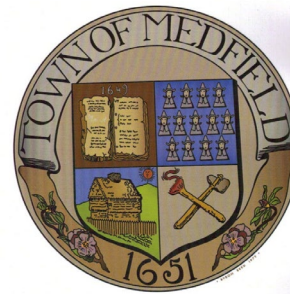


OPEN SPACE RESIDENTIAL DEVELOPMENT & MIXED-USE ZONING INITIATIVE

EXISTING CONDITIONS REPORT

TOWN OF MEDFIELD, MA
February 2022



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

DODSON & FLINKER
Landscape Architecture and Planning

MEDFIELD OSRD & MIXED-USE ZONING INITIATIVE

SCOPE

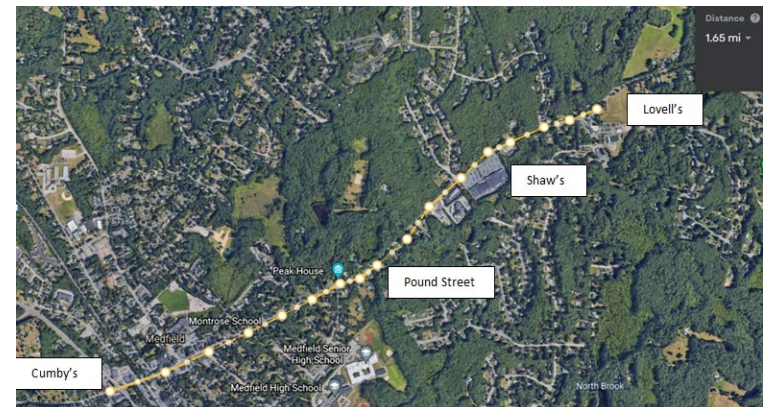
1. Evaluation and Preparation Mixed Use Zoning Regulations
2. Update and Revise Zoning Bylaw Article 7 - Open Space Residential Development
3. Conceptual Sidewalk Design between Shaw's and Pound Street

OBJECTIVES

- ☐ New zoning regulations that support Master Plan Recommendations 1.1.1, 2.2.3, 4.1.3
- ☐ Apply to the Route 109 corridor as defined in the scope
- ☐ Revise the special permit process for residential units.

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



Main Street/Route 109 Corridor

MEDFIELD OSRD & MIXED-USE ZONING INITIATIVE

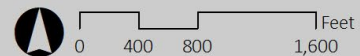
Existing Conditions Project Area Base Mapping

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

Base Mapping

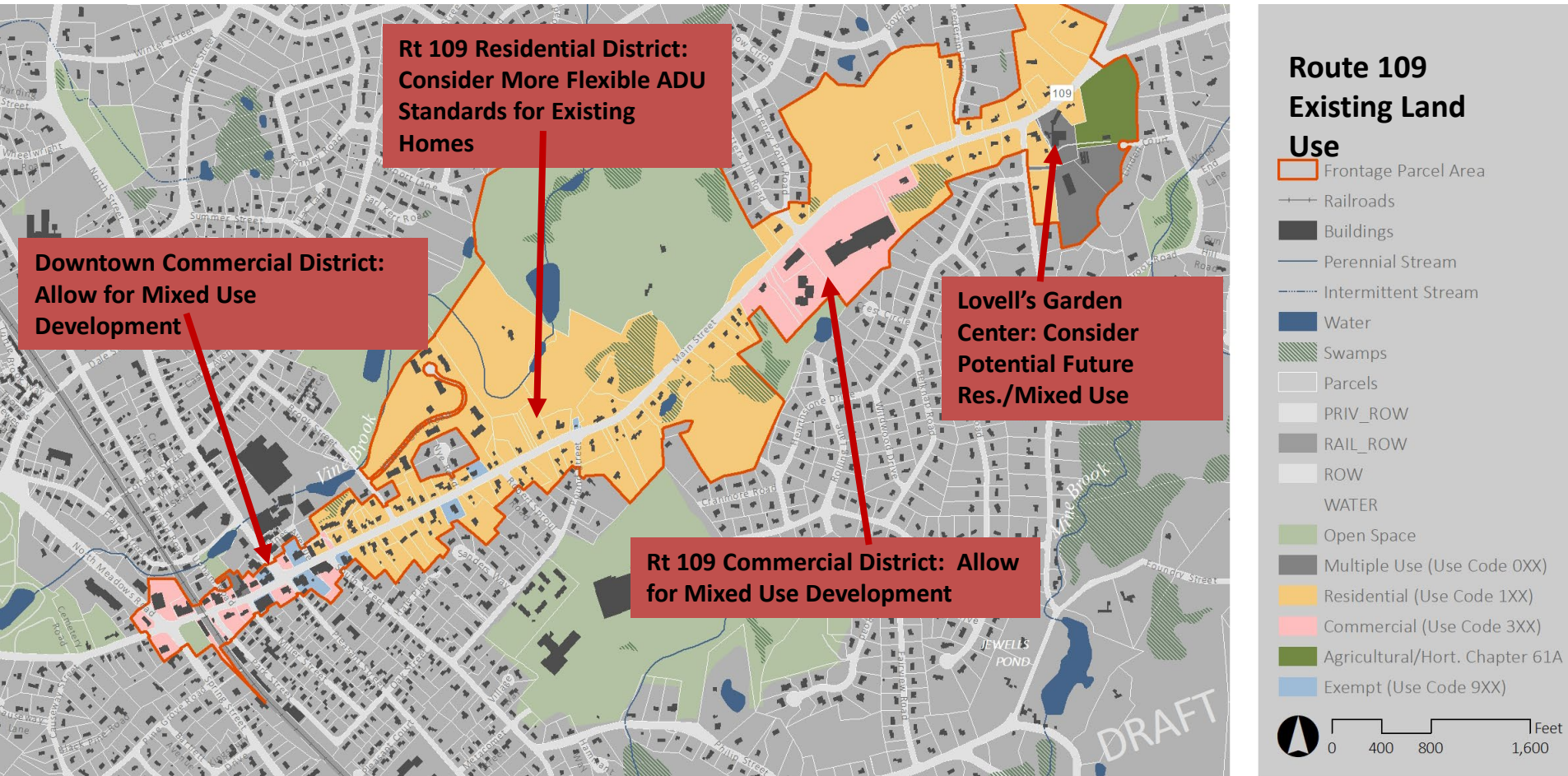
Route 109 MUOD Base Map

- Railroads
- Buildings
- Perennial Stream
- Intermittent Stream
- Water
- Swamps
- <all other values>
- PRIV_ROW
- RAIL_ROW
- ROW
- WATER
- Open Space



MEDFIELD OSRD & MIXED-USE ZONING INITIATIVE

Existing Conditions Project Area Base Mapping

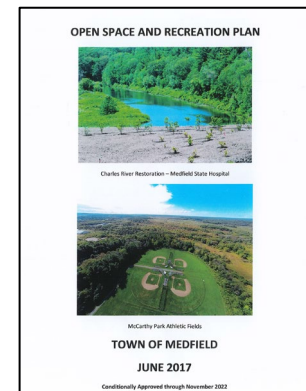
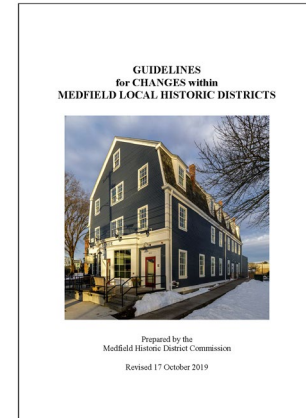
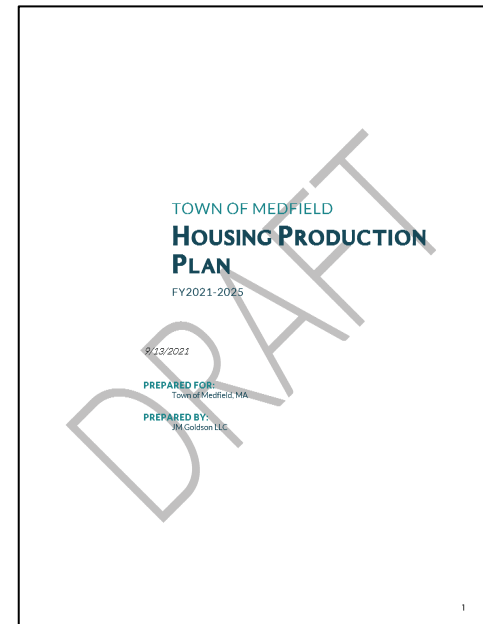
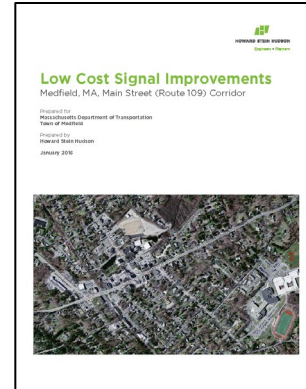
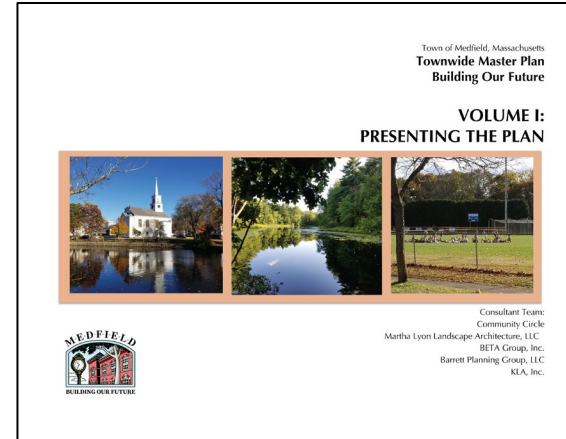


MEDFIELD STUDIES, PLANS, POLICIES AND INITIATIVES

MEDFIELD OSRD & MIXED-USE ZONING INITIATIVE

Review Existing Plans & Regulations

- ☐ Townwide Master Plan (2020)
- ☐ Housing Production Plan (2021 – Draft)
- ☐ Historic District Guidelines (2019)
- ☐ Open Space and Recreation Plan (2017)
- ☐ Main Street Corridor Low Cost Improvements Plan (2016)
- ☐ Bay Colony Rail Trail Plan (2017)
- ☐ Downtown Sidewalk Design Guidelines (2014)
- ☐ Downtown Parking Utilization Study (2014)
- ☐ Route 109 Corridor Study (2003)
- ☐ Zoning Bylaws
- ☐ Planning Board Site Plan Rules and Regulations
- ☐ Subdivision and Site Plan Regulations
- ☐ Other town plans, policies, regulations, and initiatives relevant to housing and mixed-use development.



MEDFIELD OSRD & MIXED-USE ZONING INITIATIVE

Townwide Master Plan – Significant Support for Downtown Revitalization and Housing Choice

TOP 12 KEY RECOMMENDATIONS

1. Renew and revisit the vision for the DOWNTOWN
2. Develop a network of PEDESTRIAN and BIKE paths and connections to open spaces
3. Support OLDER ADULTS who wish to age in community
4. Support the SCHOOL DEPARTMENT'S efforts to update its facilities
5. Continue to support FACILITIES MANAGEMENT practices
6. Explore options for creating a new PARKS AND RECREATION FACILITY
7. Consider creating an intergenerational COMMUNITY CENTER
8. Make MEDFIELD STATE HOSPITAL into a town destination
9. Develop a town-wide HEALTH AND WELLNESS CAMPAIGN
10. Prepare CLIMATE CHANGE, Adaptation, Mitigation and Resilience Plan
11. Evaluate the benefits of the COMMUNITY PRESERVATION ACT as a source of funding
12. Review, revise and update the ZONING BY-LAW

GOAL 1.0: HONOR MEDFIELD'S TOWN CHARACTER AND IDENTITY	
To honor and enhance Medfield's small-town feeling, town character and identity.	
OBJECTIVE 1.1. Celebrate the downtown and work to increase its vitality.	
Strategies	Potential Actions
1.1.1. Develop a comprehensive vision for downtown	Form a downtown visioning committee
	Revisit and renew the <i>Medfield Downtown Plan</i> , as required, including:
	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

GOAL 2.0: MAKE GETTING AROUND TOWN SAFE AND PLEASANT	
OBJECTIVE 2.2. Improve Parking When/Where Possible.	
Strategies	Potential Actions
2.2.2. Improve Signage and Wayfinding Downtown (SEE ALSO 1.1)	Provide clear and concise signage to indicate parking regulations and restrictions for on-street and off-street locations.
	Provide wayfinding signage to inform and guide motorists to parking areas and pedestrians to Downtown destinations and back to their vehicle.
	Form wayfinding sign committee.
2.2.3. Consider Zoning Amendment to Reduce Required Parking for Development (SEE ALSO 4.1)	Review existing zoning off-street parking requirements for development projects, which are conservatively high. SEE END NOTE #3
	Identify parking spaces that can be shared between multiple uses at different times.

MEDFIELD OSRD & MIXED-USE ZONING INITIATIVE

Townwide Master Plan – Significant Support for Downtown Revitalization and Housing Choice

Goal 1: Honor Medfield’s Town Character

Goal 2: Make getting around town safe and pleasant

Goal 3: Encourage economic activity

Goal 4: Promote a range of housing options

Goal 5: Provide public facilities and services that meet the needs of all residents

Goal 6: Support the reuse of the Medfield State Hospital

Goal 7: Support the health and wellness of residents

Goal 8: Improve governance and plan for future resilience

GOAL 4.0 PROVIDE A RANGE OF HOUSING OPTIONS	
OBJECTIVE 4.1. Provide smaller units for older adults, younger adults and others looking for more affordable housing	
Strategies	Potential Actions
4.1.3. Support mixed uses in business-zoned areas.	Allow upper-story multifamily units above
	commercial space as of right, subject to site plan review, in the B district.
	Tailor parking requirements to the ability of mixed-use projects to share parking between uses.
	Create a guidance document to educate property owners about how to design a mixed- use project that will satisfy the Town’s architectural and site design objectives for business districts.
4.1.4. Evaluate the effectiveness of Section 300-	Review affordable housing production that has
	occurred under Section 300-14.16 and determine whether the bylaw is meeting its objectives.
1.4.5. Inclusionary Zoning	Consider removing special permit requirement and providing for a modest “by right” density bonus.

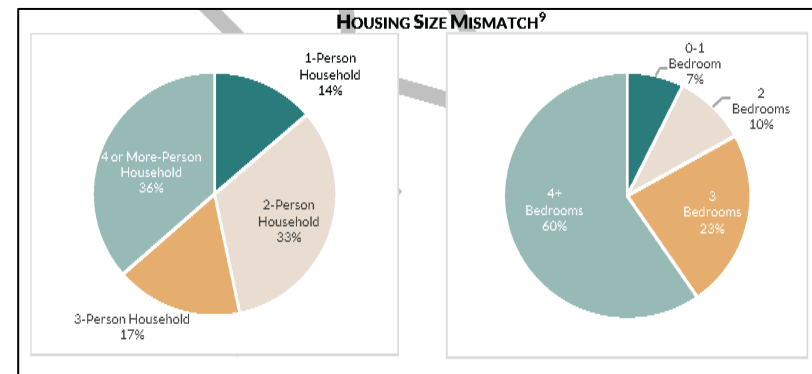
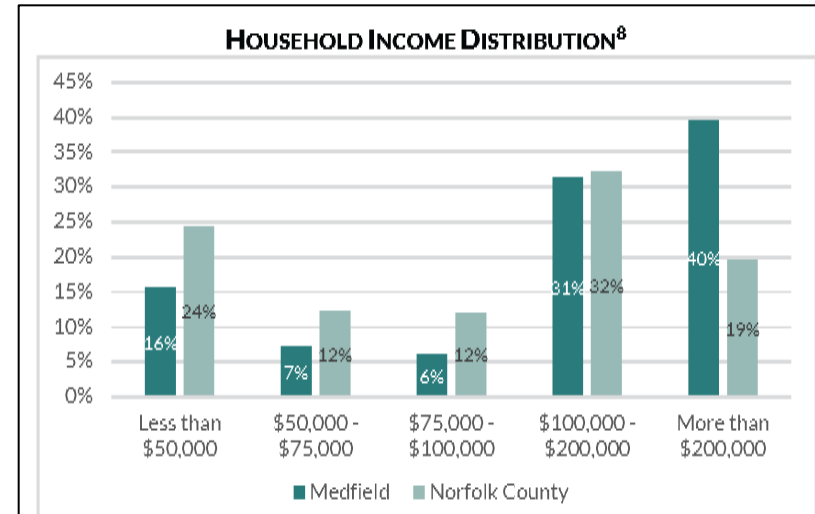
GOAL 4.0 PROVIDE A RANGE OF HOUSING OPTIONS	
OBJECTIVE 4.2. Encourage the development of alternative housing types	
Strategies	Potential Actions
4.2.3. Revise the Open Space Residential Development Bylaw, Article 7.	Update and revise Article 7 to make it an
	effective, “best practices” tool for natural 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.
4.2.4.	Make affordable units created in Medfield
Provide Meaningful Housing Choices	available on a fair and open basis to income- eligible people without a local preference requirement.
4.2.5. Evaluate options for cottage units	Study and consider regulatory strategies to allow cottage dwellings on small, substandard lots.

MEDFIELD OSRD & MIXED-USE ZONING INITIATIVE

2021 Housing Production Plan (Conditionally Approved)

DEMOGRAPHIC ANALYSIS AND HOUSING CONDITIONS ANALYSIS KEY FINDINGS

- The housing stock in Medfield is primarily single-family ownership units, leading to a lack of affordable, small rental options for lower-income individuals and families.
- About 83% of housing units have 3+ bedrooms, but 47% of households have 2 or less people living in them. This indicates that smaller households in Medfield may be “over housed” – in homes that are larger than they need. Larger units tend to be more expensive to buy/rent, heat/cool, and maintain and, with higher assessed values, have higher property tax burden.
- About a quarter of Medfield residents are cost-burdened, meaning they spend more than 30% of their income on housing costs.
- Housing costs in Medfield have risen over the last decade. Sales prices for both single-family homes and condos have increased, as have property taxes.
- Medfield has 9.6% affordable housing as of 2021 meaning that 16 more units are needed to meet the State’s mandated 10% affordable housing (Subsidized Housing Inventory).
- Most affordable units listed on the SHI are in or near the center of Medfield and on main roadways.
- The number of older adults living in Medfield is expected to grow significantly, leading to a unique challenge of housing affordability and availability for seniors with low incomes in the next several decades.



MEDFIELD OSRD & MIXED-USE ZONING INITIATIVE

2021 Housing Production Plan (Conditionally Approved)

DEVELOPMENT CONSTRAINTS KEY FINDINGS

- About 80% of Medfield's existing land use is split between residential development and open space. The limited remaining vacant land generally has wetland or floodplain issues.
- Most of Medfield is zoned for single family residential development and limit structures to a maximum height of 35 feet and no more than two and one half (2.5) stories. Minimum lot sizes in residential zones range from 12,000 sq. ft. (zone RU) up to 80,000 sq. ft. (zone RE).
- Open Space Residential Zoning would also allow for smaller lots but requires land area greater than 10 times the lot size of the base zoning, which is challenging to find in Medfield.
- Opportunities for by right mixed-use and multifamily residential development are limited: both are allowed in certain subdistricts under the Medfield State Hospital District zoning, and multifamily is allowed in the Upper Spring Street Overlay District, contingent upon site plan approval by the Planning Board.
- The Inclusionary Zoning bylaw has not been used as of the time of this writing; larger residential developments have gone through the Comprehensive Permit process.

SUMMARY OF HPP GOALS

1. Meet the State's Affordable Housing Production Goals and Maintain Safe Harbor
2. Address Local Housing Needs and Promote Racial and Ethnic Equity, Diversity, And Inclusion with A Greater Variety of Housing Options
3. Distribute New Housing Options in Strategic Locations Throughout Medfield
4. Support Older Adult Residents to Help Them Afford to Remain in Medfield
5. Increase Medfield's Capacity to Implement Housing Initiatives Through Enhanced Local and Regional Coordination

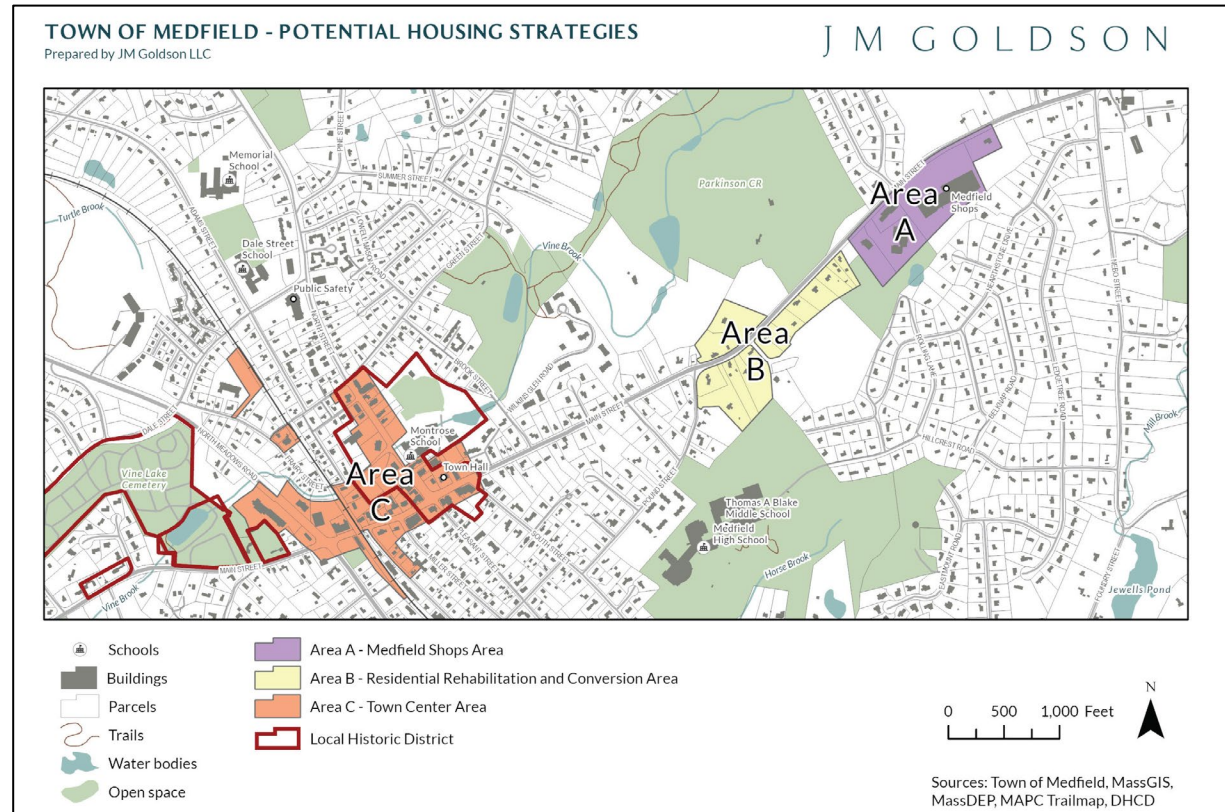
MEDFIELD OSRD & MIXED-USE ZONING INITIATIVE

2021 Housing Production Plan (Conditionally Approved)

FIVE YEAR STRATEGIES

5. Amend the existing Open Space Residential Zoning provisions to adopt a Natural Resource Protection Zoning (OSD/NRPZ) Approach

6. Consider rezoning a portion of the Route 109 corridor and Town Center to allow mixed use and/or multi-family options



MEDFIELD OSRD & MIXED-USE ZONING INITIATIVE

Guidelines for Changes within Medfield Local Historic Districts

PURPOSE OF HISTORIC DISTRICTS

- To preserve and protect the distinctive characteristics of buildings and places significant to the Commonwealth and to Medfield.
- To maintain and improve the settings of those buildings and places.
- To assure that new construction is compatible with existing buildings in the district.
- To maintain the integrity not only of individual structures but also of entire streetscapes.

Historic districts do not prevent changes from occurring, nor do they prevent new construction. The intent is to make changes and additions harmonious and prevent the intrusion of incongruous elements that might distract from the aesthetic and historic values of the district. The purpose of any local historic district is not to halt growth, but to allow for thoughtful consideration of change.

Section One: Guidelines for Historic Structures

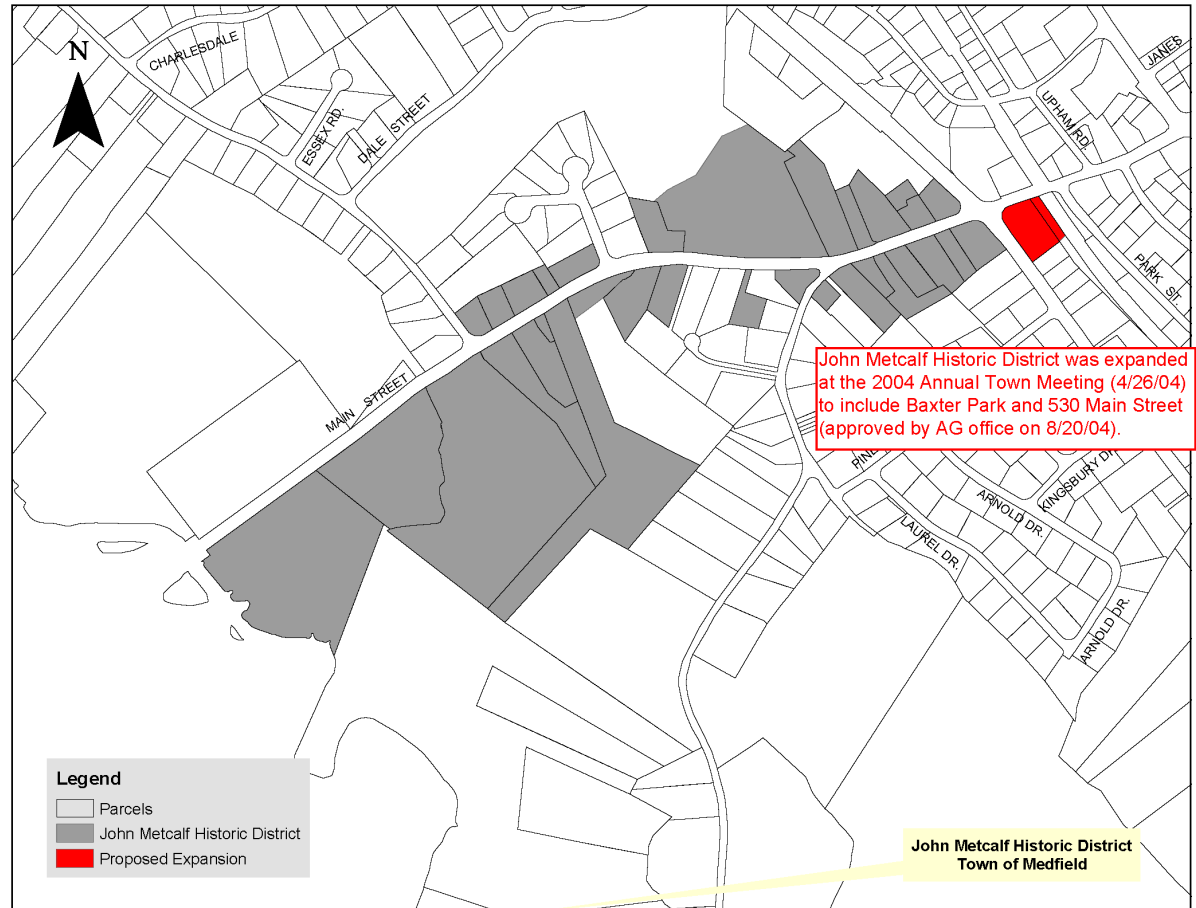
Section 2: Guidelines for Contemporary/Non-Historic Structures

Section 3: Additions & New Construction

MEDFIELD OSRD & MIXED-USE ZONING INITIATIVE

Guidelines for Changes within Medfield Local Historic Districts

Historic districts do not prevent changes from occurring, nor do they prevent new construction. The intent is to make changes and additions harmonious and prevent the intrusion of incongruous elements that might distract from the aesthetic and historic values of the district. The purpose of any local historic district is not to halt growth, but to allow for thoughtful consideration of change.



MEDFIELD OSRD & MIXED-USE ZONING INITIATIVE

Downtown Parking Utilization Study (2014)

Purpose: To have a better understand if there is a true “parking problem” in Downtown Medfield and to gather a baseline study to analyze the impact of future development.

Study Area: Main Street from North Meadows Road to South Street, including on street parking along Upham Road, Frairy Street, North Street, Janes Avenue, Pleasant Street, Miller Street, and Park Street.

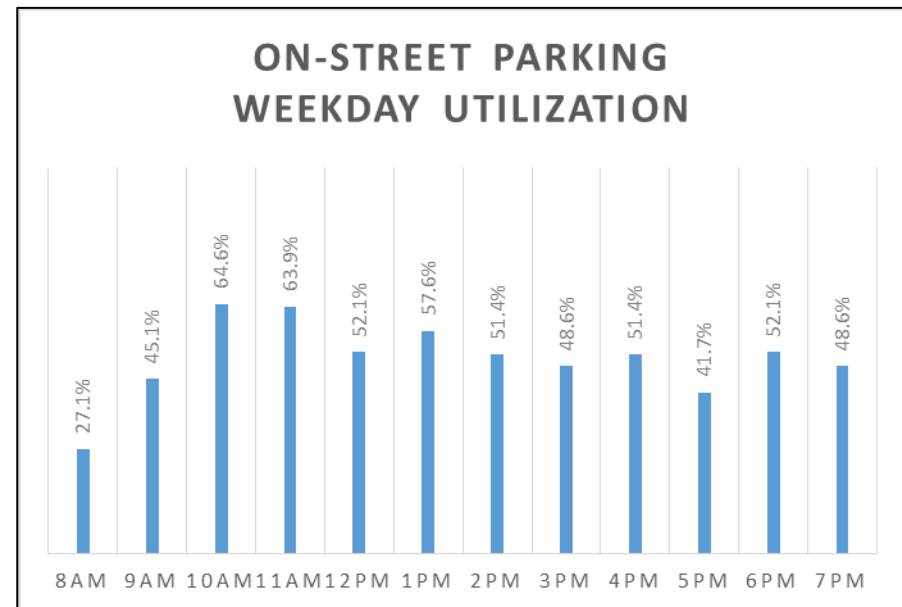
Parking Supply: There are a total of 212 public parking spaces, including 68 located in the public parking lots behind Town Hall and off Janes Avenue.

Data Collection: Data collection occurred from 8 am – 8 pm on Thursday, June 5th and Saturday, June 7th, 2014. The dates and times were selected to capture utilization patterns for typical weekday and Saturday demands.

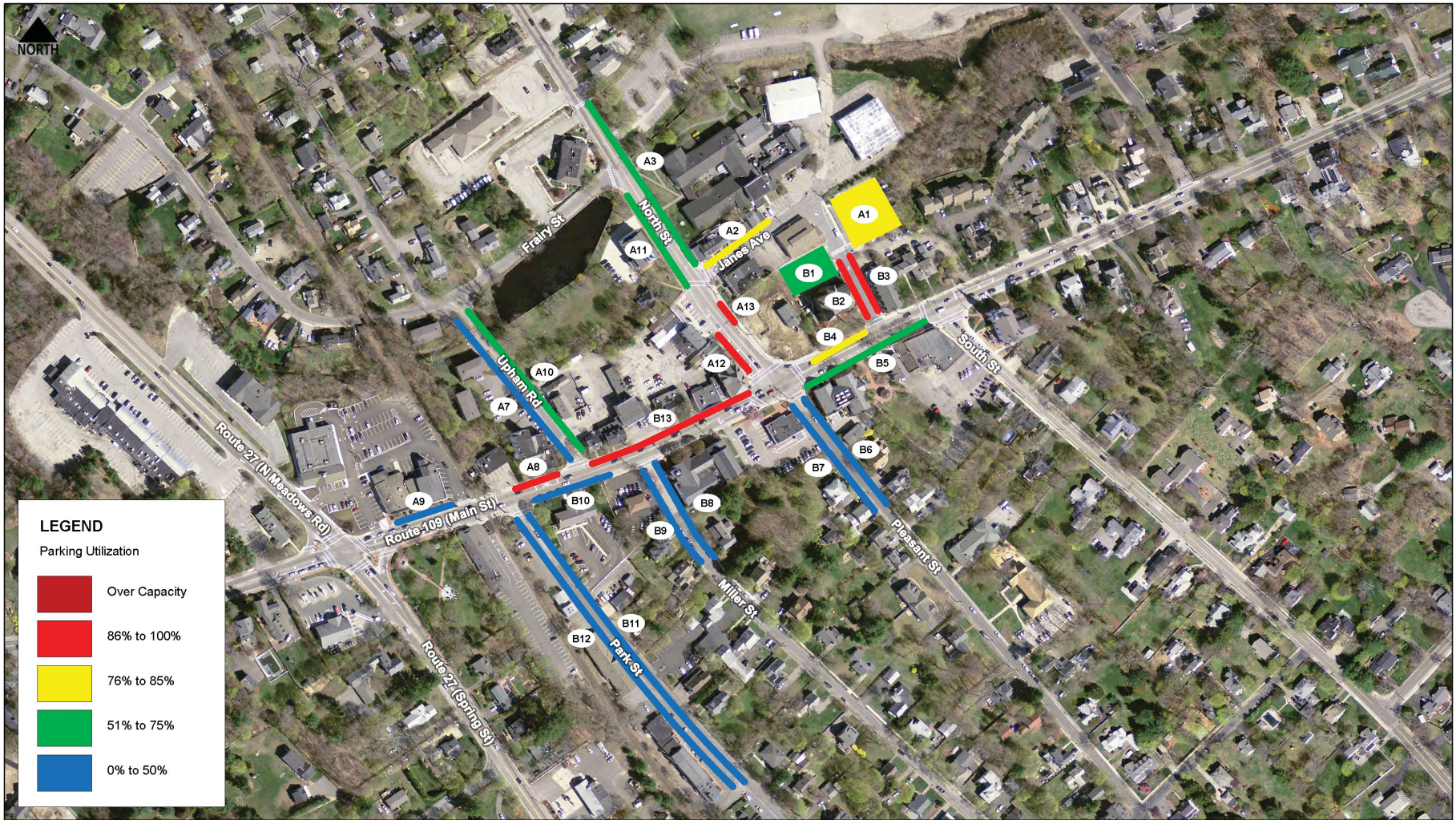
Primary Findings: For parking utilization review, parking is typically considered functionally full when occupancy reaches 85%, rather than 100%. At 85% occupancy, some parking (about 1 in 8 spaces) is available, so that drivers can reasonably find a space and turnover of spaces can be accommodated. Late morning and early afternoon tended to be the peak utilization periods.

Weekday parking utilization for all spaces peaks at approximately 65% at 10 am and 1 pm. Saturday parking utilization for all spaces peaks at 52% at 11 am.

While there are some locations in the study area that reach 100% occupancy (particularly near Main Street/Janes Avenue area), overall results indicate occupancy is less than 85% in downtown Medfield for the study area as a whole.



MEDFIELD OSRD & MIXED-USE ZONING INITIATIVE



Downtown Medfield Parking Utilization
WEEKDAY 12:00 PM

6/23/2014



MEDFIELD OSRD & MIXED-USE ZONING INITIATIVE



6/23/2014



MEDFIELD OSRD & MIXED-USE ZONING INITIATIVE

Downtown Parking Utilization Study (2014)

Recommended Next Steps

- There is capacity for new growth but parking demand within downtown should be managed better for on-street parking (i.e. ensure on street parking is available to customers rather than employees, particularly mid-day on weekdays).
- Consider wayfinding between parking locations and key attractions, and the pedestrian environment with amenities such as consistent sidewalks, high- quality lighting and landscaping.
- A tiered pricing program such as a higher price for “premium” locations (such as on-street on Main Street), combined with free or modestly priced parking permits for longer-term parking in off-street lots, could free up parking in desirable locations where the spaces are most needed.
- Review the Downtown Parking Special Permit.
- Study future demand for parking based on current development plans, projections from existing or proposed zoning (“buildout” scenarios), and potential demand scenarios that consider changes to development or parking policies.
- If it is determined that additional parking supply is needed to meet future development needs, fees-in-lieu of parking can be used to reduce the amount of parking required for private development sites in defined areas. The intent is that fees are used for construction of new parking that meet the needs of the entire district the parking is intended to serve. Municipal finance laws and regulations for development mitigation need to be considered with this approach.
- Business Improvement Districts (BIDs) and Parking Betterment Districts are also strategies that allow for parking fees from meters and permits to be re- invested in a designated area generating that revenue.

MIXED USE DEVELOPMENT

MIXED USE DEVELOPMENT REGULATIONS

Existing and Potential Opportunities for Mixed Use Development

Overlay District: It is recommended by the Planning Board and staff that the current mixed use regulations should be formulated into a Mixed Use Overlay District (MUOD)

Potential Mixed Use Districts: The identified opportunities for mixed use development were identified as follows:

Downtown Area: In the Business District (B) along Main Street from 560 Main Street on the east to 439 Main Street to the west. This district also includes portions of North Meadow Road, Spring Street, Park Street, Upham Road, North Street, Pleasant Street, Janes Ave., and South Street.

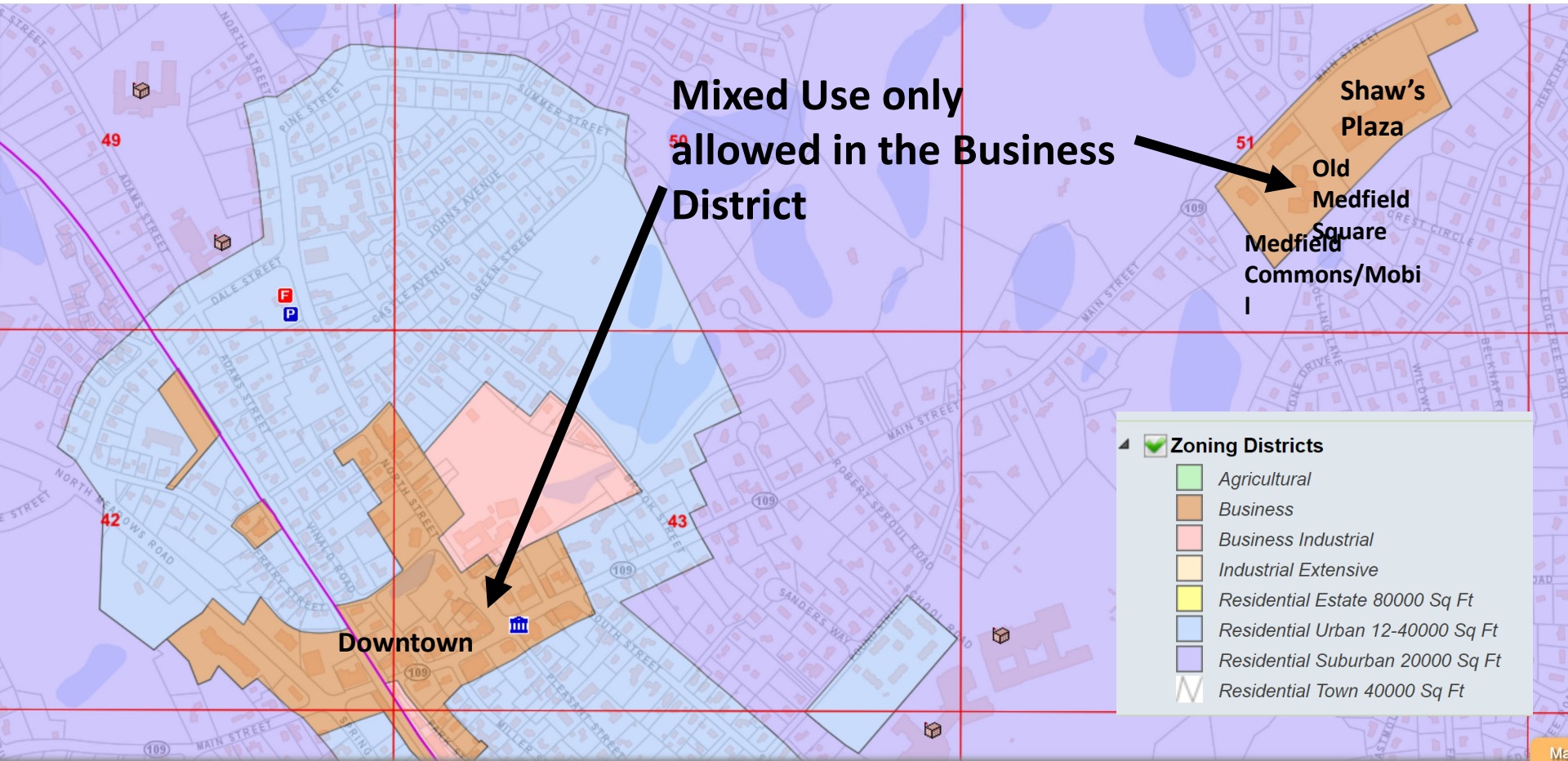
Route 109 Node at Hatters Hill Road: This proposed mixed use node includes the Medfield Commons/Mobil Station (266 Main St.), Old Medfield Square (270 Main St.), (258 Main St.), and Shaw's Plaza (230-40 Main St.), and Medfield Auto Center (212 Main St.) which are in the Business District.

Zoning Boundaries: They do not always follow the parcel lines and cut some properties in half. It's unclear if the zoning boundaries follow a line a certain distance off the Route 109 ROW.

Main St/Nebo Street Node: Possibly include Lovell's Flowers, Greenhouse & Nursery at 160 Main Street which is in the Residential Town District.

MIXED USE DEVELOPMENT REGULATIONS

Existing Zoning Map and Project Areas



MIXED USE DEVELOPMENT REGULATIONS

Existing and Potential Opportunities for Mixed Use Development

Downtown Opportunity Sites: For upper floor, infill, horizontal with frontage restrictions and redevelopment mixed use.

- 505 Main Street - Tom Mitchell – Butterfly Tree (Vacant) and 2 DUs on second floor (verify)
- 503 Main Street - Currently vacant, was a real estate office for 35 years, same owner as Butterfly Tree (Owner: Tom Mitchell) (Verify)
- 478 Main Street/Bank of America – Infill/Redevelopment Opportunity
- 10 Park Street – Currently vacant
- Park Street Business Park – Old buildings with sidings along the rail corridor.
- 445 Main Street – 2014 special permit for 2 DUs on the floor. Added offices instead.
- 70 Main Street – 2015 special permit for retail food on ground floor and 2 DUs on 2nd floor. (The 2 DUs were already in the building)
- 10 North Street - House of Pizza (verify availability)
- 20 North Street - Larkins Liquors strip (verify availability)
- 483 Main Street/2 North St. (Monks Building) - NW corner of Main & North intersection with Royal Pizza and other commercial uses on ground floor. Massive with space for more residential on the 3rd floor but doesn't currently meet codes. (Verify)
- 547 Main Street/Palumbo's Liquors Plaza – retail spaces with offices on second floor (could be DUs and office space, needs to be verified)
- 446 Main Street/Brothers Market – Upper floor addition for residential/office use?

MIXED USE DEVELOPMENT REGULATIONS

Zoning Audit: 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 use (commercial) must occupy all of the street and ground floor; residential and commercial permitted in the upper floors.
- (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.

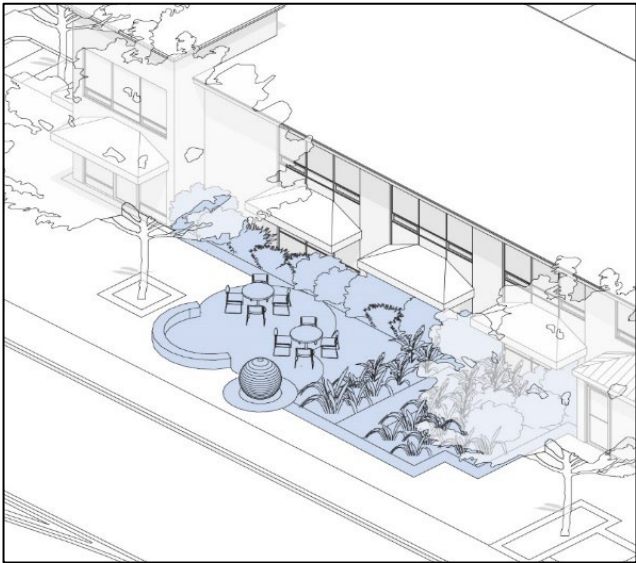
MIXED USE DEVELOPMENT REGULATIONS

Zoning Audit: 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.



Example of a Plaza between the Building and Sidewalk

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)	Rear (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 (access to the rear)

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

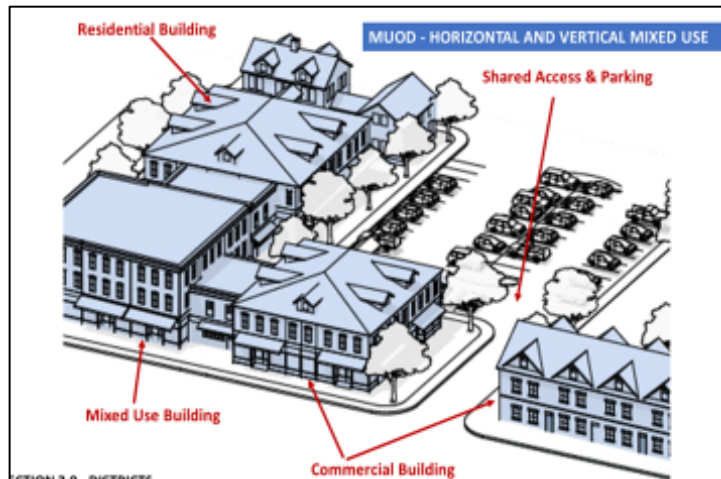
MIXED USE DEVELOPMENT REGULATIONS

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.



Example of Vertical and Horizontal Mixed Use in a Downtown Setting

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 DEVELOPMENT REGULATIONS

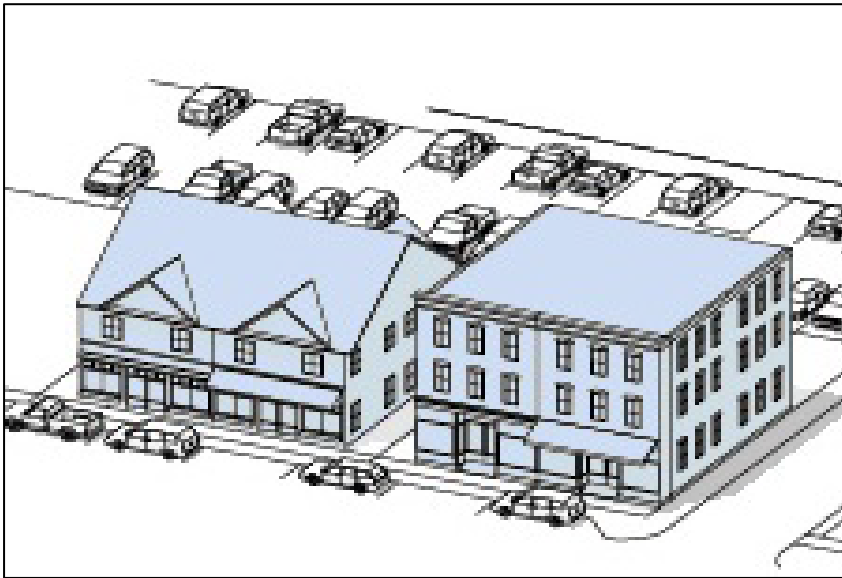
Ch 300 Art 8 - Off-Street Parking and Loading Regulations

§ 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.



Parking Placement Behind the Building is
Critical to Maintaining Downtown Character
and Walkability

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 DEVELOPMENT REGULATIONS

Mixed Use Special Permits Issues Under 300-14.10F (SP Issued But Not Built)

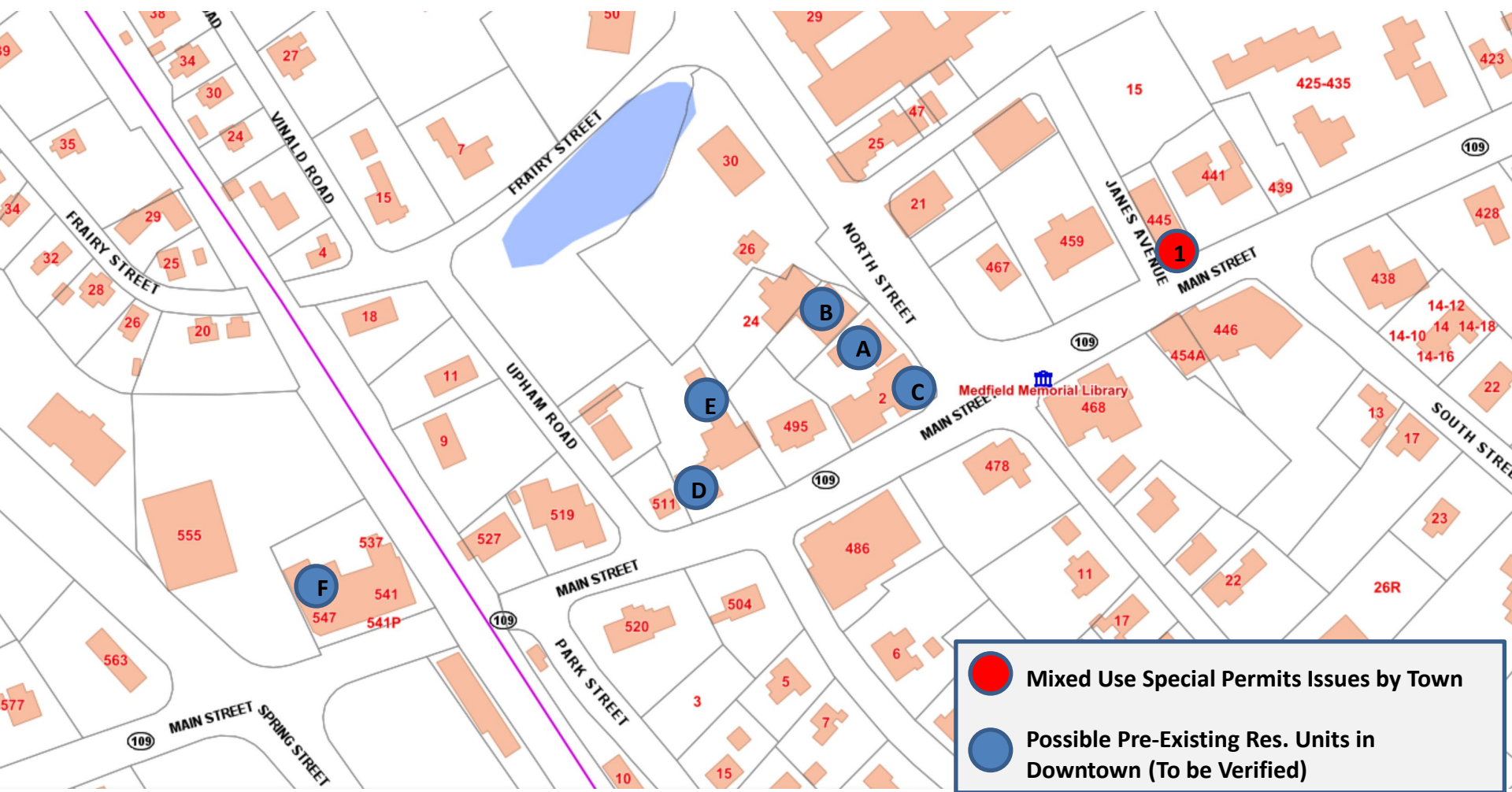
1. 445 Main Street – Next to Town Hall. Has an existing residential unit on upper floor. Converted it to office space instead.
2. 70 North Street - Approved for 2 new residential units upstairs changed permit to office space instead.

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 DEVELOPMENT REGULATIONS

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



MIXED USE DEVELOPMENT REGULATIONS

Existing Mixed Building Analysis

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

- 1. 445 Main Street
- 2. 70 North Street

**Other Possible Existing
Mixed Use Building**

- 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.

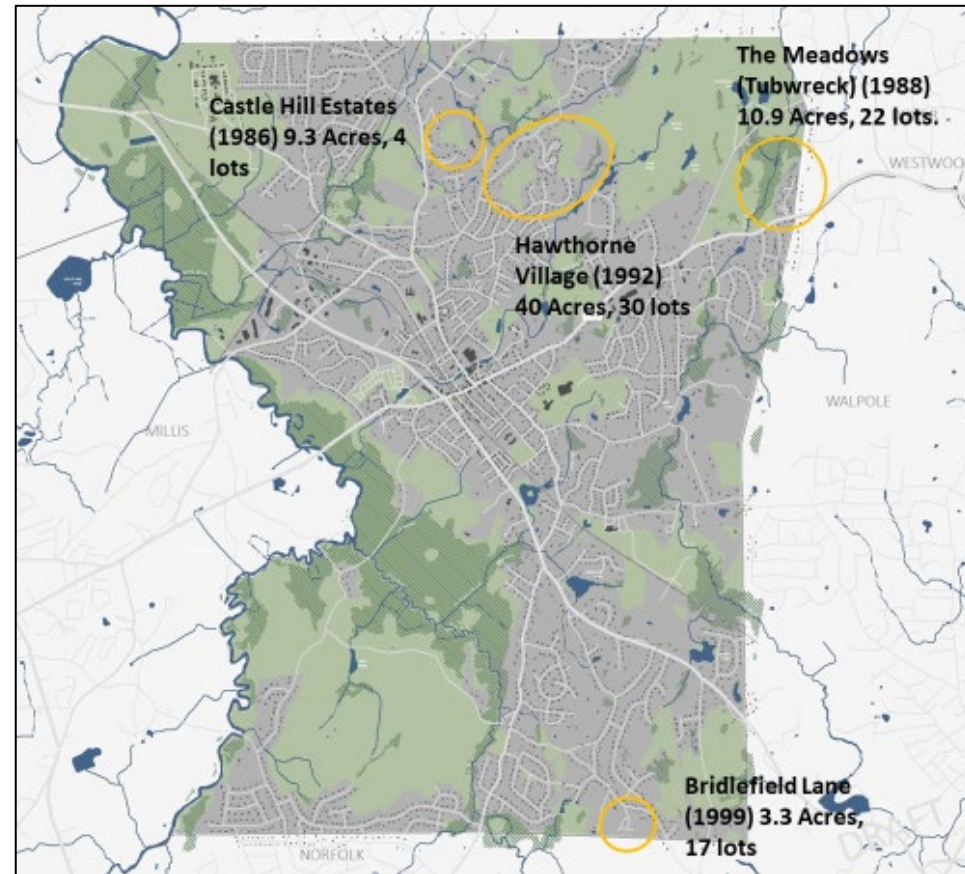


OPEN SPACE RESIDENTIAL DEVELOPMENT (OSRD)

ART. 7 - OPEN SPACE RESIDENTIAL DEVELOPMENT

Objectives

- ☐ Evaluate previous OSRD projects (permitted and constructed)
- ☐ Revised to support Master Plan Recommendation 4.2.3
- ☐ Incorporate “best practices” tool for natural resource protection and housing choice
- ☐ Remove the “perfect square” requirement in the minimum lot regulations and the minimum acreage requirement
- ☐ Provide for a range of residential use types (single-family, townhouse, two-family, multifamily) with definitions and design standards.



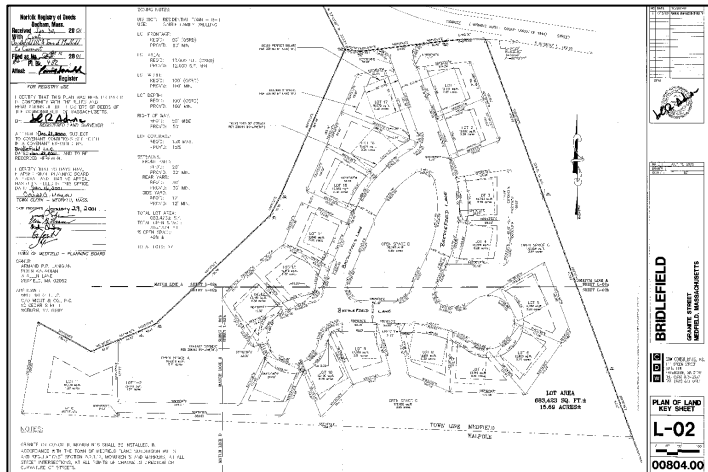
ART. 7 - OPEN SPACE RESIDENTIAL DEVELOPMENT

Provisions

- § 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.



Bridlefield OSRD (2001)

ART. 7 - OPEN SPACE RESIDENTIAL DEVELOPMENT

OSRD Analyses

Article 7 of Medfield’s Zoning Bylaws, Open Space Residential Zoning, allows for lot size minimums to be reduced to 12,000 square feet with 80 feet of frontage. The bylaw allows for similar reductions in setback requirements, but still requires a minimum “perfect square,” 80 feet by 80 feet, 100 feet in both width and depth, with 20-foot front yards, 12-foot side yards and 30-foot rear yards. In return, at least 25% of the tract, not including roads and parking areas, must be permanently preserved as open space.

Approval requires a special permit from the Board of Appeals for the reduced lot size and yard dimensions, and subsequent approval by the Planning Board under the Subdivision Control Law. As described in the Table of Use Regulations, Open Space Residential Developments are allowed by Special Permit in the Residential Estate (RE, 80,000 sf minimum lot size, 225 feet of frontage), Residential Town (RT, 40,000 sf, 142 feet frontage), Residential Suburban (RS, 20,000 sf, 96 feet frontage) and Residential Urban (RU, 12,000 sf, 80 feet frontage) zoning districts. The principal benefit of using the current OSRD bylaw in the RU district therefore appears to be elimination of frontage requirements in favor of maintaining a perfect square surrounding the dwelling.

	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

ART. 7 - OPEN SPACE RESIDENTIAL DEVELOPMENT

OSRD Analyses

As noted in the following review of the four OSRD projects completed in Medfield, use of the bylaw has resulted in 73 homes and created some 63.5 acres of permanently protected open space. However, the bylaw includes several conditions for granting of a special permit that make it harder to achieve some of the other potential benefits of the OSRD approach – limiting the ecological and recreational value of that open space and reducing the aesthetic and lifestyle benefits that might otherwise have been realized. These include:

- “Not less than 25% of the area of the tract... shall be open land.” Most OSRD bylaws traditionally require at least 50% of the land to be set aside as open space. A 25% minimum provides little incentive for developers to think creatively about community design.
- “The size of the tract of land shall be not less than 10 times the minimum lot size permitted in the zoning district...” It’s hard to imagine what this provision does, other than limit the use of the OSRD approach to the larger lots in each district. If OSRD makes sense for large lots, why wouldn’t it make sense for any lot large enough to be subdivided into two or more lots?
- “...not more than 25% of the open land in the tract may be wetlands, Floodplain District, Watershed Protection District, or have a greater than 20% slope...” Assuming “open land” refers to protected land set aside through the OSRD process, it’s reasonable to require reduced lot yields on parcels with unbuildable areas.
- “To insure the protection of existing residences, proposed lots abutting lots with existing single-family dwelling shall conform to the area requirements of the adjacent zone. The Board of Appeals may substitute a requirement for a buffer zone which shall be at least 50 feet in width for the protection of the abutting lots...” This requirement means that much of the open space set aside through the OSRD process is taken up in perimeter buffers that may have little value for conservation or recreation, while squeezing the developed portion of the property further into areas that may have higher open space value. A flexible performance standard requiring screening or other mitigation could offer better outcomes.
- “All lots adjoining existing ways shall meet all existing regulations for zoning districts in which the lots are located.” Like the previous condition, this one pushes development away from the street toward areas that are likely more important for open space.

ART. 7 - OPEN SPACE RESIDENTIAL DEVELOPMENT

Ch 300 Art 7 - Open Space Residential Zoning

- “Minimum lot size shall be 12,000 square feet in area, 80-foot frontage and a perfect square 80 feet by 80 feet, 100-foot width, 100-foot depth, 20 –foot front yard, 12-foot side yards and 30-foot rear yard.” This provision ensures that OSRD projects will be essentially identical in form to more conventional subdivisions, only with smaller lots. Houses will be centered on quarter acre lots, with good portion of the front yard likely taken up with driveways and parking. While this helps OSRD projects blend in with the large-lot subdivisions next door, it also eliminates the ability to protect important site features and implement more creative design approaches. In particular, the “perfect square,” lot width and depth requirements encourage narrow frontages and long driveways leading to building sites set back from the road. Meanwhile these dimensional requirements make it impossible to build the neo-traditional villages and attractive cottage clusters that could add valuable diversity to the town’s housing stock.

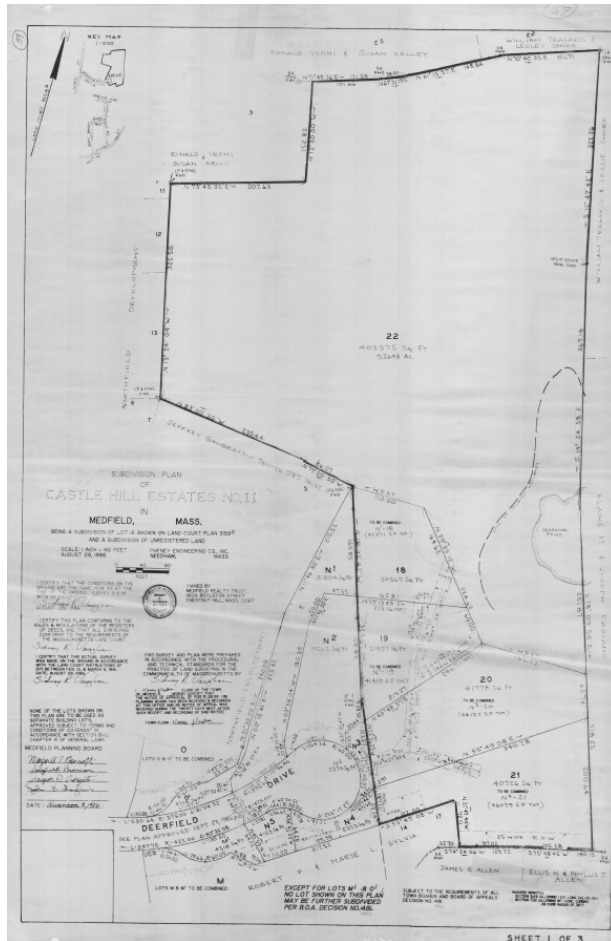
Review of Built OSRD Projects

The current OSRD bylaw has been used four times since the 1980s (see table below and map, next page). The size of the original project parcels ranged in size from 15.7 to around 60 acres.

MEDFIELD OPEN SPACE RESIDENTIAL DEVELOPMENTS (OSRD) APPROVED AND CONSTRUCTED			
Development Name	Year & Special Permit #	No. of House Lots	Open Space Donated to Town (Acres)
The Meadows (Tubwreck)	1988/1989 (544/571)	22	10.86 acres
Castle Hill Estates (Deerfield Drive Ext.)	1986 (482)	4	9.3 acres
Bridlefield Lane	1999 (813)	17	Open Space A – 2.41 acres
	1993 (617 for Aquifer Overlay)		Open Space B – .88 acres
Hawthorne Village	1992 (610)	30	40 acres (20 acres on east side + 20 acres on west side; water booster station)

ART. 7 - OPEN SPACE RESIDENTIAL DEVELOPMENT

Castle Hill Estates (1986) 9.3 Acres, 4 lots

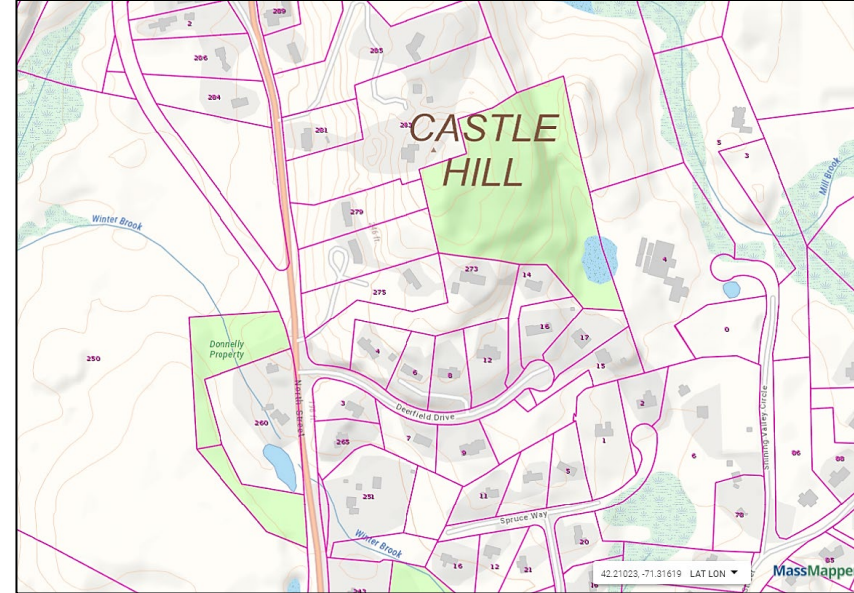


This project saw the creation of 4 building lots at the end of the existing Deerfield Drive. 9.3 acres were protected on the upper slopes of Castle Hill, including a pond or vernal pool shared with the adjacent property to the East. The project met the traditional goals of OSRD development, with development of four lots which take advantage of existing road and other infrastructure, and protection of more than half of the property as open space.

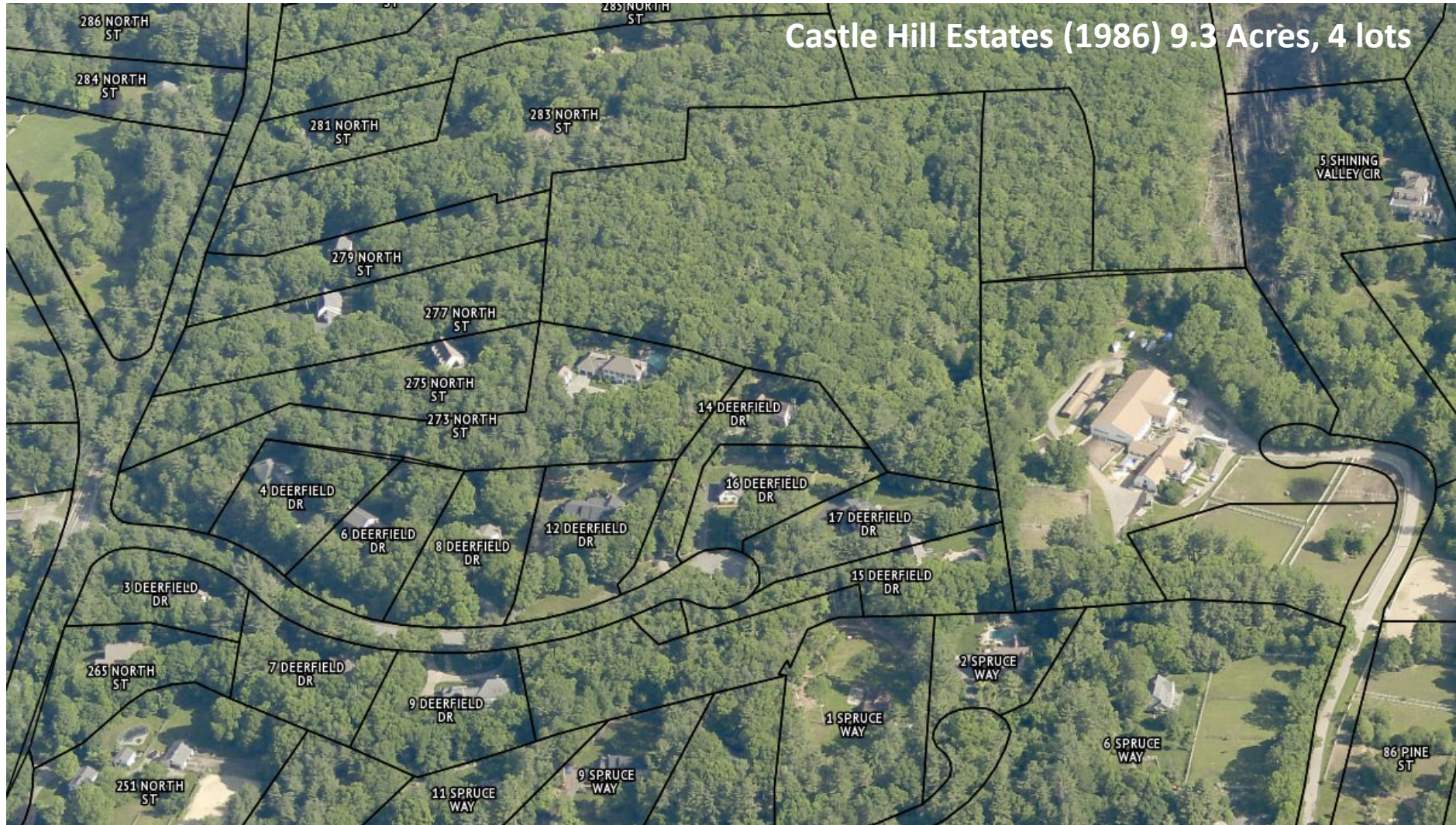
The open space set aside includes the sensitive seasonal pond and the undeveloped portion of Castle Hill. It adjoins several developed parcels to the west, but to the east undeveloped land continues across the undeveloped portion of the adjacent private lots. Other than the reduced frontage where the lots access Deerfield Drive, however, there is little to distinguish the developed portion of the property from the conventional subdivisions and frontage lots that surround it. There appears to be no formal public access to the protected land.

ART. 7 - OPEN SPACE RESIDENTIAL DEVELOPMENT

Castle Hill Estates (1986) 9.3 Acres, 4 lots

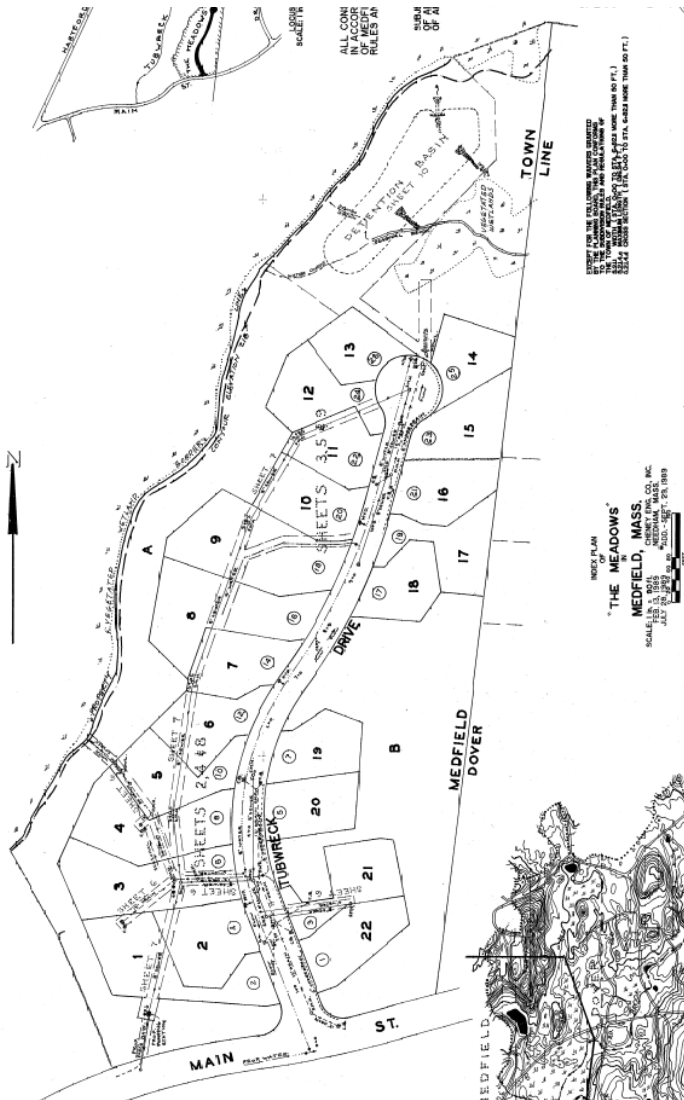


ART. 7 - OPEN SPACE RESIDENTIAL DEVELOPMENT



ART. 7 - OPEN SPACE RESIDENTIAL DEVELOPMENT

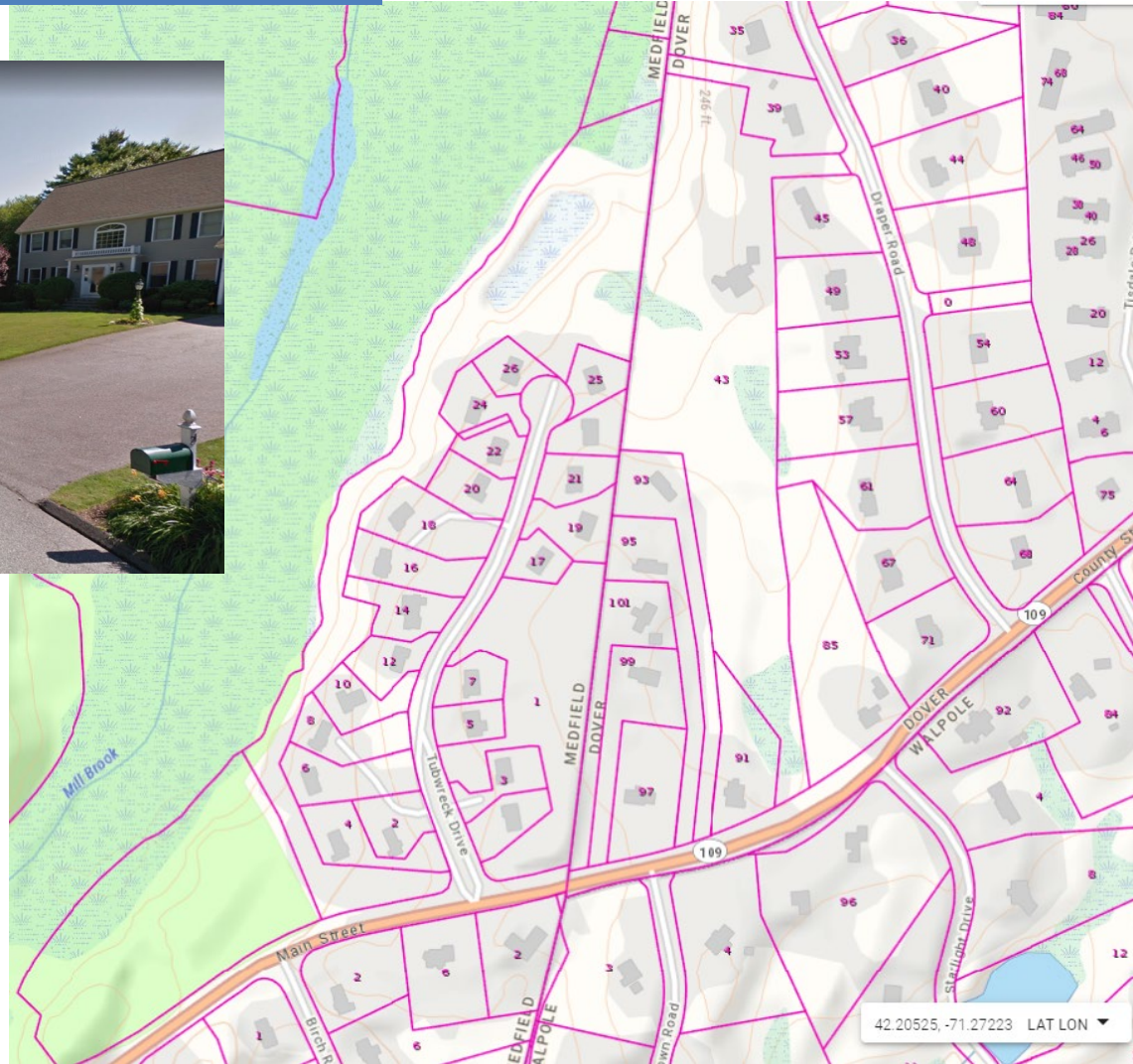
The Meadows (Tubwreck) (1988) 10.9 Acres, 22 lots



The Meadows—1988. Also known as Tubwreck, the Meadows OSRD yielded 22 house lots laid out along the Tubwreck Drive cul-de-sac. 10.86 acres of permanent open space extend around the periphery of the development spine, with a 50-100 foot band along the Brook to the East, an irregular piece on the east side along the Dover border, and a larger parcel on the north end that includes a detention area collecting runoff from the project. The protected buffer extends around the Main Street frontage, providing an effective visual separation. The location of the open space successfully extends the protected land in the Trustees of Reservations' Fork Factory Brook Reservation, though there appears to be no formal public access to the open space. The development itself is a conventional subdivision layout, with large landscape front yards, and driveways leading to suburban colonial homes with two-car garages (figure 4).

ART. 7 - OPEN SPACE RESIDENTIAL DEVELOPMENT

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



ART. 7 - OPEN SPACE RESIDENTIAL DEVELOPMENT

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



ART. 7 - OPEN SPACE RESIDENTIAL DEVELOPMENT

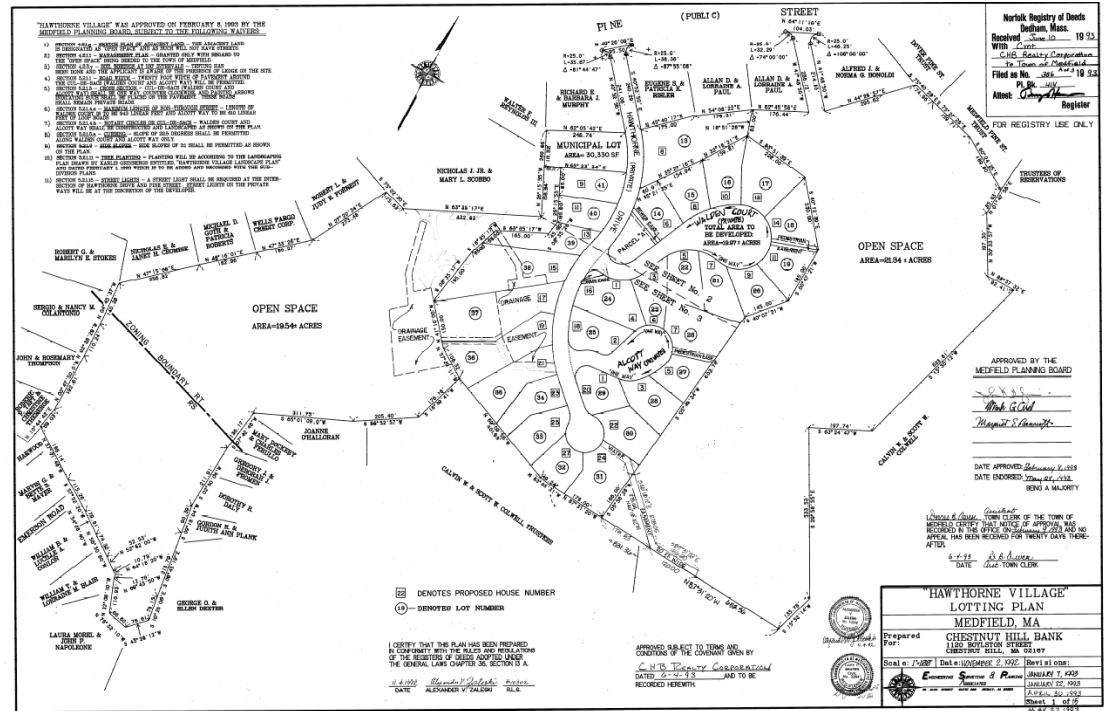
The Meadows (Tubwreck) (1988) 10.9 Acres, 22 lots



ART. 7 - OPEN SPACE RESIDENTIAL DEVELOPMENT

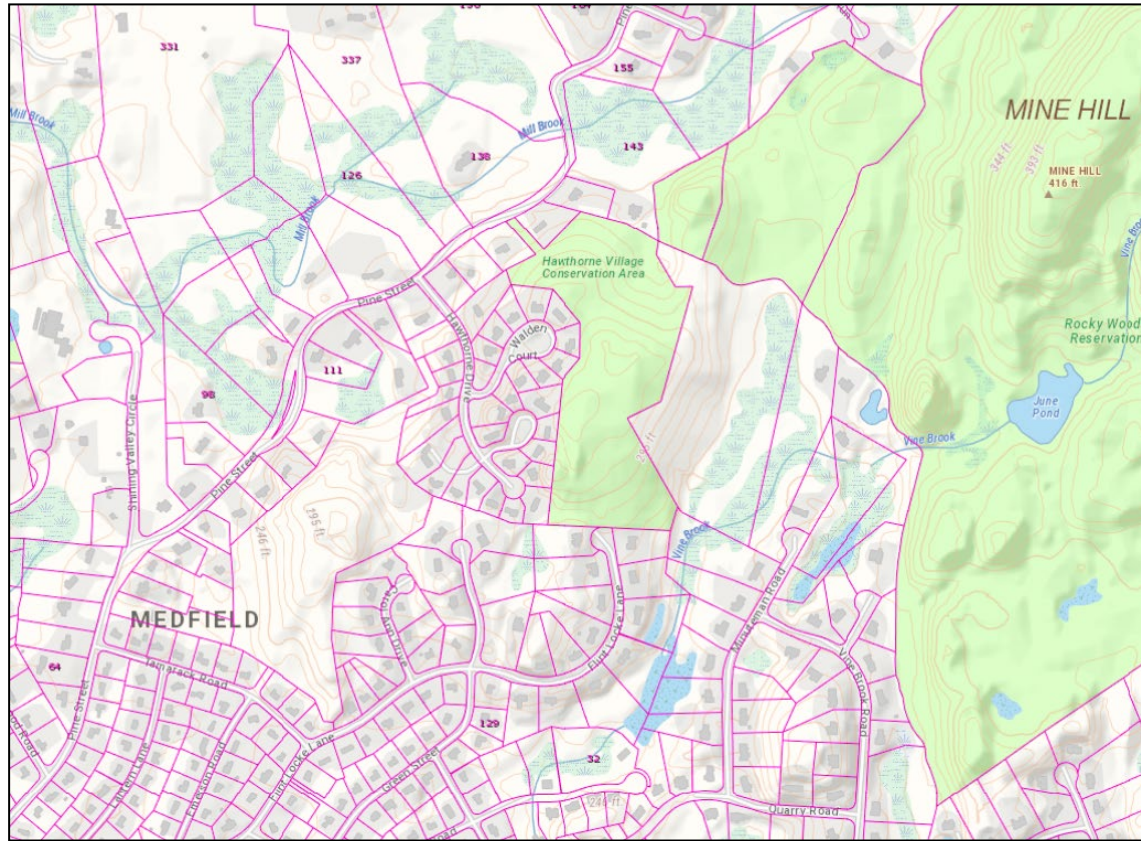
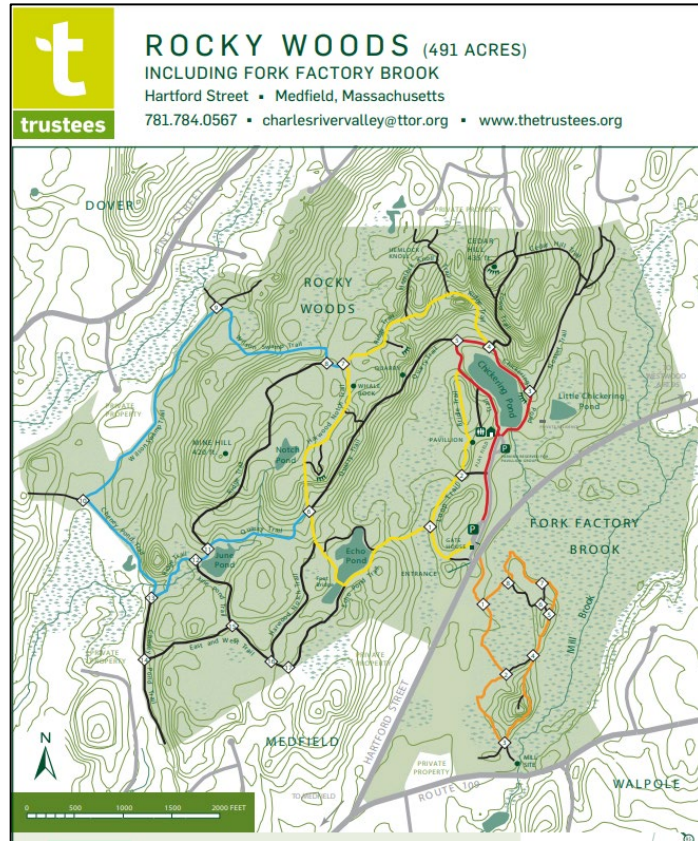
Hawthorne Village (1992) 40 Acres, 30 lots

This is the largest OSRD subdivision in Medfield, totaling around 60 acres, with the central third developed for 30 house lots, twenty acres of conservation to the west and another 20 acres protected on the east side. A separate lot within the subdivision was set aside for a town pumping station. This project clearly had the most dramatic benefit in terms of the size of the open spaces, which enhances their ecological value, as well as the adjacency of the eastern open space parcel to protected land running up to Mine Hill and the rest of the Trustees of Reservations' 491 acre Rocky Woods Reservation. The easterly open space is entirely surrounded by house lots, but provides a valuable neighborhood open space. The developed portion of the project includes several winding cul-de-sacs with a typical arrangement of houses fronted by landscaped yards.



ART. 7 - OPEN SPACE RESIDENTIAL DEVELOPMENT

Hawthorne Village (1992) 40 Acres, 30 lots



ART. 7 - OPEN SPACE RESIDENTIAL DEVELOPMENT

Hawthorne Village (1992) 40 Acres, 30 lots



ART. 7 - OPEN SPACE RESIDENTIAL DEVELOPMENT

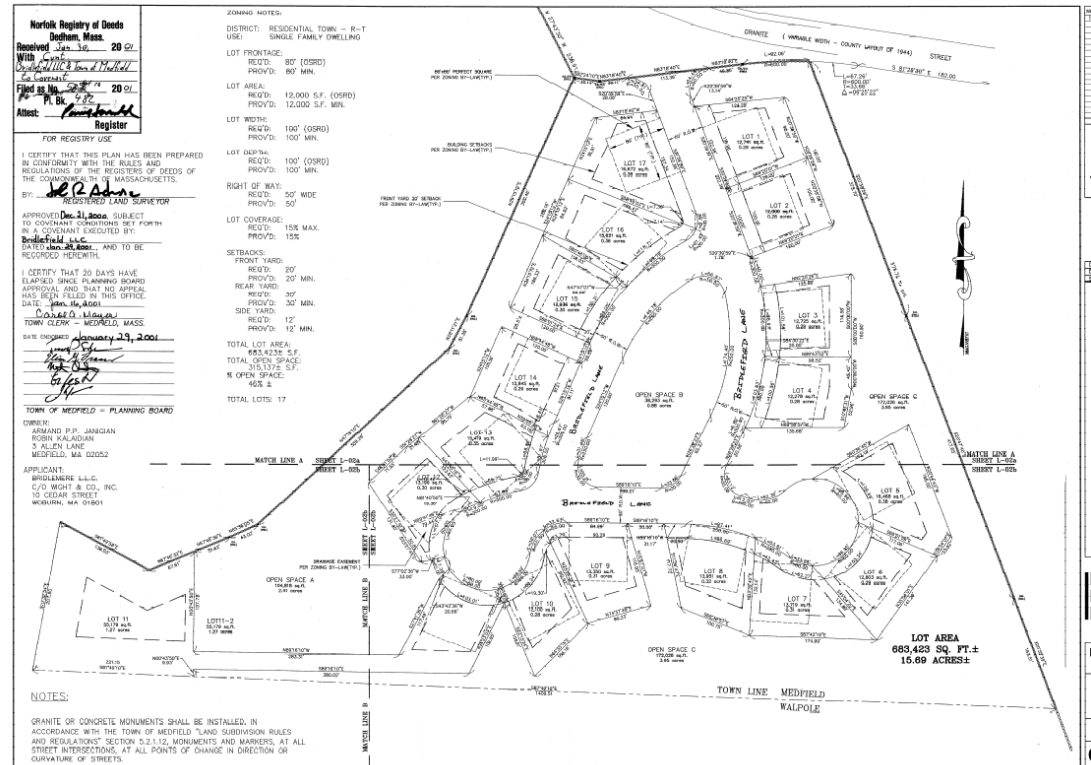
Hawthorne Village (1992) 40 Acres, 30 lots



ART. 7 - OPEN SPACE RESIDENTIAL DEVELOPMENT

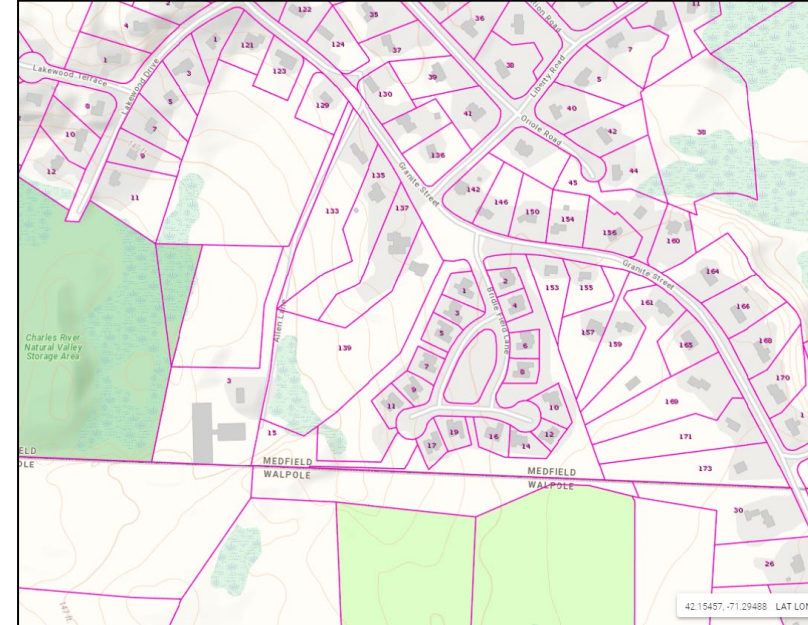
Bridlefield Lane (1999) 3.3 Acres, 17 lots

The most recent OSRD subdivision and also the smallest, at 15.7 acres, Bridlefield lane has 17 lots laid out around a loop road with twin cul-de-sacs, with 3.3 acres of protected open space. Most of the open space is taken up in a narrow buffer surrounding the entire property. A forested central greenspace serves to collect drainage and provides a visual buffer between the house lots. While the open space has a limited ecological function, it includes a loop trail that provides some recreational value to the neighborhood, and serves as a buffer for protected land across the town line to the south



ART. 7 - OPEN SPACE RESIDENTIAL DEVELOPMENT

Bridlefield Lane (1999) 3.3 Acres, 17 lots



ART. 7 - OPEN SPACE RESIDENTIAL DEVELOPMENT

Bridlefield Lane (1999) 3.3 Acres, 17 lots



ART. 7 - OPEN SPACE RESIDENTIAL DEVELOPMENT

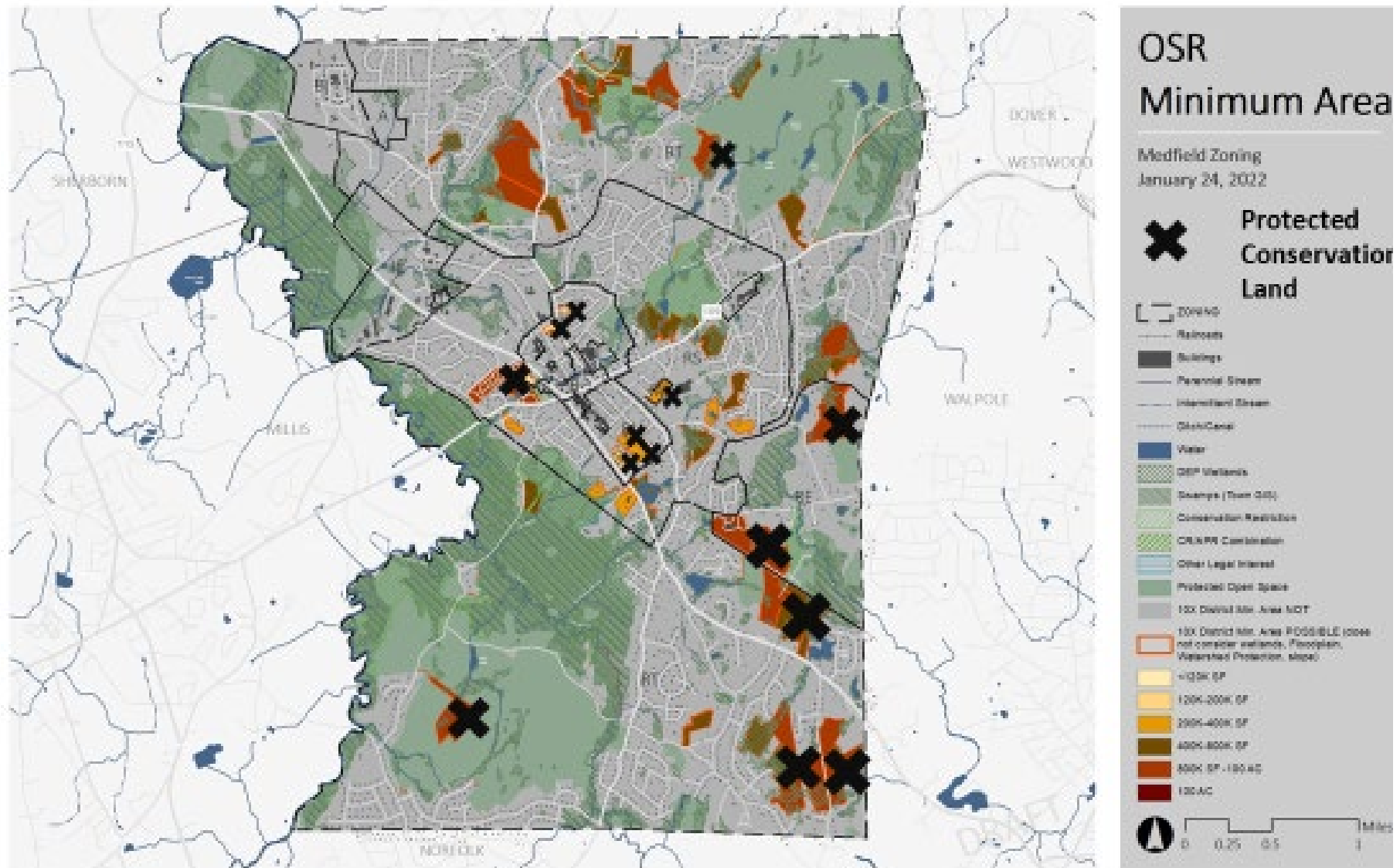
Recommendations

As a starting point for further discussion, the town may want to consider the following

- Raise the required minimum percentage of required open space, particularly in areas where expansion of existing open space acreage is a key goal for conservation.
- Consider Natural Resource Protection Zoning -- essentially mandatory OSRD -- in areas with critical conservation value.
- Tie the OSRD bylaw more closely to the town's open space goals as reflected in the recommendations of the Medfield Master Plan and the Open Space and Recreation Plan. This could be supplemented by more detailed neighborhood-level plans for potential conservation areas and corridors. By identifying desired open space resources and greenway connections up front, the town can ensure that developers know from the start what the town prefers - before the design process begins.
- Tie the OSRD bylaw more closely to the town's goals for housing as reflected in the Medfield Master Plan, particular the provision of smaller, more affordable homes and a greater diversity in the types of housing stock, including cottages, duplexes, townhouses and apartments.
- Reduce or eliminate lot size, frontage, "perfect square," width, depth and setback requirements to provide greater flexibility in design -- with design guidelines to encourage application of village planning principles in appropriate areas.
- Reduce required minimum parcel sizes to encourage creative design and open space protection on any subdividable parcel.
- Provide a recommended or required design process within the bylaw that requires developers to identify primary and secondary conservation areas, trail corridors and contextual connections, and look for opportunities to diversify housing types within a walkable, village-style layout.
- Consider density bonuses for projects that exceed certain levels of open space protection, affordability or other town goals. This could take the form of floor area averaging, where a developer could take the average floor area for a large home in Medfield and split it between two or more smaller homes or cottages with the same total floor area.

ART. 7 - OPEN SPACE RESIDENTIAL DEVELOPMENT

Limited Future Opportunities for OSRD



MAIN STREET SIDEWALK

POUND STREET TO SHAW'S PLAZA

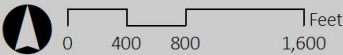
CONCEPTUAL MAIN STREET SIDEWALK DESIGN

Existing Conditions Project Area Base Mapping

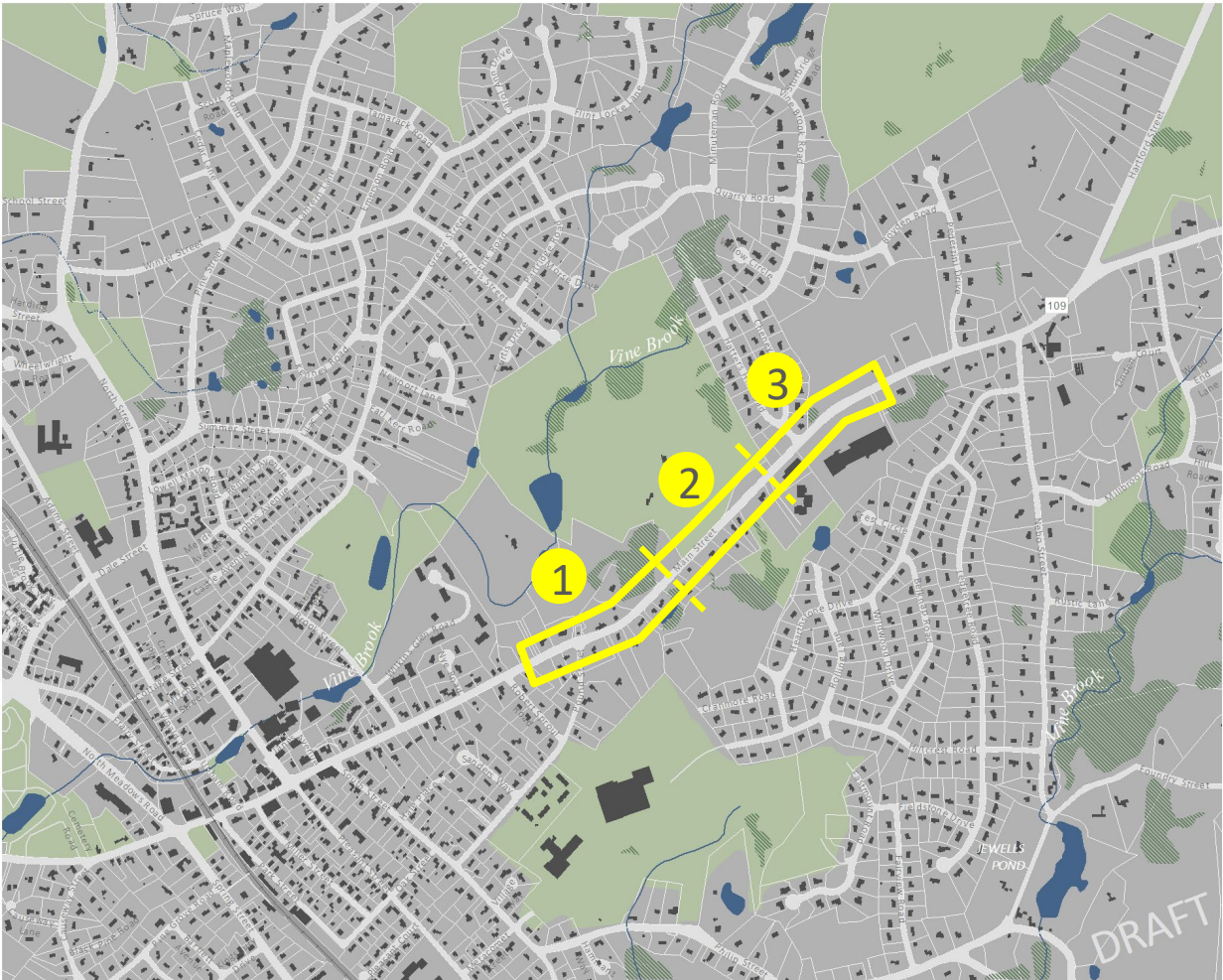
Conceptual layout of a new sidewalk between the Shaw's Plaza and Pound Street approximately .5 miles on the south side of Route 109.

Route 109 MUOD
Base Map

- Railroads
- Buildings
- Perennial Stream
- Intermittent Stream
- Water
- Swamps
- <all other values>
- PRIV_ROW
- RAIL_ROW
- ROW
- WATER
- Open Space

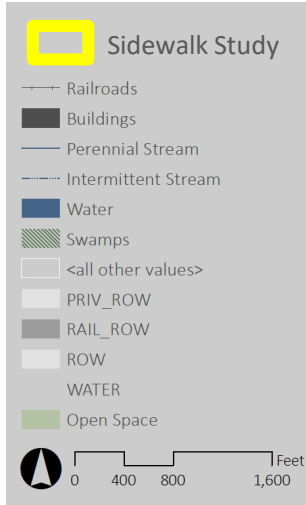


CONCEPTUAL MAIN STREET SIDEWALK DESIGN



CONCEPTUAL SIDEWALK DESIGN

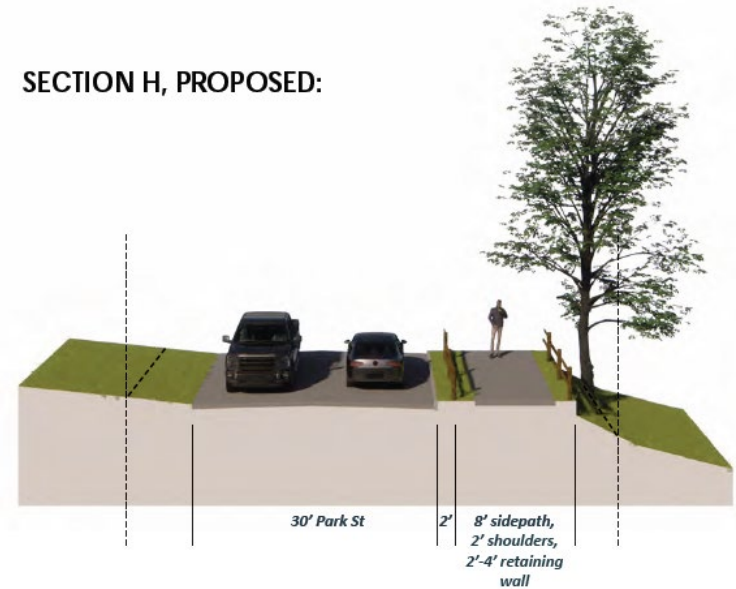
A conceptual layout of a new sidewalk will be prepared between the Shaw's Plaza and Pound Street (approximately .5 miles) on the south side of Route 109 using existing and available plans and aerial photography.



CONCEPTUAL MAIN STREET SIDEWALK DESIGN

- Existing Data guiding sidewalk design process:
 - GIS data
 - DEP/local wetlands
 - Contours from 2010 LIDAR
 - 2021 Orthophotography
 - Town Planimetric GIS data
 - Historic 1925/1926 maps
 - Google Streetview and Site Photos
- Annotated conceptual plans will be drafted for the three segments (with alignment alternatives as necessary).
- Conceptual plans will be accompanied by simple cross sections at key locations to convey design intent for the sidewalk (right: example from Park Street Sidepath Feasibility study, Easthampton, MA).

SECTION H, PROPOSED:



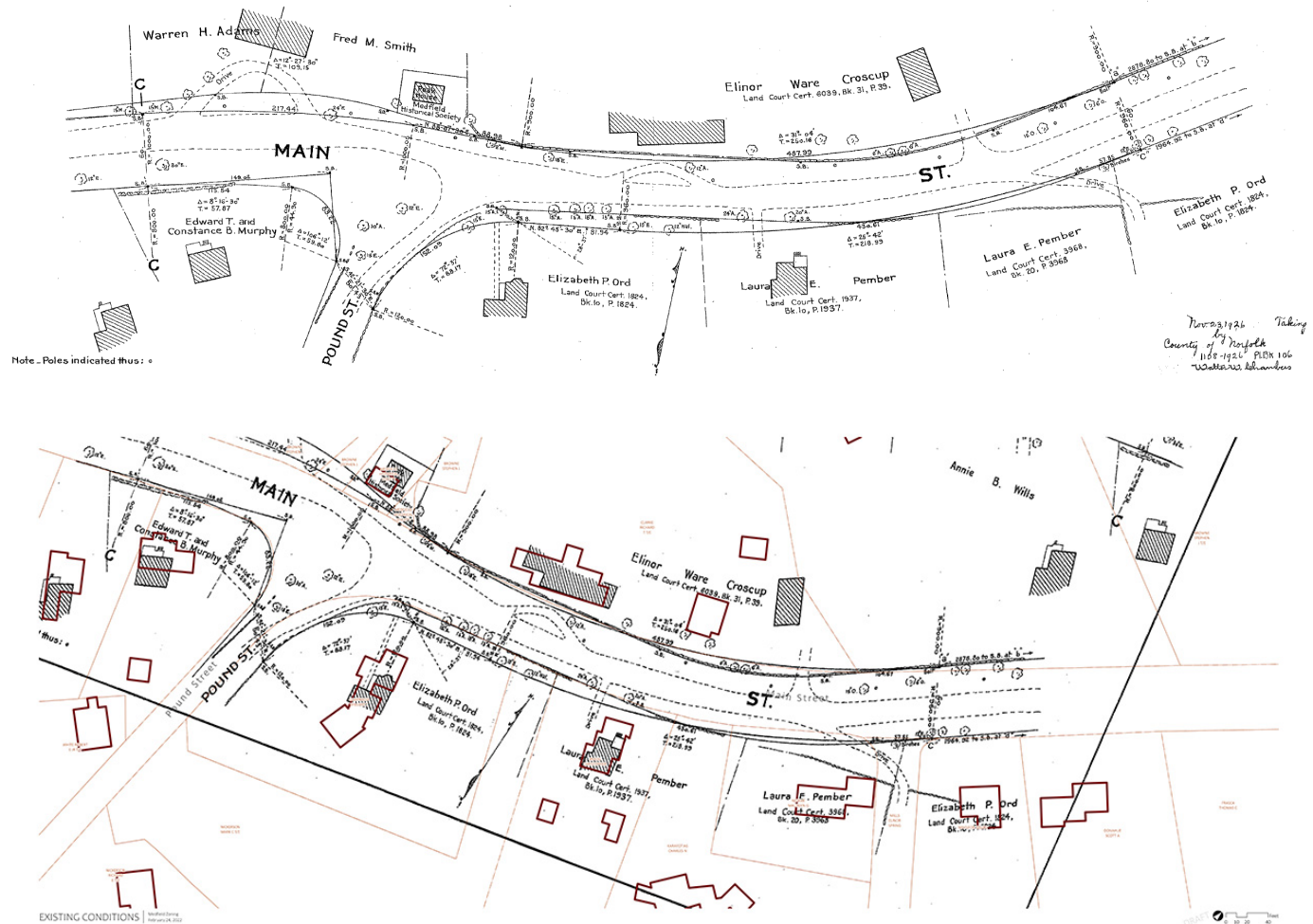
SECTION H, EXISTING:



CONCEPTUAL MAIN STREET SIDEWALK DESIGN

HISTORIC 1925/1926 SURVEYS

- 1925/1926 Surveys will be consulted for understanding historic stone walls, trees, structures.
- R.O.W. from 1926 survey compared to GIS R.O.W. will be used to identify areas where GIS R.O.W. data may be inaccurate.



CONCEPTUAL MAIN STREET SIDEWALK DESIGN

1 CONCEPTUAL SIDEWALK DESIGN | POUND STREET TO 318 MAIN ST

- 2021 Orthophotography with street view and field visits will be used identify constraints to sidewalk construction.
- Existing sidewalks, stone walls, driveways, large trees identifiable on orthophotography.



CONCEPTUAL MAIN STREET SIDEWALK DESIGN

1 CONCEPTUAL SIDEWALK DESIGN | POUND STREET TO 318 MAIN ST

- Parcel and R.O.W. boundaries from Assessors data, wetlands from state and local GIS layers used to guide conceptual plan.
- 1' contours from 2010 LIDAR will guide grading decisions.



CONCEPTUAL MAIN STREET SIDEWALK DESIGN

1 CONCEPTUAL SIDEWALK DESIGN | POUND STREET TO 318 MAIN ST



CONCEPTUAL MAIN STREET SIDEWALK DESIGN

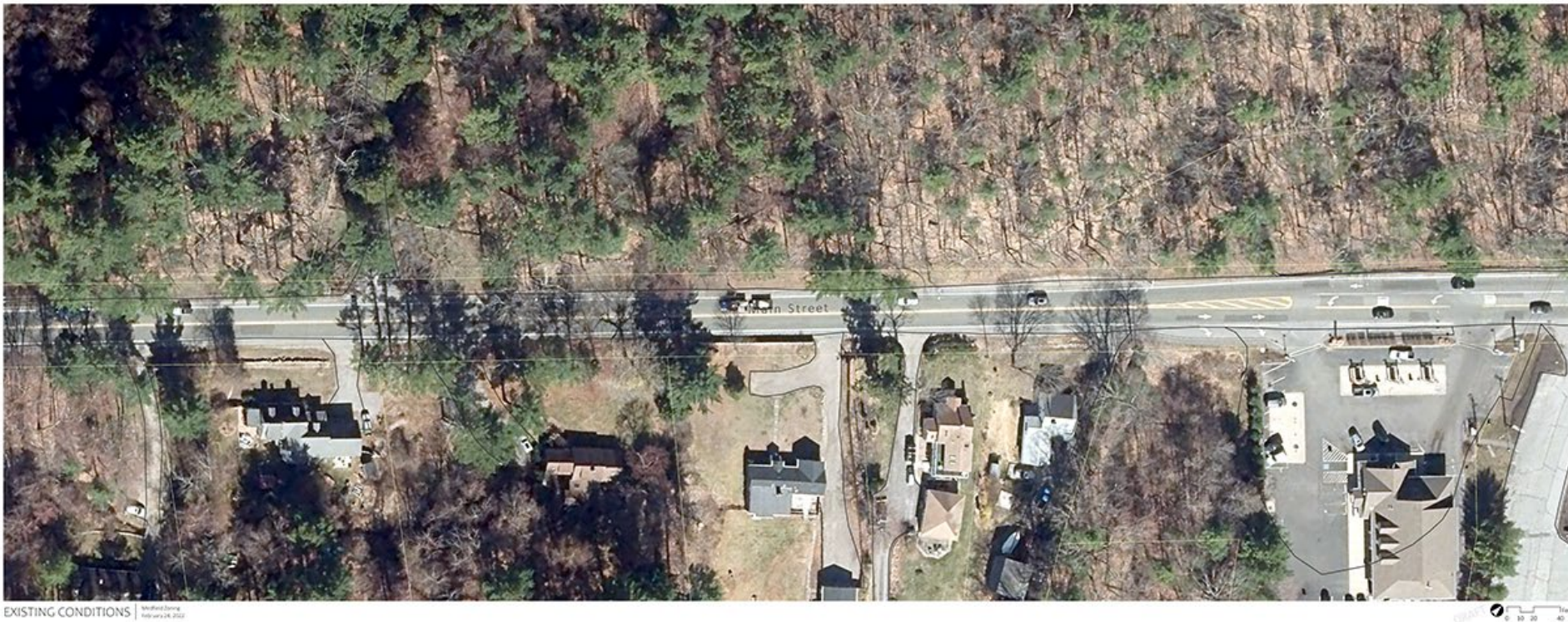
1 CONCEPTUAL SIDEWALK DESIGN | POUND STREET TO 318 MAIN ST



CONCEPTUAL MAIN STREET SIDEWALK DESIGN

2 CONCEPTUAL SIDEWALK DESIGN | 318 MAIN ST TO MEDFIELD COMMONS STORE

- Potential connections to sidewalks, trails, conservation land, businesses will be evaluated along with physical constraints to construction.



CONCEPTUAL MAIN STREET SIDEWALK DESIGN

2 CONCEPTUAL SIDEWALK DESIGN | 318 MAIN ST TO MEDFIELD COMMONS STORE

- Potential connections to sidewalks, trails, conservation land, businesses will be evaluated along with physical constraints to construction.



CONCEPTUAL MAIN STREET SIDEWALK DESIGN

2 CONCEPTUAL SIDEWALK DESIGN | 318 MAIN ST TO MEDFIELD COMMONS STORE

- In some locations, alternative alignments utilizing north side of Main Street will be considered.



CONCEPTUAL MAIN STREET SIDEWALK DESIGN

CONCEPTUAL SIDEWALK DESIGN | 318 MAIN ST TO MEDFIELD COMMONS STORE

2 CONCEPTUAL SIDEWALK DESIGN | 318 MAIN ST TO MEDFIELD COMMONS STORE



CONCEPTUAL MAIN STREET SIDEWALK DESIGN

3 CONCEPTUAL SIDEWALK DESIGN | MEDFIELD COMMONS STORE TO SHAW'S PLAZA



CONCEPTUAL MAIN STREET SIDEWALK DESIGN

3 CONCEPTUAL SIDEWALK DESIGN | MEDFIELD COMMONS STORE TO SHAW'S PLAZA



CONCEPTUAL MAIN STREET SIDEWALK DESIGN

3 CONCEPTUAL SIDEWALK DESIGN | MEDFIELD COMMONS STORE TO SHAW'S PLAZA



CONCEPTUAL MAIN STREET SIDEWALK DESIGN

3 CONCEPTUAL SIDEWALK DESIGN | MEDFIELD COMMONS STORE TO SHAW'S PLAZA

