

Memorandum



To: Michael T. Marcucci, Chair, Board of Selectmen
CC: Kristine Trierweiler, Town Administrator
From: Seth Meehan, Chair, Planning Board
Date: March 8, 2022
Re: 2022 ATM Zoning Bylaw Amendments

At their duly posted meeting on March 7, 2022, the Planning Board unanimously voted to recommend the following zoning bylaw amendments for inclusion in the 2022 Annual Town Meeting warrant. The draft articles were each published twice in the Hometown Weekly, as required by MGL ch 40A §5.

Item 1: Article ##: To see if the Town will vote to amend the Medfield Town Code Chapter 300 Zoning Attachment 1 Table of Use Regulations, by adding the new section **in bold** as follows:

	Use	A	RE	RT	RS	RU	B	BI	IE
2	Public, Semi-Public/Institutional								
<u>PROPOSE</u> <u>D</u> 2.2.a	Community facility for the distribution of food and necessities	SPPB	SPPB	SPPB	SPPB	SPPB	PB	PB	PB

Summary: This section of the Table of Use Regulations allows “food pantry” uses by Site Plan Approval from the Planning Board in Business, Business Industrial, and Industrial Extensive zoning districts and by Special Permit in all Residential zoning districts. Abutters notices, public hearings, review of impacts, and conformance with specific performance standards is required for any proposed project.

Item 2: Article ##: To see if the Town of Medfield will vote to amend the Town of Medfield Zoning Map, adopted pursuant to Medfield Town Code Chapter 300, Zoning, Section 3.2, by: 1.) locating new Well 3A and adding the 2,000 linear foot dimension as defined by Medfield Zoning Bylaw Article 16.2 definition of Well Protection District and 400’ public well or wellpoint no construction radius per § 300-16.5; and 2.) fixing a display error so that the boundary of the Well Protection District coincides with the 2,000 linear foot dimension as defined by Medfield Zoning Bylaw Article 16.2 definition of Well Protection District.

Summary: This amendment adds new Well 3A to the zoning map with the required buffer zone which has been inadvertently been incorrectly displayed for many years

and it was not until a recent Zoning Board of Appeals application that the error was discovered.

MAP 1: Existing Zoning Map

ZONING MAP MEDFIELD, MASS.

PREPARED UNDER THE DIRECTION OF
THE MEDFIELD PLANNING BOARD
BARBARA LEWIS
TERESA JAMES
GREGORY SULLIVAN
PAUL MCKENNA
GEORGE N. LESTER

Key to Districts

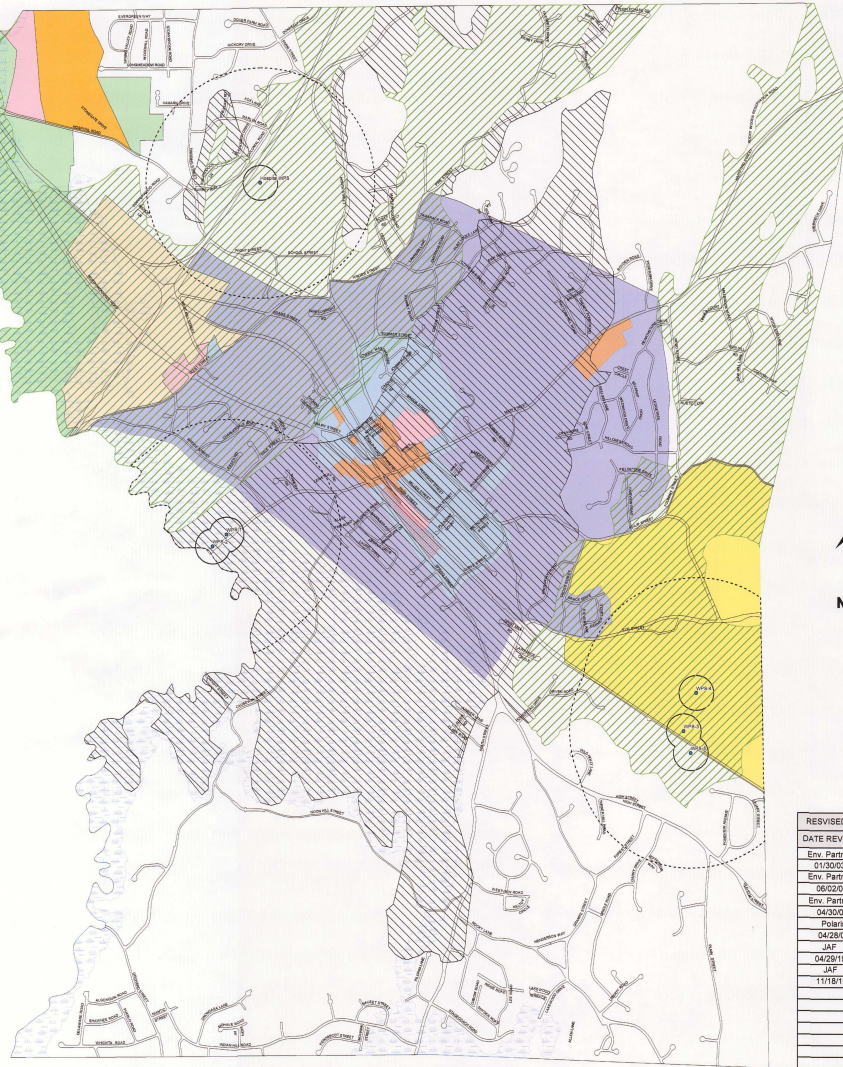
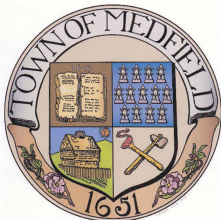
ZONING

- A - Agricultural
- Medfield State Hospital
- B - Business
- BI - Business Industrial
- IE - Industrial Extensive
- RE - Residential Estate 80000 sq.ft.
- RS - Residential Suburban 20000 sq.ft.
- RU - Residential Urban 12-40000 sq.ft.
- RT - Residential Town 40000 sq.ft.

Overlay Districts

- Well Location
- Upper Spring Street Overlay District
- Well Protection District
- Primary Aquifer Zone
- 400' Radius of No Construction
- Secondary Aquifer Zone
- Flood Plain

0 600 1,200 2,400 3,600 4,800 Feet



REVISED BY	REMARKS
DATE REVISED	
Env. Partners	Conservation
01/02/03	Adopted
02/03	
Env. Partners	Annual
06/02/03	Town
Env. Partners	Annual
04/02/07	Meeting
Polars	Annual
04/28/08	Meeting
JAF	Annual
04/29/19	Town
JAF	Meeting
11/18/19	Special
	Town
	Meeting

This is to certify that this is the zoning map of the Town of Medfield, Massachusetts, referred to in the zoning bylaw of the Town of Medfield, Massachusetts, which was adopted by the Town Meeting commencing, November 18, 2019.

Carol Mayer
Town Clerk

MAP 2: Proposed Zoning Map

