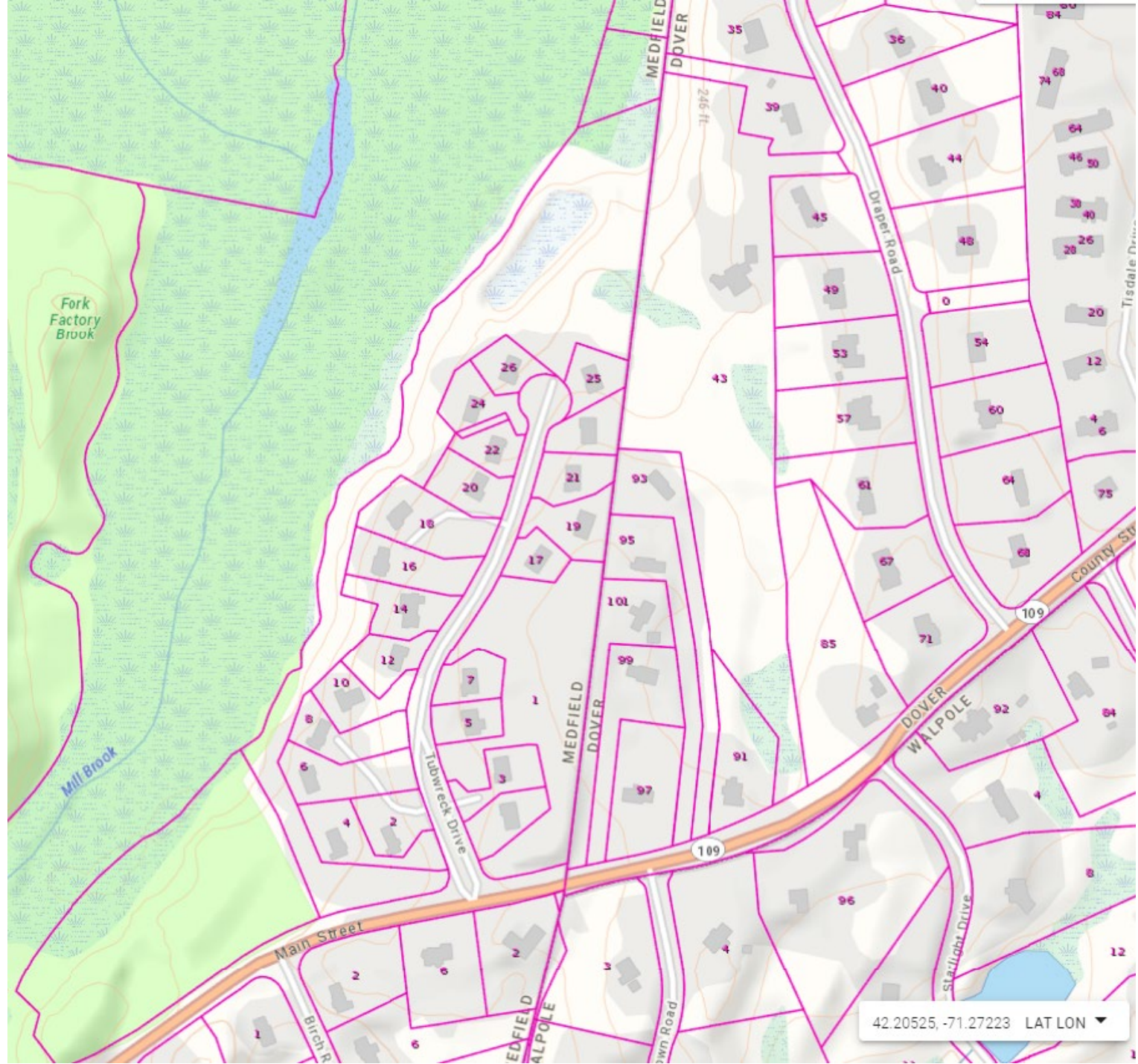
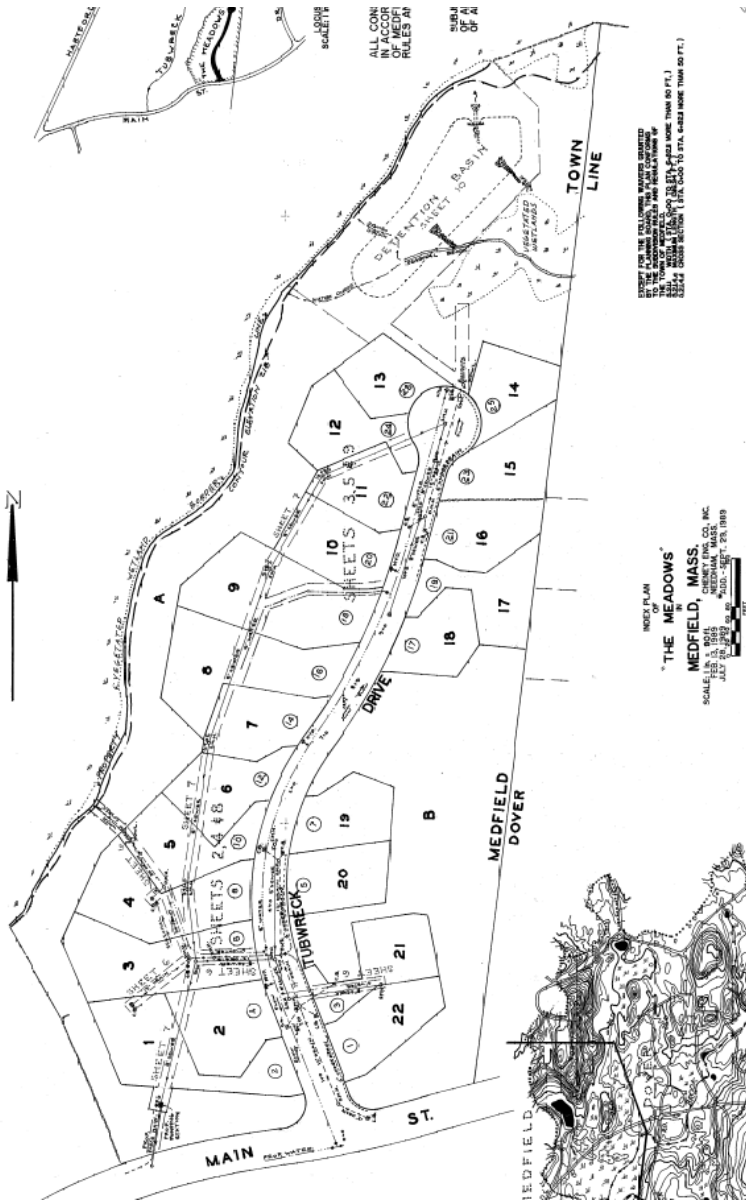
9 SPRUCE WAY

86 PINE ST

5 SHINING VALLEY CIR



**The Meadows (Tubwreck)**  
**(1988) 10.9 Acres, 22 lots.**





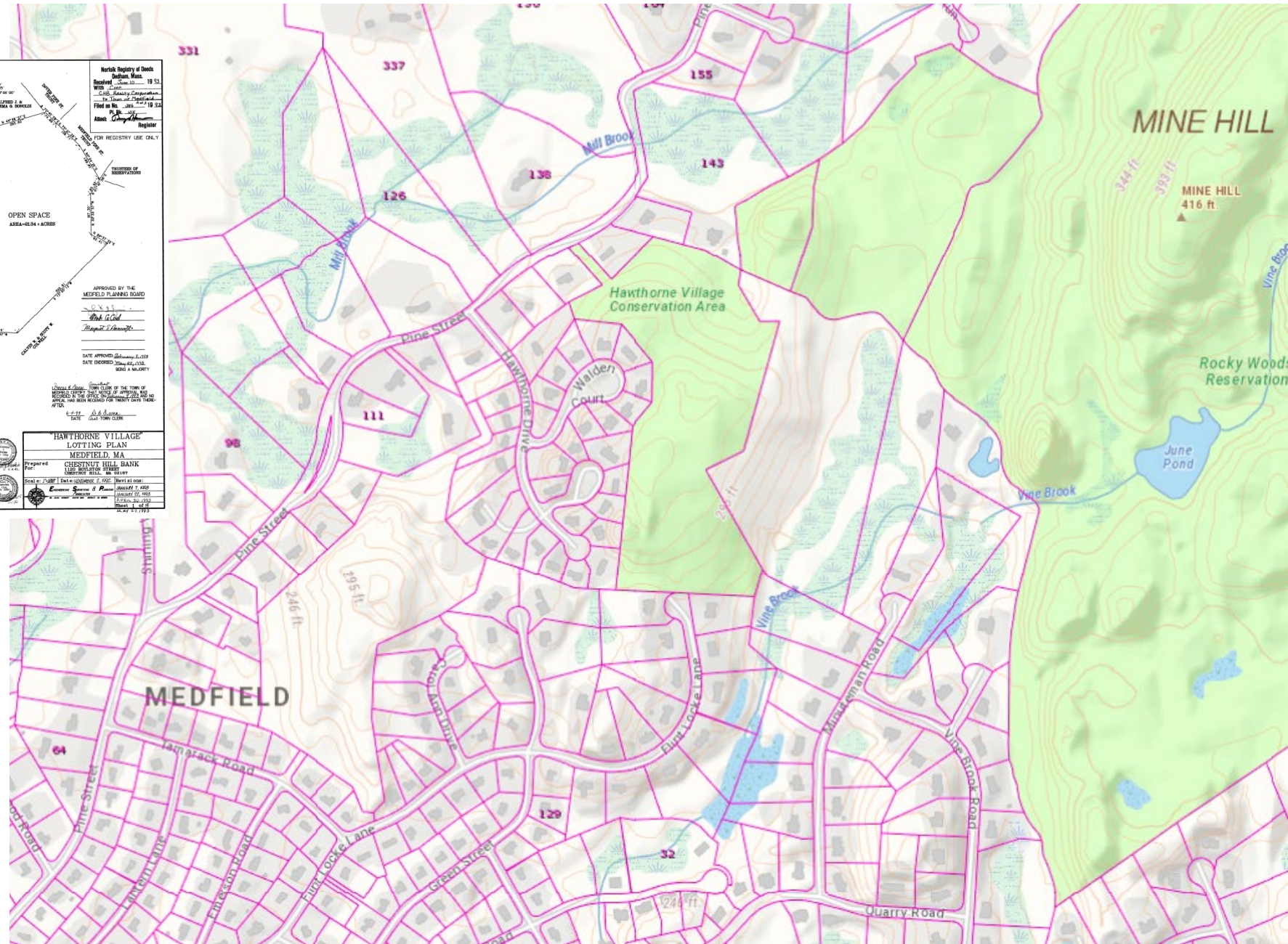
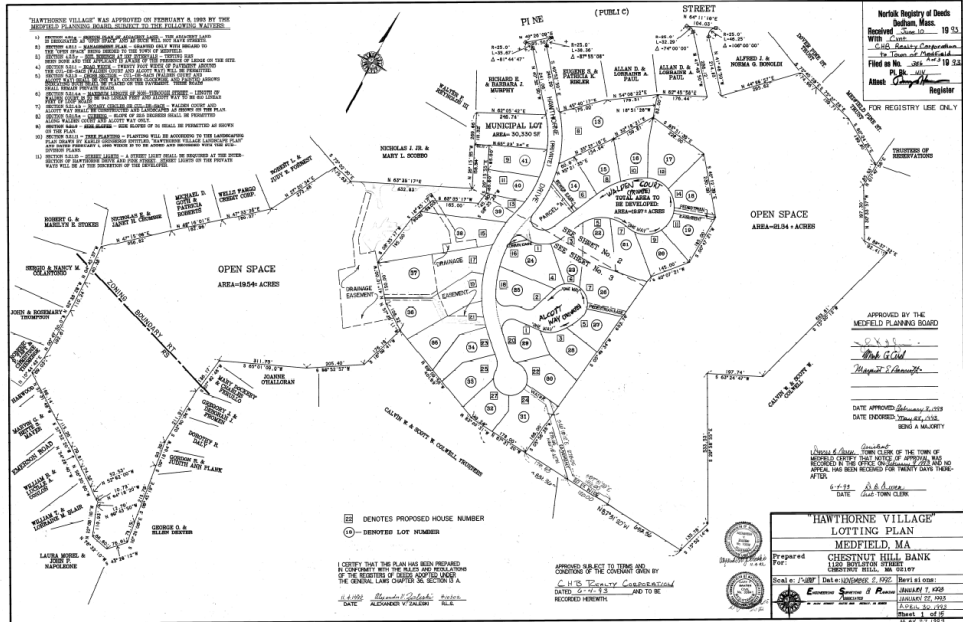








## Hawthorne Village (1992) 40 Acres, 30 lots







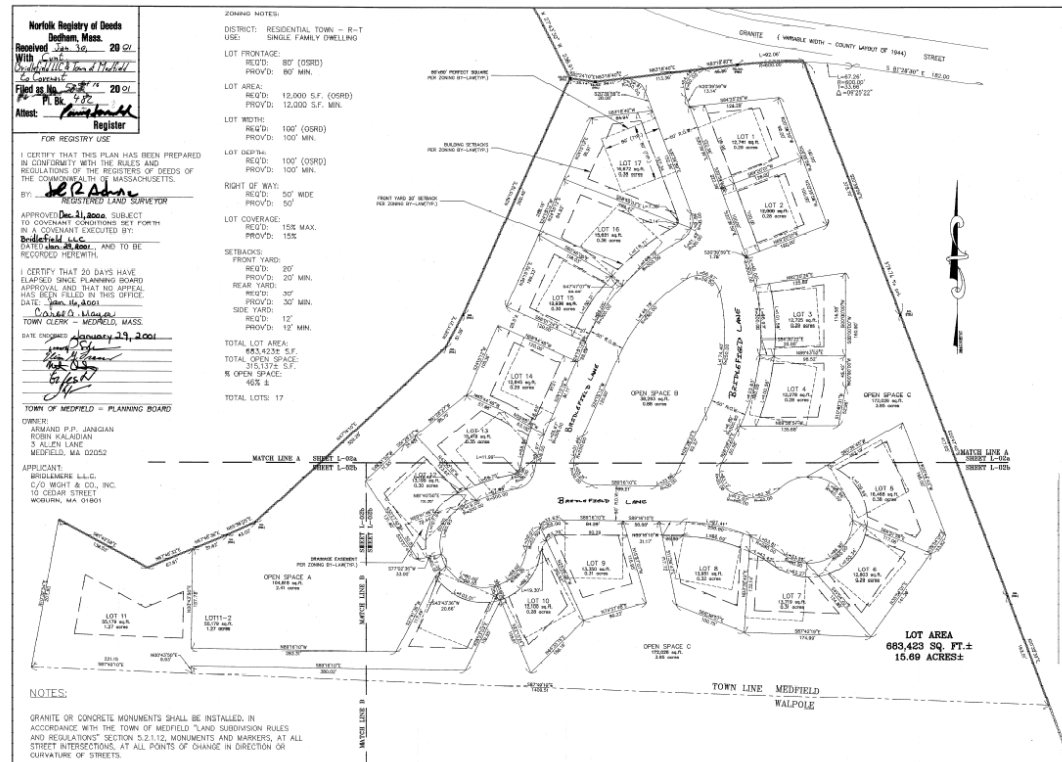








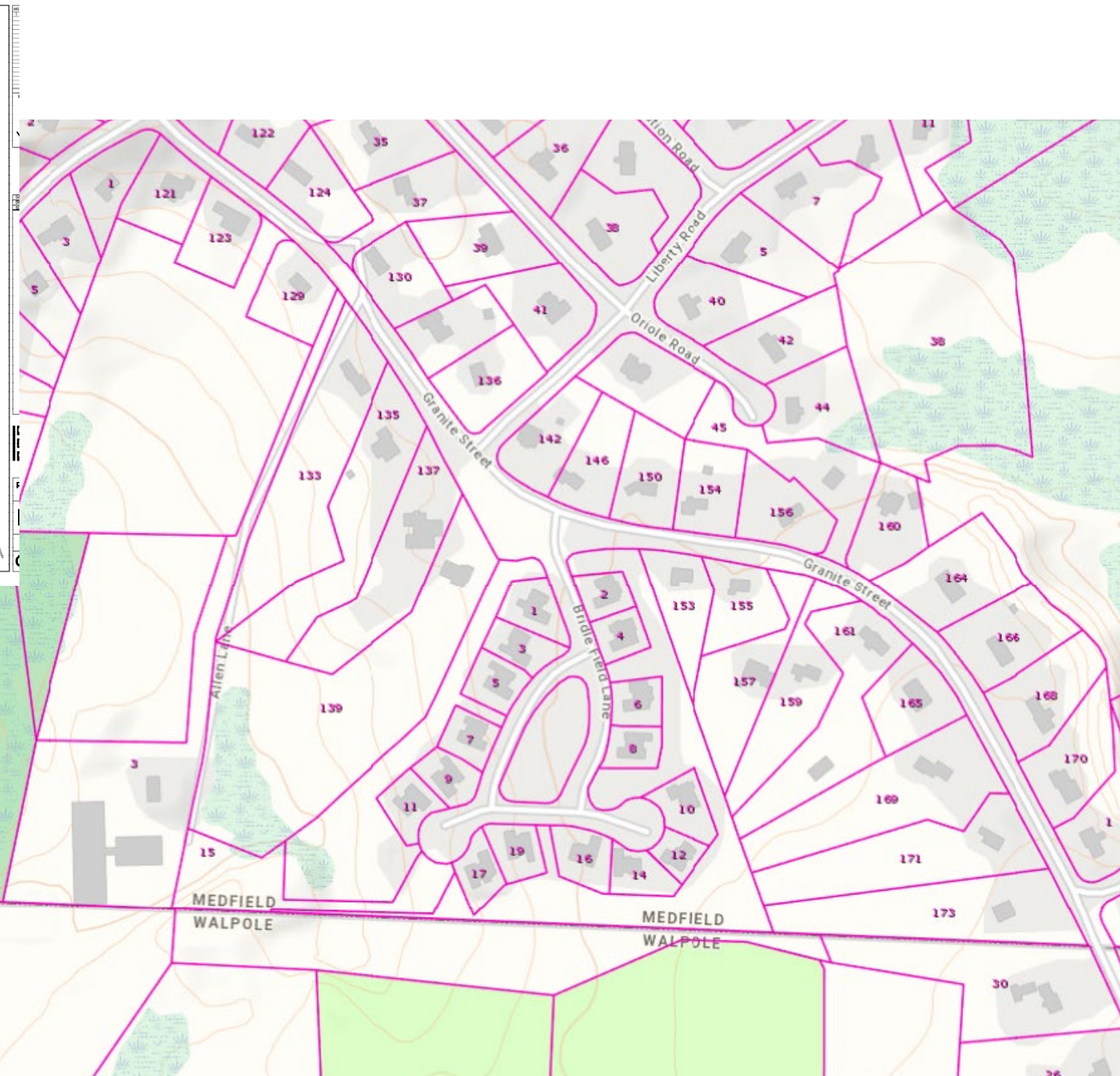




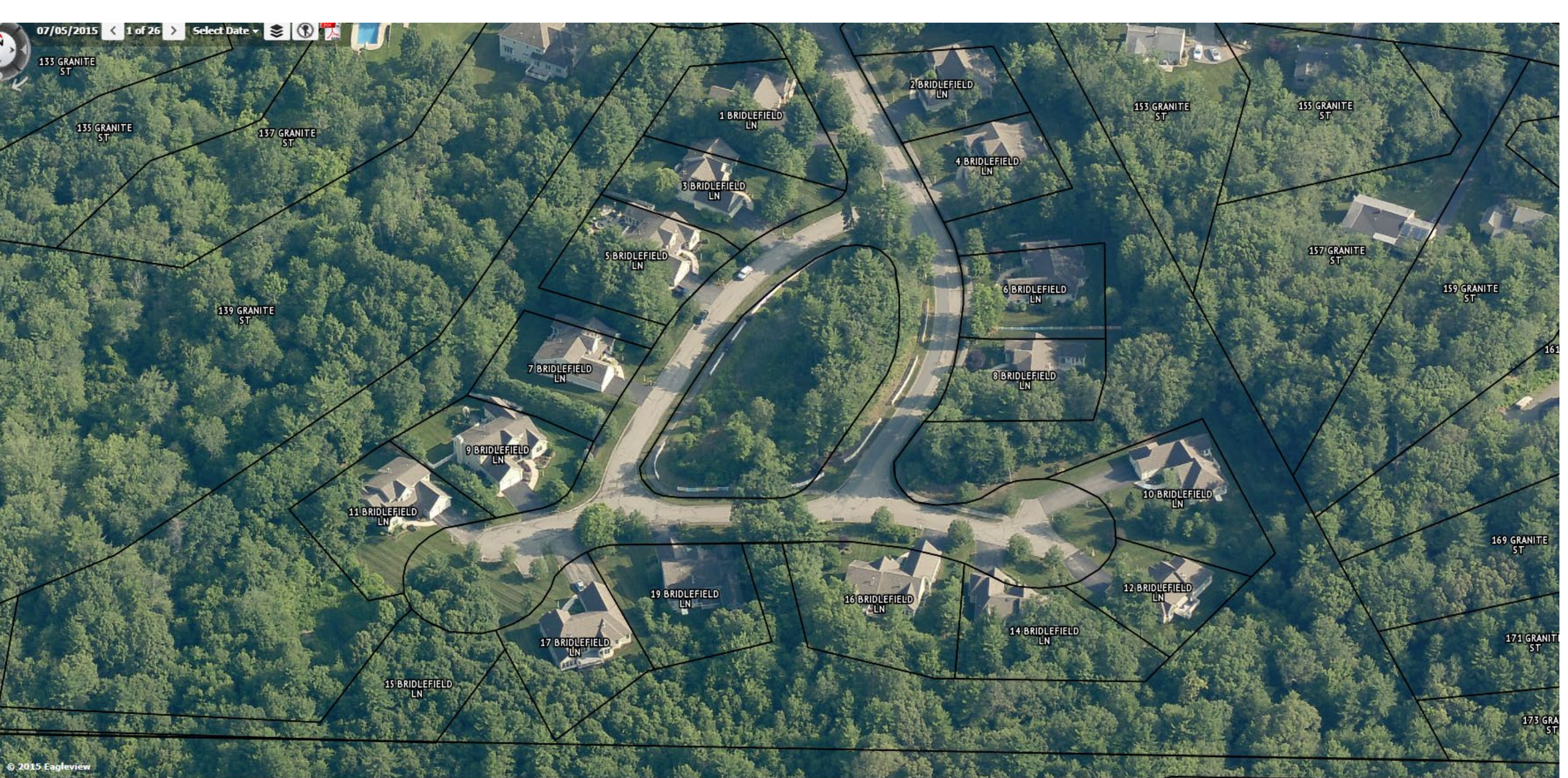
## Bridlefield Lane (1999)

### 3.3 Acres, 17 lots

Charles River  
Natural Valley  
Storage Area







133 GRANITE ST

135 GRANITE ST

137 GRANITE ST

139 GRANITE ST

1 BRIDLEFIELD LN

3 BRIDLEFIELD LN

5 BRIDLEFIELD LN

7 BRIDLEFIELD LN

9 BRIDLEFIELD LN

11 BRIDLEFIELD LN

15 BRIDLEFIELD LN

17 BRIDLEFIELD LN

19 BRIDLEFIELD LN

16 BRIDLEFIELD LN

14 BRIDLEFIELD LN

153 GRANITE ST

155 GRANITE ST

157 GRANITE ST

159 GRANITE ST

169 GRANITE ST

171 GRANITE ST

173 GRANITE ST

2 BRIDLEFIELD LN

4 BRIDLEFIELD LN

6 BRIDLEFIELD LN

8 BRIDLEFIELD LN

10 BRIDLEFIELD LN

12 BRIDLEFIELD LN



**Castle Hill Estates (1986) 9.3 Acres, 4 lots**



**The Meadows (Tubwreck) (1988) 10.9 Acres, 22 lots.**

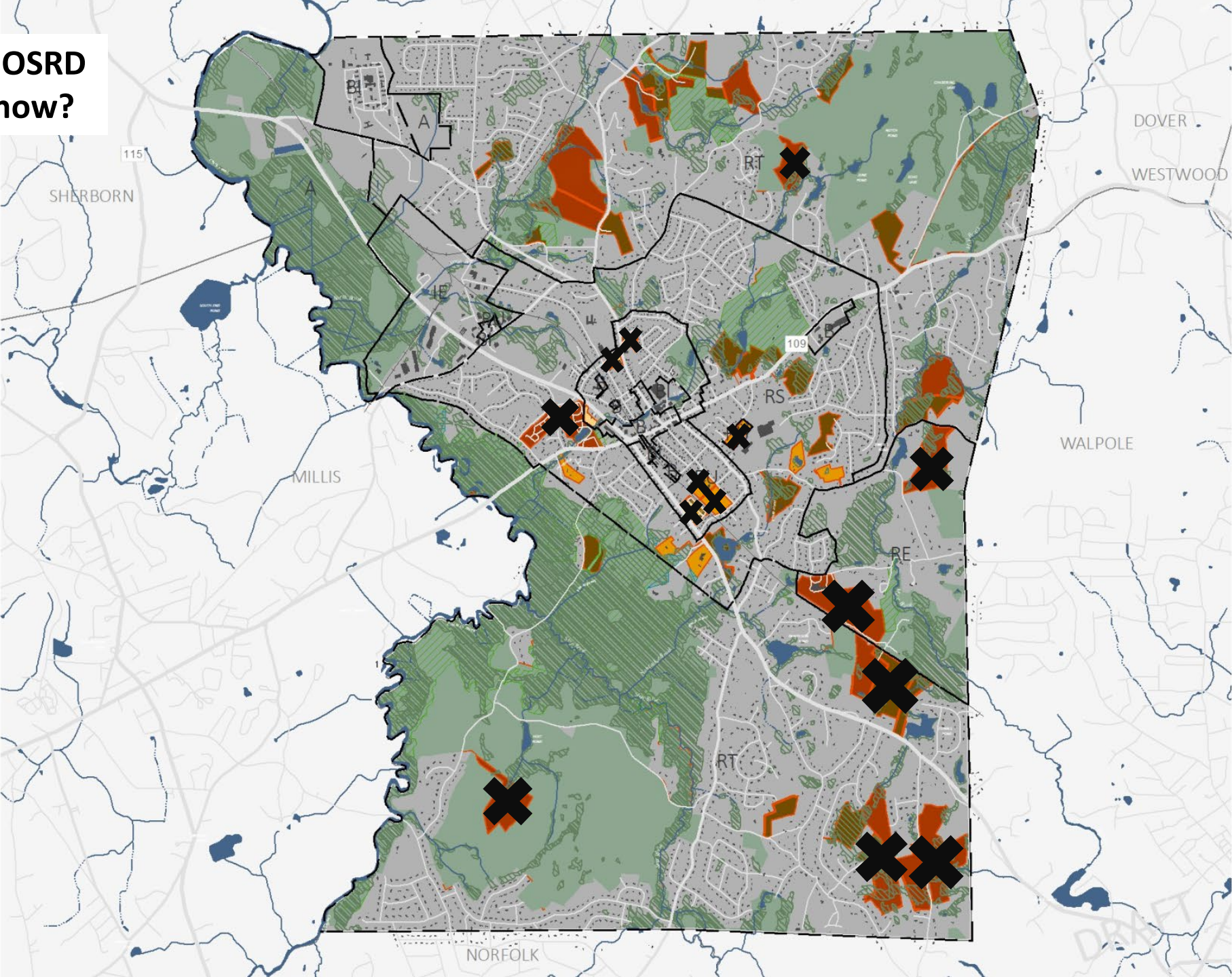


**Bridlefield Lane (1999)  
3.3 Acres, 17 lots**





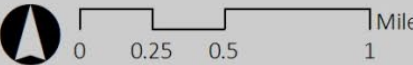
Where is OSRD possible now?



# OSR Minimum Area

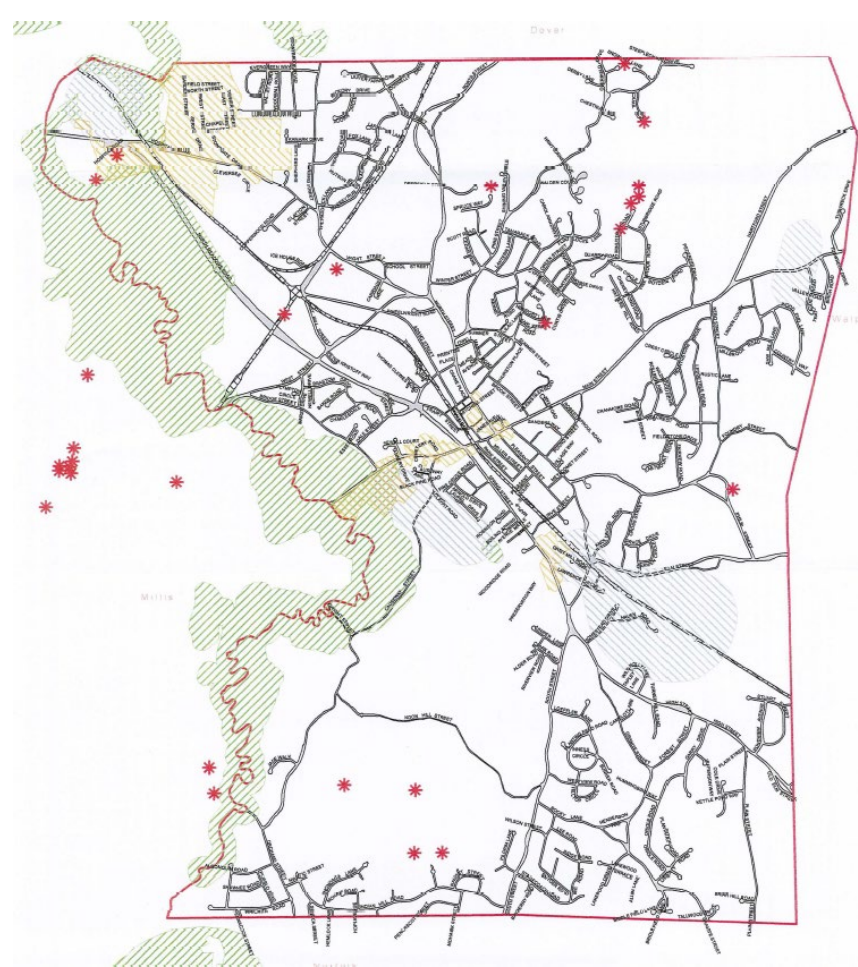
Medfield Zoning  
January 24, 2022

- ZONING
- Railroads
- Buildings
- Perennial Stream
- Intermittent Stream
- Ditch/Canal
- Water
- DEP Wetlands
- Swamps (Town GIS)
- Conservation Restriction
- CR/APR Combination
- Other Legal Interest
- Protected Open Space
- 10X District Min. Area NOT
- 10X District Min. Area POSSIBLE (does not consider wetlands, Floodplain, Watershed Protection, slope)
- <120K SF
- 120K-200K SF
- 200K-400K SF
- 400K-800K SF
- 800K SF -100 AC
- 100 AC

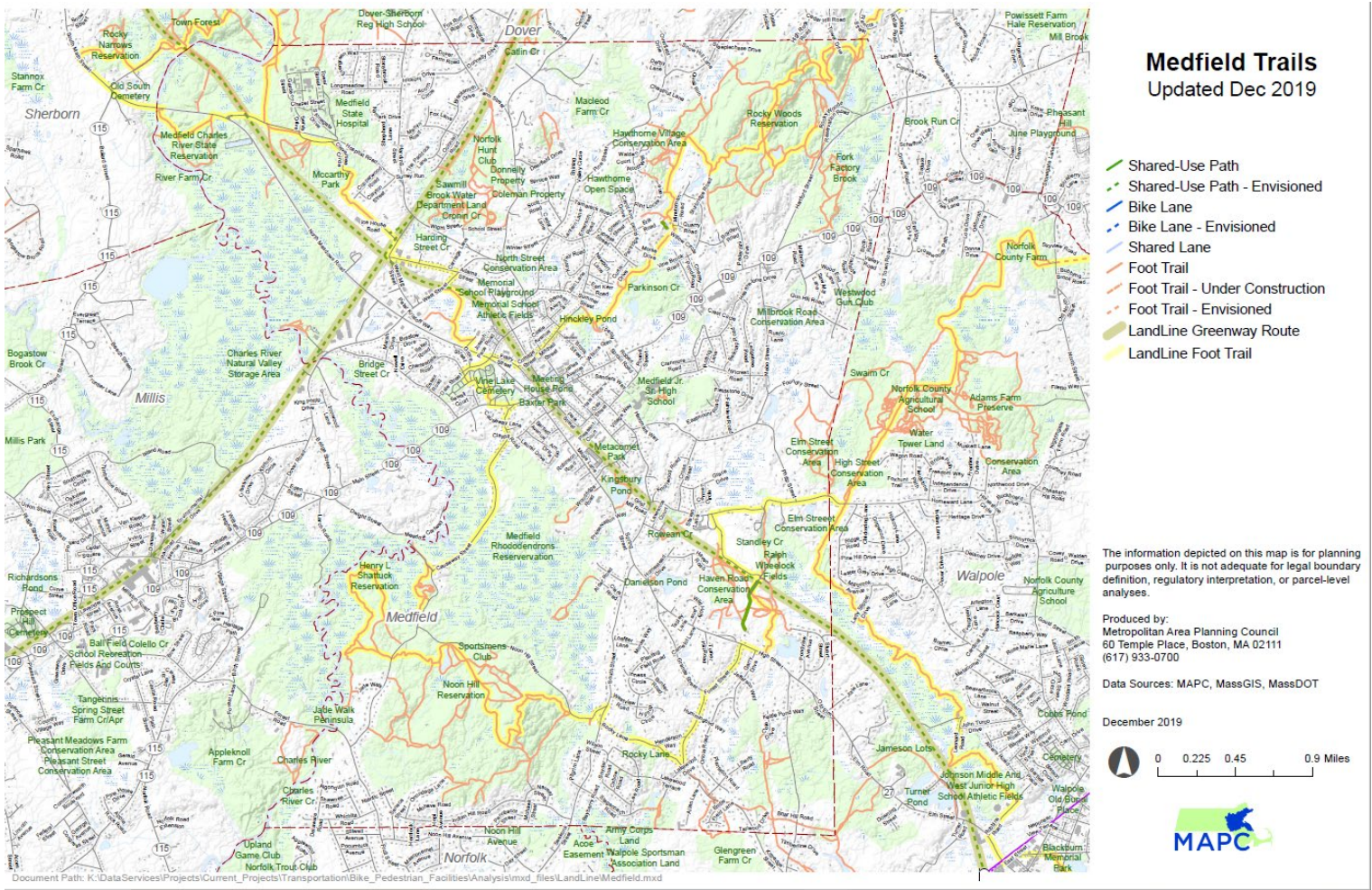




# How could OSRD better serve Medfield's goals?



Conservation of Unique Features identified in OSRP



Filling links in town-wide trail system

Other needs: housing diversity, historic preservation, scenic enhancement?



# KEY ISSUES, OPPORTUNITIES & QUESTIONS

1. What should be the boundaries of the Mixed Use Overlay District?
2. What is the level of mixed uses, intensity, and density desired in the MUOD?
3. What forms of residential development, housing types, and on-site amenities are desired in the OSRD
4. What's the market opportunities MUOD and OSRD and where are the opportunity sites?
5. Stakeholders?
6. Next Steps



# KEY ISSUES, OPPORTUNITIES & QUESTIONS

What should mixed use be in the Downtown Area and Route 109 Corridor?

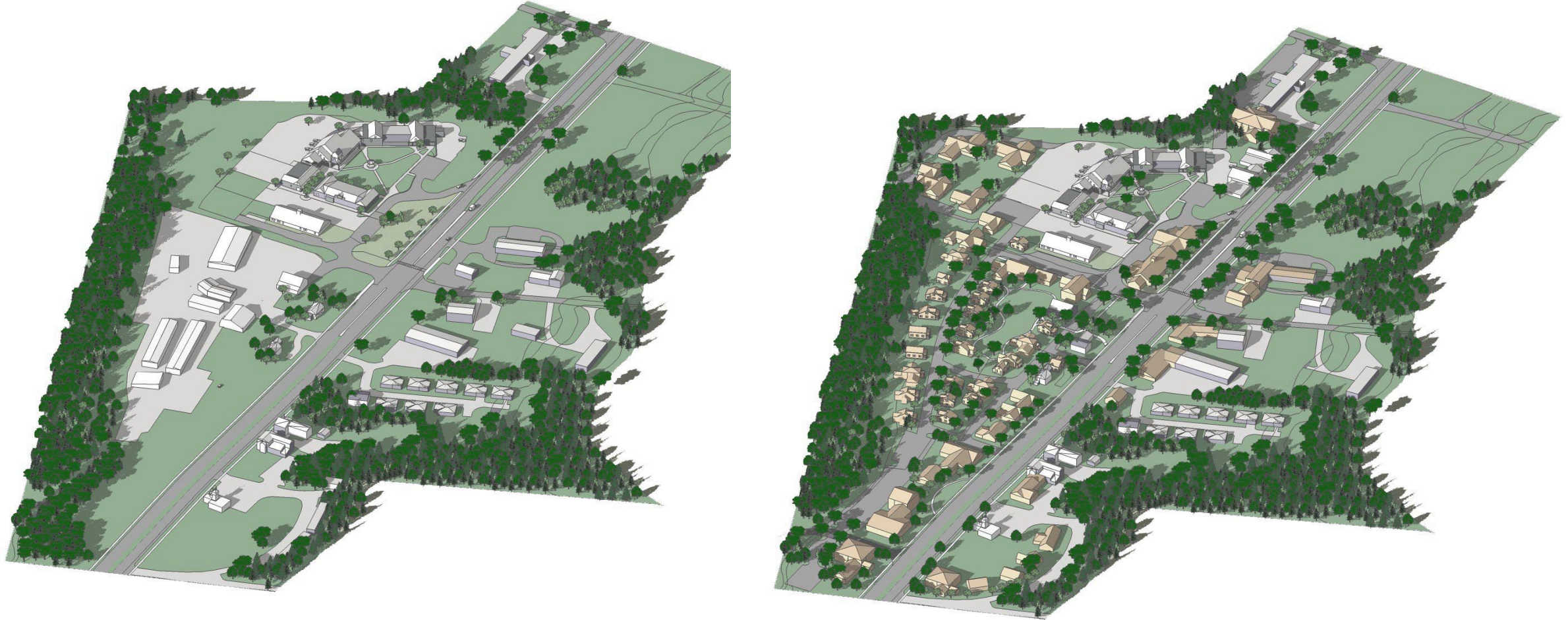


**Grafton Neighborhood Center Development under Current Zoning and under new MUOD**



# KEY ISSUES, OPPORTUNITIES & QUESTIONS

What should Mixed Use be in the Downtown Area and Route 109 Corridor?



Existing Conditions and New Mixed Use Overlay District on Route 7 Corridor in Shelburne Vermont



# KEY ISSUES, OPPORTUNITIES & QUESTIONS

What should Mixed Use be in the Downtown Area and Route 109 Corridor?



Existing Conditions and Vision for New Infill Development, Shared Parking, Multi-mobility and Streetscape Improvements in Groton Village, MA



# KEY ISSUES, OPPORTUNITIES & QUESTIONS

What should Mixed Use be in the Downtown Area and Route 109 Corridor?



**Main Street, Florence Village Today**

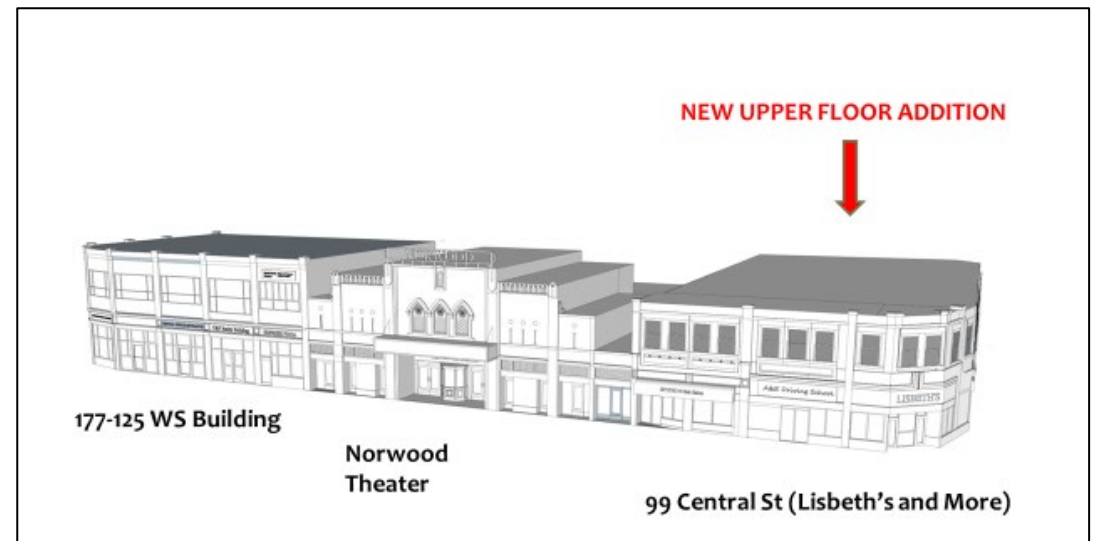
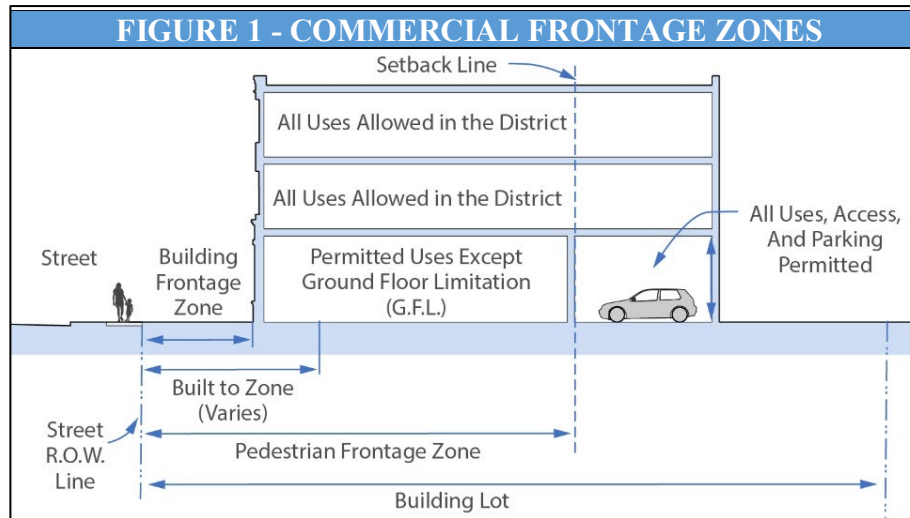
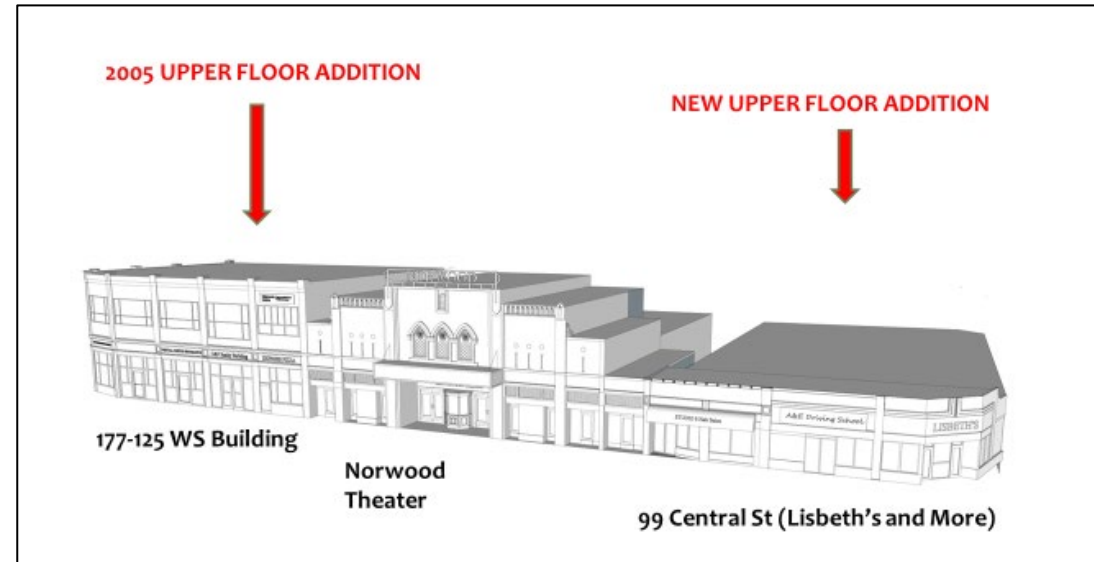
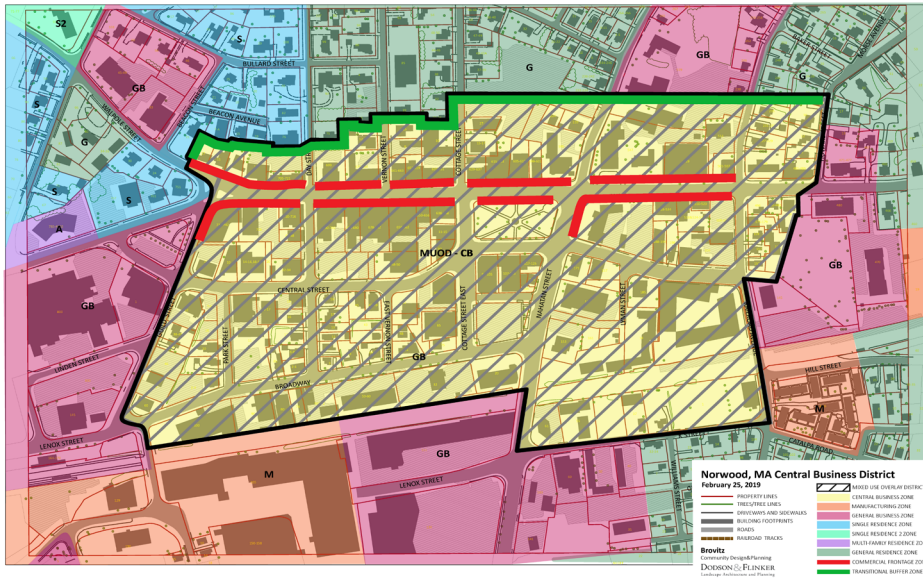


**Main Street, Florence Village in the Future with Higher Intensity and Density Standards to Create a Traditional Walkable Village Center**



# KEY ISSUES, OPPORTUNITIES & QUESTIONS

What should Mixed Use be in the Downtown Area and Route 109 Corridor?



Downtown Norwood Mixed Use Overlay District



## KEY ISSUES, OPPORTUNITIES & QUESTIONS

## What should Mixed Use be in the Downtown Area and Route 109 Corridor?



**705-721 Washington St (Salon Rouge & More)**

### ADD UPPER FLOOR ADDITION



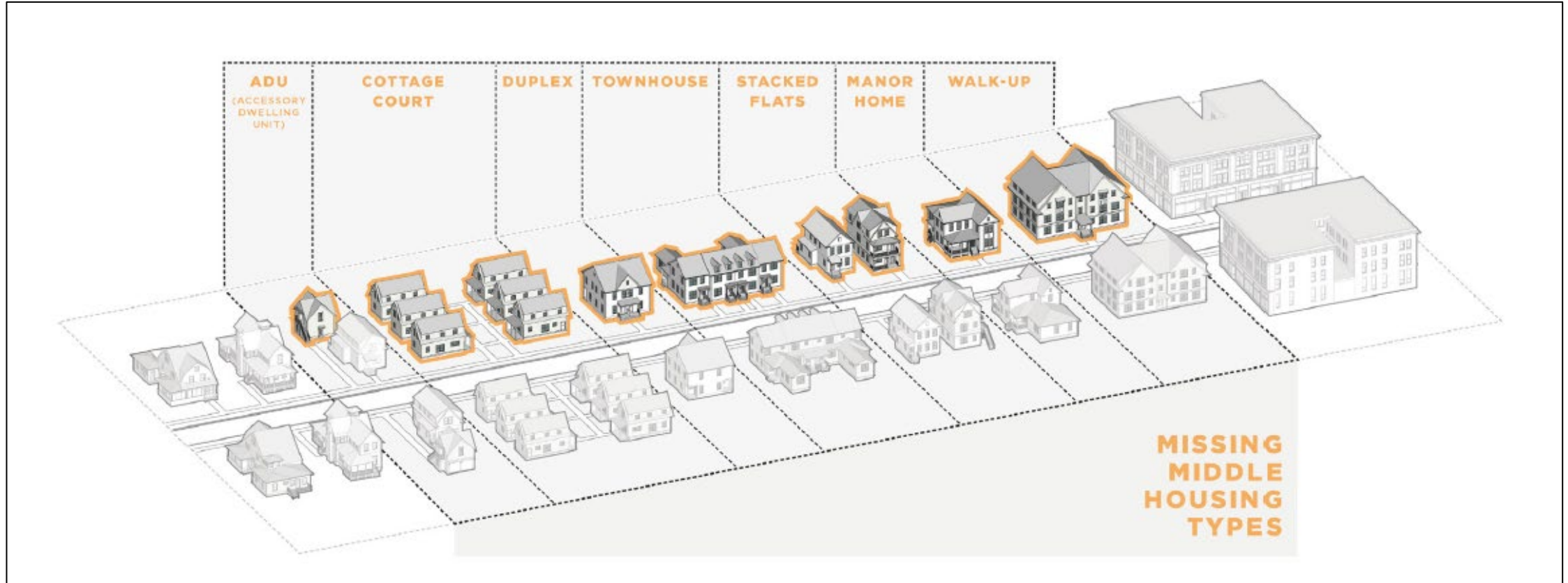
**705-721 Washington St (Salon Rouge & More)**

## Downtown Norwood Mixed Use Overlay District



# KEY ISSUES, OPPORTUNITIES & QUESTIONS

What forms of residential development and housing types are desired in the OSRD?



From A Framework For Form-Based Codes On Cape Cod, Cape Cod Commission; Diagram from Union Studio

## The Missing Middle



# KEY ISSUES, OPPORTUNITIES & QUESTIONS

What forms of residential development and housing types are desired in the OSRD?

Emerson Green – Devens (TND)



**Compact Development/Traditional Neighborhood Development (TND)**



# KEY ISSUES, OPPORTUNITIES & QUESTIONS

What forms of residential development and housing types are desired in the OSRD?

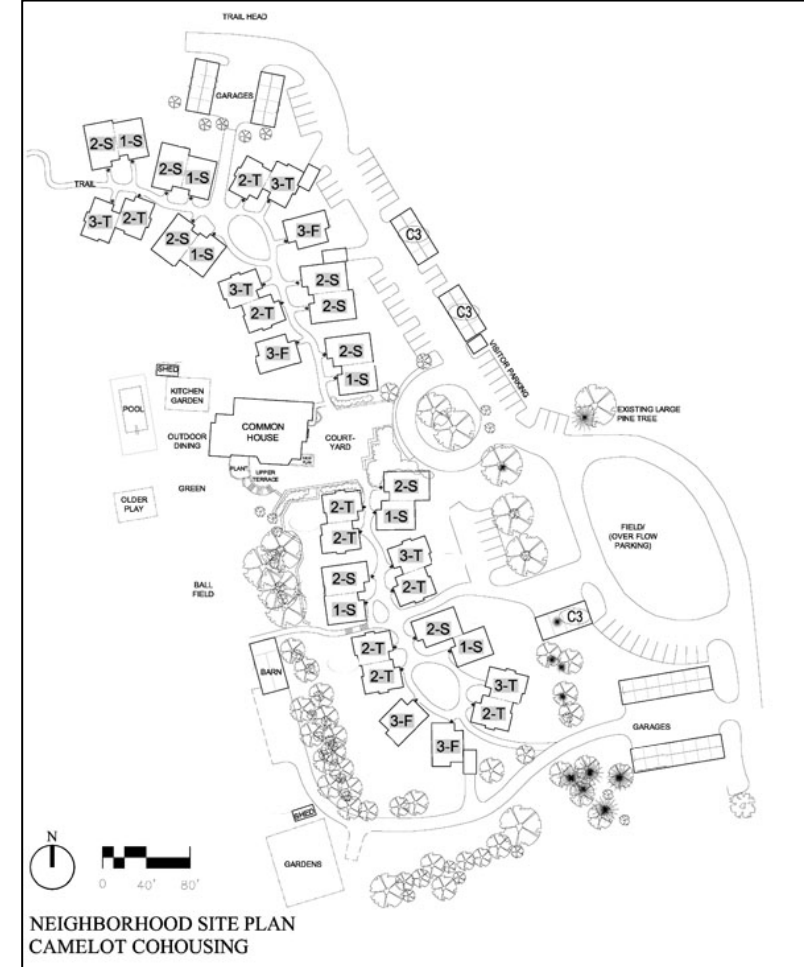


Compact Development/Cottage Court



# KEY ISSUES, OPPORTUNITIES & QUESTIONS

What forms of residential development and housing types are desired in the OSRD?

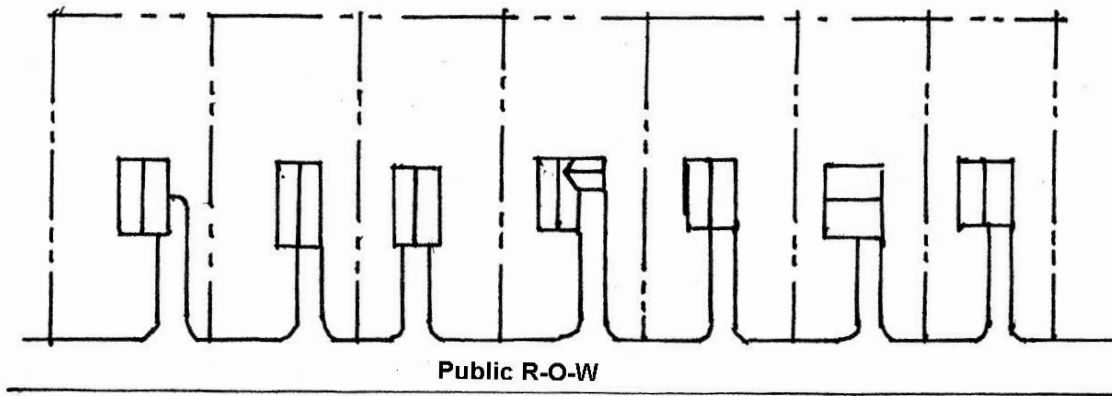


Compact Development/Cohousing (Shared Living)

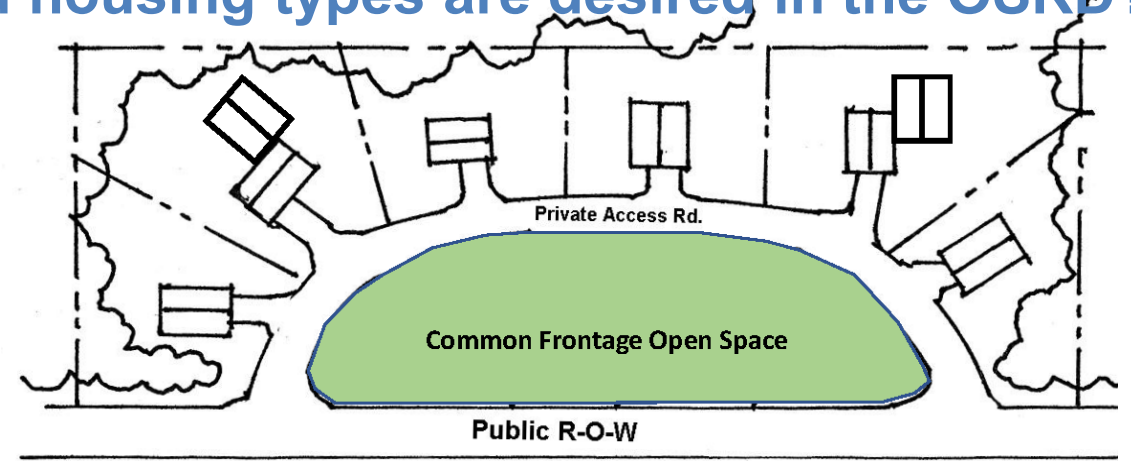


# KEY ISSUES, OPPORTUNITIES & QUESTIONS

What forms of residential development and housing types are desired in the OSRD?



**Typical ANR Plan**



**Preferred Frontage Subdivision**



**Lowell Street, Lexington SPRD**



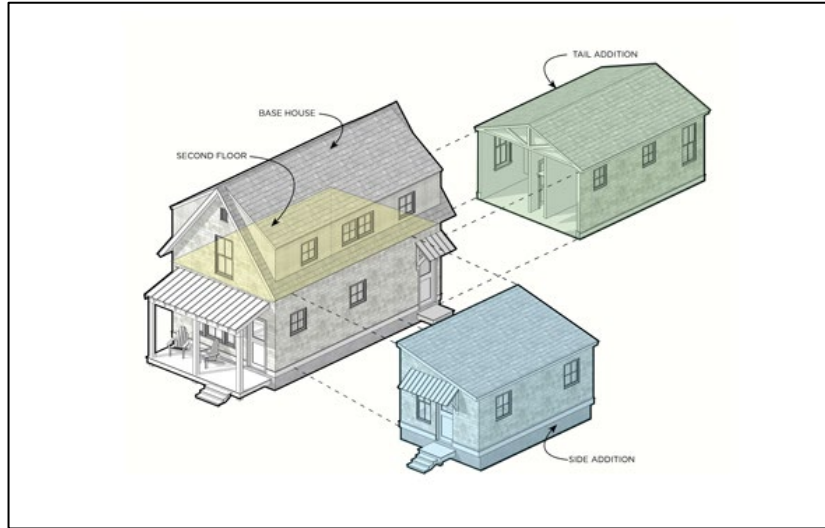
**Dorset Park, Weymouth**

**Residential Frontage Development (ANR Alternative)**

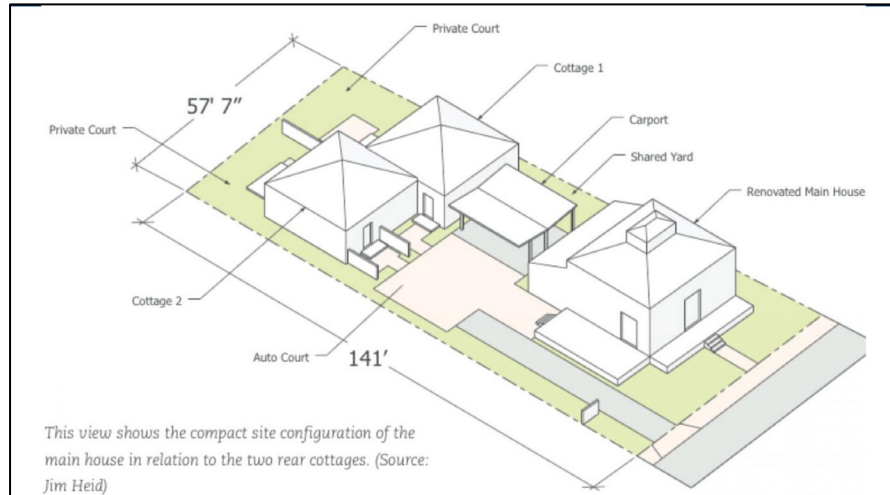


# KEY ISSUES, OPPORTUNITIES & QUESTIONS

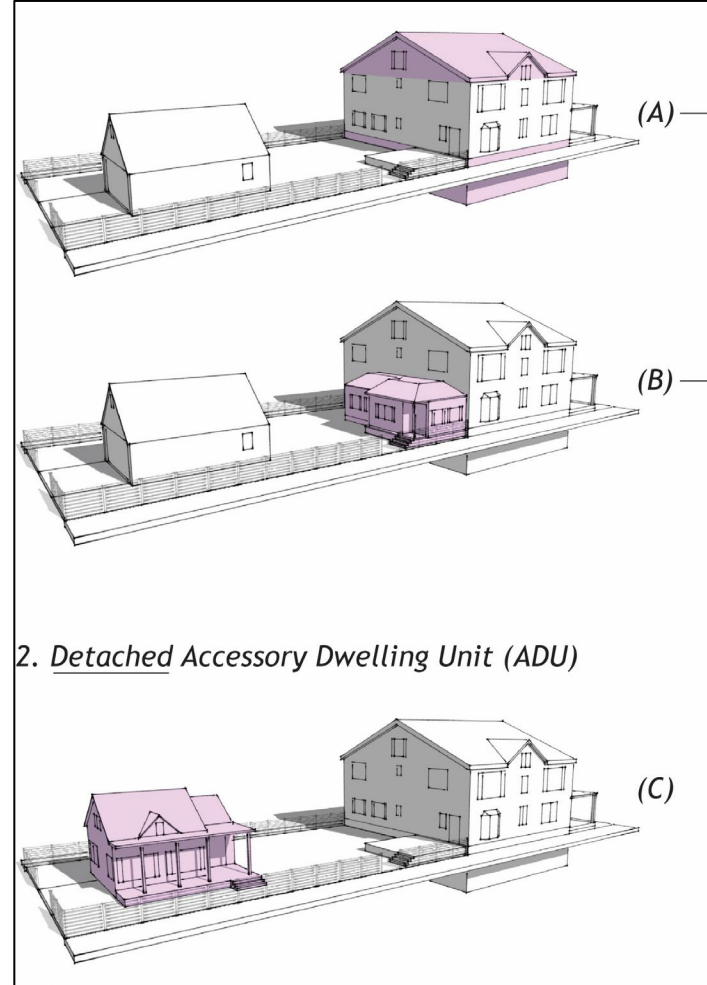
What forms of residential development and housing types are desired in the OSRD?



Side Hustle Workforce House, Cape Cod, MA



Residential Compound (3 Units)



2. Detached Accessory Dwelling Unit (ADU)

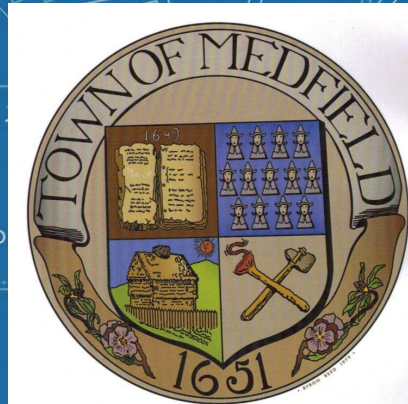
Accessory Dwelling Unit (2-3 Units)

ADUs, Res. Compounds, Workforce Housing Infill Development



# MEDFIELD OSRP & MIXED-USE ZONING INITIATIVE – KICK OFF MEETING 01.24.22

# THANK YOU!



**Ted Brovitz**  
BROVITZ COMMUNITY PLANNING & DESIGN  
28 Cricket Lane | Marshfield MA | 02050  
Mobile: 508.737.4402  
[ted.brovitz@gmail.com](mailto:ted.brovitz@gmail.com)  
[www.linkedin.com/in/ted-brovitz](https://www.linkedin.com/in/ted-brovitz)  
<https://www.facebook.com/BrovitzCPD/>

**DODSON & FLINKER**  
Landscape Architecture and Planning