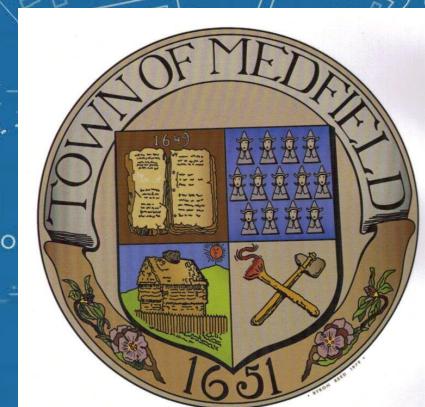


MEDFIELD OSRP & MIXED-USE ZONING INITIATIVE – KICK OFF MEETING 01.24.22

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

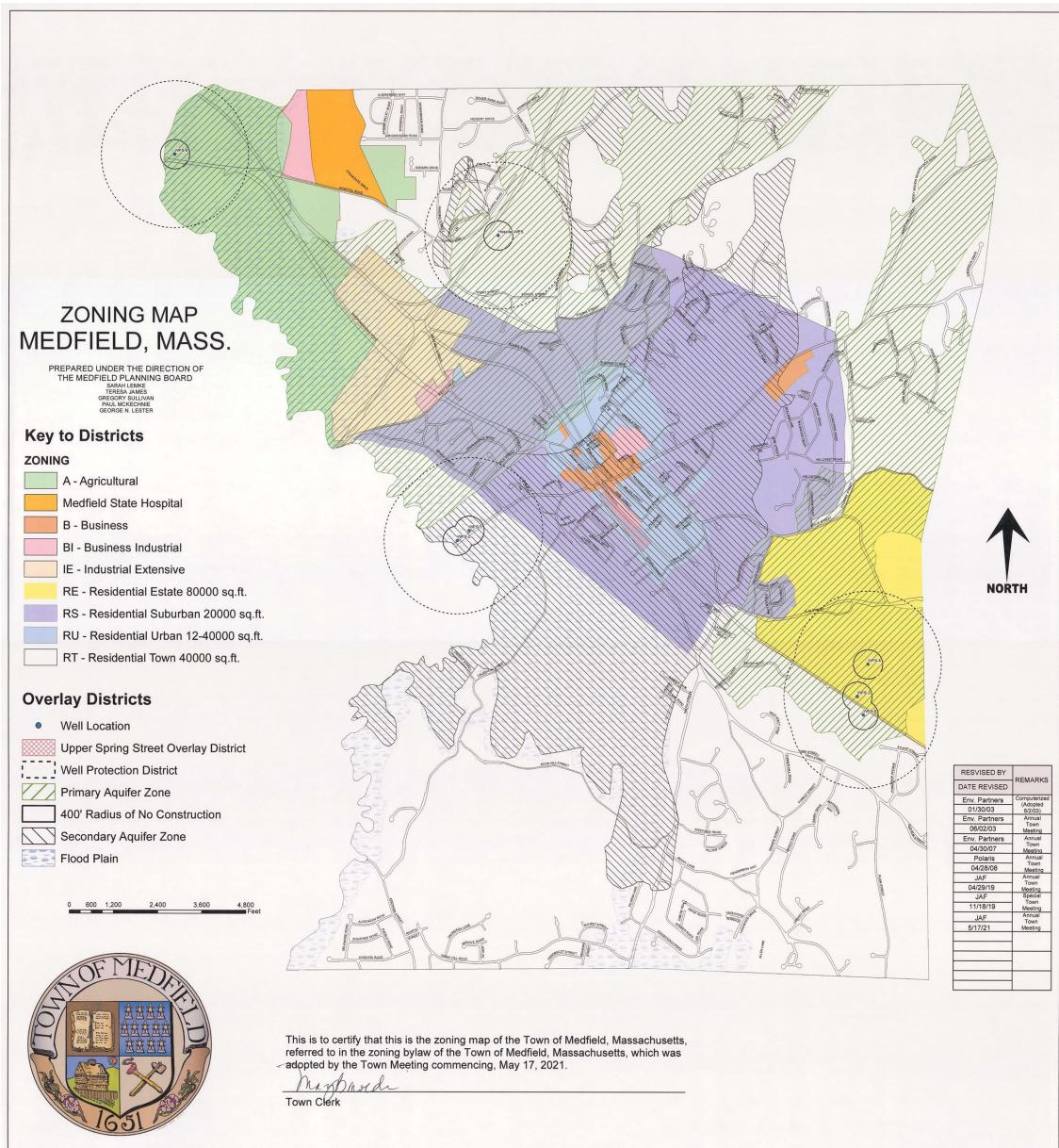


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DODSON & FLINKER
Landscape Architecture and Planning

KICK OFF MEETING AGENDA

- 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**

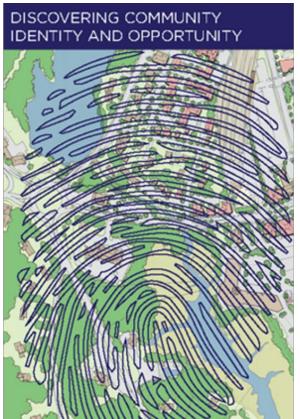


THE PROJECT TEAM

Brovitz Community Planning & Design



Ted Brovitz



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Dodson & Flinker, Landscape Architects & Planners



Peter Flinker



Nate Burgess



Dillon Sussman



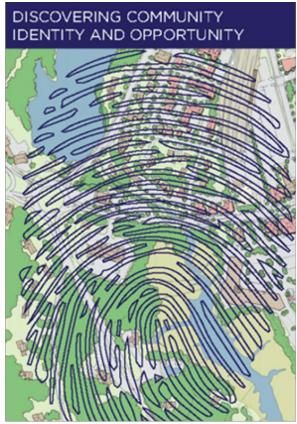
Dan Shaw

DODSON & FLINKER
Landscape Architecture and Planning



Tia Novak

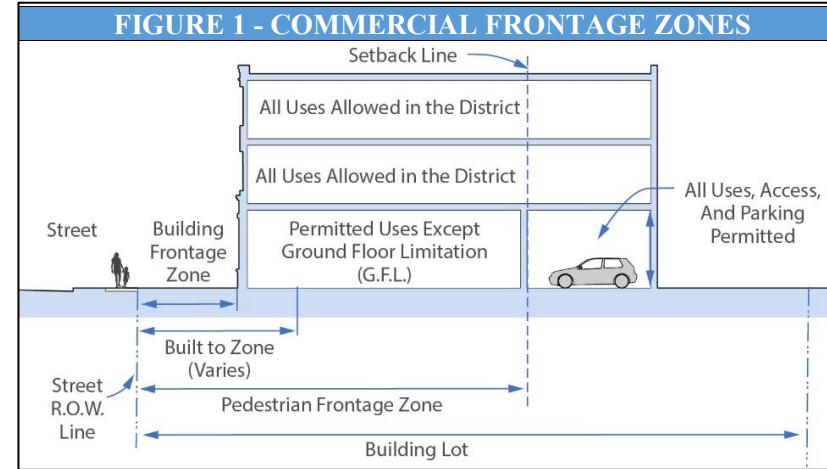
RECENT EXPERIENCE



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Landscape Architecture and Planning

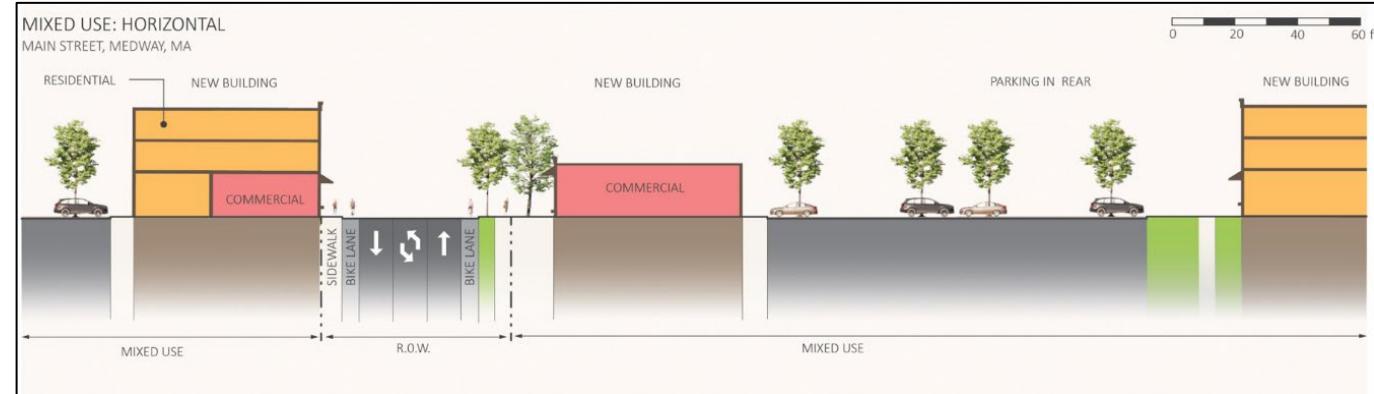
- Norwood Downtown Mixed Use Overlay District & Design Guidelines**
- Medway Route 109/CBD Mixed Use Bylaw**
- Portsmouth Route 1A/Bypass Form-Based MUOD**
- Danvers Rte. 35 40R & Form-Based Mixed Use Bylaw**
- Northampton Downtown & Florence Form-Based Code**
- Lexington Housing Diversification Bylaw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



Downtown Norwood MUOD



Lexington DRD



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 ZOING 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

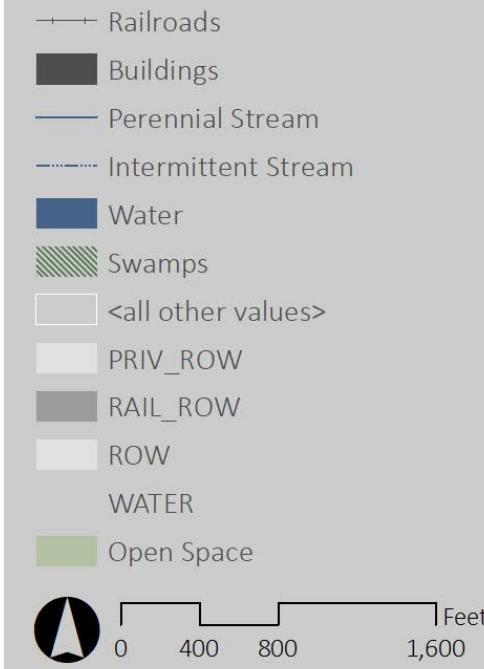


SCOPE OF SERVICES

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).

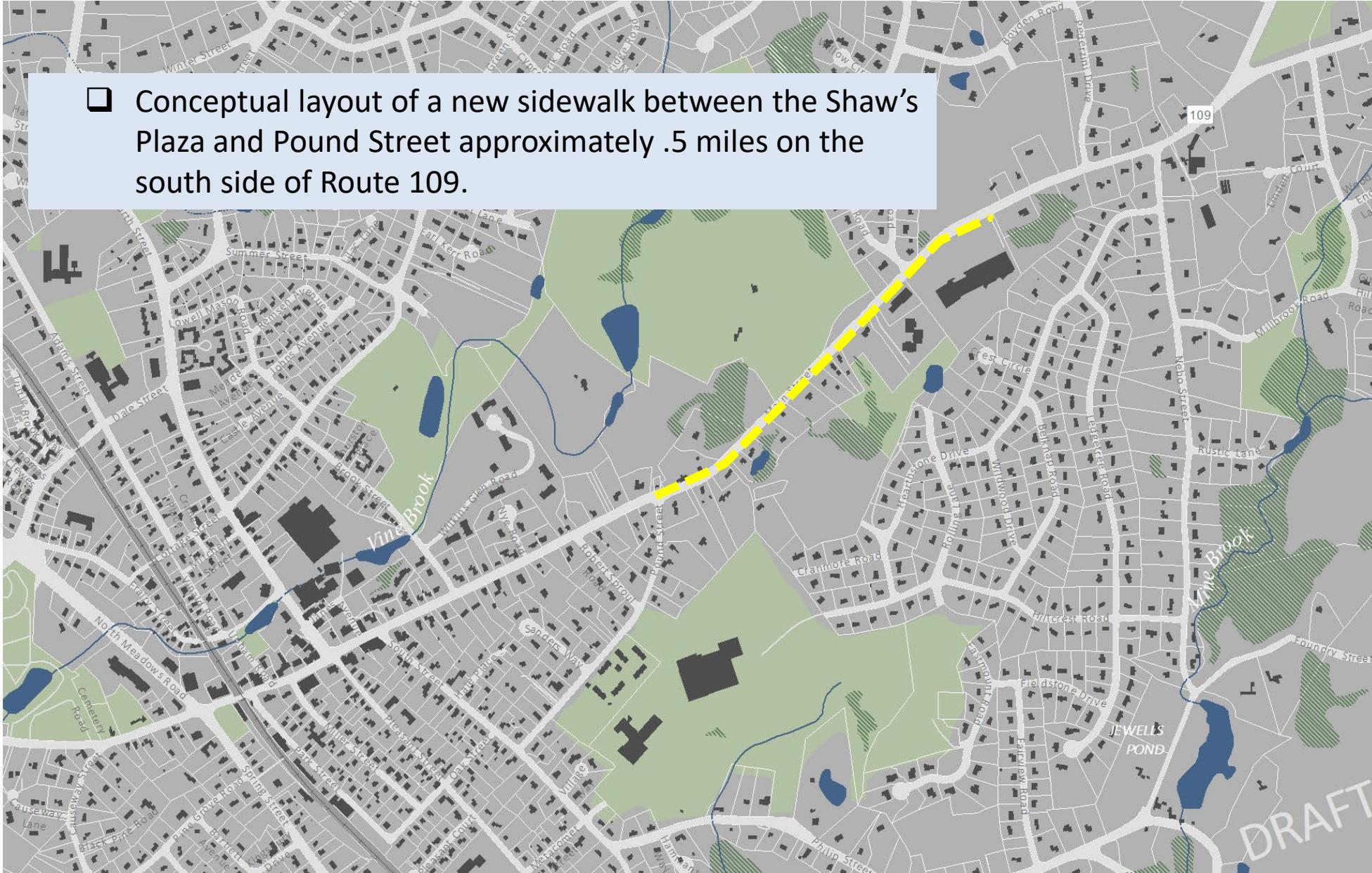
Route 109 MUOD Base Map



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



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	<p>Form a downtown visioning committee</p> <p>Revisit and renew the <i>Medfield Downtown Plan</i>, as required, including:</p> <ul style="list-style-type: none"> identifying ways to increase commercial activity in the downtown, including making downtown a key component of town-wide economic development plans evaluating and amending existing zoning in the downtown as needed to promote vibrancy in the downtown ensuring any municipal projects actively consider the downtown encouraging multi-use buildings in the downtown engaging downtown property owners in developing the vision 	<p><i>Medfield Downtown Plan</i> (2006)</p> <p>Historic buildings</p> <p>Pocket parks</p> <p>Pedestrian circulation network</p>		<p>LEAD: Board of Selectmen</p> <p>Downtown Study Committee</p> <p>PARTNERS: Historical Commission</p> <p>Planning Department</p> <p>Department of Public Works</p> <p>Medfield Employers and Merchants Organization</p>	#1  <p>Sustainability Contribution: Takes a long-term planning approach</p> <p>Enhances local economy; builds community</p>

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.			<p>LEAD: Planning Board</p> <p>PARTNERS: Conservation Commission Zoning Board of Appeals Board of Selectmen</p>	#2 <p>Sustainability Contribution: Preserves open space and natural habitats</p> <p>Improves resilience through the protection of open space</p>
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.			<p>LEAD: Affordable Housing Committee</p> <p>PARTNERS: Board of Selectmen Planning Board</p>	#1 <p>Sustainability Contribution: N/A</p>
4.2.5. Evaluate options for cottage units	Study and consider regulatory strategies to allow cottage dwellings on small, substandard lots.			<p>LEAD: Planning Board</p> <p>PARTNERS: Affordable Housing Committee</p> <p>Board of Health</p>	<p>Sustainability Contribution: N/A</p>

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

Boyd's Crossing, Norfolk MA

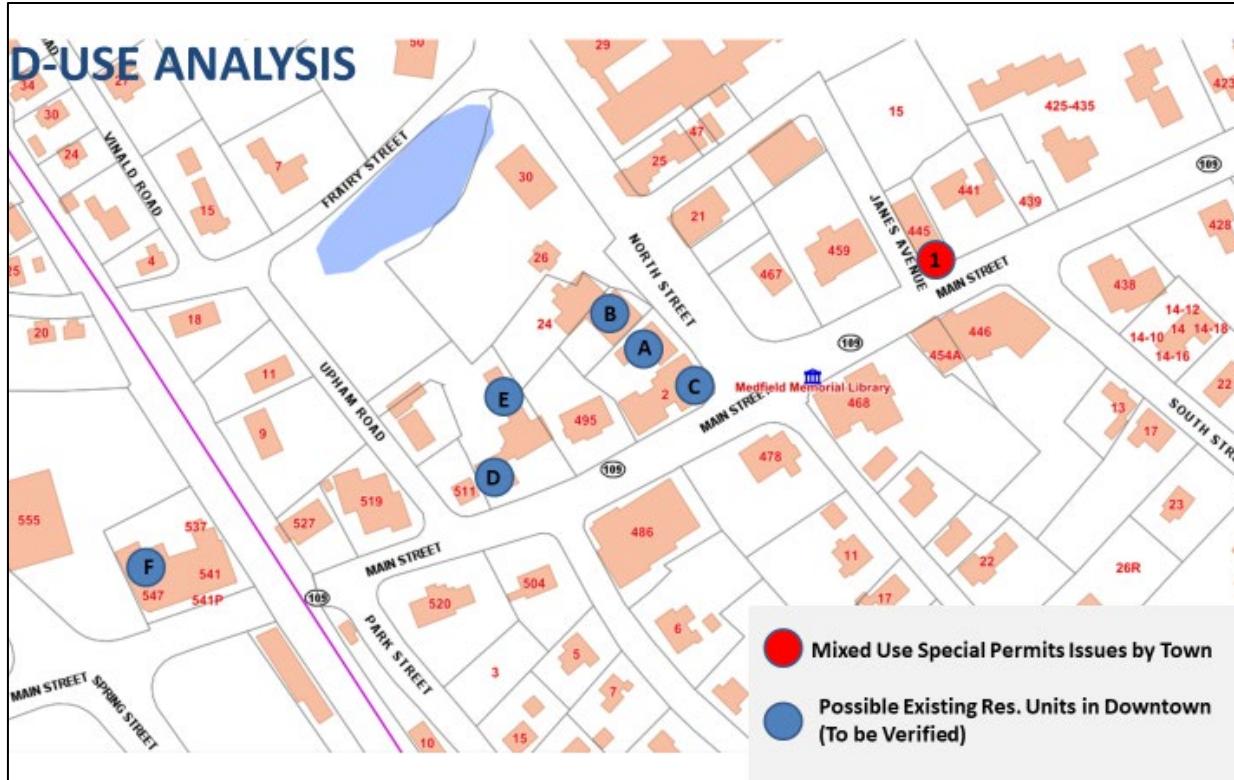
- A Compact Neighborhood built in 2016 with 40 single-family homes on 9 acres.
- The neighborhood is a short walk to Norfolk Town center and the MBTA commuter station
- The homes face an inner green and are connected by walking paths. This central outdoor gathering place will help foster the sense of 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.



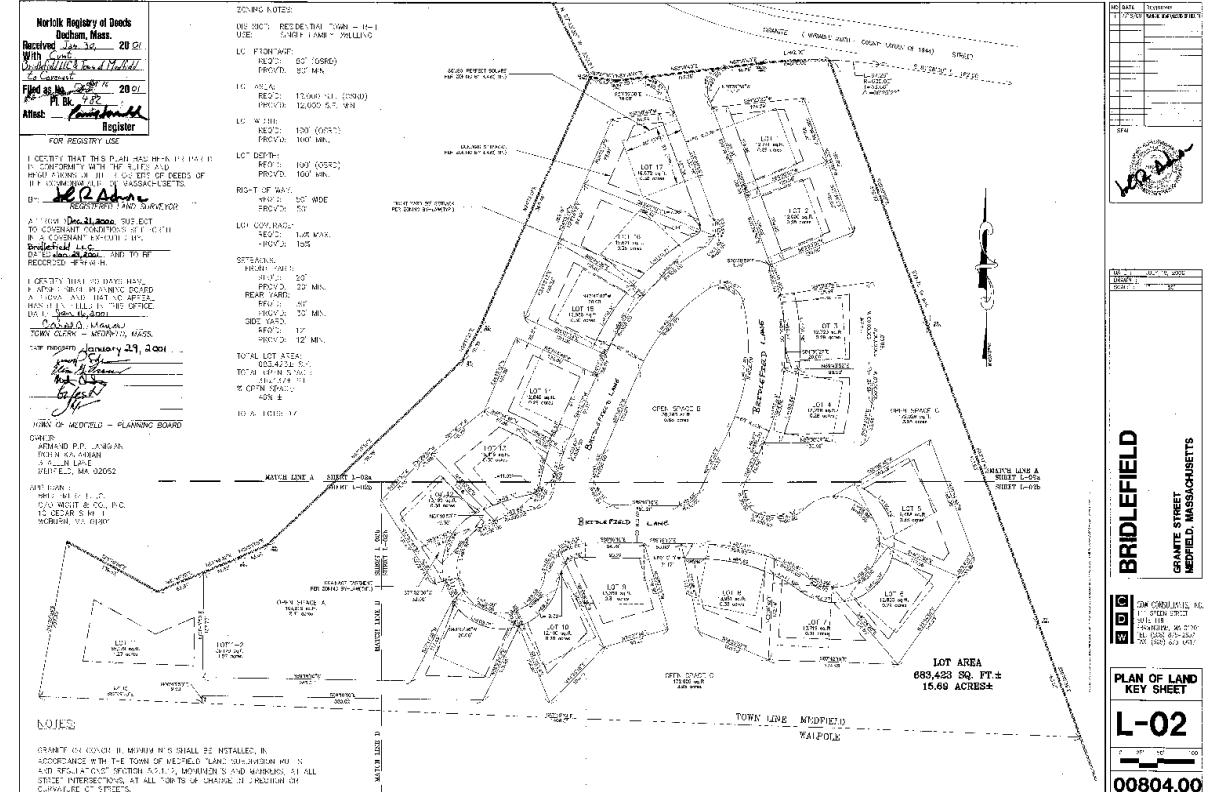
Cottage Court in Norfolk, MA

SCOPE OF SERVICES

Review Previous OSRD and Mixed-Use Developments

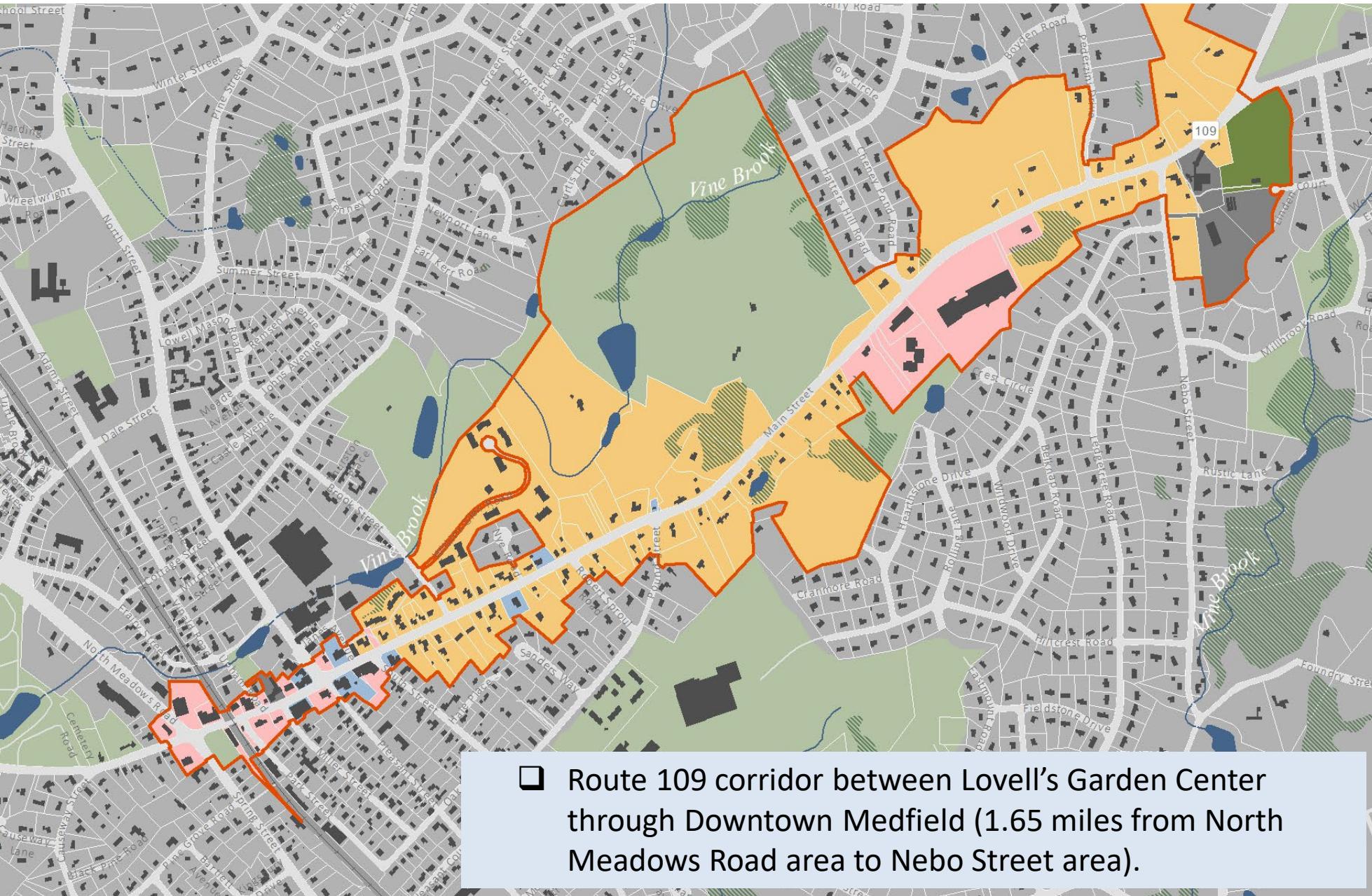


Downtown Mixed Use

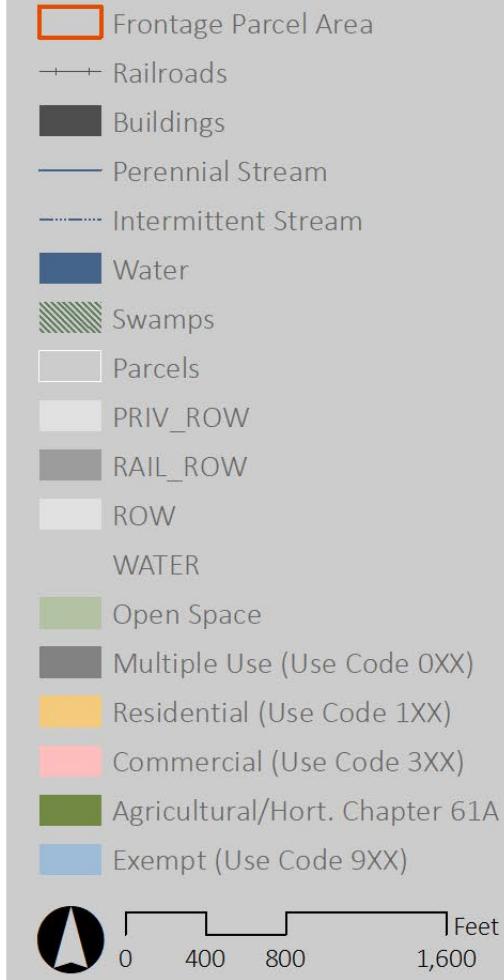


Bridlefield OSRD (2001)

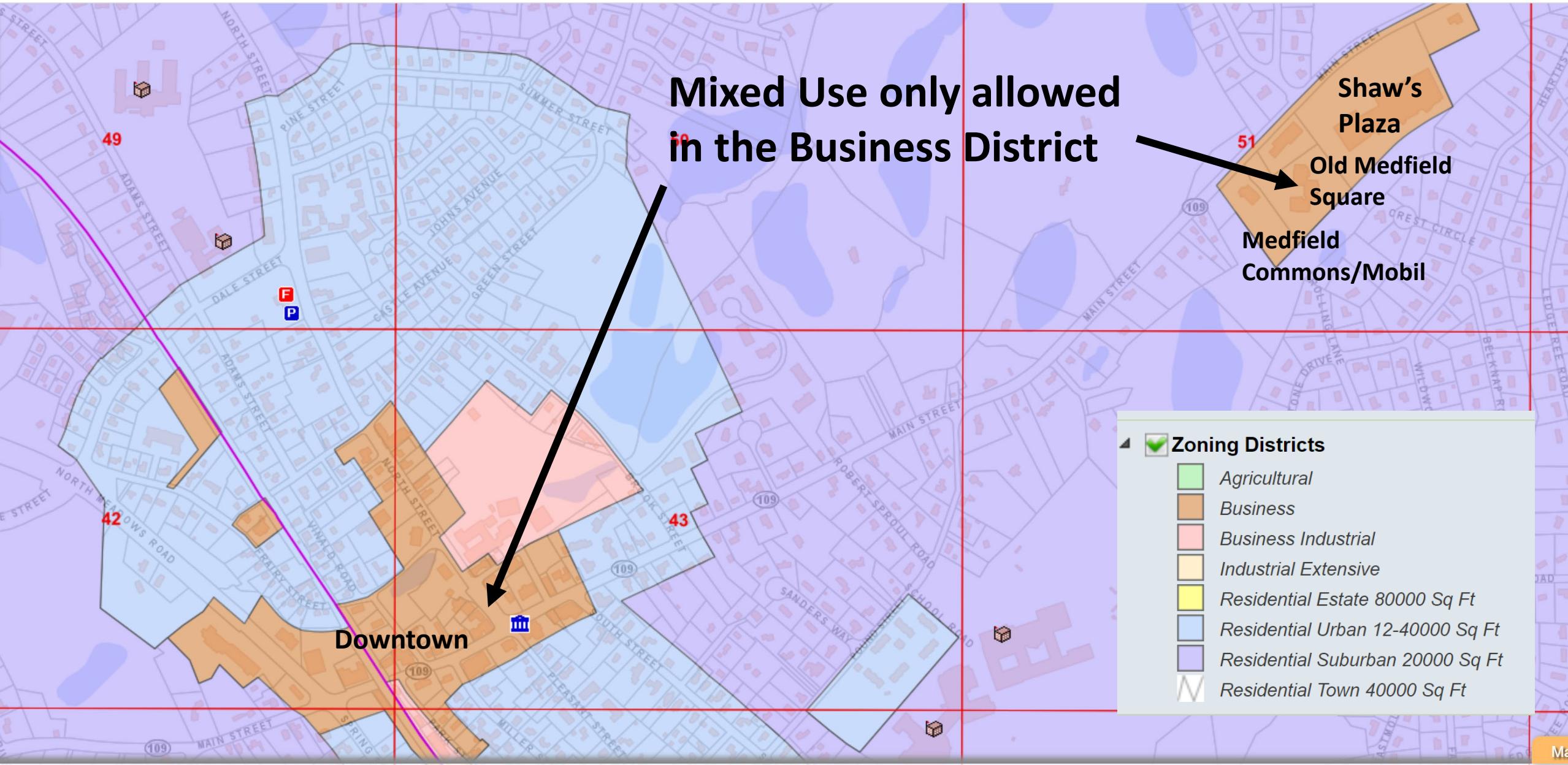
MIXED-USE ANALYSIS



Route 109 Existing Land Use



MIXED-USE ANALYSIS



MIXED-USE ANALYSIS

Ch 300 Art 5 - Use Regulations

	Use	A	RE	RT	RS	RU	B	BI	IE
1.	Residential								
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.

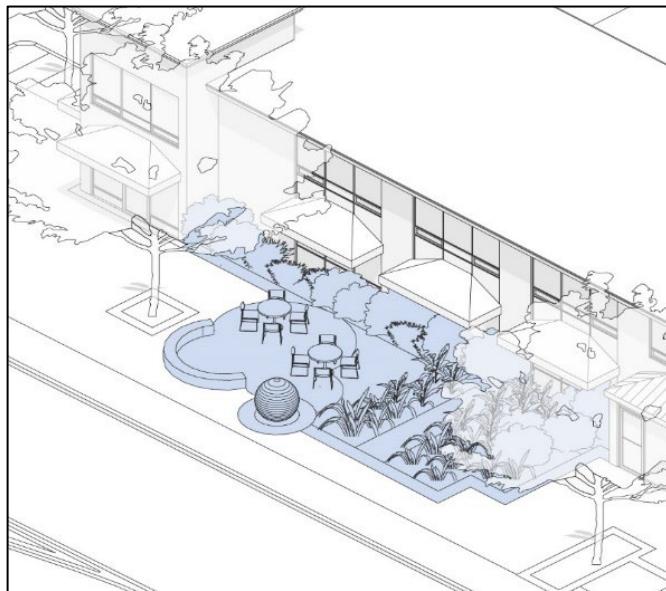
MIXED-USE ANALYSIS

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

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.

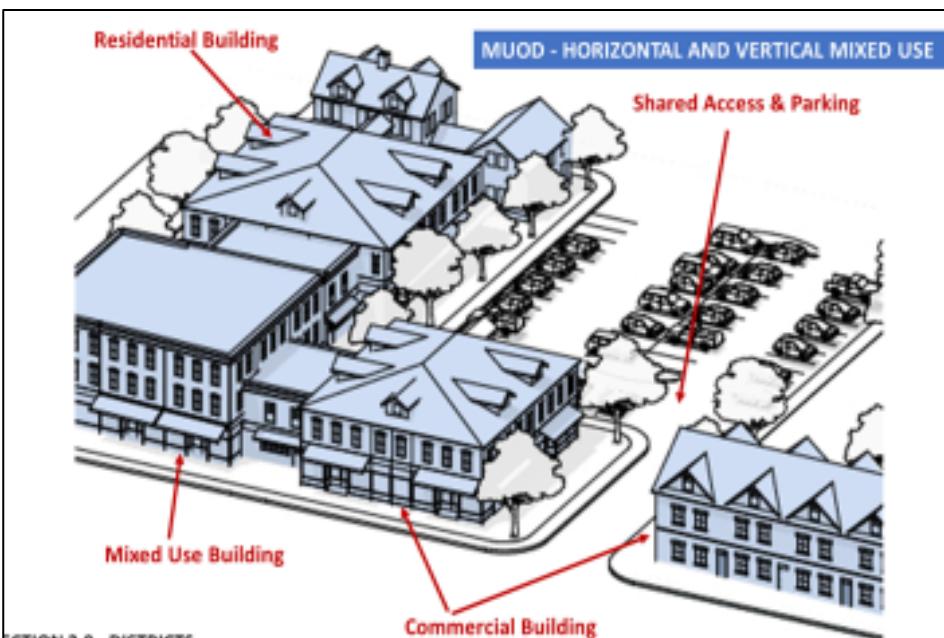
MIXED-USE ANALYSIS

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

300 Attachment 3

Town of Medfield

Table of Height and Bulk Regulations

[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 Single- Family	35	2 1/2	0.35	30%	Not applicable
RU Two- Family	35	2 1/2	0.35	25%*** 30%****	Not applicable
RU Multi- Family	35	2 1/2	0.35	35%	500 450**
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.

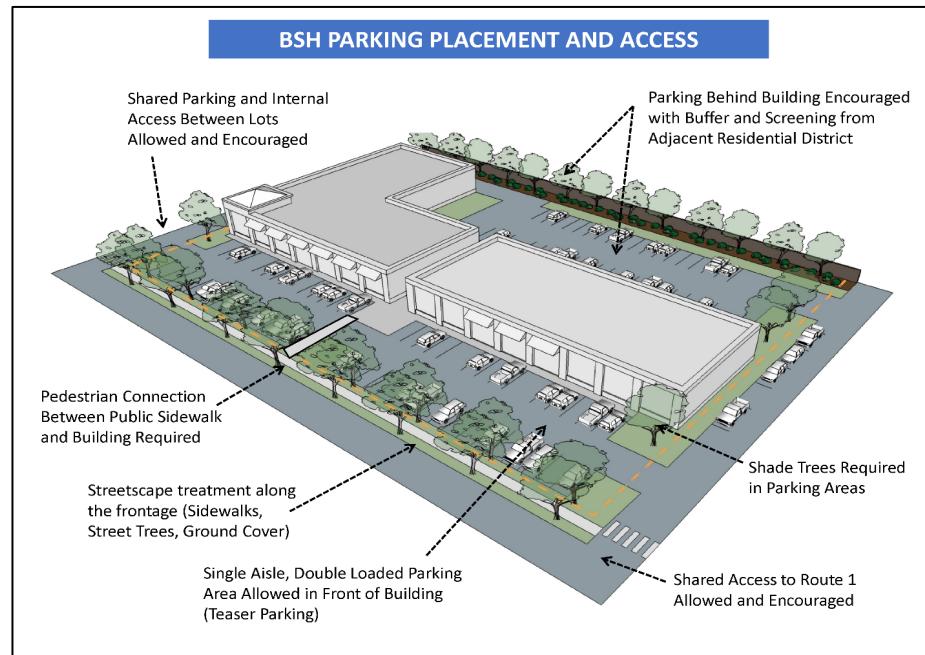


Table of Off-Street Parking Standards

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.

- A. 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.
- B. Existing Uses on January 1, 1998 must maintain existing off-street parking but may be exempt from the parking requirements.
- C. 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.
- D. 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

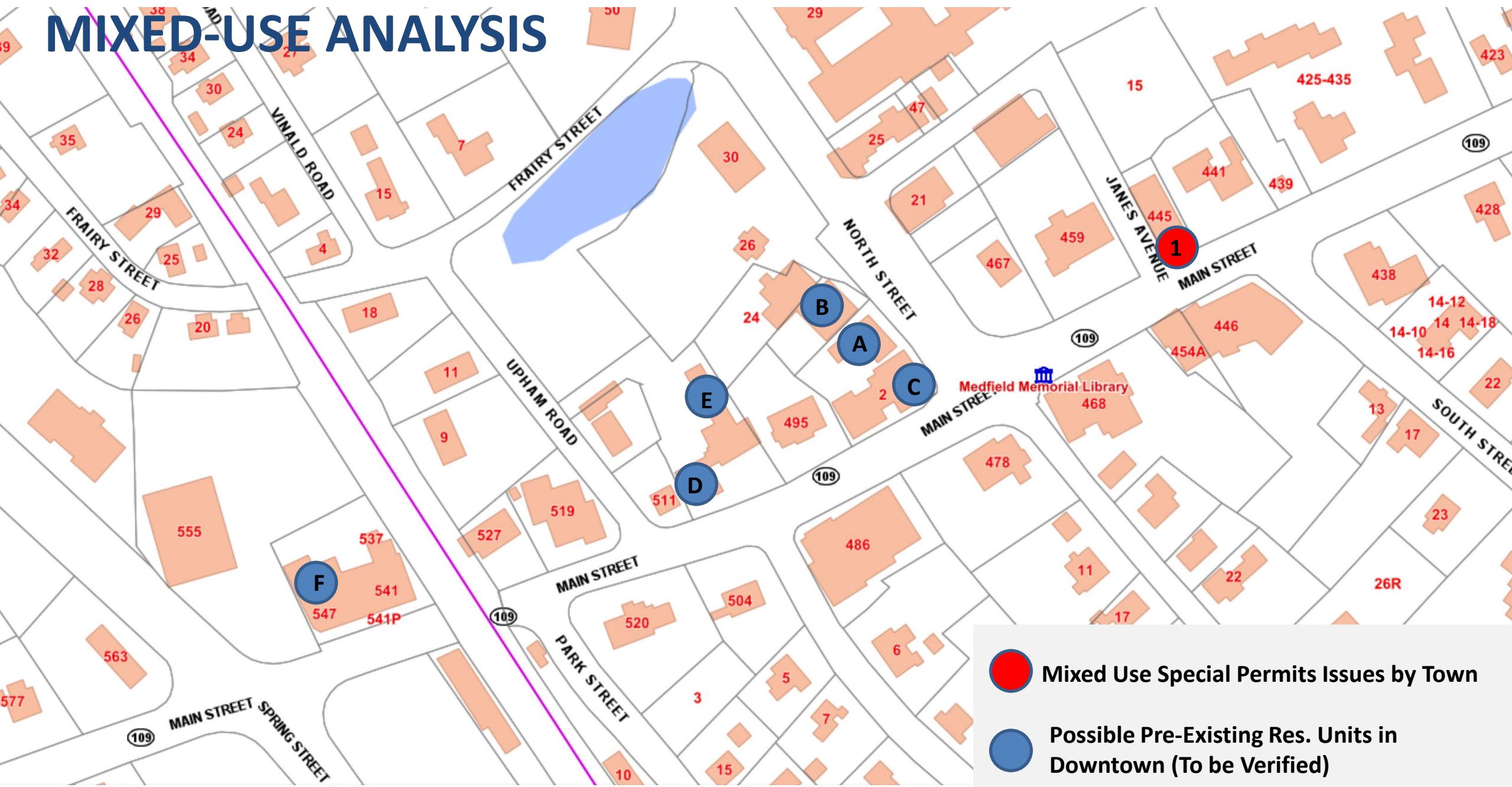
Mixed Use Special Permits Issues Under 300-14.10F

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 2nd 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 2nd floor

MIXED-USE ANALYSIS



MIXED-USE ANALYSIS

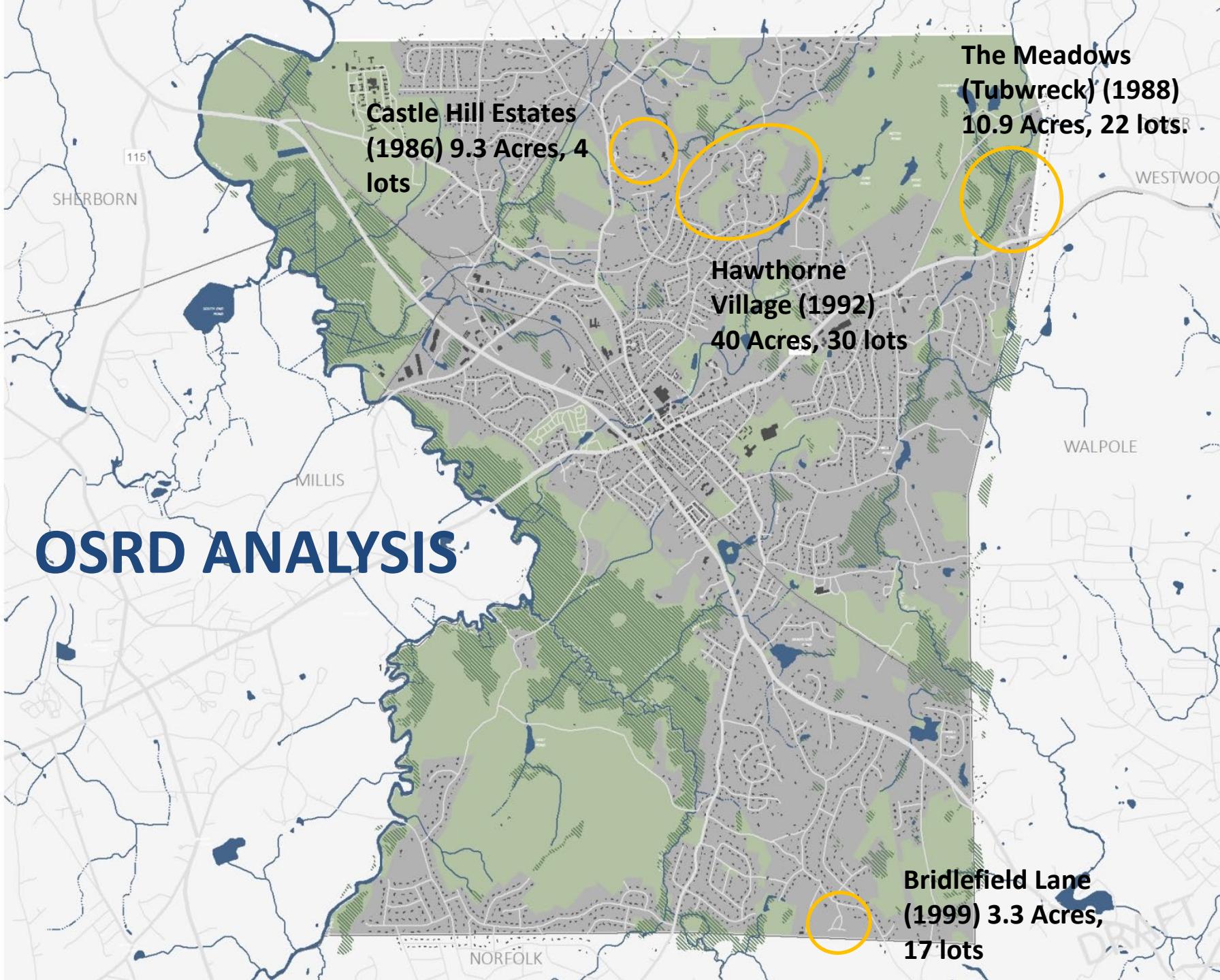
Mixed Use Special Permits
Issues Under 300-14.10F

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.





Medfield, MA
Existing OSRD
Subdivisions

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.

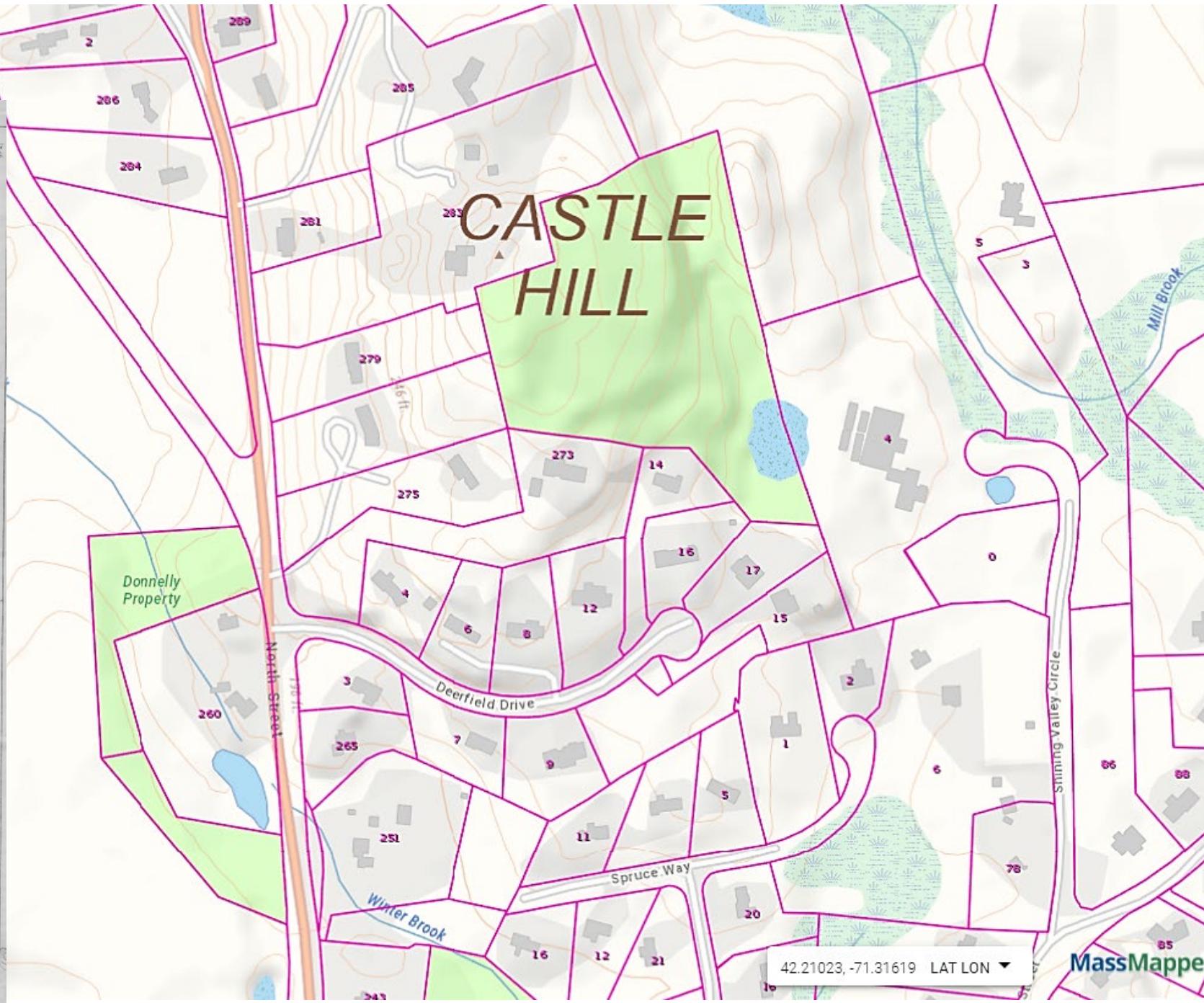
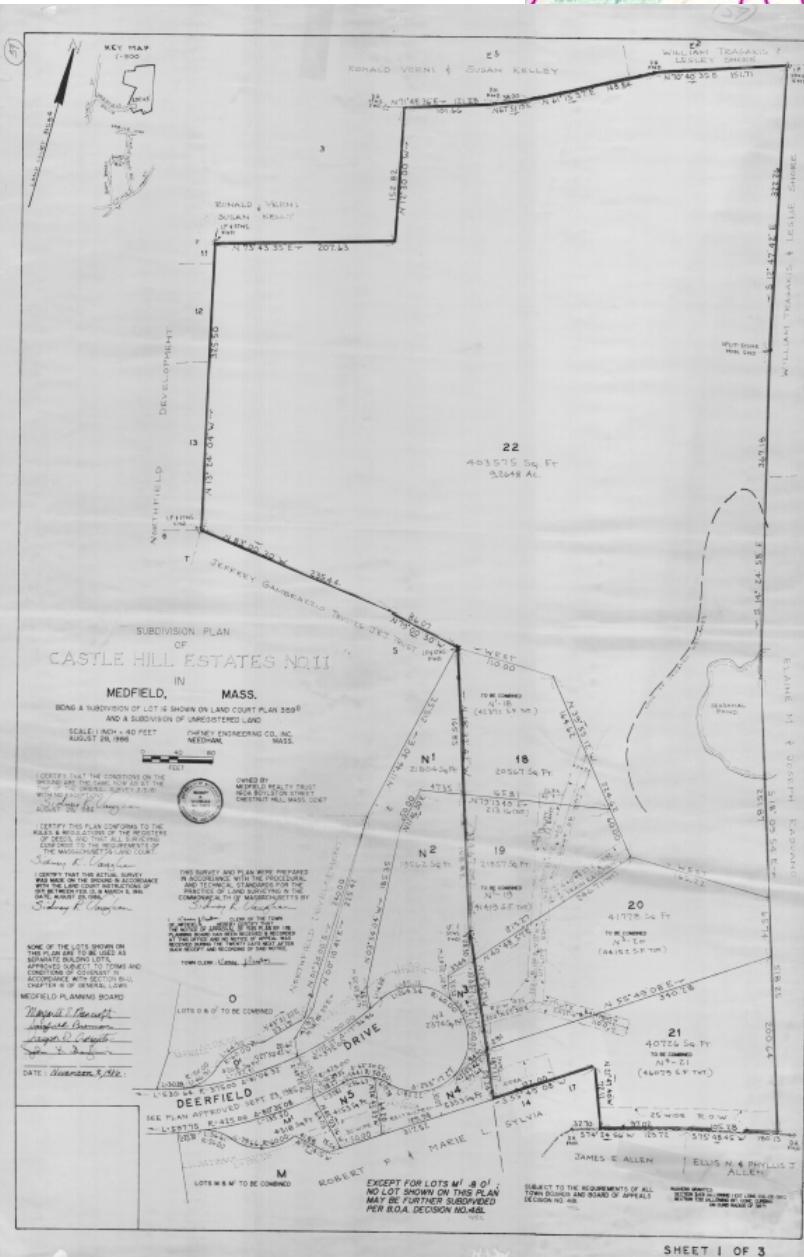
§ 300-7.6 Further subdivision prohibited.

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

4 DEERFIELD
DR

6 DEERFIELD
DR

8 DEERFIELD
DR

12 DEERFIELD
DR

14 DEERFIELD
DR

16 DEERFIELD
DR

17 DEERFIELD
DR

15 DEERFIELD
DR

3 DEERFIELD
DR

265 NORTH
ST

7 DEERFIELD
DR

9 DEERFIELD
DR

251 NORTH
ST

11 SPRUCE
WAY

9 SPRUCE
WAY

1 SPRUCE
WAY

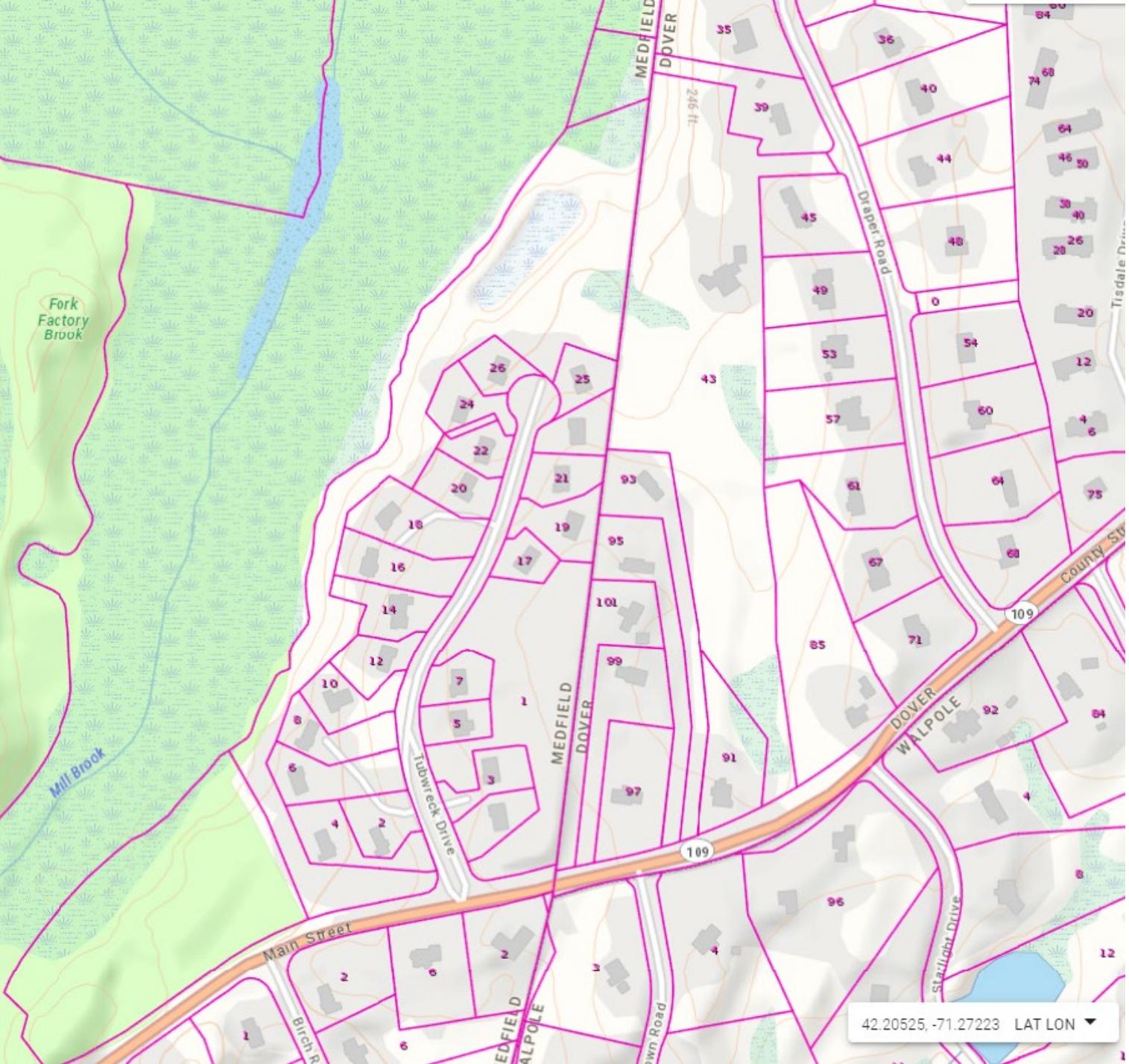
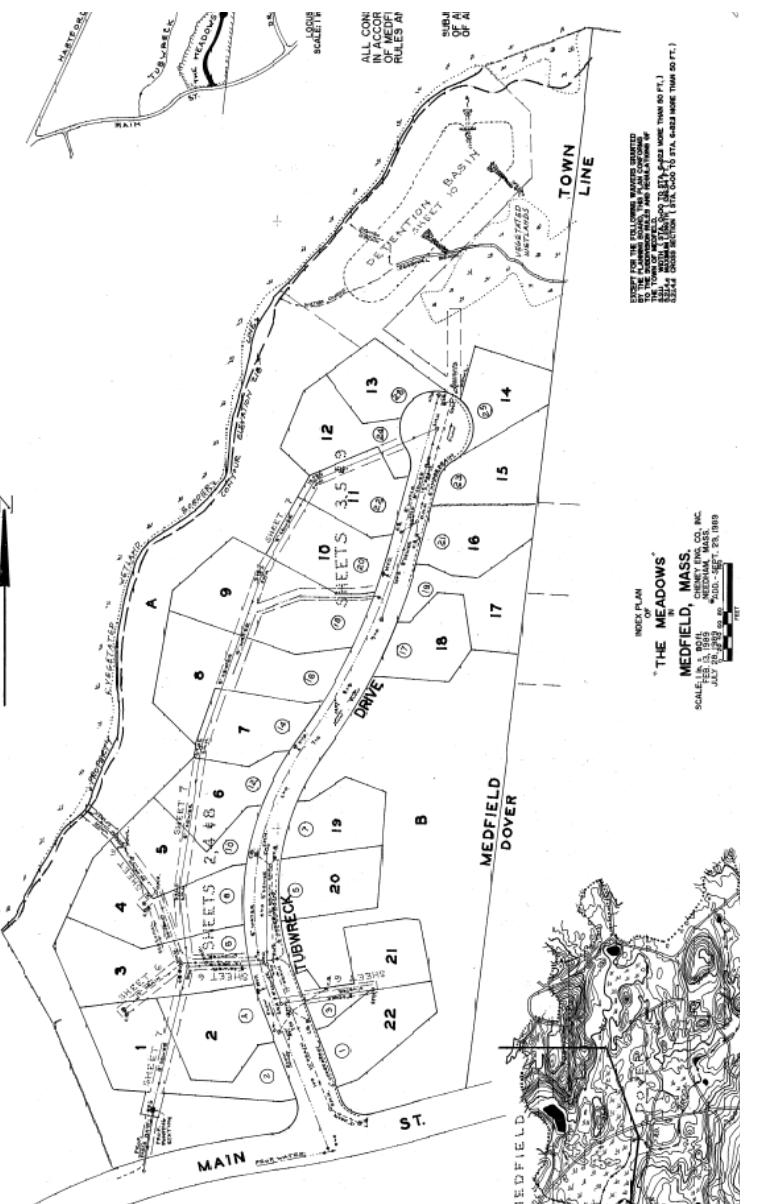
2 SPRUCE
WAY

6 SPRUCE
WAY

86 PINE
ST

5 SHINING
VALLEY CIR

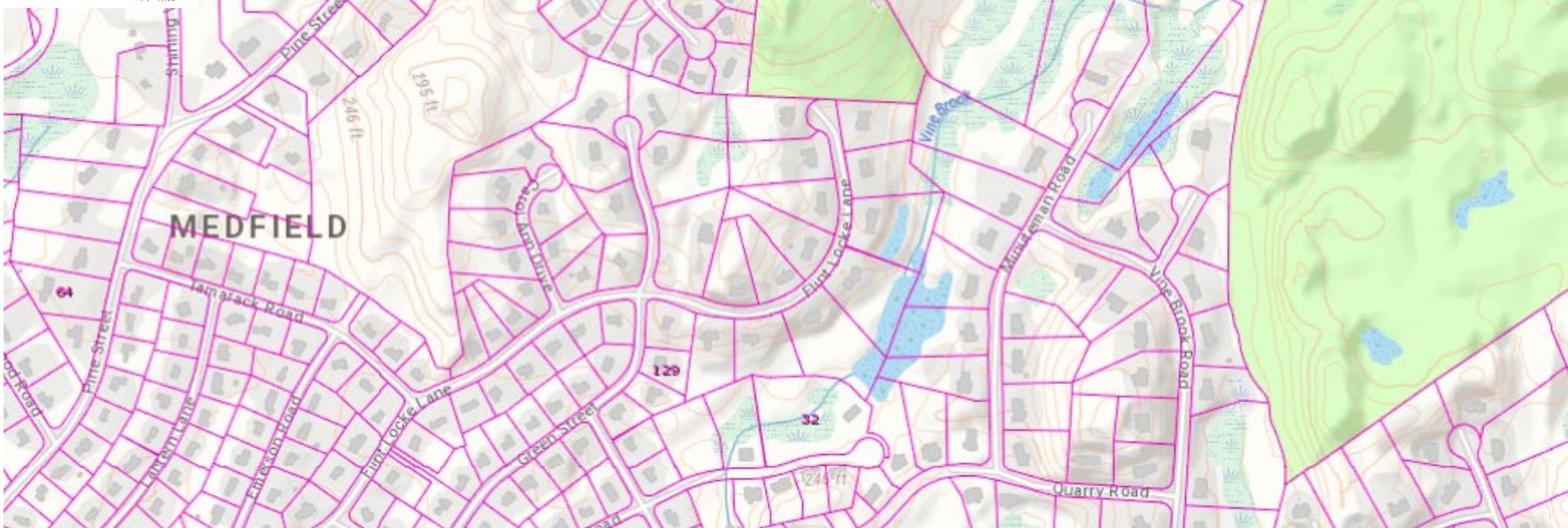
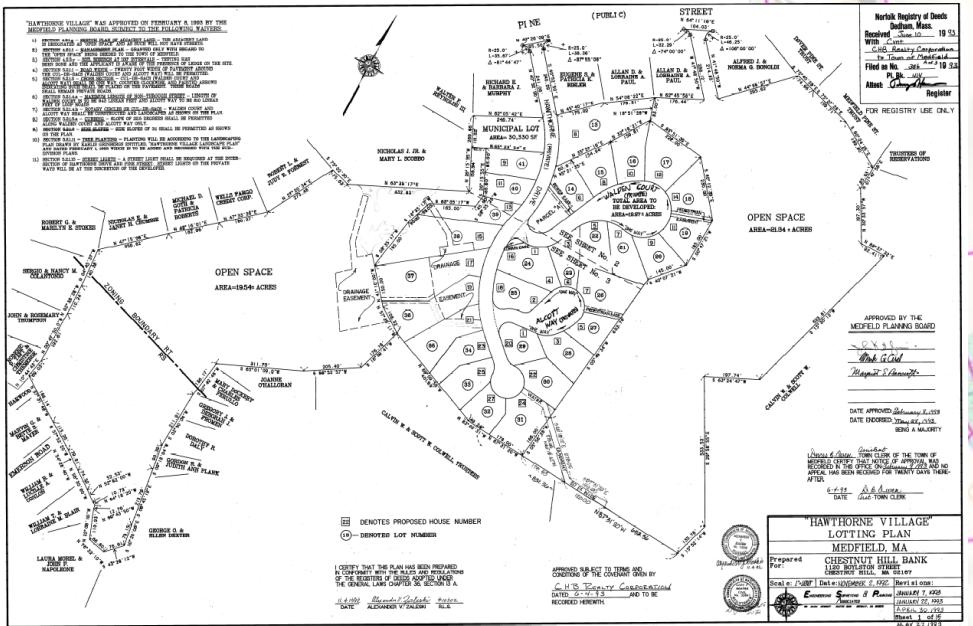
The Meadows (Tubwreck) (1988) 10.9 Acres, 22 lots.







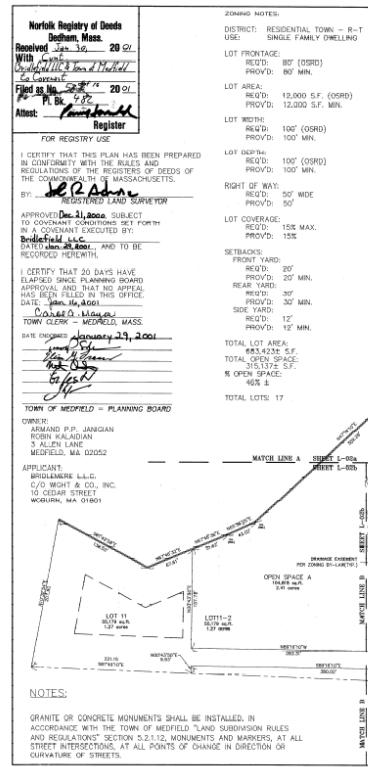
Hawthorne Village (1992) 40 Acres, 30 lots



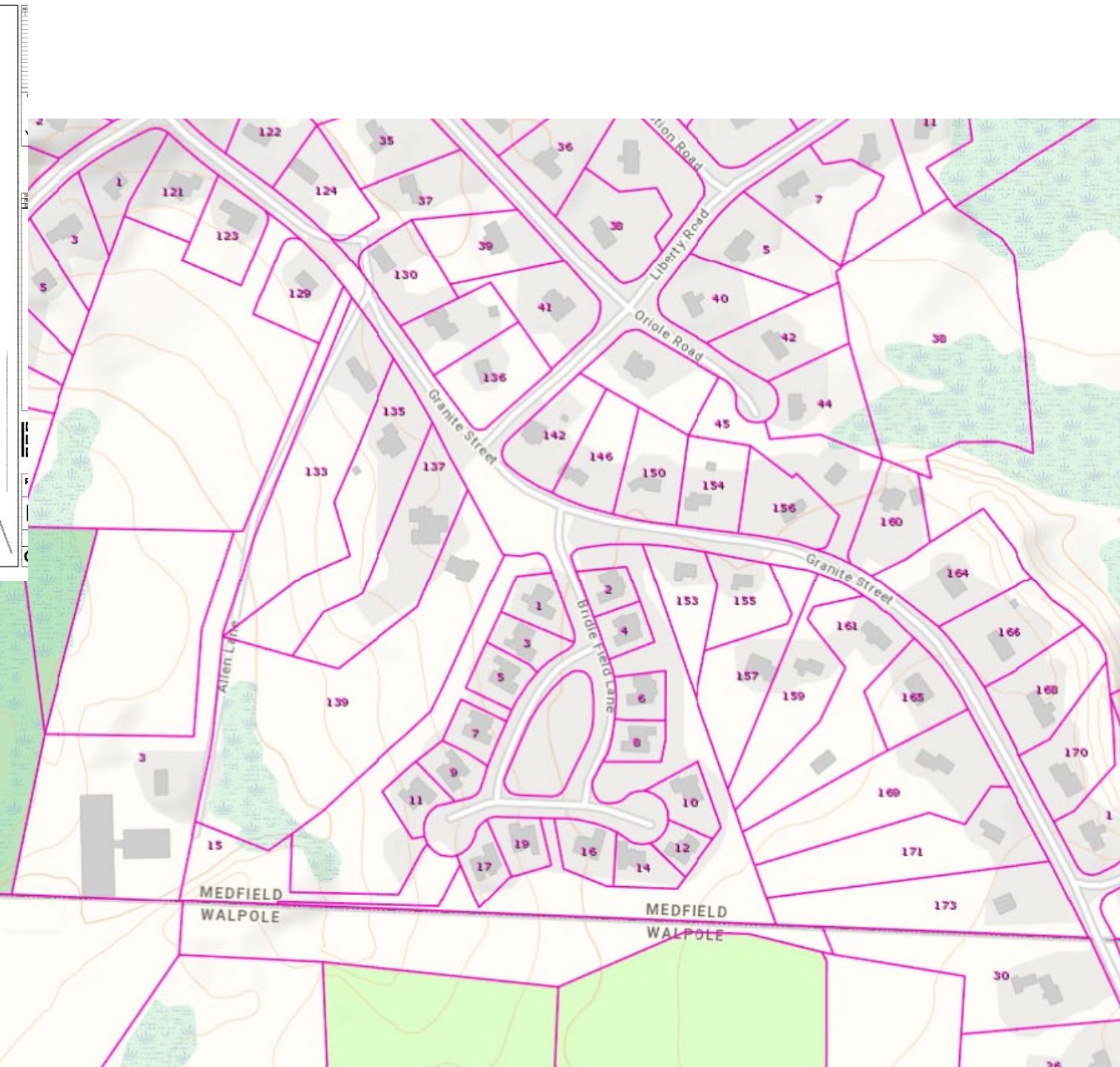
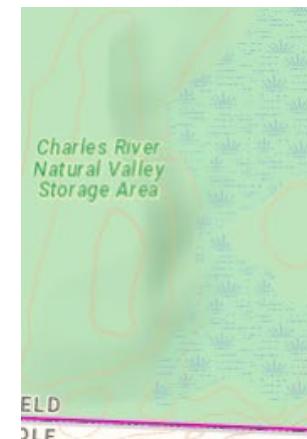








Bridlefield Lane (1999)
3.3 Acres, 17 lots



07/05/2015



1 of 26

Select Date



133 GRANITE ST

135 GRANITE ST

137 GRANITE ST

139 GRANITE ST

11 BRIDLEFIELD LN

15 BRIDLEFIELD LN

17 BRIDLEFIELD LN

19 BRIDLEFIELD LN

1 BRIDLEFIELD LN

5 BRIDLEFIELD LN

7 BRIDLEFIELD LN

9 BRIDLEFIELD LN

16 BRIDLEFIELD LN

2 BRIDLEFIELD LN

4 BRIDLEFIELD LN

6 BRIDLEFIELD LN

8 BRIDLEFIELD LN

153 GRANITE ST

155 GRANITE ST

157 GRANITE ST

159 GRANITE ST

161

10 BRIDLEFIELD LN

12 BRIDLEFIELD LN

169 GRANITE ST

171 GRANIT ST

173 GRA ST

Castle Hill Estates (1986) 9.3 Acres, 4 lots



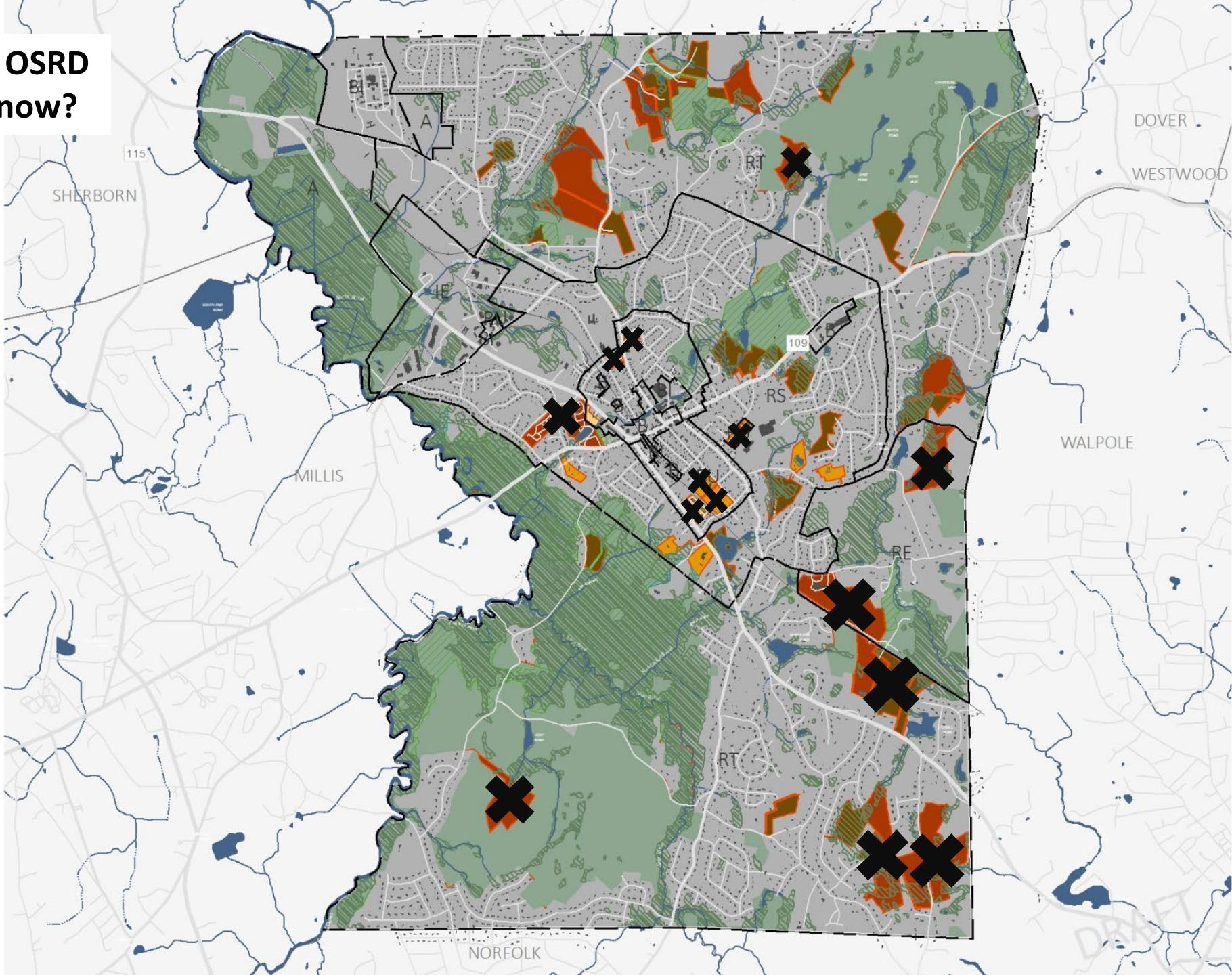
The Meadows (Tubwreck) (1988) 10.9 Acres, 22 lots.



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

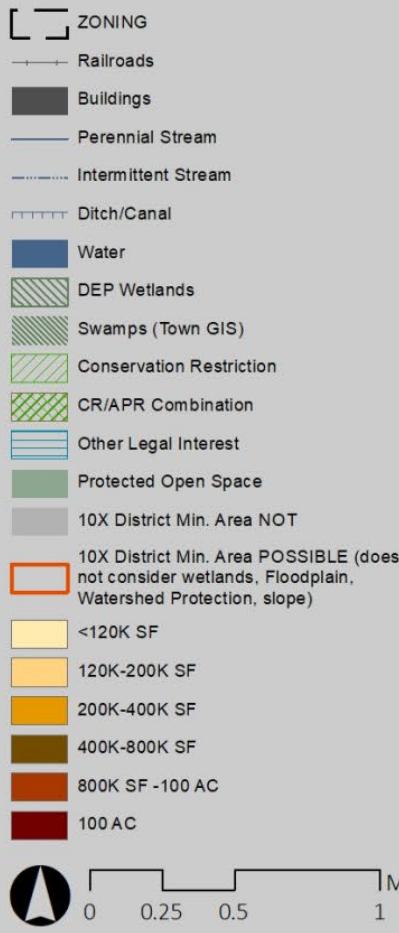


Where is OSRD possible now?

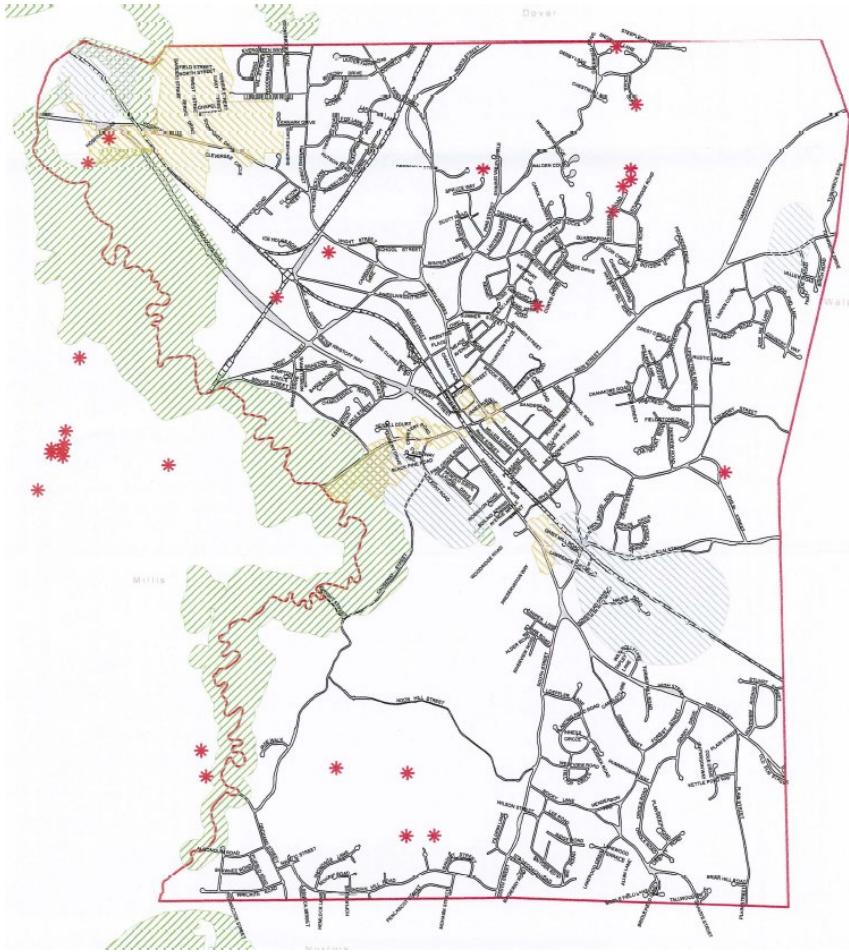


OSR Minimum Area

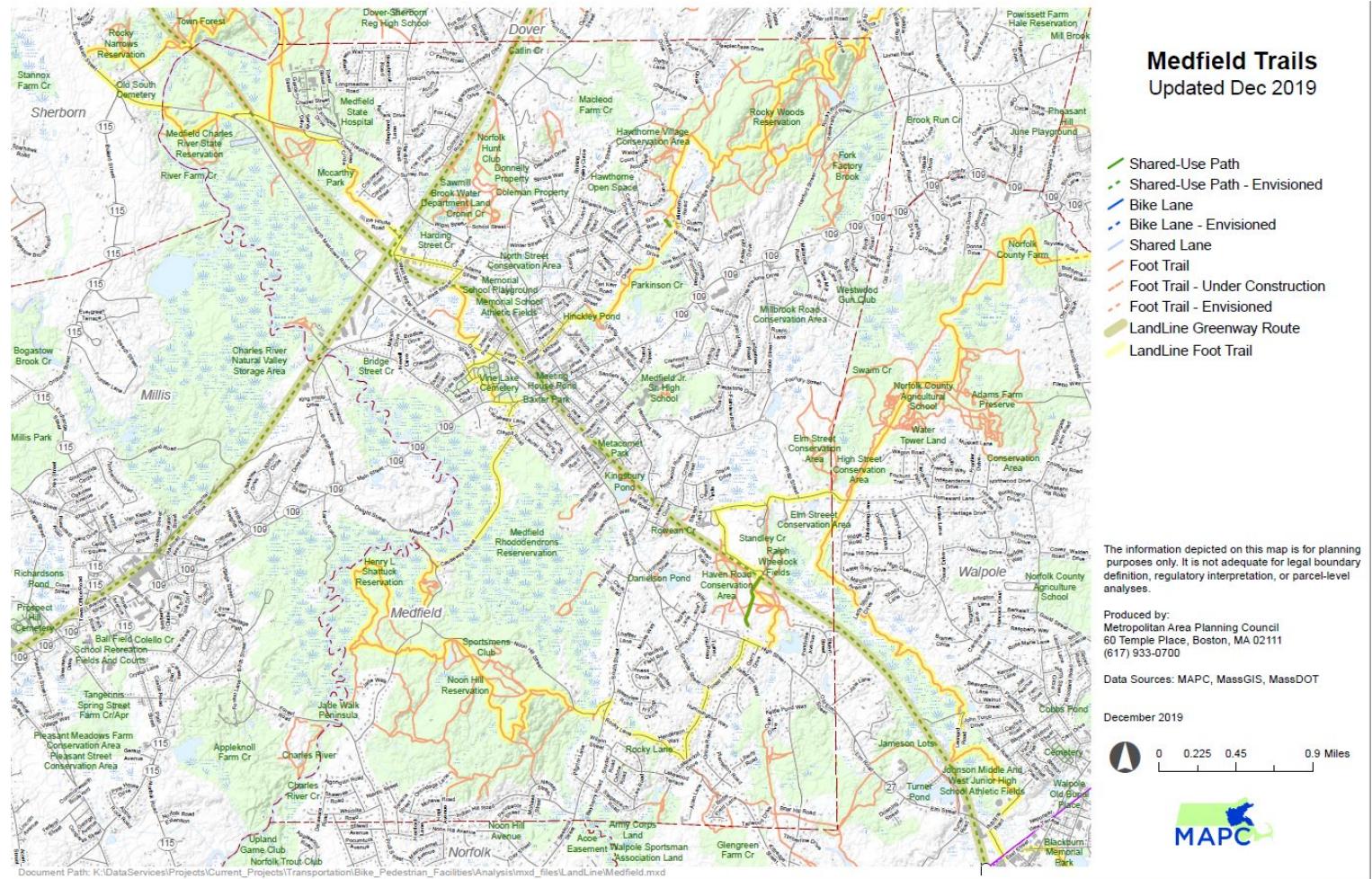
Medfield Zoning
January 24, 2022



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

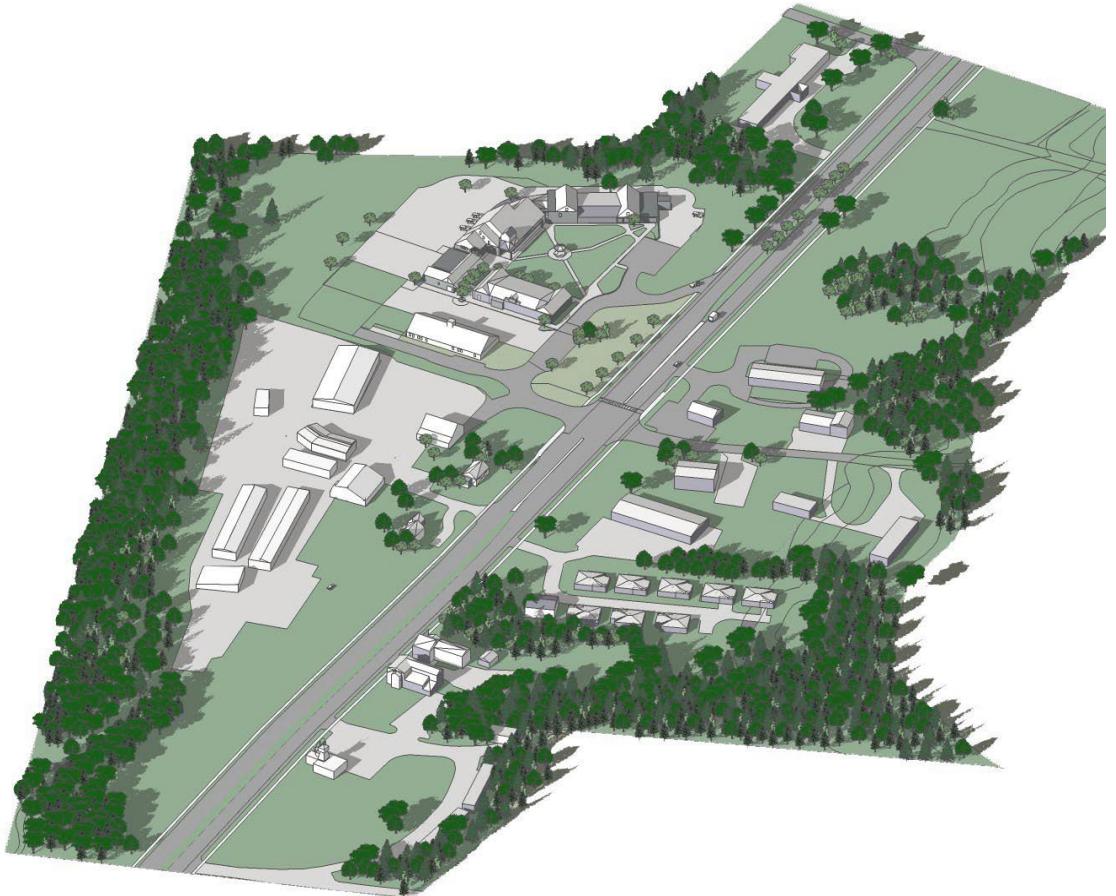
What should mixed use be in the Downtown Area and Route 109 Corridor?



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?



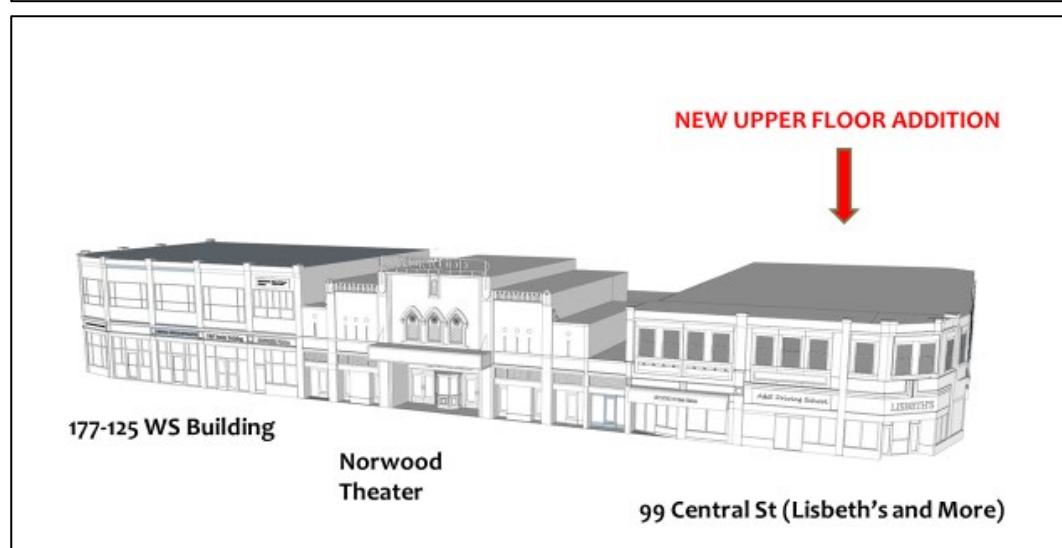
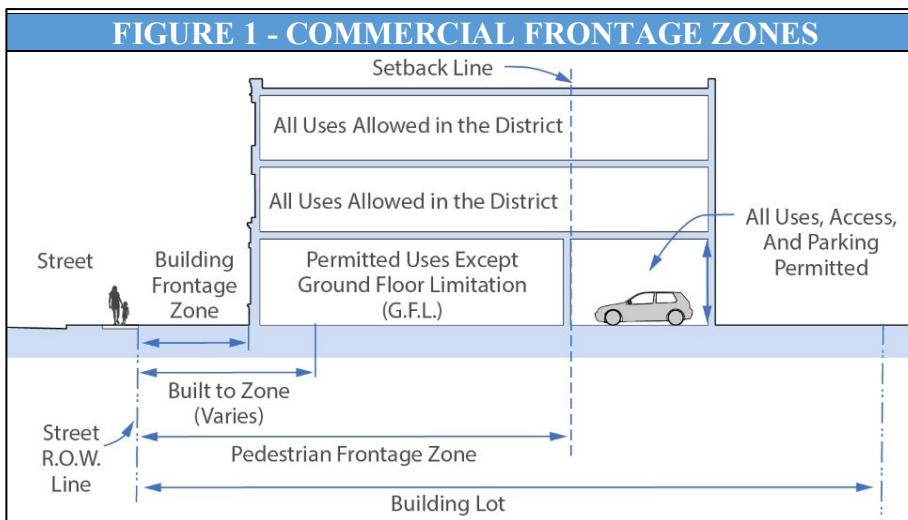
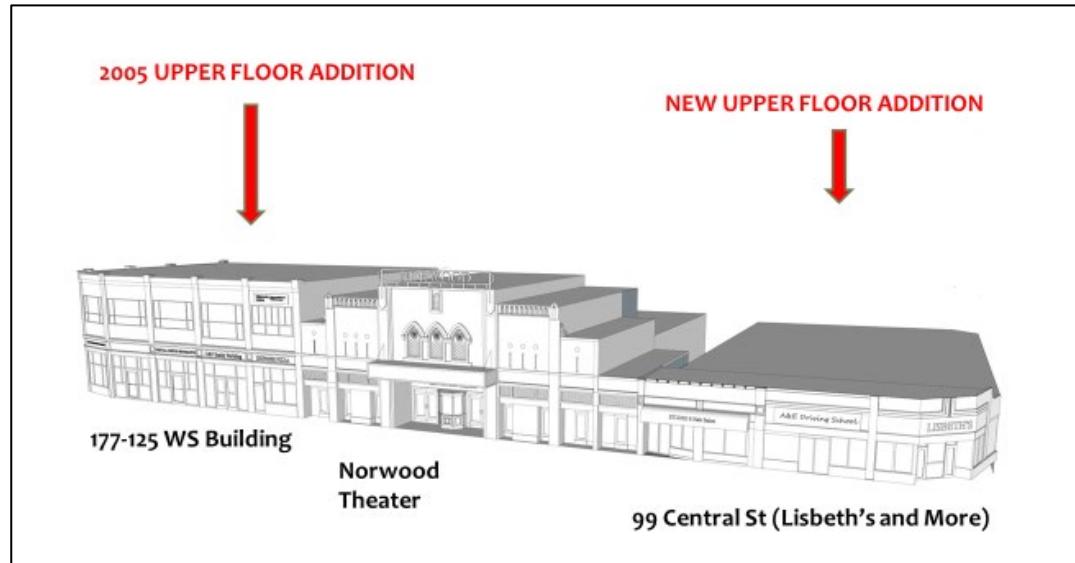
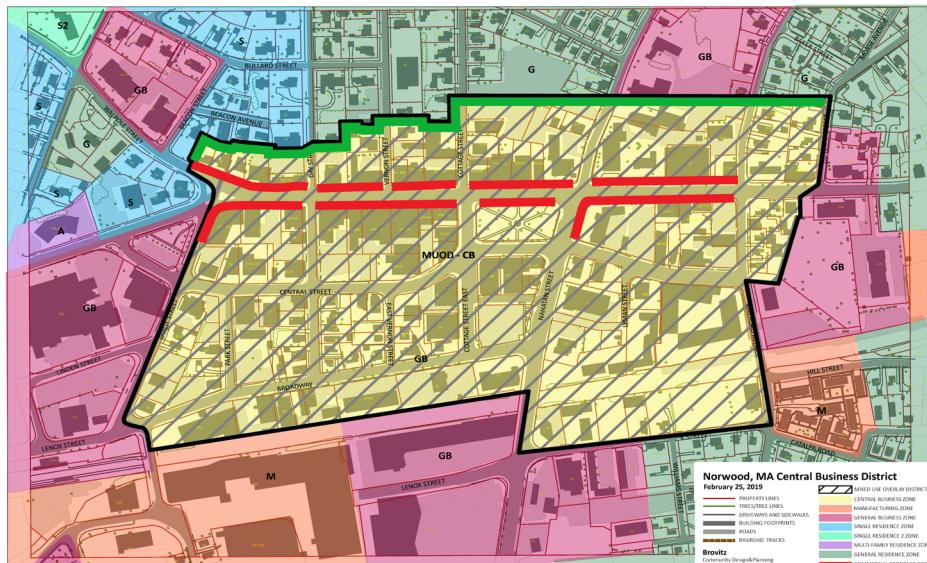
Main Street, Florence Village Today



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

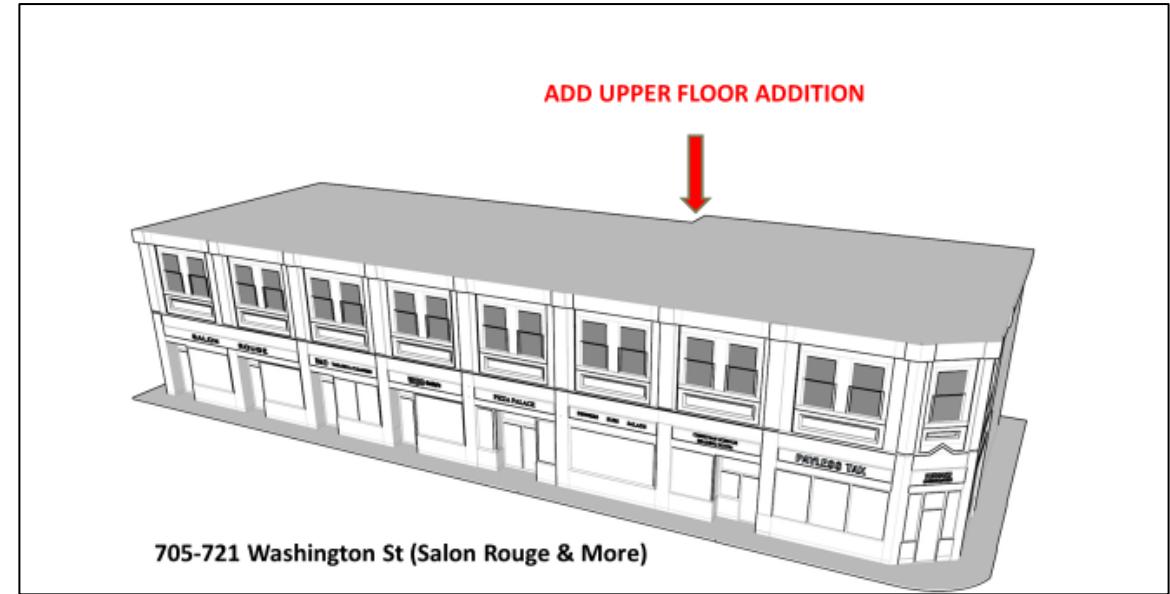
KEY ISSUES, OPPORTUNITIES & QUESTIONS

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



KEY ISSUES, OPPORTUNITIES & QUESTIONS

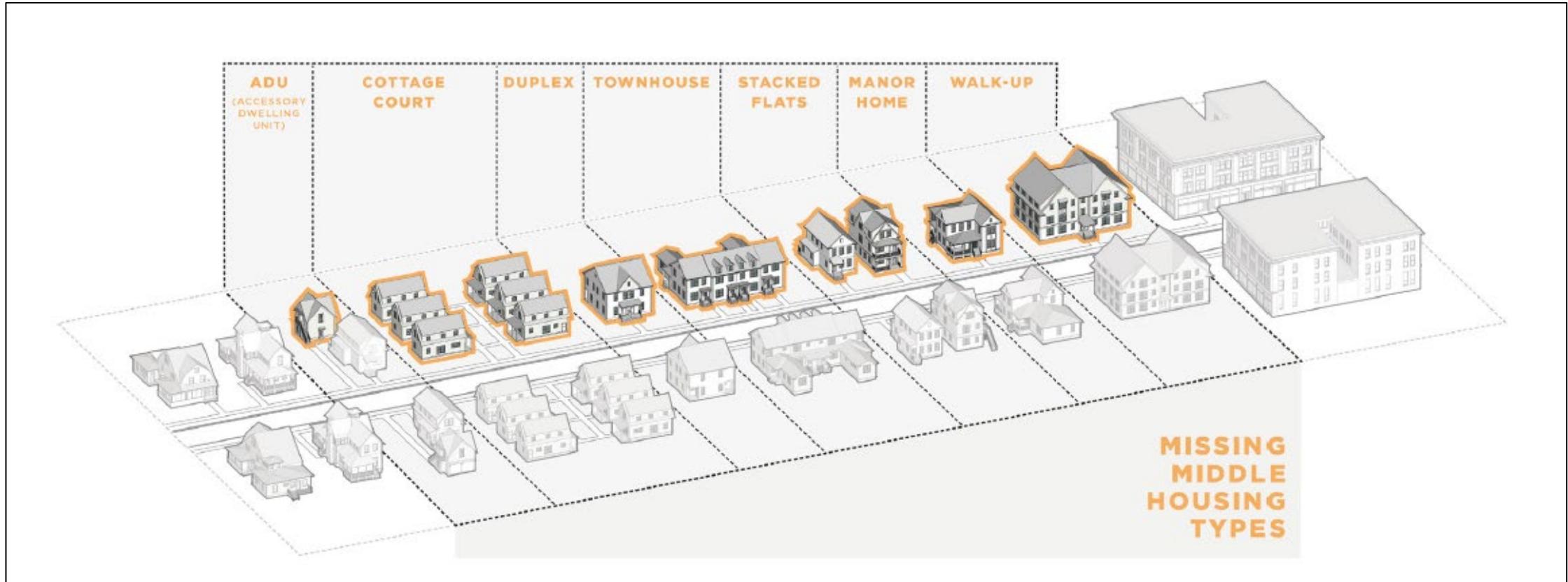
What should Mixed Use be in the Downtown Area and Route 109 Corridor?



Downtown Norwood Mixed Use Overlay District

KEY ISSUES, OPPORTUNITIES & QUESTIONS

What 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

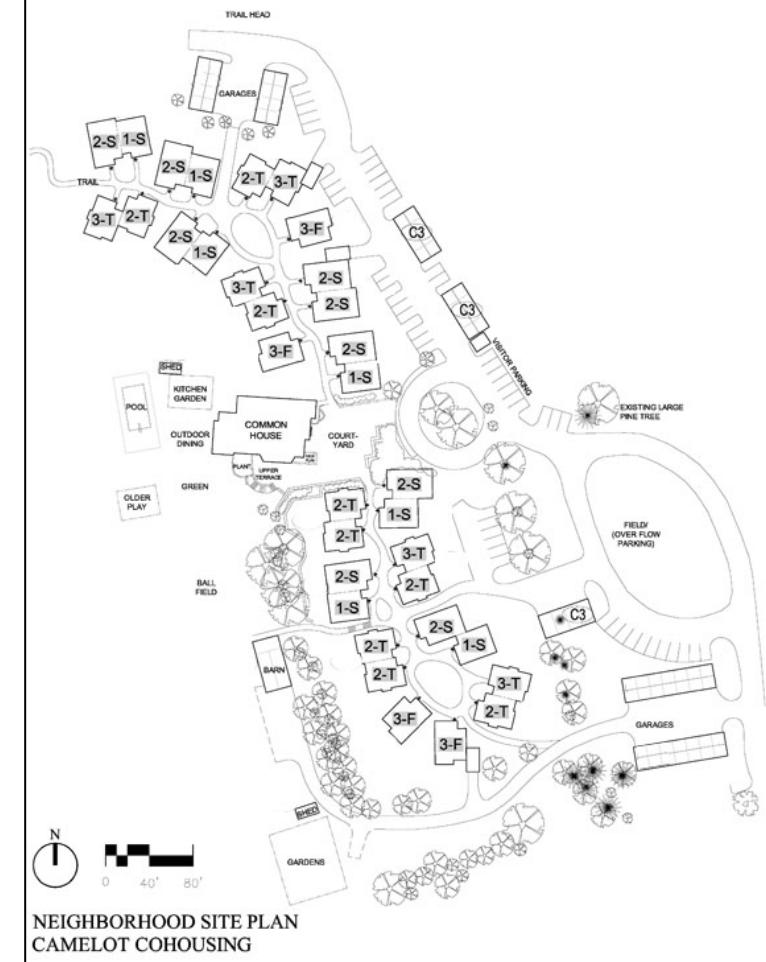
What forms of residential development and housing types are desired in the OSRD?



Compact Development/Cottage Court

KEY ISSUES, OPPORTUNITIES & QUESTIONS

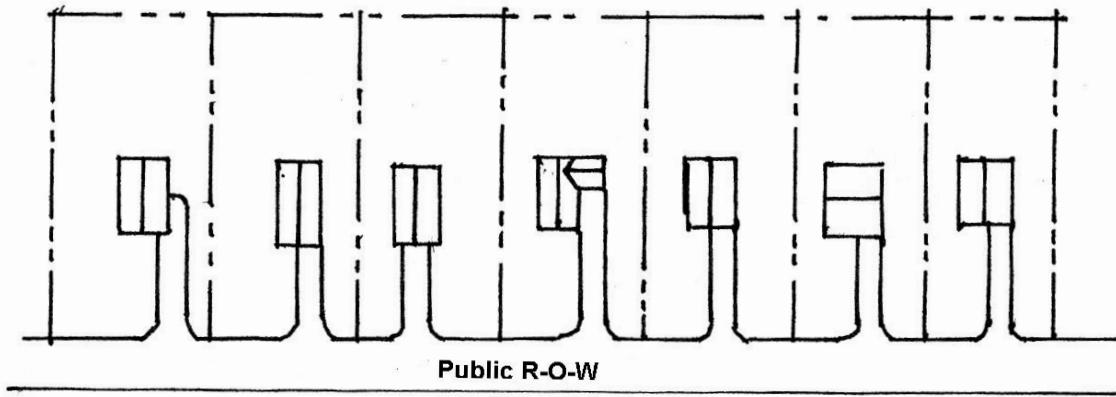
What forms of residential development and housing types are desired in the OSRD?



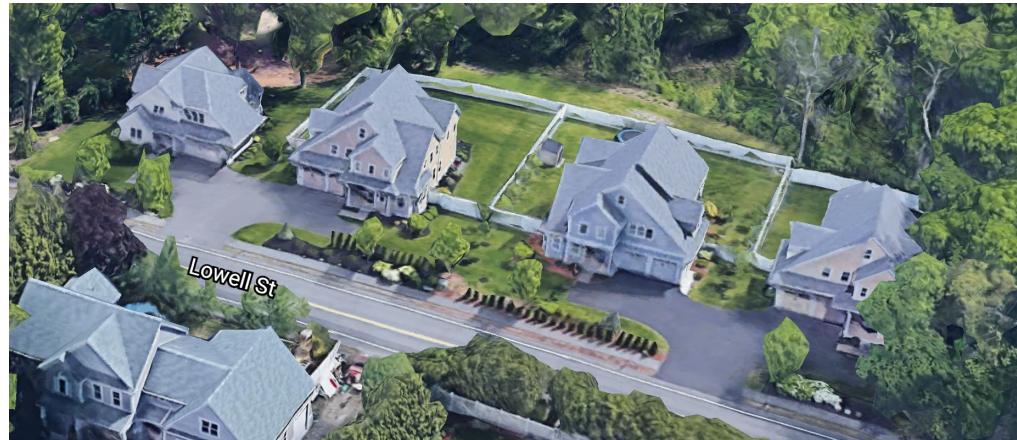
Compact Development/Cohousing (Shared Living)

KEY ISSUES, OPPORTUNITIES & QUESTIONS

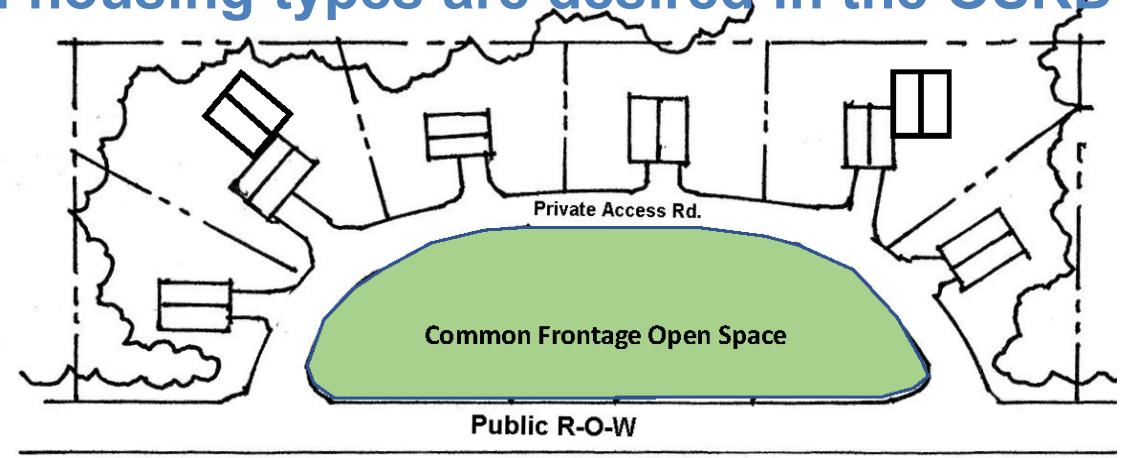
What forms of residential development and housing types are desired in the OSRD?



Typical ANR Plan



Lowell Street, Lexington SPRD



Preferred Frontage Subdivision

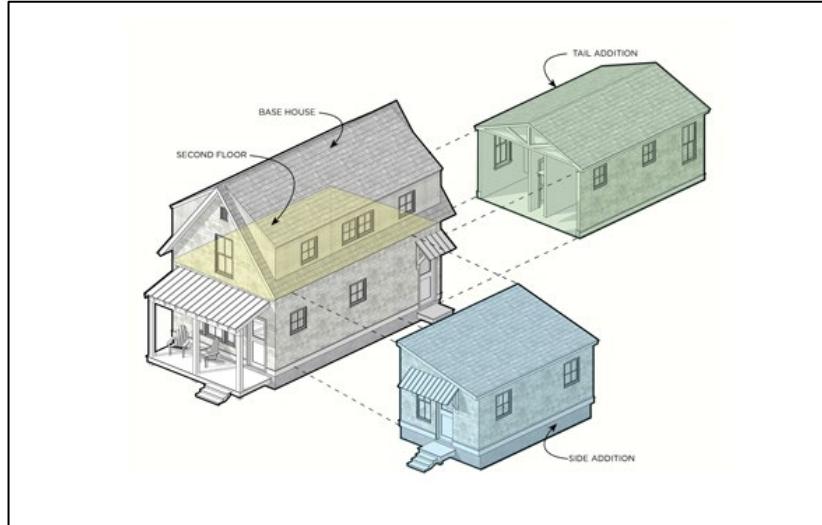


Dorset Park, Weymouth

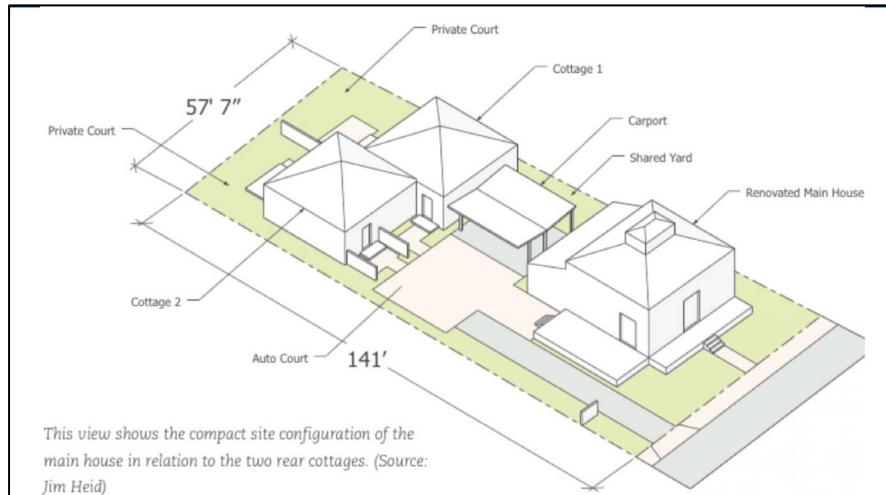
Residential Frontage Development (ANR Alternative)

KEY ISSUES, OPPORTUNITIES & QUESTIONS

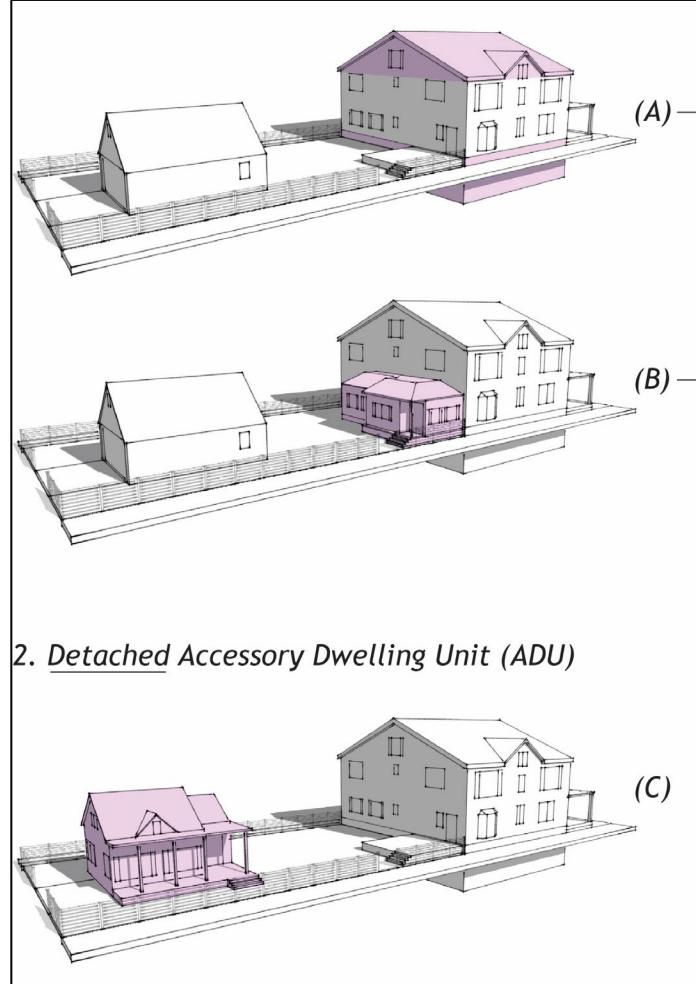
What forms of residential development and housing types are desired in the OSRD?



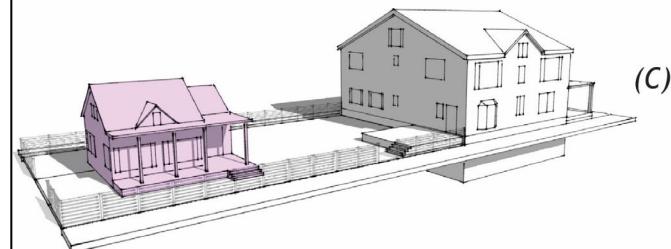
Side Hustle Workforce House, Cape Cod, MA



Residential Compound (3 Units)



2. Detached Accessory Dwelling Unit (ADU)

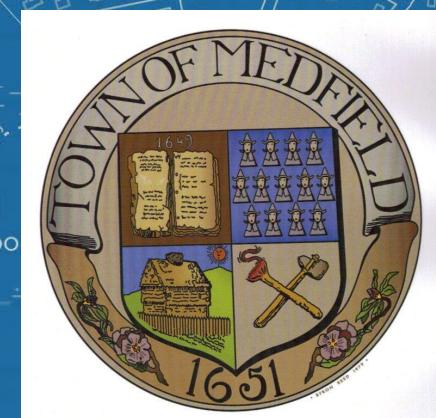


Accessory Dwelling Unit (2-3 Units)

ADUs, Res. Compounds, Workforce Housing Infill Development

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

THANK YOU!



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