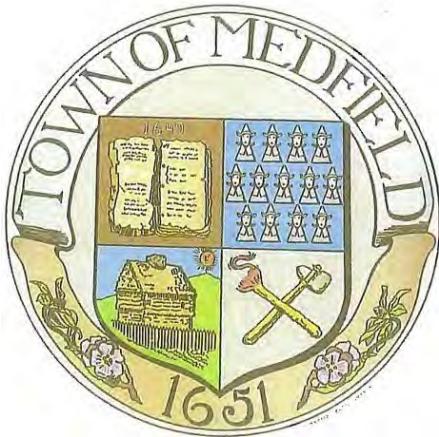


# Town of Medfield Open Space and Recreation Plan: 2023-2030

March 3, 2023 DRAFT



Photos (clockwise from upper left): The Green, Medfield State Hospital; Tennis Courts at Metacomet Park; Causeway Bridge river access; Meetinghouse Pond

Prepared by **Plan Sustain, Inc.** in cooperation with the **Center for Resilient Metro-Regions** at the **University of Massachusetts**, under the direction of the Open Space and Recreation Plan Committee.



Direction and support from: **Sarah Raposa**, Medfield Town Planner; **Kristine Trierweiler**, Medfield Town Administrator and ADA Coordinator; **Brittney Franklin**, Assistant to the Town Administrator

Special thanks are due to other town boards, residents, and stakeholders who participated or were invited to participate, including: **Board of Health, Historic Commission, Bay Circuit Alliance, The Trustees of Reservations, Upper Charles Conservation Land Trust, Medfield State Hospital Master Planning Committee, Friends of Medfield Forests and Trails, Massachusetts Division of Parks and Recreation, U.S. Army Corps of Engineers, Charles River Watershed Association, Neponset River Watershed Association, and many residents, volunteers, and stakeholders.**

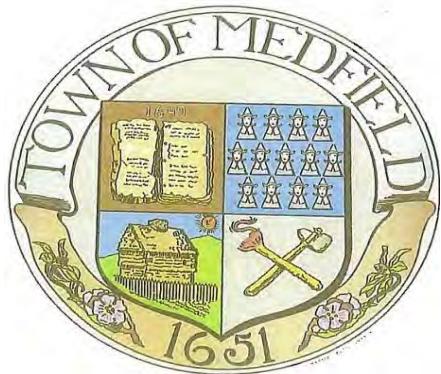
Thanks are also due to those who made recommendations on the history sections: **David F. Temple, Medfield Historical Society** and **Richard DeSorgher, town historian** (in the words of David Temple, "Mr. Medfield history").

We acknowledge that Medfield is built upon and benefited from the extensive contributions, assistance, and traditional land stewardship of **Massachusetts nation**, which included the local Neponset tribe. The Massachusetts inhabited and stewarded what is now Medfield since time immemorial.



# Town of Medfield

## Open Space and Recreation Plan: 2023-2030



Board adopting or endorsing plan	Date
<b>Selectboard:</b> Gus Murby, Eileen Murphy, Osler Peterson (Note: The current formal name is Selectmen, but Medfield is starting the process of formally changing it to the "Selectboard." For clarity, the latter name is used.)	
<b>Planning Board:</b> James Brand, Teresa James, Sarah Lemke, Blake McDermott, Paul McKechnie, Seth Meehan, Jamie Sullivan (with Sarah Raposa, Town Planner)	
<b>Conservation Commission:</b> Deborah Bero, George Darrell, Robert Kennedy, Jr., Mary McCarthy, Michael Perloff, Kirsten Poler, Catherine Scott	
<b>Parks and Recreation Commission:</b> Lauren Beitelspacher, Mike Parks, Mel Seibold, and Kirsty Young (with Katie Walper, Director of Parks and Recreation)	
<b>Open Space and Recreation Plan Committee:</b> Lauren Beitelspacher, George Lester, Jerry Potts, Sarah Raposa, Jessica Reilly, Corinne Schieffer, Catherine Scott	
<b>Disability Committee (as to ADA Checklist recommendations):</b> Kristine Trierweiler, ADA Coordinator;	

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## Section One – Plan Summary

**The Medfield Open Space and Recreation Plan: 2023-2030** (OSRP) will guide Medfield's open space and recreation preservation, programming, management, and maintenance. It builds on past open space and recreation planning, including the current Open Space and Recreation Plan. The OSRP reflects an extensive community, town board, and stakeholder engagement process.

The OSRP also builds on other extensive community planning and engagement efforts, most significantly, the **Townwide Master Plan (2021)**, the **Medfield State Hospital Strategic Reuse Master Plan (2018)**, and the ongoing state hospital and other planning processes. In particular, vision, goals and objectives in this OSRP are built on the **Townwide Master Plan**, which represents broad community consensus and is the unifying vision for Medfield, and on the Selectboard's **Strategic Town Goals**.

Several overall themes were stressed by community members, town boards and commissions, town staff, and management partners. This OSRP attempts to address all of these comments.

First, and foremost, the Medfield community loves its existing open space and recreation. These areas help define Medfield's character and are critical to its quality of life and economic vibrancy.

- Quality open space is held by a variety of partners: Town-owned conservation areas, recreation areas, and parks, federal, state and non-profit partners' open space, private land permanently protected with conservation restrictions and right-of-way easements, and private land temporarily protected through enrollment in the Chapter 61, 61A, and 61B current use taxation programs.
- The ecological and trail connections between parcels of protected open space allow residents and visitors to move seamlessly between town-owned and land trust-owned parcels, including connections into regional open space beyond Medfield's boundaries. These connections provide opportunities to walk, run, bicycle, ride on horseback, and canoe and kayak on long journeys.
- The current and planned uses open space and recreation uses of the Medfield State Hospital.
- The strong sense of community and the engaged community that make open space and recreation efforts successful and allow Medfield to punch above its weight.

Second, there are additional strategic open space and recreation opportunities:

- Acquire key parcels, directly through the town and with its partners, to protect critical resources and strengthen the open space network.
- Expand active recreation opportunities, on existing and new recreation parcels, and the scope of recreation offerings
- Expand options for physical and programmatic accessibility for people with mobility and other accessibility needs.
- Expand management and maintenance efforts, especially on town-owned conservation land and greenways.



*This plan builds on the **Townwide Master Plan**'s robust community engagement*

- Use open space, recreation, and trails as part of the redevelopment of the former Medfield State Hospital.
- Provide long term financial capacity to implement these opportunities and steward the land.

The **Seven Year Action Plan** contains the OSRP's concise recommendations. It serves both as a list of actionable immediate steps Medfield can take and an aspirational list of efforts some of which will take longer than the seven year time horizon of this plan.

Other sections of this plan, however, are equally important to planning and are critical to understanding opportunities and needs. **Community Setting, Environmental Inventory and Analysis, Inventory of Land, Community Vision, Analysis of Needs, Goals and Objectives, Public Comments, and the Americans with Disabilities Act Checklist and Transition Plan.**

## Section Two - Introduction

### Purpose

The purpose of the **Medfield Open Space and Recreation Plan: 2023-2030** is to identify resources, needs, and opportunities for Medfield's open space and recreation preservation, management, maintenance, programming, and uses. The OSRP fulfills the vision, goals and objectives, and actions identified by Town boards and residents. These aspirations have been expressed in the 2022-2023 OSRP planning process, 2019-2021 open space planning, the **Townwide Master Plan (2021)**, the **Medfield State Hospital Strategic Reuse Master Plan (2018)**, Selectboard's **Strategic Town Goals (2023)**, and past OSRP and other Town planning.

The **Open Space and Recreation Plan: 2023-2030** provides the seven year framework for Town open space and recreation actions. This plan replaces the previous Open Space and Recreation Plans (1974, 1980, 1988, 1994, 2002, and 2017), which have expired. Many aspects of those past plans have been brought into this new plan. The redevelopment planning and selection of a master developer at the former Medfield State Hospital and the completion of the **Townwide Master Plan** are the most significant changes since the 2017 plan.

This OSRP is consistent with the relevant state statutes and the "**Massachusetts Open Space and Recreation Planner's Workbook**." The action plan is completely Town driven and not dictated by the state. Following the state process and plan elements, however, makes Medfield eligible for certain grants, most notably the Massachusetts LAND grant (for purchasing conservation land), the Federal Land and Water Conservation Fund (for purchasing open space and providing recreation), and potentially the Massachusetts PARC grant (for recreation improvements to regional parks), as well as other grants from time to time. Most importantly, the OSRP helps the Town plan for and allocate scarce resources consistent with Town needs, wants, and desires.

The inventories and analysis of community demographics, the natural and built environment, open space, and community participation inform the plan and its recommendations. The community vision, goals and objectives, and needs, drive the seven year action plan. That seven year vision provides actionable recommendations. Full plan implementation depends on the availability of necessary resources, so the plan includes a recommended partial funding mechanism.

Medfield has been successful at implementing past Open Space and Recreation and other plans. Medfield and its partners have steadily expanded the inventory permanently protected open space and recreation resources, improving Medfield's already high quality of life and desirability.

### Planning Process

On June 28, 2022, the Board of Selectboard created the **Open Space and Recreation Plan Committee** with a Committee Charter to oversee the preparation of this OSRP. **Plan Sustain, Inc.**, in association with the **University of Massachusetts Center for Resilient Metro-Regions**, drafted the plan, under the Committee's direction.

The Board of Selectboard, Conservation Commission, Planning Board, Parks and Recreation Commission, Historical Commission, the Disability Commission, Medfield Planning staff, Medfield Administrator/ADA staff, Medfield Parks and Recreation staff, partner organizations, and community members and volunteers were invited to participate and many provided invaluable assistance.

The town sponsored surveys and community forums to solicit community comments, in addition to working public meetings with multiple town boards. We have summarized and incorporated that input into this plan.

The Town Administrator/ADA Coordinator, Conservation Commission, Parks and Recreation Commission, Planning Board, the Metropolitan Area Planning Council, and the Massachusetts Energy and Environmental Affairs' (EEA) Division of Conservation Services (DCR) all reviewed plan drafts. Their comments have been incorporated into this plan (see review letters attached as an appendix).

### **Public Participation**

The Open Space and Recreation Planning process began in 2019, with most of the work and a new survey and community forums in 2022 and 2023. The Town of Medfield and the Open Space and Recreation Commission committed to an open engagement process representing all stakeholders.

Virtual meetings held to limit Covid risks made it harder to engage difficult to reach populations where they are, but allowed people to participate who could not otherwise find time in their schedules to attend a physical public forum. The final public forum and hearing was held as a hybrid live and virtual meeting to allow the best opportunity for community participation.

Medfield has a long history of engaging the public in parks and recreation, efforts that pre-date this plan but nonetheless inform the plan.



In addition to the 2022-2023 public process outlined below, we reviewed the extensive public process from the **Townwide Master Plan (2021)**, much of which is relevant to this OSRP. We then collected and compiled all the comments from the entire engagement process in **Public Comments (Section Ten)** and OSRP Committee considered all of those comments:

*Committee meetings open to the public:* Regular meetings of the Open Space and Recreation Plan Committee and meetings of the Disabilities Committee, Planning Board, Conservation Commission, and Parks and Recreation Commission discussing the OSRP were all open to the public, with publicly posted agendas and minutes.

*Review public comments submitted in writing:* At the public forums the OSRP Committee solicited the public to submit comments on an on-line form. In addition, some community members submitted additional comments by email. Submitted public comments tended to be the deeper into the weeds comments and from those especially engaged in open space issues.

*November-December 2019 Survey:* In 2019, the previous Open Space and Recreation Plan Committee distributed an on-line anonymous survey, using the SurveyMonkey platform, with extensive community outreach. The survey asked for demographic information, patterns of recreation use, type of open space facilities used, whether those facilities are adequate and what deficiencies users saw, and priorities for future actions, including expenditures, sources of fiscal resources, open space purchases and investments, and regulatory actions. The survey had 368 respondents, a large sample size although not all respondents answered every question. That survey is recent enough to be relevant to the current

OSRP. It both directly informs this process and helped identify what questions we needed to explore in more detail in the 2022-2023 public process.

*Public Forum (scoping 12/05/2022) -*

The first public forum, held remotely (Zoom) due to Covid, was advertised extensively in Medfield by electronic and social media and with fliers distributed around town. It was held as a blue sky (no limits imposed) forum, asking participants to weigh in on what conservation and recreation assets work best and what are the needs. The forum included several polls, designed to ensure that even quiet participants had a chance to be heard. Over 90 people joined the original forum or watched it later:

<https://www.youtube.com/watch?v=EXA2elttk7k>.

*Action Plan Public Forum/Public Hearing with Enhanced Outreach (2/28/23) -*

After the draft Action Plan draft was completed, the Town sponsored a hybrid virtual and physical public forum and public hearing for interactive participation to refine and test the draft with the community. To engage members of the public who voices are the hardest to hear (e.g., environmental justice communities, people experiencing disabilities, affordable housing residents), the Town conducted an enhanced outreach to representatives of those groups to participate in the open house and/or public forum. The public forum also served as dutifully advertised formal public hearing for the OSRP. Over 25 people attended the public hearing in person or virtually.

**Open Space and Recreation Plan (OSRP) Update 2023**

**OSRP Virtual Public Forum**

**7:00 PM on Monday, December 5, 2022**

The Medfield Community has been very successful in preserving land and developing community recreation and trail space, including the recent development of the Medfield Rail Trail.

We invite the community to share ideas for enhancing our current resources, as well as exploring new opportunities, for open space and recreation in Medfield.

Please join us, via ZOOM, as we chart our course for the next seven years:

<https://medfield-net.zoom.us/j/82454844505?pwd=TUFTQ2RONHpScWxczIvSTE4WUoydz09>

Passcode: 738641

For more information:  
Contact Town Planner  
Sarah Raposa  
(508) 906-3027  
[sraposa@medfield.net](mailto:sraposa@medfield.net)

**Open Space and Recreation Plan (OSRP) Update 2023**

**OSRP Open House**

**Tuesday, February 28, 2023**

**4:30 pm - 6:30 pm**

**Chenery Room**

**(Town Hall Second Floor)**

The Open Space and Recreation Plan Committee is, once again, is seeking residents' valuable input. Please come to the Forum (in person or virtually) as your feedback does make a difference about the future of our open spaces.

Join from a PC, Mac, iPad, iPhone or Android device:  
[bit.ly/OSRPforum](https://bit.ly/OSRPforum)  
Passcode: 164846

or scan the QR code:

Or join by phone:  
US: +1 305 224 1968  
Webinar ID: 812 1168 8813  
Passcode: 164846



*March 2023 Survey -* The Open Space and Recreation Plan Committee also distributed a new short on-line anonymous survey, on a Qualtrics platform, with extensive community outreach. The survey was designed to fill in the gaps from other community participation and focused on asking respondents to help prioritize the OSRP Seven Year Action Plan.

## Section Three – Community Setting

### Regional Context

Medfield center, at the intersection of Massachusetts Highways 109 and 27, is the Town's primary commercial area, with two small highway focused developments on the north side of Medfield on Route 27 and on the east side on Route 109. Most of Medfield's developed area is suburban development, getting dense closer to downtown. For a community in the Boston metropolitan area, Medfield has a surprising large amount of protected open space and unprotected rural land.

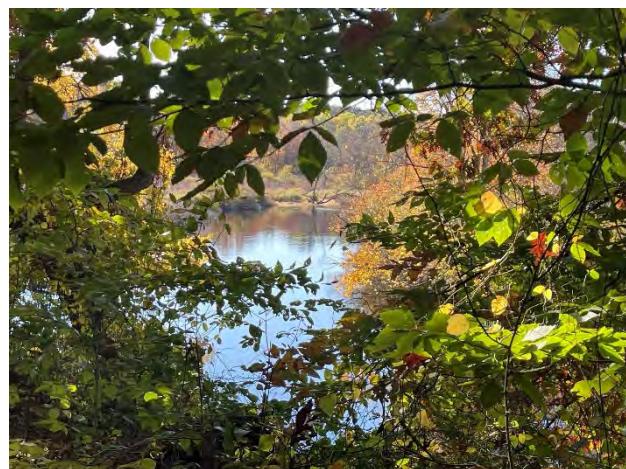
The town is well situated within the southwest Boston Metro area-- 18 miles southwest of Boston, 12 miles south of Interstate 90 (Mass Pike) and seven miles southwest of Interstate 95, but no limited access highways reach into the community. The CSX Transportation railroad bisects the Town from north to south, with MBTA owning rights to the east west rail corridor, but there is currently no rail or community rail service.

Because of protected and unprotected open space, Medfield and the adjacent Dover, Sherborn, Millis, Walpole and Norfolk still retain a rural character in many area. Equally significant, the regional network of trails crosses town lines and connects in many areas. See **Regional Context** map on next page.

Much of the area's retail, professional and medical services are provided in the more urban towns to the east and north (e.g., Norwood, Needham, Natick, Framingham and Dedham). Medfield's access to the Boston region and its high quality of life continue to draw in new residential development. With no limited access highways, however, Medfield has been spared some of the Boston Metro development pressure. (See attached Map One - Regional Context).

Medfield is bordered on the west by the Charles River and the town of Millis and Sherborn. Over 1,000 acres of wetlands and floodplains along this border are protected in the U.S. Army Corps of Engineers Charles River Natural Valley Storage, in addition to other open space owned by the Town of Medfield, the Trustees of Reservations, the Massachusetts Division of Parks and Recreation, and the Massachusetts Division of Capital Asset Management and Maintenance. Most of the land boarding the Charles River in Medfield is protected open space.

38% of the Town of Medfield is permanently protected open space. This is the 66<sup>th</sup> highest percent (of 351 municipalities) of any municipality in Massachusetts (MassGIS and Massachusetts Audubon Society, 2020, *Losing Ground: Nature's Value in a Changing Climate*), making Medfield a leader in open space protection. Protected land is primarily owned by conservation and recreation dedicated government and non-government organizations. Some land is protected with less-than-fee interests (conservation restrictions and right-of-way easements). Protected land or restrictions are controlled by The Town of Medfield (nearly 1,000 acres) and its many conservation partners. The primary land trust partner is The Trustees of Reservations (1,365± acres including Rocky Woods Reservation's 480± acres, Fork Factory Brook's 125± acres, and Shattuck Reservation/Noon Hill's 440± acres). Other government agencies



*The Charles River help define Medfield*

include the U.S. Corps of Engineers' Charles River Natural Valley Storage area (427 ± acres in fee and conservation restrictions on 515 ± acres), which protects downtown Boston from flooding. Smaller areas have been protected by the Commonwealth of Massachusetts through their Division of Parks and Recreation and Division of Capital Asset Management and Maintenance.

The Bay Circuit Trail crosses Medfield. This trail spans thirty-four towns from Ipswich to Kingston and coordinated by the Bay Circuit Alliance, with assistance from the Friends of Medfield Forests and Trails in Medfield.

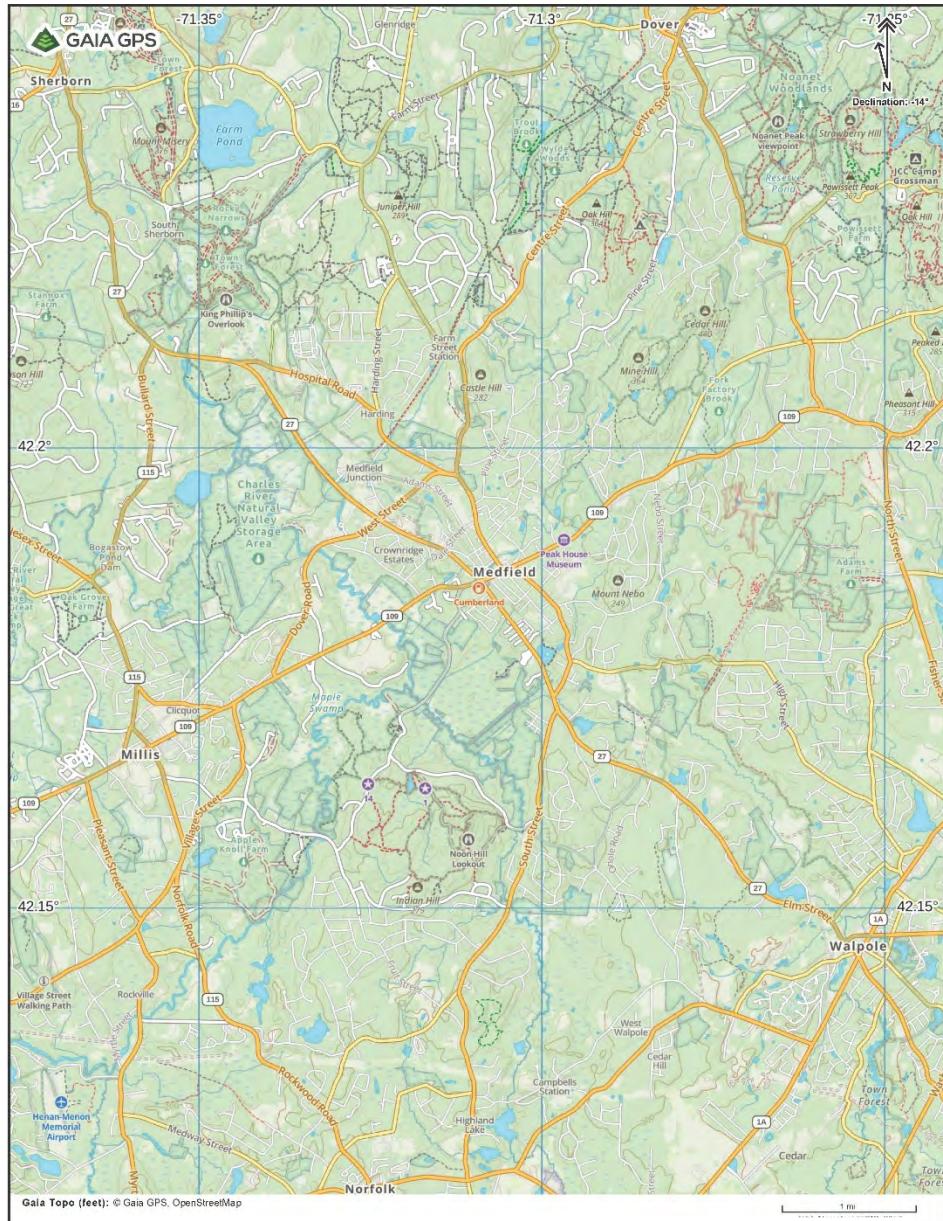
**MetroCommon 2050** is the Metropolitan Area Planning Council's regional plan (2021). It prioritizes local

community character, historic resources, protected open spaces, farms, parks, and greenways, recreational opportunities, community gardens, and shared use and other trails.

Open space and recreation plans in Medfield's abutting communities all have action plans that recommend more regional open space, recreation, and trail opportunities. These include Dover (being revised as of winter 2022-2023), Mills (valid to July 2026), Norfolk (valid to February 2024), Sherborn (valid to October 2025), and Walpole (valid to January 2028). (Source: Massachusetts Division of Conservation and Recreation, July 1, 2022 and discussion with Dover OSRP consultant.)

#### History (drawn from *History of Medfield*)

The Massachusetts nation, which included the local Neponset tribe inhabited and stewarded what is now Medfield since time immemorial. The Nipmuc nation inhabited areas to the west and the Wampanoag nation inhabited areas to the south.



*Regional context (source: GAIA and Open Source Map)*

European history begins in the early seventeenth century. Deliberately or not, European contact, disease, displacement, starvation, and attacks decimated the Native American populations.

The Town of Medfield was once part of Dedham, which was incorporated in 1636. By 1640, European-descendant farmers started harvesting grass along the Charles River and eventually broader farming and pasturing livestock on fields that had previously been managed by Native American annual field burnings. The area became known as Dedham Village.

In 1649 Dedham town meeting approved the laying out of an area for a new town. Medfield was carved out of Dedham in 1650. In 1651, Medfield was incorporated as the state's 43<sup>rd</sup> town. The first 13 settlers paid 50 pounds to the inhabitants of Dedham for the land.

Ralph Wheelock was considered to be the founder of Medfield. By 1651, 18 new residents were accepted as townsmen and granted land. In 1655, the settlers voted 15 pounds "to establish a school for the education of the children," with Ralph Wheelock as the first schoolmaster.

By 1660 the town was laid out, new residents were accepted, and the population grew to 234.

In 1675, the Native American residents rebelled from their displacement and subjugation, in what became known as the "King Philip War." Medfield became the frontier town when Mendon was abandoned. In 1676, approximately 300 to 1,000 Native Americans, under the command of Monaco, burned 32 houses, two mills, and many barns. Seventeen people were killed, including Timothy Dwight, the original owner of the Dwight Derby House on Frairy Street. The full history from the Native American point of view of the grievances that led to the rebellion may never be known.

Two street names, Philip and Metacomet (Philip's real name), memorialize the rebellion. After Metacomet/King Philip was killed in battle in August of 1676, the community rebuilt, with assistance from the provincial legislature.

In 1774, the Town sponsored 25 Minutemen from Medfield traveled to fight in the battles of Lexington and Concord, although they did not arrive in time to join the fight. 154 men, one-fifth of the town's population at the time, fought in the Continental Army. By 1787, an oath was required of the Town officers who renounced loyalty to the king and swore allegiance to the new sovereign, the Commonwealth of Massachusetts.

By 1800, Medfield grew to 745 people. That year, Medfield began to manufacture straw bonnets as a cottage industry. Later the manufacture of straw and felt hats became the town's principal export industry until 1956.

Mansions for the hat manufacturing owners were built near the factory on North Street. Seasonal

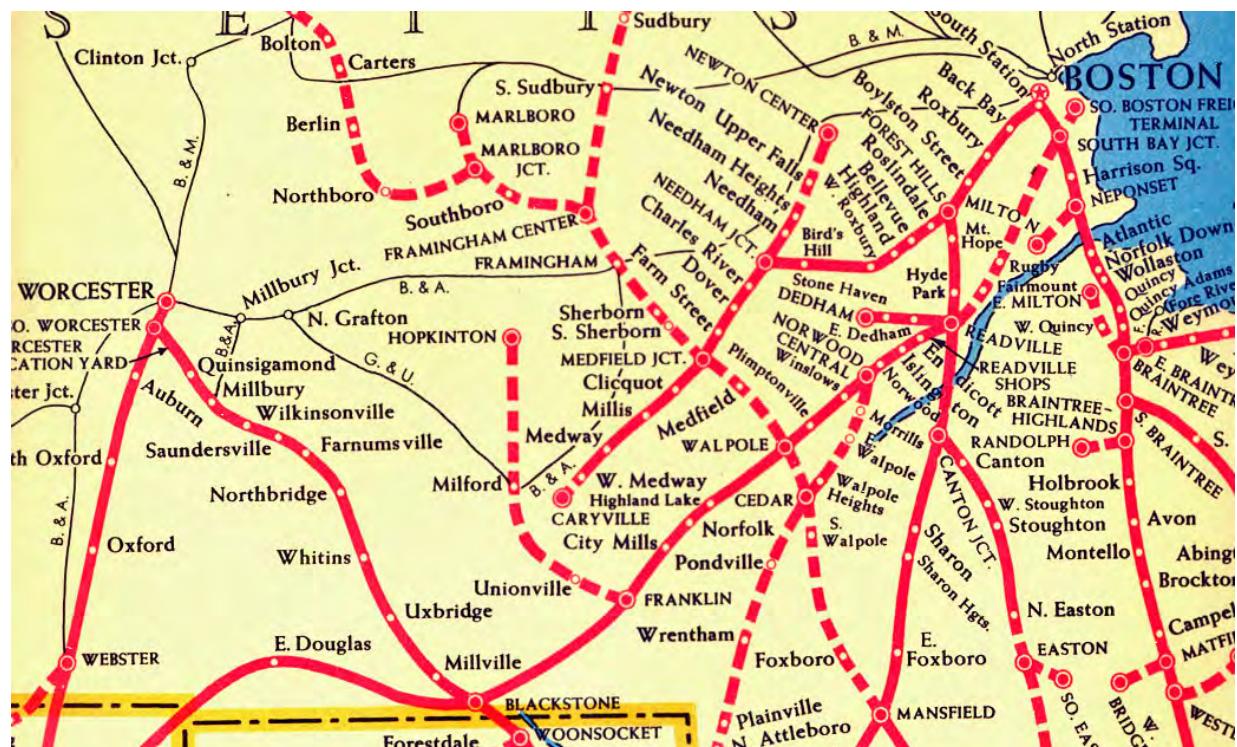


*Meetinghouse Pond Park is part of Medfield's rich history. It helps define both the Town and downtown*

workers lived in boarding houses throughout the town. During the busy season as many as 1,000 were employed at the straw hat shop.

The Hartford and Dedham Turnpike was established in 1806 and its stage coaches stopped at Clark's Tavern, adjacent to the Peak House. The "Middle Post Road" stage route passed through Medfield, but Sudbury's "Upper Post Road" route had better taverns and was preferred by travelers. From the discontinuance of the stage coaches until the establishment of the first passenger train of the New York and Boston Railroad, Medfield had no public transportation.

By 1870, Medfield became an important rail junction and freight depot on both the Framingham to Mansfield line and the Bellingham to Boston line. From 1899 to 1924, the electric trolley connected Medfield from Dedham to the east, Mendon to the west, and Rhode Island to the south.



With the election of an abolitionist senator representing Medfield, Medfield prepared for the Civil War. During the war, 84 men served in the army and navy. 14 gave their lives for the preservation of the Union.

Medfield remained a rural farming village through the nineteenth century, with green fields, lush meadows, and winding rivers. In 1900, for example, personal property taxes were levied on 431 cows, 64 other cattle, 31 swine, 1,637 fowl, and 256 horses. Associated trades and small industry flourished, including three sawmills, and slaughterhouses, a tannery and two cider mills. In addition to the hat factory, Medfield also hosted a wire factory, a box factory, and a steam packing mill, and the J.H. Baker's manufacture of wagons known nationally for their quality.

In 1896, the "asylum," later Medfield State Hospital, was established. By 1900, Medfield's population

grew to over 3,000 (including 1,400 patients), with 335 dwellings. The hospital employed over 600 people from Medfield and surrounding area.

At the turn of the century, Medfield had a tax rate of 1.1% of property value, based on town wide valuation of \$1,454,265, to finance \$17,347 of spending. In comparison, with far more public services, facilities, and expectations today than at that time, Medfield's Fiscal Year 2023 tax rate has only risen to 1.54% of assessed property value (or \$15.43 per \$1,000).

At the turn of the century, as today, education had the highest share of the Town budget; \$5,375 for 283 students enrolled in grades one through nine. Medfield established its High School in 1870. In 1899, to save expenses, it changed to a two-year high school with students sent to Walpole and Dedham High to finish their final two years. In 1903, the Medfield High School closed and all four grades were held at Dedham and Walpole High. The School opened again in 1904 as a two year school, expanding to three years in 1906, and a full four year high school in 1907.

Long before the 19th Amendment to the U.S. Constitution prohibited voting discrimination based on sex (1920), Medfield encouraged the voting rights of women. In 1900, seven women paid a poll tax and qualified to vote. As early as 1881 women voted for the school committee and by 1916 women were permitted to serve on the school committee, as overseers of the poor, and as trustees of the public library. When the Massachusetts constitution was amended to allow women to vote, 48 of the 381 votes were cast by women.

Medfield's open space and pastoral countryside has long been celebrated in painting. Charles Innes, sometimes referred to as the father of American landscape painting, painted *Medfield Meadows, Evening in Medfield*, and his famous *Peace and Plenty* during his stay in Medfield from 1859 to 1864. Many of his paintings are in the New York Metropolitan Museum of Art and the Boston Museum of Fine Arts. Twenty-five years later, in 1889, the impressionist Dennis Miller Bunker spent the summer in Medfield painting landscapes. Two of his works, *The Pool, Medfield* and *The Brook at Medfield* are displayed in the Boston Museum of Fine Arts and Isabella Stewart Gardner museum, respectively. John A.S. Monks and John Francis added to the list of important artists who painted in Medfield.



*Evening in Medfield*, Charles Innes.

Source <https://artvee.com/main/?s=charles+innes&tc=pd>

Buses and automobiles replaced steam and electric trains in the early twentieth century. The Medfield Electric Light and Power Company powered the electricity on the street railway and the lights for the post office and the Selectboard's office in Town Hall. In 1906, the company was sold to the Boston Electric Illuminating Co.

In 1921, the Town took over the operation of the Medfield Water Company. In 1924, the Town established a Planning Board to prevent haphazard growth. Also in 1924, the Peak House was restored and turned over to the Medfield Historical Society.

In 1947, the town acquired Baker's Pond, which was renamed Meetinghouse Pond by Town Meeting in

1976.

In 1962, Medfield established a Conservation Commission to conserve wetlands and open space. In 1964, the town completed a Master Plan to plan for projected growth. Medfield continued to grow as a desirable, residential suburb with new subdivisions developed in a controlled fashion. Industrially zoned land, and industrial demand, has been limited to light industry.

Since 1989, Medfield has adopted four local historic districts (see district maps on the following page).

- **John Metcalf Historic District (1989, expanded 1996 and 2004).** On west Main Street and the oldest portion of Vine Lake Cemetery.
- **Hospital Farm Historic District (1994).** 33 buildings at the Medfield State Hospital and the surrounding historic landscape.
- **Clark-Kingsbury Farm Historic District (1997)** on Spring Street. This provides some protection to the unique grouping of the 18th century farmhouse, outbuildings, and pond with grist mill.
- **Town Center Historic District (2000)** protecting the historic downtown.



Significant downtown investments include the town approving the purchase of land for a post office site (1995), agreeing to assist the historical society's preservation and long-term restoration of the Dwight Derby House (1996), originally built in 1651 and one of the oldest houses in the United States, a full renovation of Town Hall (1998), constructing a major addition to the library (1998), and building a new post office (1998).



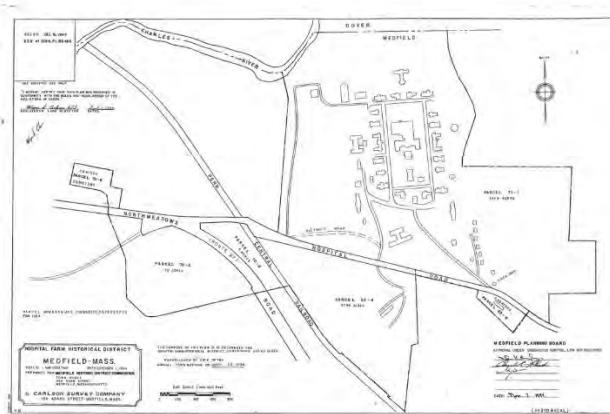
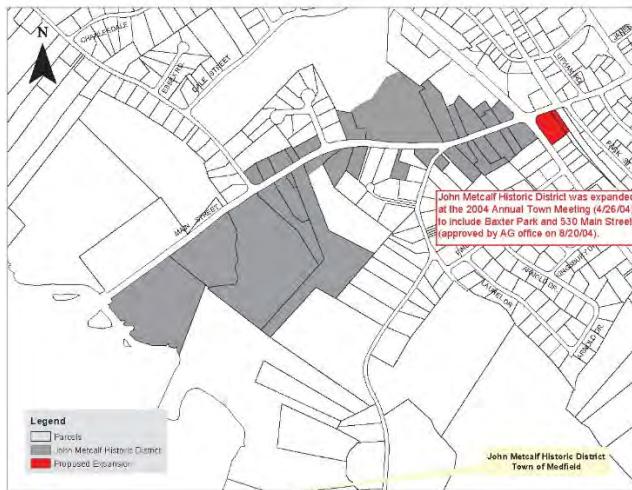
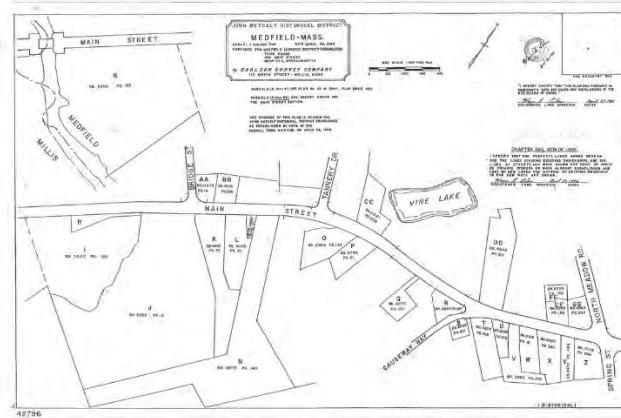
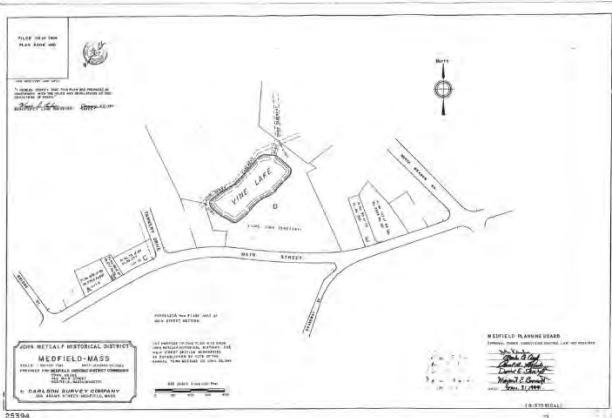
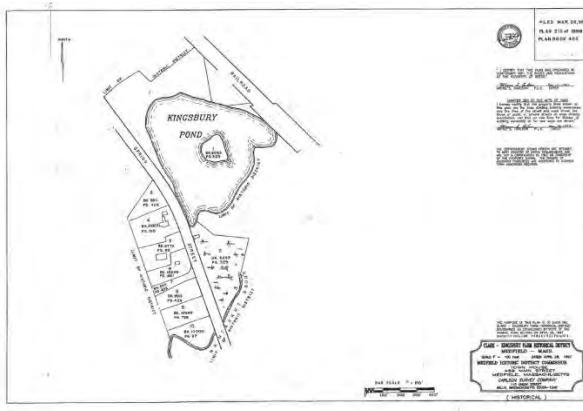
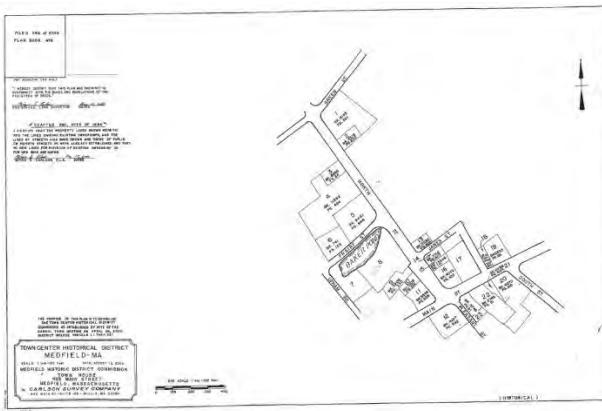
The most relevant National Register of Historic Places (NRHP) sites for the **Open Space and Recreation Plan** are the former Medfield State Hospital and the Vine Lake Cemetery. Other important history properties are the First Parish Unitarian/Universalist church, Baptist Church, Dwight Derby House, Peak House, and Inness Studio, all on the NRHP. Historic properties not on the registry that date to the 17<sup>th</sup> century include Castle Hill Farm, 260 North St., Clark-Allen House, 230 North St., Mason House, 190 North St., Fisher House, 435 Main St., Metcalf House, 589 Main St., Adams House, 72 Elm St., Turner House, 100 South St., Boyden House 58 Pound St., Hamant House, 7 Philip St., Bachelor's Row House, 7 Oak St. and Rev. Wilson House, 18 Green St. More detailed information on 502 historic Medfield properties is available on the Mass Historical Commission's Massachusetts Cultural Resources Information System.

Sources for History: *History of Medfield* (Town of Medfield), Medfield Historical Society (<https://medfieldhistoricalsociety.org/historic-medfield/medfields-town-history>), *History of the Town of Medfield, Massachusetts: 1650-1886* (William S. Tilden, 1887), *Medfield Reflections, 1651-1976* (Town of Medfield, 1976), *History of the Town of Medfield, Massachusetts 1887-1925* (Richard DeSorgher, 1999), *The Norfolk Hunt- 100 Years of Sport* (Norman M. Fine, William F. Weld, and David W. Lewis Jr., 1997), the Massachusetts Historic Cultural Resources Information System (<https://mhc-macris.net>), David F. Temple, President Medfield Historical Society, and Richard DeSorgher, town historian.



Medfield State Hospital, with its historic and beautiful landscapes and buildings, is on the National Register of Historic Places





## Medfield Historic Districts

## Population Characteristics

### *Population growth and population density*

After a significant growth in both population and housing starts between 1896 and 2000, Medfield's population and population density has remained relatively stable, with relatively low levels of new housing construction. Medfield's density is about 5% higher than the entire state but lower than the Boston metropolitan area.

### *Education*

Medfield has substantially higher education levels, especially higher education, than the Commonwealth as a whole.

### *Income*

Medfield has both higher per capita and higher per family income than the Commonwealth as a whole.

There are **no** environmental justice (EJ) areas within Medfield. The **Environmental Justice** map shows the environmental justice area in Mills that abuts Medfield on its eastern side for context.

**Table 3. 2019 Median Income**

	<b>Medfield</b>	<b>Massachusetts</b>
Per Capita Income	\$ 68,444	\$ 46,241
Family Income	\$160,598	\$ 103,126

Sources: U. S. Bureau of the Census, American Community Survey, 2019

### *Employment*

Not surprisingly, given the relatively high levels of education and income, a greater proportion of Medfield's residents hold professional or managerial positions and lower shares of residents are employed in production and service occupations. Many of these positions are well-suited for remote work, which served residents well during Covid and will continue to serve those employees with potential permanent shifts in where and how some professionals work.

**Table 1. Population and Population Density 1980 to 2020**

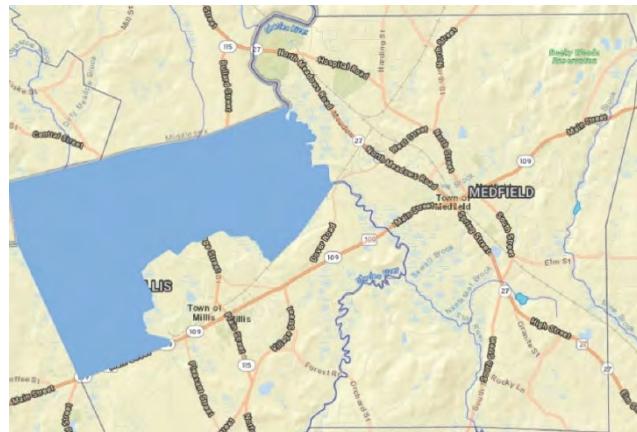
Year	Population	Increase	Density (persons sq. mile)
1980	10,220		705
1990	10,531	3.0%	726
2000	12,273	16.5%	846
2010	12,024	- (2.0%)	829
2020	12,799	6.45%	883

Source: U. S. Bureau of the Census (14.5 sq. miles of land area)

**Table 2. Education (Residents age 25 and older)**

Level completed	<b>Medfield</b>	<b>Massachusetts</b>
High School or more	98.6%	91.3%
College or more	73.4%	45.0%

Source: U. S. Bureau of the Census, American Community Survey, 2019



*Environmental Justice Areas (source: MassGIS MassMapper)*

**Table 4. 2019 Employment by Occupation (Medfield residents)**

Year	Medfield	Massachusetts
Managers/Professionals, Science, Health Care	62.7%	53.5%
Sales/Administrative Support	24.1%	17.2%
Service Occupations	6.5%	12.7%
Productions/Craft Repair	2.1%	9.2%
Construction, Maintenance	4.6%	7.5%

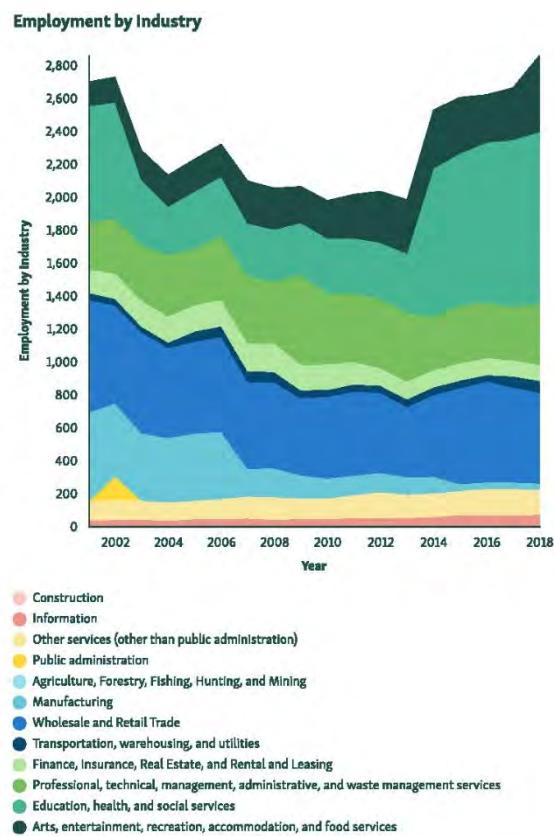
Source: U. S. Bureau of the Census, American Community Survey, 2019

The preponderance of retail, health care and professional/technical employers in Medfield reflects the town's residential character, its lack of industrial properties, and, except for retail, its higher median income. There is no heavy industry and very little land extensive industry. Retail is focused in downtown Medfield.

#### 2002-2018 Employment by Industry (Medfield)

Just as a majority of Medfield workers (employment by occupation, above) are in professional jobs, a majority of businesses are also classified as professional industries. (To understand the differences: A manager of a retail service industry is recorded as being in retail in the Employment by Industry figure and a manager in employment by occupation, above.)

Source: Graphic Metropolitan Area Planning Council, citing data from Executive Office of Labor and Work Force Development



#### Age

Medfield has an older population (higher median age) than the Commonwealth, which itself is older than the nation. Medfield has a significantly higher proportions of youth under 20 than the Commonwealth. Medfield also has a higher proportion of people in their prime earning years (45-64). These trends are all common in wealthier suburban areas with good schools where most of the housing stock is owner-occupied single family homes and is not affordable to many first-time homeowners.

**Table 5. Age and Median Age**

Age	Medfield	Massachusetts
0 - 19	29.2%	22.6%
20 - 24	4.6%	7.1%
25 - 44	18.6%	26.4%
45 - 64	31.5%	27.2%
65 +	16.1%	16.6%
Median Age	43.5	39.5

Source: U. S. Bureau of the Census, American Community Survey, 2019

### Growth and Development Patterns

#### *Patterns and Trends*

Medfield is primarily a suburban residential community with two strong nodes or centers, the town center and former Medfield State Hospital campus. Medfield's permanently protected open space and unprotected agricultural and rural lands, however, create a community that can feel very rural. Without its own limited access highways or many business and industrial properties, and with relatively easy access to Boston and Route 128, excellent schools, open space, and rural setting, from an investment perspective, residential uses are the highest and best use for most available undeveloped land.

Generally, denser development occurs in downtown Medfield and the adjacent residential neighborhoods. Almost 20% of the Town's residents live within a ten-minute walk of the town center. There is limited development west of Route 27 because of the extensive floodplain, wetlands, and permanently protected open space bordering the Charles River. During the 1980s and 1990s, some subdivision development occurred in southwest Medfield near Noon Hill and Indian Hill and in northeast Medfield towards Dover and Walpole.

Since approximately 2000, residential construction and housing starts has been very slow because of high land cost, limited land on the market, stringent building, subdivision, zoning, and wetlands regulations, and the 2008 Great Recession. While new subdivisions slowed dramatically starting in about 2000, significant residential investment continues. New residential investment is in residential renovation, residential teardown and replacement, multifamily housing, and single-family building lots. Non-residential commercial activity has primarily been in building renovation.

#### *Infrastructure*

Transportation and water and sewer utilities significantly influence development patterns.

Medfield has 77.6 miles of town-accepted roads (83 miles including unaccepted private and state roads). The primary arterial roads are Routes 27 and 109. Route 27, from southeast to northwest, connecting Medfield with Walpole and Sharon to the south and with Sherborn, Natick and other towns to the north. Route 109 crosses Route 27 east to west, connecting to Westwood, Dedham and Boston to the east and Millis, Medway and Milford to the west. Major connecting collectors are North, Pine, South, Causeway, and Hartford Streets, and Hospital Road.

The vast majority of Medfield residents travel alone (single-occupancy vehicles) to work (American Community Survey 2014-2018 and MAPC). Covid has changed transportation patterns and the professional nature of many Medfield jobs has increased the time workers spend working remotely.

There is currently no commuter rail service in Medfield and there is no longer a commuter bus to

Boston. The town, however, is served by stations in Westwood, Norwood, Walpole and Needham. In 2015, the MBTA purchased CSX Transportation's freight rail branch running parallel to and east of Route 27 for its potential to serve future transit.

The new Medfield Rail Trail, a shared use path that is 1.3-mile-long section of the Bay Colony, is on the former Bay Colony Railroad, Harding Street to the Dover town line.

Most of Medfield is served by town water, with six groundwater supply wells (Wells 1, 2, and 6 in the Charles River Aquifer, Wells 3 and 4 in the Neponset River Aquifer, and a new water supply well at the former Medfield State Hospital). Well 5 was not fully constructed due to high levels of iron and manganese. The water system also includes water storage tanks and 80± miles of water main. Wells 3 and 4 are currently being upgraded with a new water treatment plant under construction at that site.



Medfield's sanitary sewer serves one-third± of residents. The capacity of the wastewater treatment plant, located on the Charles River, is 1.5 million gallons per day (MGD) and it could be expanded to 5.0 MGD. The Town completed a water and sewer master plan in 1998.

Medfield demolished its former DPW public works facility and built a larger public works facility in 2015. Medfield also demolished its former public safety building (police and fire services) with a new larger building in 2017.

#### *Long-Term Development Patterns*

Medfield's primary land use control is zoning (see **Zoning Map** on next page). The zoning creates four residential districts ranging from 12,000 square feet minimum lot size and 80 feet of frontage to 80,000 square feet minimum lot size and 180 feet of frontage. Medfield has two commercial zones, an industrial zone, and an agricultural zone. Medfield also has Aquifer Protection, Watershed Protection and Floodplain Overlay districts. The overlay districts add additional requirements in those areas to protect water supply and water quality and to minimize flooding.

The zoning allows Open Space Residential (cluster) subdivision development. Such clusters are only allowed with a special permit, which may discourage developers, and requires that such projects cannot exceed the density allowed by the underlying zoning district, reducing incentives for cluster. Cluster allows building lots smaller than otherwise required, which can reduce road and infrastructure costs, in return for the developer donating a minimum 25% of the entire development tract as permanently protected open space. Four such cluster subdivision developments have been completed since 1986 with 63± acres of related open space donated to the Town. A planning consultant recently completed a zoning analysis which may lead to future zoning changes.

The Conservation Commission administers both the Massachusetts Wetlands Protection Act and the Medfield Wetlands Bylaw.

Single family home production has been remarkably stable, but creation of new multifamily units has increased significantly. New residential development may put some stress on schools, but multi-family units traditionally consume less land per unit, creating far less stress on open space resources and providing more affordability to and diversity of residents.

**Table 6. Medfield Housing Unit Building Permits 2003-2022**

	Single-Family units	Multi-family units	Total housing units
2003	28	0	28
2004	26	0	26
2005	12	0	12
2006	6	0	6
2007	15	0	15
2008	7	0	7
2009	17	0	17
2010	16	0	16
2011	20	0	20
2012	16	0	16
2013	19	0	19
2014	19	92	111
2015	22	52	74
2016	12	10	22
2017	12	0	12
2018	33	0	33
2019	24	0	24
2020	12	56	68
2021	18	71	89
2022*	14	56	70

\*2022 data is preliminary data through October.

Source: State of the Cities Data Systems, U.S. HUD (HUD Building permit data contains errors but allows comparison across municipalities)

#### *Future Development*

Residential construction will be driven by population trends, including growth or contraction in the number of residents, changes in demographics, a change towards multifamily housing, driven in large part by the skyrocketing costs of new single family homes, and future transit service. The Medfield trend towards more multifamily housing and modest but steady single family home starts will probably continue.

Multifamily home development has steadily increased since Medfield adopted its first Housing Production Plan (2016) and will continue with the redevelopment of the Medfield State Hospital. Generally, multifamily housing has included affordable housing approved with a Comprehensive Permit under Massachusetts General Law chapter 40B.

In addition to the municipal drinking water well upgrade and treatment plant development discussed earlier, the largest municipal infrastructure project currently planned is the replacement of the functionally obsolete Dale Street elementary school.

The redevelopment of the historic Medfield State Hospital is tailored to meet the contemporary housing and recreational needs of the Medfield community, by preserving this spectacular open space for public enjoyment, while reimagining the existing historic buildings as new homes for a wide range of residents. The campus is rich in history, with an array of buildings and open spaces that were originally designed to rehabilitate mental health patients in a healthful residential setting. The redevelopment plan will adaptively use these buildings to again provide rewarding housing and recreational opportunities. This hillside location, with its stately buildings, old growth tree canopy, and spectacular open space, will be embraced as an enriching environment for residents and neighbors alike, reconnecting them to a greater public realm.

The renewal plan respects and enhances the historic character of the campus, while strengthening its

identity as a mixed-use environment. Built in a Queen Anne style typical of this generation of hospital institutions, the historic buildings will be renovated to offer a decidedly residential feel. Residential apartments will be combined with artist-focused amenities to complement the new Bellforge Arts Center. Open spaces will be reinvigorated to create a more accessible, inviting, and usable areas. The plan connects open space elements across the site, encouraging walking and casual meetings for residents.

Twenty-seven existing historic contributing buildings are proposed for reuse (not including Buildings 24 and 25 targeted for redevelopment by the Cultural Alliance of Medfield (“CAM”). The buildings to be rehabilitated for multi-family residential use are located on the Core Campus, West Slope and North Field sub-zones within the Medfield State Hospital District, as established under Section 300-20.3 of the Zoning Bylaw. The following is a break-down of land use per building, as proposed by the Project:

- 25 historic, contributing buildings will be used for residential homes (Buildings 1,2,3,4,5,6,7,8,9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 22A, 23, 27A and 29).
- 2 historic, contributing buildings will be used for amenity features including fitness, management, amenity space (Buildings 26 and 28 will be amenity buildings for the residences).
- Up to 3 non-contributing historic structures may be used for maintenance, storage and repairs. (These are buildings 10, the paint shop and the shed.)

Given that these buildings were constructed for therapeutic residential use, they can readily be converted to unique and comfortable apartments, celebrating the historic character. Adaptive use will preserve all “character defining features” of the exterior and interior, including entries, corridors, and stairways. There may be some connectors and service additions that were added on over the years that would be removed at the direction of the preservation consultant to determine which elements may be modified. The existing entry lobbies will be reused and incorporate additional exterior doors into unit entrances (if they meet accessibility guidelines); this will allow improved visibility and activity throughout the site. Broad porches will again provide a place to sit and enjoy the outdoors.

The developer will work within the Secretary of the Interior’s standards for the Treatment of Historic Properties regulations, respecting the historic integrity of these buildings. While major new additions are not expected, entry stoops/ramps in select locations for accessible building entrances may need to be added. These new additions will complement, rather than replicate, the historic character of the site and buildings.

In total, 334 apartments are proposed, consisting of studios, and one, two, and three-bedroom apartments, and varying in size from 350 to 1400 square feet. Various housing types and common area interior and exterior amenity spaces will be distributed across the improved site, and each apartment will meet or exceed the market-rate quality of housing in the Medfield area, embracing the unique features of the historic interiors, while providing modern living amenities. Surplus basement areas may be used as residential storage. All housing will be designed to meet the needs of "adaptability" with 5% considered Group 2 accessible under Massachusetts Accessibility regulations (MAAB) – these units will be designed to accommodate mobility issues, hearing impairment, and be supportive to all age groups and disabilities.

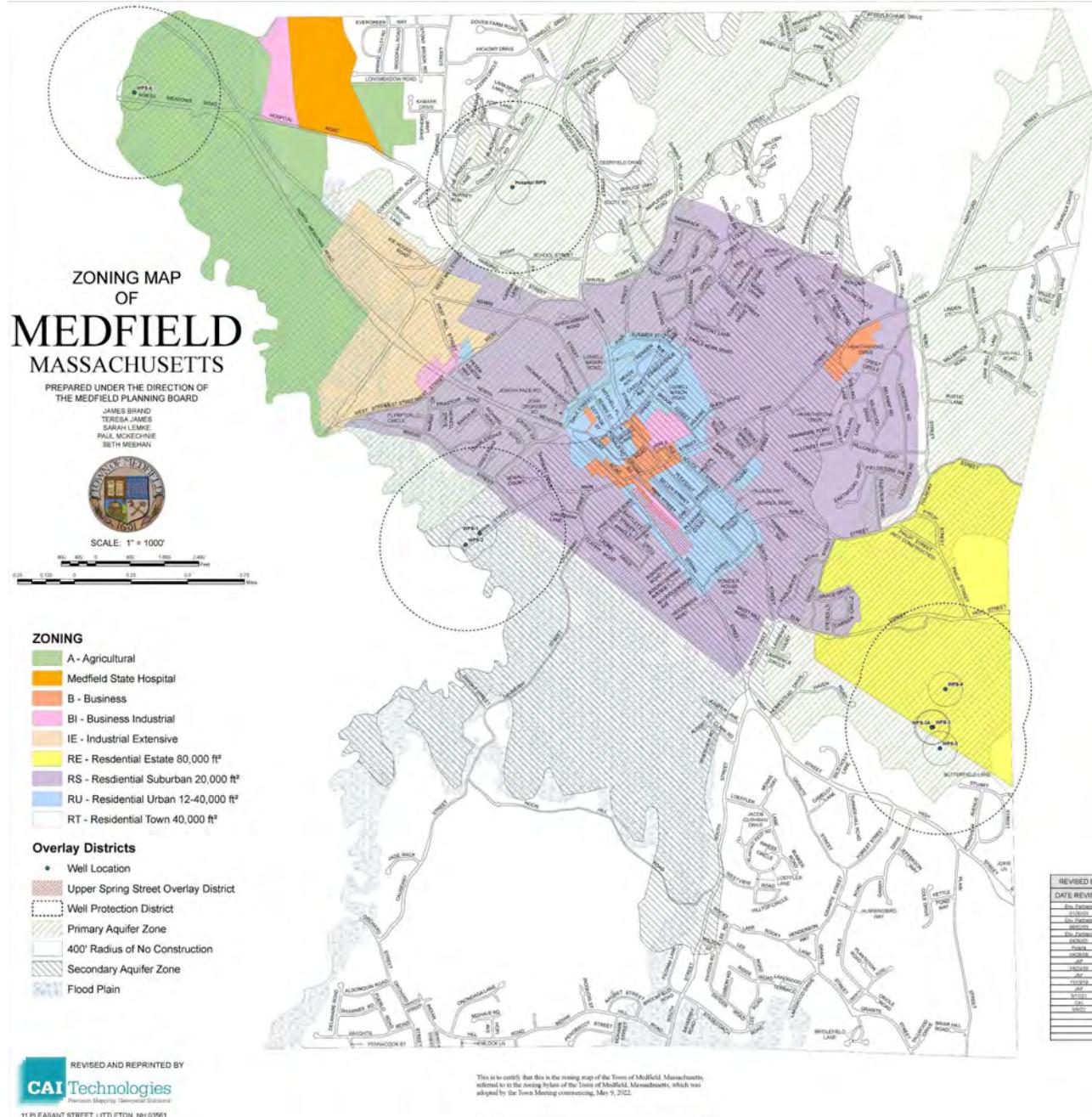
#### *Open space as a development pattern*

Open space of all kinds is one of Medfield’s character defining features. Residents are reminded every day of these features and their visibility helps shape future development:

- Visual and physical access to and along the Charles River, its wetlands, meadows, and tributaries,

with multiple and connecting trails and informal boat launches (Causeway and Bridge St. bridges).

- Hills (Noon Hill, Mine Hill, Cedar Hill, Mt. Nebo, Castle Hill) and upland areas are visible in the north and south, with walking, bicycling, and equestrian trails, keeping residents active and exploring.
- Parks and recreation areas, ranging from the idyllic Meetinghouse Pond Park to active recreation areas (e.g., Metacomet, Stephen Hinkley, William E. McCarthy), the open space at Medfield State Hospital, and the extensive system of walking, mountain biking, equestrian, and shared use trails.



Medfield Zoning Map (source: Town of Medfield)

## Section Four – Environmental Inventory and Analysis

### Geology, Soils, and Topography

Medfield is part of the gradual transition from the Seaboard Lowland in eastern Massachusetts to the beginning of relative highlands in central Massachusetts. It has significant topographic relief (hills) compared to areas to the east, but its total topographic differences are relatively limited.

Medfield's primary bedrock formation is Dedham granite and diorite. The hilly northern area of Town has numerous bedrock outcrops, especially the Medfield/Dover Rocky Woods area with historic small-scale granite quarrying (including "Courthouse Ledge"). The hills southerly area of town has some bedrock outcrops in the Noon and Indian Hills, Rocky Lane and Forest/Granite Streets area. The Dedham granite is a light gray-pink to green-gray equigranular (similar sized crystals) to slightly porphyritic rock. The diorite is a medium-grained hornblende diorite metamorphosed in part to amphibolite and hornblende gneiss.

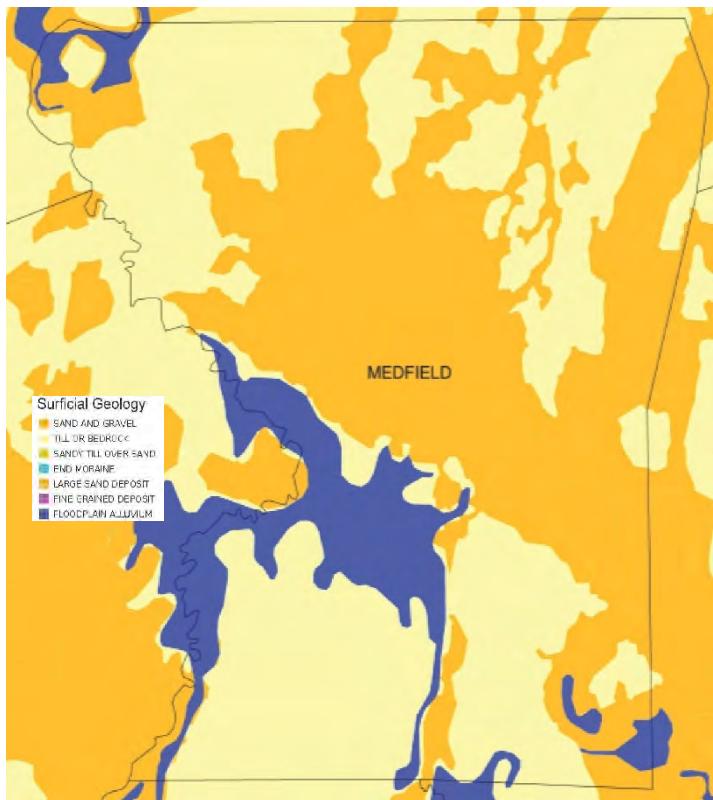
More than 13,000 years ago, much of what is now Charles River basin in Medfield, Millis, Norfolk, and Walpole, including the majority of Medfield, was covered by proglacial Lake Medfield. Formed by glacial ice and glacial deposited moraines, the lake created delta depositions (primarily sand, gravel, stones, and boulders), the Medfield delta, until the dam melted and burst and Nantasket (or Horse) Brook cut a channel through the delta. Some wind-blown (Aeolian) fine sediment and sand deposits covered the upper surface of the delta.

The Charles River wetland and meadow complex and other wetlands in Medfield have rich poorly drained organic soil, which is especially good at sequestering carbon. Natural Resource Conservation Service (NRCS) classified most of these area as the Muck-Whitman series. These soils cover approximately one-quarter of Medfield.

Medfield center to the relatively flat to slightly sloping area extending southeast from the center to beyond the Wheelock School property contains extensive a delta at the level of historic proglacial Lake Medfield. Glacial outwash soils (stratified sands and gravels mixed with lighter and smaller silt and clay particles carried by melting glacial waters) are primarily classified by the NRCS as Merrimack and Hinkley series. These soils cover slightly more than one-third of Medfield. These are well-drained, fine sandy loams, often with deep soils, that are well suited for development and agriculture.

Medfield is relatively flat the context of the state as a whole, but slopes around the hills on the north and south sides of town are often quite significant, especially when compared to much of the area east of Medfield.

Outside of the delta and outwash area and above the elevation of proglacial Lake Medfield, much of Medfield is underlain by glacial till soils. These soils that were dropped in place (not carried away by melting water as in outwash plains) as glaciers melted at the end of the Ice Age (Pleistocene). This includes much of the higher elevation areas in Noon and Indian Hills, with outwash areas in the lower values. The NRCS classifies these soils as Hollis, Canton, Millis, Woodbridge, and Paxton series. They are typically rockier, steeper, shallower, and more mixed than outwash soils. Medfield's glacial tills vary significantly in depth to bedrock, depth to water table, drainage, soil texture (i.e., mixture of sand, silt, and clay), soil structure (e.g. columnar, platy, or massive), permeability, and productivity.



Both the glacial outwash soils and, to a lesser extent, the glacial till soils support agriculture. Medfield has retained its rural character in part because of its agricultural landscapes. Although there is less acreage under cultivation today than in the past, small farming areas, equestrian uses, and community gardens, take advantage of the soils suitability for agriculture.

Medfield retains significant prime agricultural soils, federally determined prime soils, state determined soils of statewide importance, and other farmland soils of unique importance. Because most of the Charles River buffer has been preserved, as has many of the hillier areas of local significance, the remaining parcels of the greatest threat are often those parcels with rich farmland soils.

The sandy outwash plain soils that dominate much of Medfield are generally easy areas to develop.

The rich organic soils along the Charles River and in narrower bands along other water features are not generally developable. Most of that area is now in permanently protected open space or, if not, largely protected by the Massachusetts and Medfield Wetlands Protection regulatory systems.

The glacial tills, especially on steep slopes and on shallow soils to bedrock, generally, have significant development constraints, but those are consistent with the less intense suburban development pattern and zoning. Likewise, much of the alluvial soils are also wetlands, but when they are not wetlands they have significant constraints to development because of poor drainage.



Soils and Geological Features (source: MassGIS MassMapper)

Medfield cannot, however, rely on natural soil and geological limits to growth. If Medfield wants to preserve land away from wetlands, land preservation focused purchases and regulatory requirements and incentives are needed. As land values rise, technical solutions to some site constraints (e.g., extending sewer to areas with shallow depth to ledge or groundwater) allow some areas with significant site constraints to be developed. Wetlands and water features, however, largely remain undevelopable because of state and local regulations.

Drainage, shown on the Soils and Geological Features map, along with slopes, depth to bedrock, and water resources, create the most significant limits to development.

#### Sources

Ritchie, Duncan. 2021. "Archaeological Site Examination Wells 3 & 4, Water Treatment Plant." Public Archaeology Laboratory. [town.medfield.net/DocumentCenter/View/5381](http://town.medfield.net/DocumentCenter/View/5381).  
 Natural Resource Conservation Service soil survey. [websoilsurvey.sc.egov.usda.gov/](http://websoilsurvey.sc.egov.usda.gov/).  
 MassGIS MassMapper. <https://maps.massgis.digital.mass.gov/MassMapper/MassMapper.html>  
 All accessed 11/25/22.

#### Landscape Character

The Charles River and its adjacent wetlands complex, Medfield's hilltops, and the former Medfield State Hospital are unique features that set Medfield apart.

The Charles River, the longest river in the Boston Metropolitan Area, is Medfield's western boundary. The river and the rich wetlands and meadows complexes along it is Medfield's the most ecologically significant area. Along with the hilltops to the north and south, these are the most valuable natural scenic resource and are visible on a daily basis to many residents. These features help define Medfield more than any other natural feature.

Virtually the entire eastern bank and floodplain of the Charles River in Medfield is permanently protected open space (Federal, State, Town, land trust, and other private ownership with easements and restrictions). Much of the river and its wetlands are part of the Charles River Natural Valley Storage Project, a critical flood control measure. At the same time, the river offers fishing, canoeing and

kayaking, wildlife viewing, walking, and accessible open space. The Charles River Link to the Bay State Circuit trail network runs along the river.

The Medfield Rail Trail (1.5 miles) is located near the hillier sections of northern Medfield. It also highlights the network of unused and underutilized railroad rights-of-way and the potential they have to provide a greater network of connected shared use paths.

At the same time, all of the hilltops in town (Noon Hill - 370', Mine Hill - 370', Cedar Hill - 436', Mt. Nebo – 246', and Castle Hill - 285'), with their unique appearance, ledge outcrops, and limited views, are the most unique topographic features in Medfield, especially from the context of the lower topography to the east of Medfield. Three large protected parcels owned by The Trustees of Reservations (TTOR) contain extensive trails and ponds and feature the Town's highest points. Rocky Woods Reservation is a 491-acre site laced by 6.5 miles of trails meandering through woods and wetlands and to the top of 436-foot high Cedar Hill. At adjacent Fork Factory Brook, a trail network traces hay fields and climbs wooded uplands across a 135-acre landscape that once supported both farms and mills. Mill Brook flows through the Fork Factory wetlands and southeast to the Neponset River while Vine Brook, on the Rocky Woods side, flows southwest into the Charles River. A high water table forms wetlands throughout the reservation and these varied habitats attract songbirds including the towhee. Bullfrogs and painted turtles live in Rocky Woods' four man-made ponds.

Noon Hill Reservation comprises 204 acres of wooded hills with over 7.9 miles of trails. Thousands of years ago, glacial action carved depressions through the hill. Exposed bedrock along the tops of the ridges is further evidence of the glacial activity that shaped the land. The 370-foot high Noon Hill rises gently above the surrounding landscape and provides views south to Walpole and Norfolk. A short trail extension across Causeway Street connects Noon Hill to the Trustees' 198-acre Shattuck Reservation. The Medfield portion of Noon Hill, 286 acres, abuts TTOR's land.

The Medfield State Hospital, the subject of extensive redevelopment planning, land acquisition, and master developer selection, is unique for historic, scenic, and passive and recreational values. It is a development node that competes with downtown for prominence, but its vistas, protected open space, and potential future open space help define it and Medfield.

See Unique Features Map, below.



*The ever popular Medfield State Hospital grounds*

### **Water Resources**

Medfield is in the middle section of the 300 square mile Charles River drainage basin (Worcester Plateau to Boston Harbor). The river, flowing from generally south to north in Medfield (and southwest to northeast overall), is the westerly boundary between Medfield and Millis and Sherborn. The very wide (in some cases more than one mile wide) marsh and wetlands complex adjacent to the Charles River in Millis and Medfield create one of the most important natural areas in the region, rich in wildlife and plant habitat, critical for naturally cleaning and storing water, and with amazing and character defining open space values.

The human history of Medfield began with the river - travel, fishing, and harvesting of the river's

abundance by Native Americans in the pre-contact period (prior to European colonization). The straw in the rivers floodplain attracted early European-decent settlers, and eventually a hat industry.

Approximately 1,000± acres of floodplain and wetlands adjacent to the Charles River is part of the U.S. Army Corps of Engineers Natural Valley Storage Area. Preserving this floodplain is the most cost-effective way of preventing downstream flooding, protecting downtown Boston. This has the benefit of preserving this amazing ecological complex. The work of Mass DEP, US EPA, the Charles River Watershed Association, and the MAPC has led to a dramatic improvement in water quality since the Clean Water Act (1972, PL 92-500) was passed. (Famously highlighted in 1996, in the far dirtier section of the river through Boston and Cambridge, where then Governor Weld jumped into the river in his suit.)



*Charles River and Charles River Basin*

Wooded wetlands and uplands in much of Medfield drain into the Charles River, including on numerous brooks and streams (Stop River, Nantasket Brook, Great Brook, Vine Brook, and Sewall Brook). Stop River is the largest Medfield tributary. It flows from Norfolk, around Noon Hill, under the Causeway Street Bridge, at a great informal canoe and kayak launch, before it enters the Charles River. All of these streams and their bordering vegetated wetlands complement the Charles River complex for ecological and conservation values and for passive recreation.

Most of Medfield is in the Charles River watershed. There is a watershed divide, however, between the Charles River and the Neponset River, in eastern Medfield. There Mill Brook, which becomes Mine Brook, drains into the Neponset River. Jewell's Pond, an early source of water power, feeds a gristmill and mill race that remains a historic landmark. The Neponset watershed extends into Walpole, upriver to Foxborough and downriver through the Fowl Meadow marsh system, eventually draining into the estuary and salt marsh system on the southern edge of Boston Harbor. Small tributary streams also important for habitat and environmental protection.

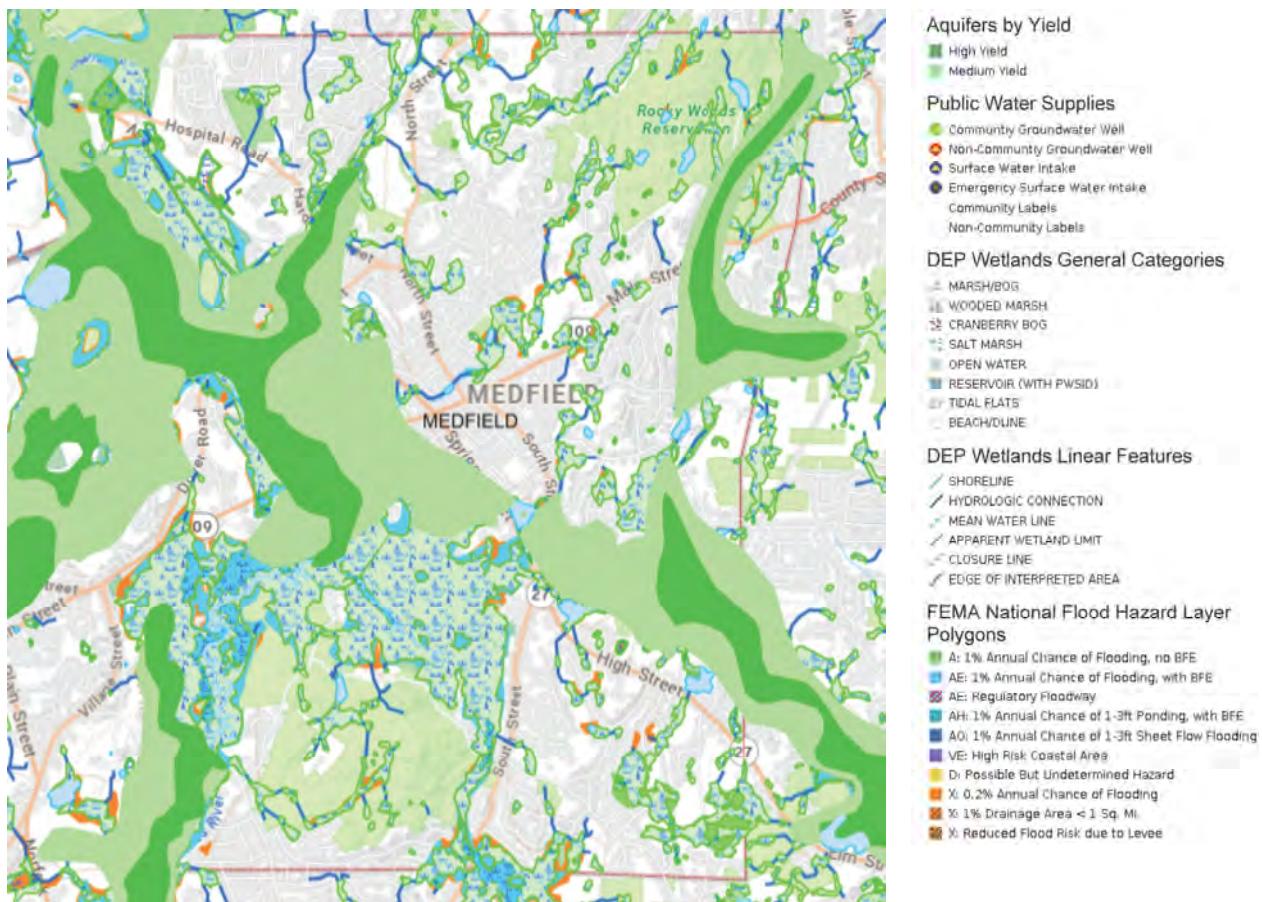
Besides Jewell's Pond, Baker's Pond or Meetinghouse Pond in the town center, Vine Lake in Vine Lake Cemetery, Kingsbury Pond by the historic Kingsbury Homestead, Hinkley Pond (a town swimming pond), Holt Pond at Noon Hill, and Chickering Pond at TTOR's Rocky Woods Reservation, are all important water, conservation, and recreation resources.

There are drinking water aquifers in Medfield in both the Charles River and the Mine Brook/Neponset River watersheds. The Zoning Map (in Section Three) shows the current wellheads and zoned aquifer protection areas (primarily the DEP Zone I and II area). The Neponset River watershed includes productive drinking water aquifers used by Medfield, including the current municipal Wells 3 and 4 capital improvement. The Charles River watershed includes the relatively recently municipally acquired wellfield at the former Medfield State Hospital.

The Wetland Resource map, below, shows all of MassGIS's mapped water resources. All of these features (floodplains, open water, water courses, wetlands, and high and medium yield aquifer recharge areas) are sensitive environmental receptors that need strong protection. There are aquifer protection

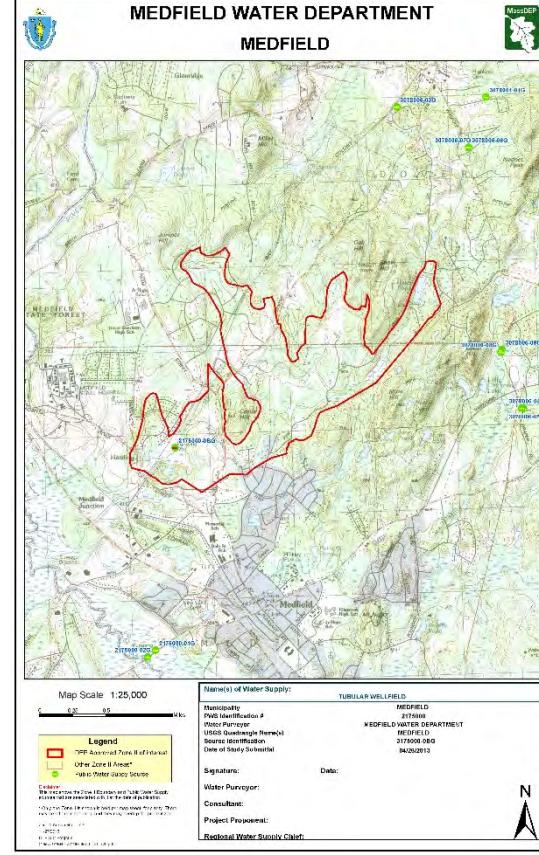
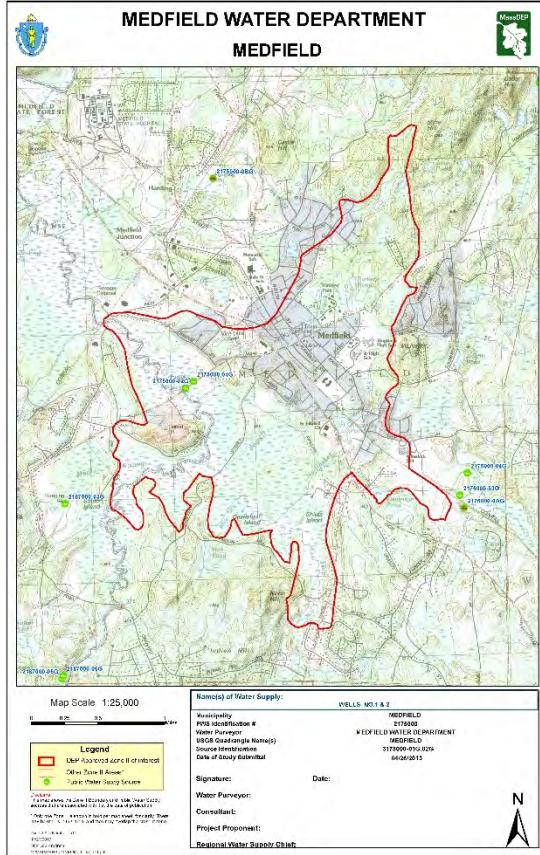
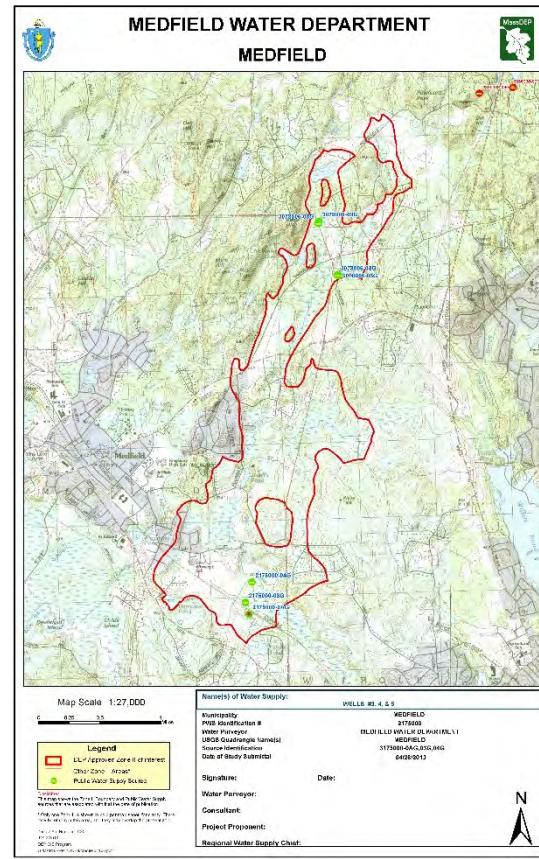
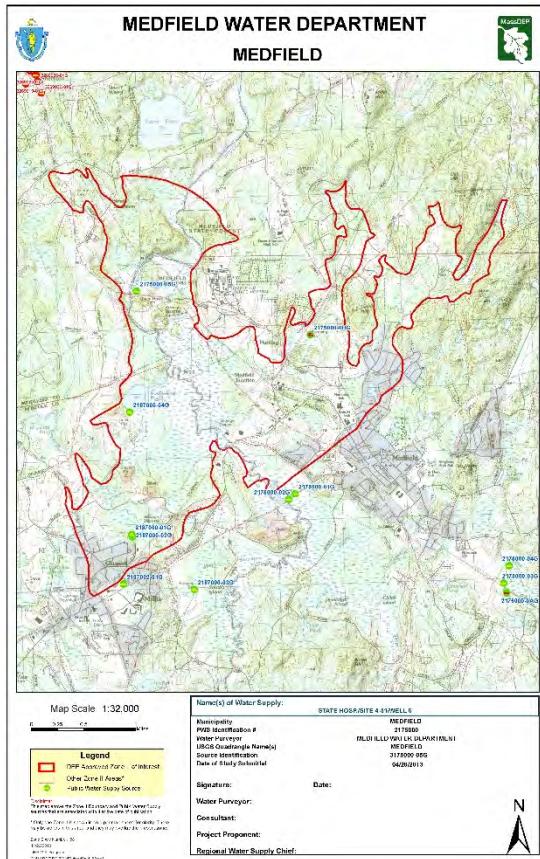
areas but there are no surface water supply watersheds in Medfield. Much of that protection, in the form of land ownership and regulatory systems, is already in place. The above referenced Zoning Map shows all the zoning areas of water resource regulatory protection (well protection, aquifers, and flood zone).

Local and state wetlands regulatory systems apply to wetlands and waterbodies wherever they occur. Federal regulations apply to more limited water of the United States and waters and wetlands with a significant nexus to those waters. (As of this writing, the US Supreme Court is reexamining that significant nexus test and may weaken it.) In addition, the Medfield Board of Health and the DPW Stormwater Regulations control discharges of stormwater and address both water quality and water quantity. Wetland mapping at the scale of this map, from remote sensing, tends to under-represent wetlands, so we assume that there are more wetlands than shown that will only show up at a site specific investigation.-



Water Resources Map (source: MassGIS MassMapper)

See also the Medfield Water Department maps of drinking water supply aquifer protection areas (DEP Zone IIs) below.



## **Vegetation**

The U.S. Department of Agriculture maps Medfield in Plant Hardiness Zone 6. With a warming climate, however, it will eventually be in Zone 7. Cold winters with frozen soils, warm to hot summers, a wide annual temperature range, with an average of  $49\pm$  inches of precipitation supports a natural deciduous forest with some mixed and limited boreal forest. No pre-contact virgin forest remains, but heavy transitional and immature forests have developed over the past century.

The traditional dairy farming, vegetable farming, and commodity farming operations have shrunk over the past century, with smaller commercial, non-commercial, and equestrian operations remaining. Glacial till soils vary in productivity, primarily forested or residential, with very limited farming operations. Valley glacial outwash plains and lower till hillsides hold the remaining farming potential.

White pine, hemlock, and mountain laurel concentrate on forested northern slopes with some oaks, maples, and woody and herbaceous cover. Southerly slopes are more likely dominated by oaks, birch, maples, bayberry, beech, limited white pine, and denser woody, euonymus, and herbaceous cover. Yellow and black birches, dogwoods, alders, red maples, and others thrive at the borders of wetlands. Wetlands range from open water, wet marshes, and permanent meadows, to drier wooded swamps.

The MassWildlife Natural Heritage and Endangered Species Program maps 1,265 acres in Medfield as BioMap Core Habitat and 1,052 acres as BioMap Critical Natural Landscape. This reflects the entire ecosystem health, including but not limited to the vegetation.

Medfield's tree canopy mitigate extreme heat, stormwater, and air pollution. These trees sequester 4,473 tons of carbon/year, worth over \$760,000 in ecosystem services. They mitigate 226 tons/year of air pollutants (CO, NO<sub>2</sub>, O<sub>3</sub>, PM 2.5, SO<sub>2</sub>, PM 10) worth \$1.5 million, and avoid 76 million gallons of runoff a year, saving Medfield \$680,000 a year in avoided stormwater runoff expenses. (MAPC, 2019, *Medfield Municipal Vulnerability Preparedness Community Resilience Building Summary of Findings*.)

Medfield has planted shade trees along many of its roads, and designed several roads as Scenic Roads (Massachusetts Scenic Road Act), providing greater protection to the historic rural character of those roads over and above usual shade tree requirements (Massachusetts Shade Tree Act). See list under Scenic Resources and Unique Environments, below.

Zoning, especially for multifamily housing and commercial uses, often requires open space and protection of shade trees, and new landscaping.

## **Fisheries and Wildlife**

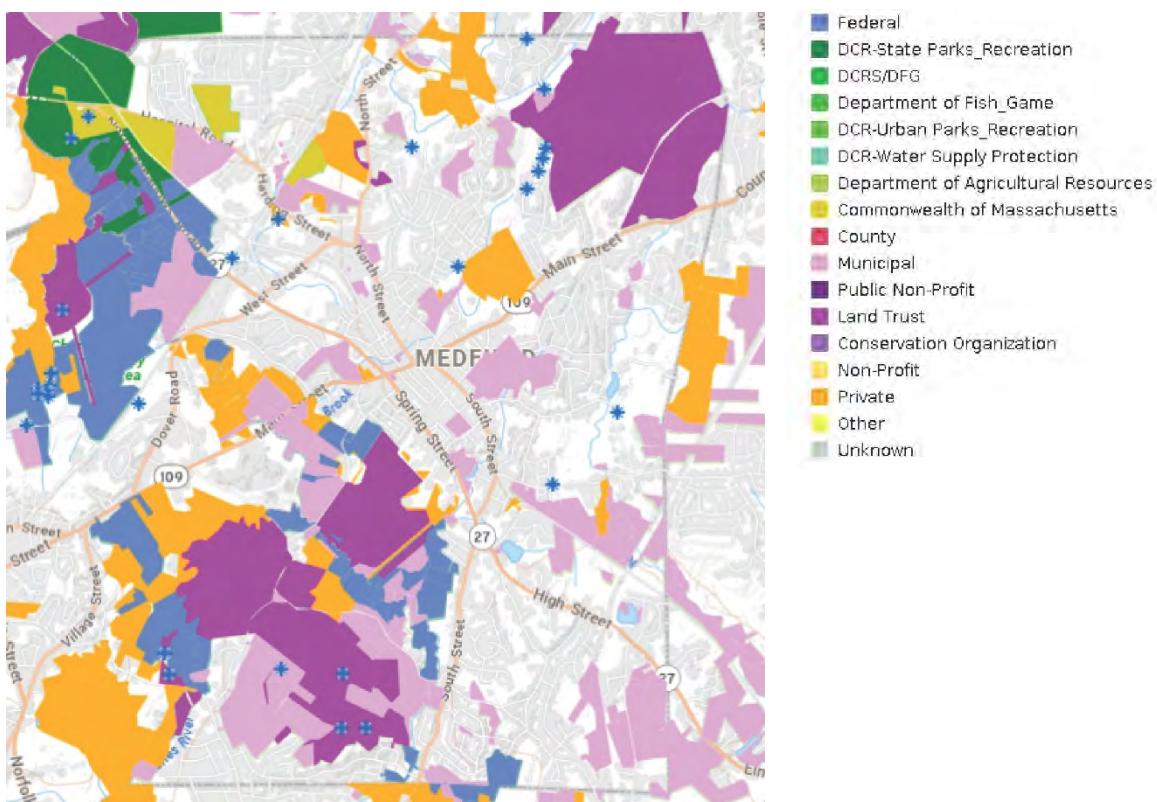
Over a third (38 $\pm$ %) of Medfield is permanently protected open space, protecting a wide variety of fisheries and waterfowl and migratory birds (especially in the Charles River Basin, the Stop River and wetlands and ponds all over town) as well as upland wildlife over town. The Charles River and Stop River are among the most important wetland habitats in the Charles River. Medfield is part of the Atlantic Flyway.

The Charles River wetlands complex, including ACOE's Natural River Storage Area, supports migrating and nesting waterfowl, including limited numbers of black, wood, and mallard ducks, and songbirds, and a wide variety of mammals including muskrat, mink, otter, beaver, and deer. Massachusetts Division of Fisheries and Wildlife (MassWildlife) stocks the ACOE lands with pheasant and snowshoe rabbit. MassWildlife has also worked to support populations of American shad, rainbow smelt, alewife, and

blueback herring in the Charles River.

Common resident and visiting animals include squirrels, chipmunks, raccoons, skunks, foxes, coyotes, fishers, possum, white tailed deer, wild turkeys, muskrats, grouse, bobolinks, owls, hawks, migratory geese and numerous types of songbirds. Amphibian species include box turtles, snapping turtles, salamanders, newts and water snakes. Fish present in Medfield waters includes very limited trout populations, large-mouth bass, chain pickerel, redfin pickerel, common sunfish, perch yellow bullhead, brown bullhead, bluegill sunfish, and carp.

Amphibians are among the most endangered class of species. They rely on small ponds or pools to lay their eggs, but only in pools that dry out part of the year. Otherwise the ponds would attract fish, and fish predation would destroy the eggs. There are 25 vernal pools in Medfield which have been certified with the Natural Heritage and Endangered Species Program. There are potentially many more pools that are eligible for certification. Approximately half of the certified vernal pools are on protected open space parcels. See Vernal Pool Map.



Potential rare or endangered species in Medfield (Natural Heritage and Endangered Species Program. 2020. Rare and Endangered Species database)

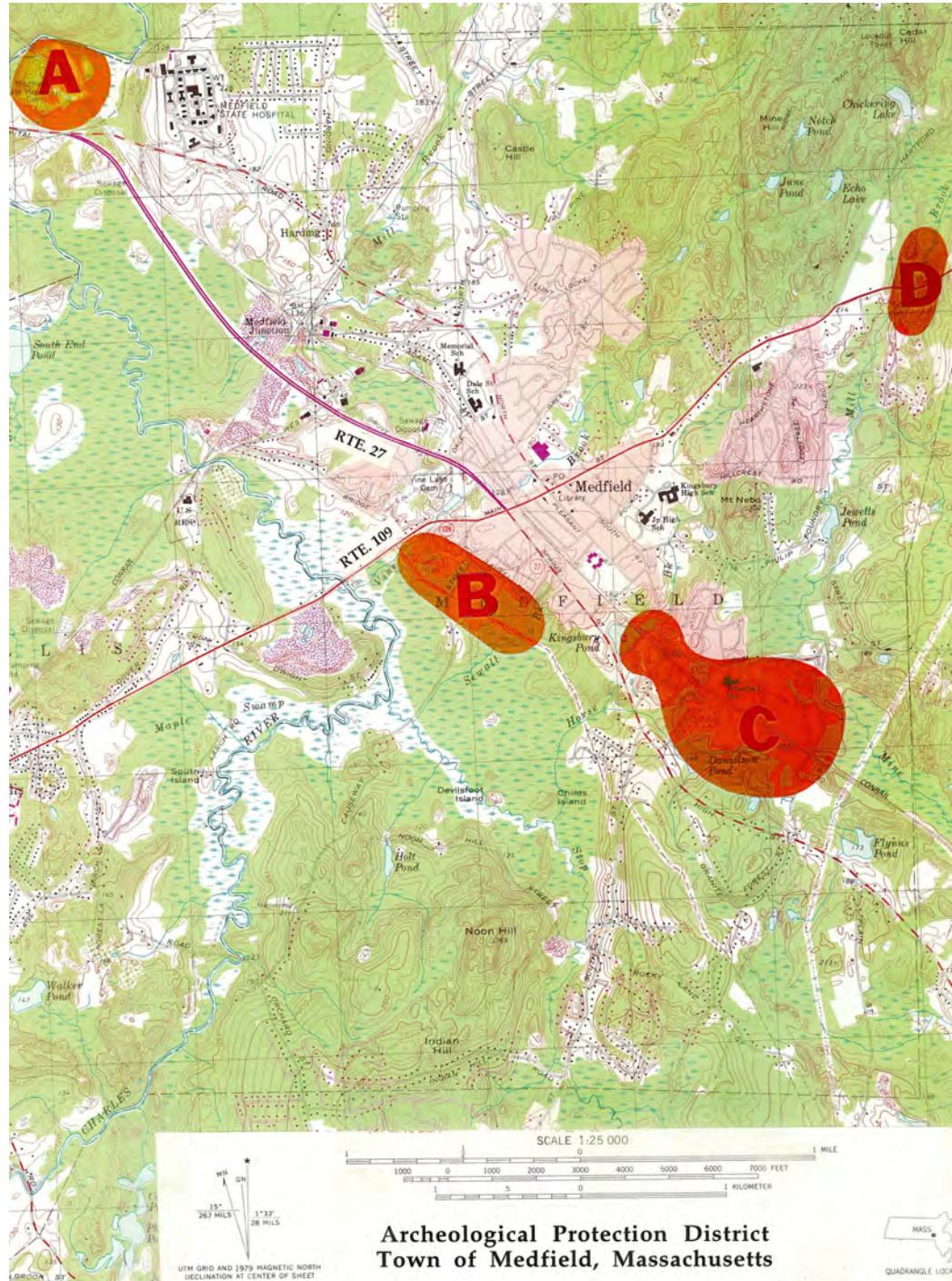
- Purple Milkweed (*Asclepias Purpurascens*) - endangered (last sighted 1945)
- American Bittern (*Botaurus Lentiginosus*) - endangered (last sighted in the 1970s)
- Sedge Wren (*Cistothorus platensis*) - endangered (last sighted 1884)
- Eastern Pondmussel (*Ligumia nasuta*) - special concern (last sighted 2007)

- Lion's Foot (*Nabalus serpentarius*) - endangered (last sighted 1921)
- Great Laurel (*Rhododendron maximum*) - threatened (last sighted 2018)
- Long's Bulrush (*Scirpus longii*) - threatened (last sighted 2001)
- Britton's Violet (*Viola brittoniana*) - threatened (last sighted 1886)

### Archeological Features

Medfield has a rich archeological history, from Native American pre-European contact through to the 19<sup>th</sup> Century Medfield State Hospital. Specific sites and findings are confidential due to the risk of thoughtless collectors, but the Town of Medfield has mapped Archaeological Protection Districts where greater care is needed.

In addition, anything along the banks of any river, especially the Charles River, has a greater likelihood of archeological findings.



## Scenic Resources and Unique Environments

As discussed above (Landscape Character), the Charles River and its wetlands complex, Medfield's starker hilltops, and the former Medfield State Hospital are the town's unique features.

- The most scenic area in Medfield is arguably the Charles River Basin. This is Medfield's, and possibly the entire Charles River's, most ecologically significant complex and most unique environment.
- The most dramatic hilltops at Noon Hill and Rocky Hill Reservation, standout as unique geological features, with unusually steep hills for eastern Massachusetts, bedrock outcrops, and winter views.
- The former Medfield State Hospital, with its views of the Charles River basin, its unique history and buildings, and its beautiful campus landscape.

Other scenic, although less unique features, are the many brooks, ponds, hills, parks, and, of course, downtown Medfield.

Medfield has designed 15 Scenic Roads (under the Massachusetts Scenic Road Act) as being especially scenic and historic: Causeway Street, Elm Street, Farm Street, Foundry Street, Hartford Street, Millbrook Road, Nebo Street, Noon Hill Street, North Street (Harding Street to the Dover line), Orchard Street, Philip Street, Pine Street (Cedar Lane to the Dover line), Plain Street, School Street, and Wight Street.



Medfield Unique Features (landscapes, geology)

## Environmental Challenges

Medfield's most significant environmental challenges are from climate change, invasive plants, animals, and diseases, side effects of land use, and over-loving and over-use of conservation and recreation resources.

**Climate change** is the biggest environmental threat Medfield faces – an existential threat to Medfield's

healthy environment. The **Medfield Municipal Vulnerability Preparedness Community Resilience Building Summary of Findings** (MAPC, 2019) identified the biggest threats as:

- Extreme heat/heat waves
- Inland and riverine flooding (from a greater frequency of intense storm events)
- Extreme cold/severe winters (ice storms, tornados, Nor'easters, and blizzards)
- Drought/Fire

The Medfield Hazard Mitigation Plan (MAPC, 2019) addresses some of these risks in greater detail with a specific plan of action. This plan allows Medfield to be eligible for certain Federal Emergency Management Agency (FEMA) funds, directly from FEMA and through the Massachusetts Emergency Management Agency (MEMA).

All of these threats impact on the natural environment, could displace many native species, and can destroy the healthy ecosystem balance. Droughts pose special challenges to the riverine and wetlands ecosystem that are uniquely rich in Medfield and to forest cover already challenged by disease. Even with more average annual rainfall, drought in natural systems may be a bigger risk than ever. With climate change, storms in Medfield are likely to bring in less snow cover and fewer light rains, both of which support groundwater recharge, and Medfield is likely to experience more severe storms, where much of the stormwater rapidly runs off the surface. Preservations and restoration of wetlands and carbon rich soils, which excel at holding both stormwater and carbon, takes on new urgency with climate change.

The existing problem of **invasive non-native plants, animals, and diseases** will worsen with climate change. Non-native invasive plants, animals, and diseases is already a significant problem, leading to less diverse ecosystems, threatening native trees, and bringing diseases to plants, wildlife, and humans. Disease carrying insect vectors pose the most immediate human health risk. Even absent climate change, non-natives species have been degrading the quality of the natural environment for decades, and will only worsen. Even as more land has been preserved over the years, Medfield is losing ground with common non-native invasive species (e.g., Oriental Bittersweet, Japanese Knotweed, Common Reed/Phragmites, Buckthorn, Garlic Mustard, and Purple Loosestrife). Some have potential control mechanisms (e.g., parasitic beetles for Purple Loosestrife) and some are extremely difficult to control (e.g., Japanese Knotweed, especially at the forest edge). There are currently no significant town wide invasive species control efforts underway.

Land use patterns that are land and impervious surface intensive (e.g., larger parking lots and sprawling development patterns) can lead to more **heat island effect and polluted and warmer stormwater runoff**. Shaw's Grocery, Medfield High School, and Medfield State Hospital (buildings and parking lots) pose some local heat island threats. The trend in recent years of development on existing frontage lots, in multifamily housing, and soon at the former Medfield State Hospital, with fewer new subdivision roads, is very positive at reducing this risk. Development pressures in the upper Charles River and Neponset River watersheds in and outside of Medfield, however, continue to create environmental threats when that development is not well planned.

Greater use of conservation and recreation resources can lead to damaged playing fields, erosion, wildlife displacement, litter and other problems. These are solvable with more maintenance and management resources, but that requires planning and new resources. For example, trail erosion can be addressed by boardwalks and bridges over wet area, but there are very limited resources for this work on Town-owned properties.

Medfield is probably too developed to be a key corridor for plants and animals migrating due to climate change. The Nature Conservancy's Resilient Land Mapping Tool does not include most of Medfield because "Developed Lands: Low, Medium, High Density Developed Lands and Roads were not included in the analysis." That said, the Charles River corridor is certainly a resilience migration path.

**The Medfield Landfill** (65 North Meadows Road) was used for municipal solid waste disposal. It is adjacent to the Turtle Brook wetland complex, but tightly regulated and inspected by the Massachusetts Department of Environmental Protection (DEP). The former Medfield State Hospital, located near one of the town wells, has been remediated by the Commonwealth. MassGIS (MassMapper) does not show other landfills (capped or uncapped) in Medfield.

There are a few **DEP tier classified sites with hazardous materials releases**. These are at 26 Spring Street (three sites) and at Medfield State Hospital (also three sites). None pose imminent hazard risks. There are also former hazardous materials releases with Activities and Use Limitations (AULs), referred to as institutional controls at the federal level (105 Adams Street and Medfield State Hospital). AULs create the ground rules for what uses can safely be carried on (e.g., no basement day care centers) customized to the risk assessment of the site. Assuming the AULs are followed those are in compliance and do not pose significant risks. The audits all AULs after those sites get their permanent solutions.

Medfield does not have any environmental justice areas, so there is no obvious environmental justice challenges (e.g., hazardous or undesirable land uses or food or recreation deserts) that unequally challenge historically underserved, low income, or minority (global majority) populations. Most significant for this plan, Medfield is very well served by open space and recreation with all populations having equitable access. The lack of high quality transit is the biggest challenge for equitable access. (Note: The Trust for Public Land's "Parkscore" which shows who has access to open space is not accurate for Medfield because it shows parks and recreation but not the vast areas of Town that are other kinds of protected open space.)

## Section Five - Inventory of Lands of Conservation and Recreation Interest

### Introduction

Medfield has extensive open space and recreation resources, covering slightly more than a third of Medfield and including miles of trails (walking, mountain biking, road biking, equestrian trails). Open space includes recreation land, conservation land, agricultural land, and any undeveloped land.

Open space is important for a many reasons. These include, but are not limited to:

- Protection of plant and animal habitat and migration paths
- Ecosystem services that clean and store water, clean air, cool temperatures, sequester carbon
- Passive recreation (e.g., walking, fishing, picnicking, community gardens)
- Active recreation (e.g., field sports, basketball, tennis)
- A restorative environment for residents and visitors
- Reduces incidence of heart disease, strokes, diabetes and other chronic diseases
- Adds to town property values and attracts business investments
- Contributes to community character and placemaking, it helps define
- Provides low carbon footprint healthy outdoor opportunities

Medfield has inventoried all open space (undeveloped or recreation land) that is either permanently protected (protected in perpetuity) or has temporary protection.

Open space can be preserved by any of a number of mechanisms.

Method	Property owner	Permanence
Purchase or donation of open space (in fee-simple ownership). Donations and bargain sales are tax deductible and avoid capital gains taxes.	Federal, state, town open space, park, natural resource and water supply agencies, and land trusts.	Permanent
Purchase or donation of less than fee interests (conservation and agriculture preservation restrictions and rights of way)	Private or public owner, if less than fee interest held by Federal, state, town open space, park, and natural resource agencies and land trusts.	Permanent
Conservation easements (common law), contracts, agreements, leases, licenses, and temporary dedications	Any property owner	Temporary
Purchase or donation if not dedicated to open space	School department, private owners without restrictions, etc.	Temporary
Easement appurtenant or in gross	Held by abutting property owners for their benefit (e.g., common law scenic easements)	Temporary

Permanent protection (in perpetuity) includes land:

- Owned by the Town of Medfield or the Commonwealth of Massachusetts in-fee (all the rights) or less than fee (conservation and agriculture preservation restrictions) for open space, recreation, natural resources, or water supply purchases. This land is subject to Article 97 of the Amendments to the Massachusetts Constitution and effectively means it can only be removed from those purposes with an agreement from the Town, a two-thirds roll call vote from the state legislature, and, under the Public Lands Preservation Act of 2022 (PLPA), the provision of replacement open space of equal or greater financial and conservation value. From the state guidance on the PLPA:

*The Act applies to any change in use or disposition of land or interests in land subject to Art. 97. A change in use or disposition (referred to herein as an "Art. 97 Action") means, and the PLPA applies to, any of the following when related to land or interests in land protected by Art. 97:*

1. *Transfer or conveyance of ownership or another property interest, whether by deed, easement, lease or any other instrument effectuating such transfer or conveyance;*
2. *Change in physical or legal control; or*
3. *Change in use of the land.*

- Owned by Federal for conservation purposes. Legally, the USA can change the laws and dispose of this property, but that is extremely rare.
- Owned by Land Trusts for conservation purposes. Legally, this land can be sold if there are not donor restrictions, but that goes against the purpose of land trusts, can create IRS tax issues, and is also extremely rare. Many communities use a belt and suspenders approach and hold conservation restrictions as a condition of any financial contribution they make when the land is protected.

Temporarily protection includes land:

- Owned by other non-profits, Medfield Schools, DPW, or generally in the care and custody of the town. This land may be converted to other uses, unless there are deed or other restrictions, at any time, but obviously it requires a Town consensus to convert or sell this land.
- Land voluntarily enrolled, in return for a dramatic reduction in property taxes, in the Commonwealth's current use taxation programs, Chapter 61 for land in active forest protection, Chapter 61A for commercial farmland, and Chapter 61B for recreation land. None of these properties have any guaranteed protection.
- Common law easements, easements appurtenant or in gross, temporary dedications, leases, licenses, agreements, and contracts.

As part of this inventory, Medfield examined its trail networks, both on and off permanently protected open space. The trail networks provide connections within and between protected open space parcels, to networks in adjacent towns, and potentially can support an interconnected integrated trail network throughout Medfield and its abutting communities.

Unique features of conservation and recreation interest include the equestrian fox hunting tradition, the Bay Circuit and Charles River Link Trails, the Charles and Stop Rivers and related paddling and fishing opportunities, and a diversity of landscapes and valuable ecological resources. Open space can contribute to Medfield's quality of life through the physical or visual access for quiet reflection, observation of native wildlife and vegetation, passive recreation and appreciation of scenic beauty, and the ecosystem value (e.g., flood prevention, water quality treatment, water supply, plant and animal habitat, carbon sequestration and storage, reduced heat island). Residents cite Medfield's abundant protected open spaces as one of the Town's greatest assets. Protected open space also enhances property values generally and especially those residences located nearby such lands.

Medfield has many partners in preserving and managing open space. On the table, below, owner is the agency that holds title and responsibility to the land. Partner includes lesser roles (maintenance partner, advocate, funding partner, etc.)

## **Open space and recreation resources are held by the town and many partners**

Owner Type	Property Owner, Land Manager, and Partner/potential partner	Owner Partner
Federal	U.S. Army Corps of Engineers (ACOE)	
Massachusetts	Division of Parks and Recreation (DCR) - protected under Article 97 Division of Capital Asset Management and Maintenance (DCAMM) Division of Fisheries and Wildlife (MassWildlife) - protected under Article 97	
Town of Medfield	Conservation Commission - protected under Article 97. For land held directly by the Cons. Com also under M.G.L. Chapter 40, Section 8C. Parks and Recreation- protected under Article 97. For land held directly by the Parks and Recreation, also under M.G.L. Chapter 45, Sections 3 and 14. Water Commissioners – protected under Article 97 and M.G.L. Chapter 40, Sections 39B and 39E. Town of Medfield (not under Article 97)- including sewer, Cemetery, Selectboard, Council on Aging Medfield Schools (not under Article 97)	
Land Trusts, Non-Profits, and Funding Partners	The Trustees of Reservations (TTOR) Upper Charles Land Trust Trust for Public Land Medfield Foundation and Friends of Medfield Forests and Trails Friends of Medfield Forests and Trails Bay Circuit Trail Alliance (AMC) Charles River Watershed Association Neponset River Watershed Association Norfolk Hunt Club (on property owned by Wardner Farm Trust)	
Protected land in Private Ownership	Subject to Conservation Restrictions and/or rights-of-way and other easements held by Town, ACOE, and TTOR (e.g., Stephen and Lynn Browne's three Pinecroft Farm conservation restrictions and the MacLeod Farm conservation restriction) - Conservation Restrictions are protected by Article 97.	
Private Owner (not protected)	Many parcels of undeveloped land, large and small (e.g., Wardner Farm Trust, which over Environmental Justice Populations managed by Norfolk Hunt Club)	
Other volunteer and management partners	SEMASS Scout Troop 10 and Girl Scouts Soles of the Earth Middle and High School outdoor clubs Hinkley Hill	MBA (New England Mountain Bike Association) op 10 and Girl Scouts ng club outdoor clubs

- Land Trust
- Conservation Organization
- Non-Profit
- Private
- Other
- Unknown

Some land is protected through  
provide the property owner

ie taxation programs, also known as chapter lands. These  
xes in return for keeping their land as open space (MGI

provide the property owner a conservation restriction in return for keeping their land as open space (MGL Chapter 61 in productive forestry, MGL Chapter 61A in productive commercial agriculture, and MGL 61B as active recreation land). These lands can be converted at any time, but the property owner does have to pay back some of the property tax savings and the Town gets a time limited right of first refusal to purchase the land.

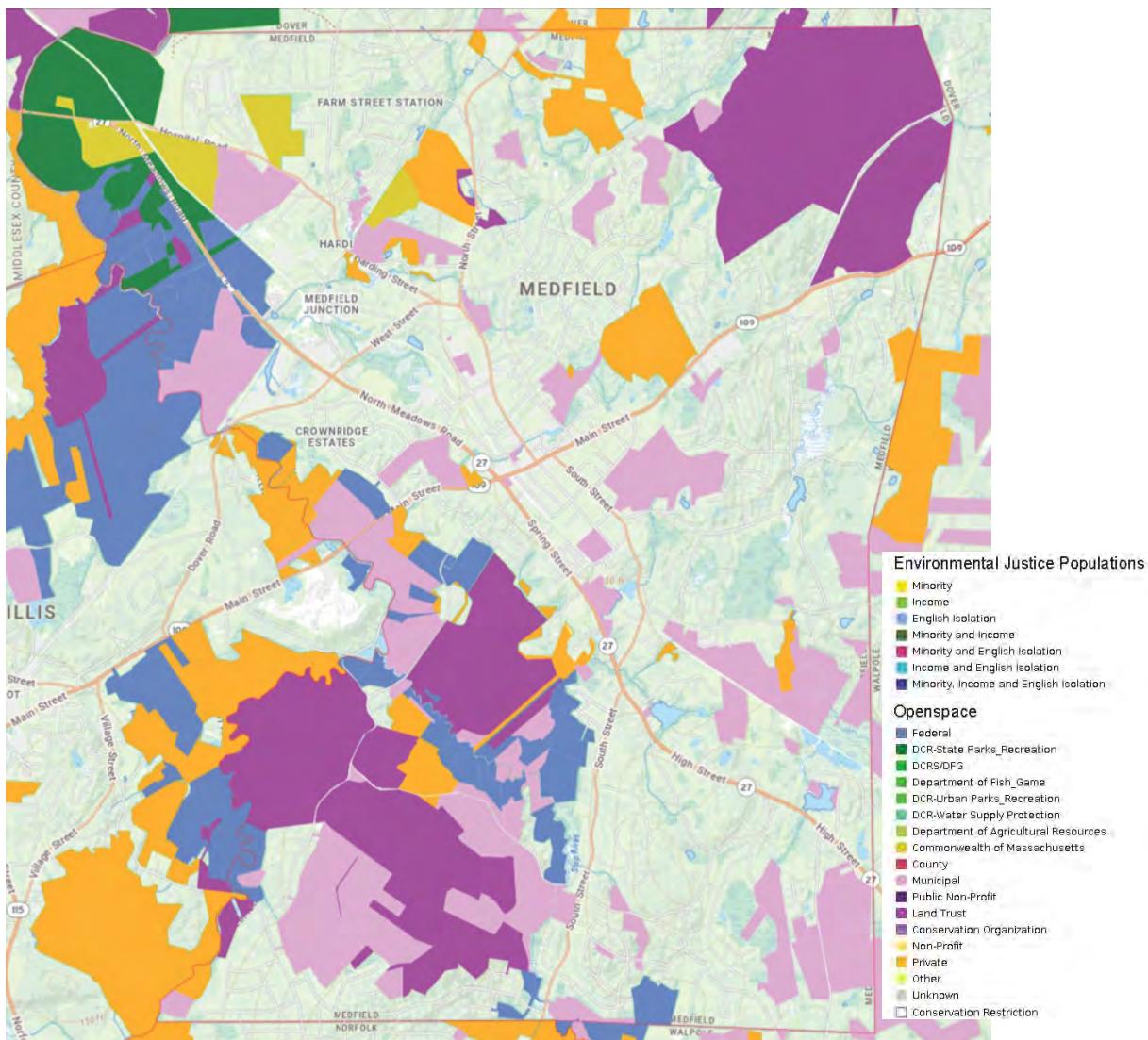
**Properties in current-use taxation programs (chapter lands)**

<b>Productive Forest Land (Chapter 61)</b>	<b>Map ID</b>	<b>Land use code</b>	<b>Acres</b>
FOUNDRY ST	45-054	601	15.89
FOUNDRY ST	45-055A	601	17.15
FOUNDRY ST	45-060	601	27.34
209 MAIN ST	51-024A	601	18.86
<b>Commercial Agriculture (Chapter 61A)</b>			
NORTH ST	74-012B	712	5.85
230 NORTH ST	57-023A	717	23.07
LINDEN CT	52-042	719	2.40
6R NEBO ST	52-047	719	4.71
160 MAIN ST	52-109	719	1.10
MAIN ST	60-025	719	6.64
<b>Recreation Land (Chapter 61B)</b>			
86 PHILIP ST	39-010B	803	10.77
NORTH ST	74-012A	803	15.80
250 NORTH ST	65-001	806	52.00
NORTH ST	73-013	806	3.50
150 PINE ST	74-001	806	21.40
NORTH ST	82-006	806	27.60
NOON HILL RD	21-001	814	1.30
75 NOON HILL RD	21-002	814	28.89
CAUSEWAY ST	27-001	814	14.50
25 TRAILSIDE RD	53-011	814	11.30

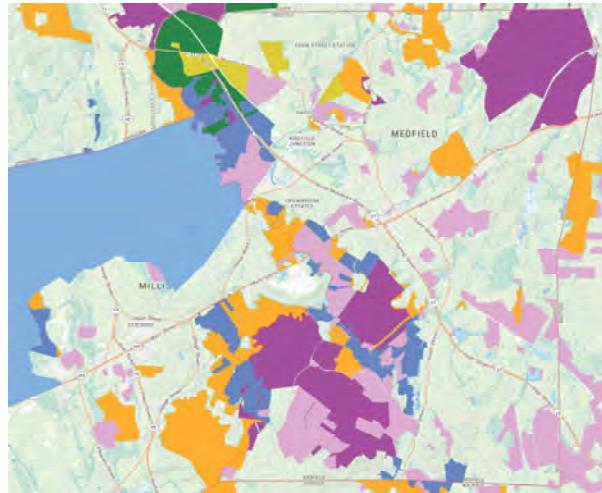
The **Inventory of Open Space map** (below) shows permanently protected open space in Medfield.

There are no environmental justice areas within Medfield (see Section Three-Community Setting). Needs do not end at the town line, however, and there is an environmental justice area adjacent to Medfield in the Town of Mills. The **Park Equity/EJ Priority map** shows Medfield open space in relationship to the Mills EJ is included below. Note, however, that there is only one bridge across the Charles River, at the southerly edge of the Mills EJ area, which is the only place for actual physical access from the EJ area to Medfield open space.

## Inventory of Open Space (MassMapper)

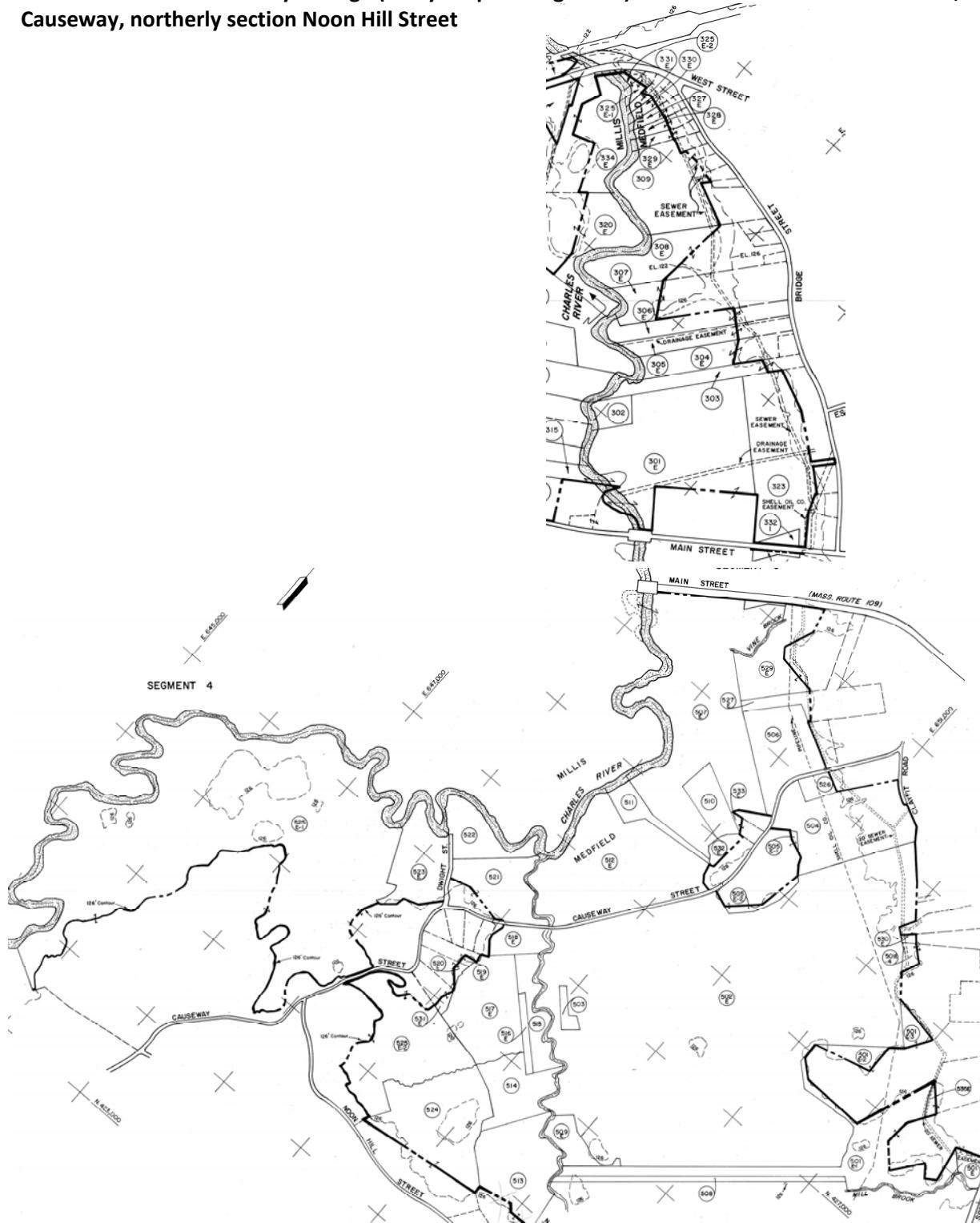


## Park Equity/EJ Priority (MassMapper)

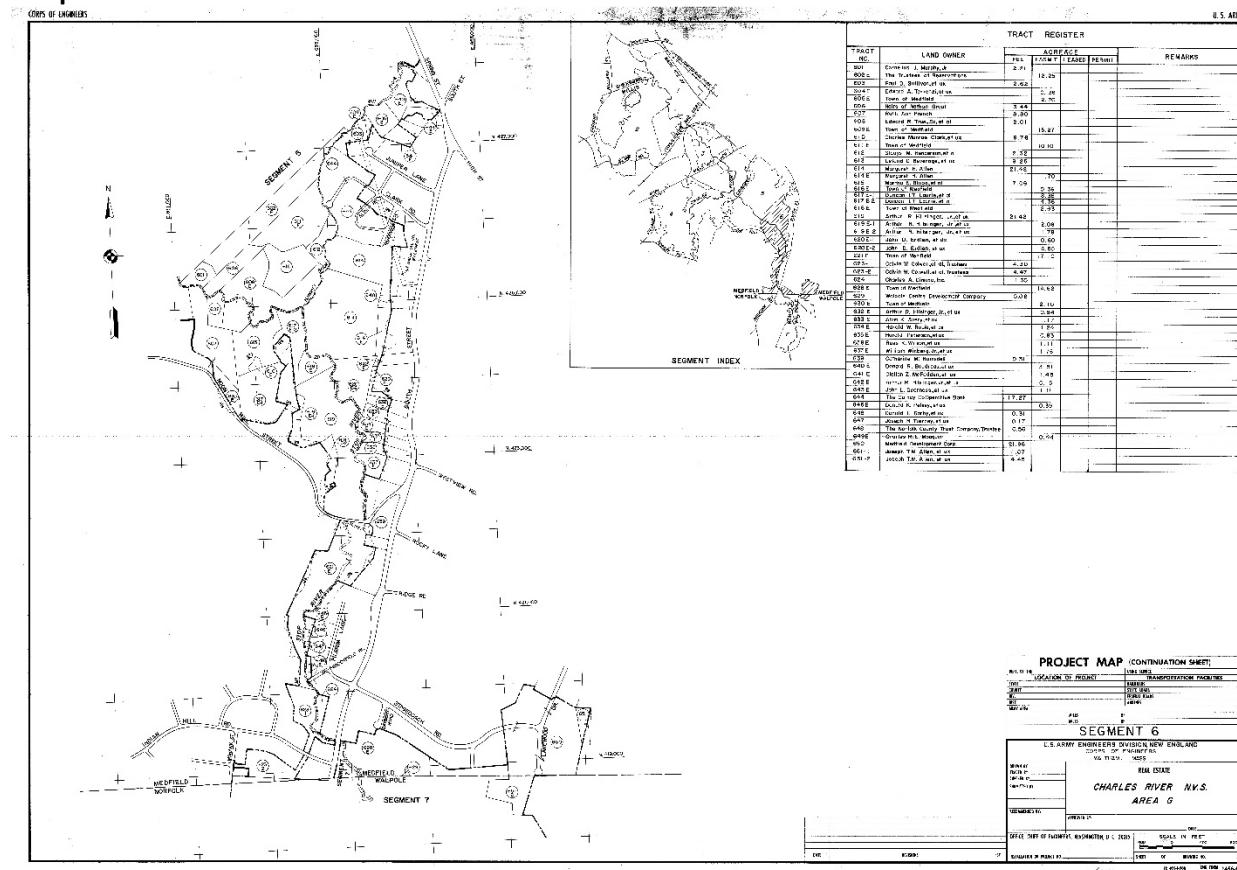


## **Charles River Natural Valley Storage (Army Corps of Engineers)- Hospital Road south to Railroad**

**Charles River Natural Valley Storage (Army Corps of Engineers)-South of Railroad to Main Street, Causeway, northerly section Noon Hill Street**



## **Charles River Natural Valley Storage (Army Corps of Engineers)-Lower section Noon Hill Road to Walpole town line**



## Open Space Detailed Inventory

*This section is under construction. Add: managing agency, access for disabled, recreation potential, zoning, type of grant (if any), deed restrictions, and current use. Update ADA inventory for small conservation areas not shown once the inventory is complete. Note: Hinkley Pond part parks and recreation and part conservation.*

*Below is the area south of route 109 and east of route 27.*

Notes:

“Amenities” is general description of the property and its relevant amenities.

“Condition” is a grade of the land condition, maintenance, signage, access, utilization and overall improvement for use as a sustainable, environmentally sensitive Open Space/Recreation asset.

In Recommended Actions, there are references to three categories of signage: (1) “town ownership” refers to a sign identifying the property as a Conservation area or other asset of the Town of Medfield, including the property name if applicable; (2) “conservation rules” refers to the sign that includes rules such as closed at dark, no motor vehicles, no alcohol etc. – this sign already exists in several areas but just needs to be added in many more; (3) “trails signage” refers to the signage for “Medfield Trails” system with QR code to interactive online map, as recommended above in this Plan.

**1. Name of area:** Baxter Park

**Parcel ID(s):** 36-122

**Size:** .89 acre

**Ownership and Level of Protection:** Town of Medfield

**Access:** Fronts on both Main St (route 109) and Spring St (route 27).

**Amenities:** Park in the center of town, with veterans' memorials and seating areas. Used for many community events.

**Condition:** Excellent

**Recommended Action Items:** None

**2. Name of area:** Public Library

**Parcel ID(s):** 43-132

**Size:** .94 acre

**Ownership and Level of Protection:** Town of Medfield

**Access:** Main Street

**Amenities:** Public library with park and gazebo bandstand where town holds summer concerts.

**Condition:** Excellent

**Recommended Action Items:** None

**3. Name of area:** Metacomet Field

**Parcel ID(s):** 37-054

**Size:** 8.69 acres

**Ownership and Level of Protection:** Town of Medfield (Parks + Rec)

**Access:** Pleasant St frontage and parking

**Amenities:** Town recreation sports field and tennis courts

**Condition:** Excellent

**Recommended Action Items:** None

**4. Name of area:** Westwood Gun Club

**Parcel ID(s):** 53-011

**Size:** 12.3 acres (in Medfield; the property extends over town line on to Walpole also)

**Ownership and Level of Protection:** Westwood Gun Club, Inc.

**Access:** No public access or amenities. Club facilities for Members only. Located at 25 Trailside.

**Amenities:** Private recreational shooting sports club with range facilities for archery, pistol, rifle, and shotgun (trap) shooting.

**Condition:** NA, private

**Recommended Action Items:** None at this time but if club ever ceased to exist or decided to sell land, it would be priority for conservation acquisition. The property also includes 27.3 acres in Walpole and the whole property directly abuts Adams Farm conservation area in Walpole (see Red Gate Farm below).

**5. Name of area:** Medfield High School/Blake Middle School

**Parcel ID(s):** 38-001

**Size:** 61.49 acres

**Ownership and Level of Protection:** Town of Medfield (Public Schools)

**Access:** Drive access off Pound St + South St; pedestrian access on Philip St, and stubs ends of Hillcrest Road and Cranmore Road.

**Amenities:** High School/middle school complex. There is wooded section with trails and disc golf course between baseball/softball field and Hillcrest neighborhood and also large wooded section that abuts Mt. Nebo water tower parcel.

**Condition:** Excellent

**Recommended Action Items:** Design / build trail to water tower off Eastmount road, for recreational use and additional pedestrian access to school (see Mt. Nebo Water Tower, below). Add trails signage.

**6. Name of area:** Medfield Housing Authority Pound St. parcel

**Parcel ID(s):** 43-077

**Size:** 6.78

**Ownership and Level of Protection:** Medfield Housing Authority

**Access:** Pound St

**Amenities:** Housing complex on majority of property but one undeveloped section of woods, used as informal pedestrian trail access from Pound St to HS. This piece of the parcel is planned for development expanding the housing complex.

**Condition:** NA – not a public property although used that way for now until next phase of development completed

**Recommended Action Items:** None

**7. Name of area:** Mt. Nebo Water Tower

**Parcel ID(s):** 38-015

**Size:** 10.79 acres

**Ownership and Level of Protection:** Town of Medfield (Water)

**Access:** Gate and driveway between #'s 23 and 19 Eastmount Road; trail from north end of Eastmount Road; trail from between #'s 25 and 27 Hillcrest Road

**Amenities:** Wooded parcel that includes top of hill with water tower and mobile communications infrastructure, and long slope down through woods to back of HS.

**Condition:** Good

**Recommended Action Items:** Great potential for walking/biking trail down through woods to back of HS. Would require small bridge over a stream. Needs town ownership, conservation rules and trails signage.

**8. Name of area:** Rolling Lane Conservation Parcel

**Parcel ID(s):** 51-061

**Size:** 6.65 acres

**Ownership and Level of Protection:** Town of Medfield (ConCom)

**Access:** End of Rolling Lane stub; rear parking lot of 266 Main St office complex

**Amenities:** Mostly wet parcel, but contains short trail useful to make ped/bike connection between Rolling Lane neighborhood and stores / offices on Main St, Precision Auto to Shaw's.

**Condition:** Good

**Recommended Action Items:** Needs town ownership, conservation rules and trails signage.

**9. Name of area:** Mill Brook Road Conservation Parcels

**Parcel ID(s):** 52-036, 52-092, 52-084, 52-085

**Size:** 11.98 acres total

**Ownership and Level of Protection:** Town of Medfield (ConCom)

**Access:** Frontage on both sides of Mill Brook Road, the two larger parcels (52-036 + 52-092) kitty-cornered across from each other where Mill Brook crosses road. Other two parcels (52-084 + 52-085) are small slivers (totaling .25 acre, not contiguous with other two) at end of Saw Mill Lane.

**Amenities:** Mill Brook and adjacent wetlands, on both sides of Mill Brook Road. Creates very scenic section of the road.

**Condition:** Excellent

**Recommended Action Items:** Place town ownership and conservation rules signage. No real trail potential.

**10. Name of area:** Red Gate Farm

**Parcel ID(s):** 39-017, 39-018, 34-017, 34-008 (collectively, the former "Scoutland"); 39-033 (purchased by town in 2013).

**Size:** 54.11 acres total

**Ownership and Level of Protection:** Town of Medfield (ConCom)

**Access:** 3 points: Foundry St. across from #44, Philip St. in between #'s 90 + 112; Elm St. next to #114 (easement along town line).

**Amenities:** Mix of pine forest, hardwood forest, open field. Good network of double and singletrack trails that are well known and used widely. Direct abutting access to Adams Farm conservation area in Walpole, making one contiguous open space parcel of several hundred acres and 25+ miles of trail network. Nature plaque from an Eagle Scout project.

**Condition:** Excellent

**Recommended Action Items:** Needs trails signage, particularly at Elm St. trailhead. Good town ownership and conservation rules signage at Foundry and Philip St entrances already.

**11. Name of area:** Elm Street Conservation Area aka Wheelock School Outdoor Classroom

**Parcel ID(s):** 33-104

**Size:** 4.34 acres

**Ownership and Level of Protection:** Town of Medfield (ConCom)

**Access:** Good access where parcel fronts along Elm St. between #'s 11 and 23. There is gate and path from side field of Wheelock School, however at present, gate is locked and path appears abandoned and overgrown and covered with debris.

**Amenities:** Wooded parcel sloping down to small pond, contiguous with Wheelock School (see below) and bordered on back side by railroad tracks. Through at least early 2010's, property was used as "Outdoor Classroom" for nature study by Wheelock School. There was an Eagle Scout project which improved the area for nature study access down to the pond in approximately 2005-2008. There is still a sign stating "Wheelock School Outdoor Classroom" with a 2010 dedication plaque for memory of a former teacher. However, signage and school access trail all now appear abandoned and overgrown.

**Condition:** Fair

**Recommended Action Items:** If the school wants it, restore the Outdoor Classroom access and facilities, otherwise remove the old signage. Regardless of school plans, create a trail off Elm St frontage to loop down to the pond for nature observation. Then place town ownership, conservation rules and trails signage.

**12. Name of area:** Wheelock School and fields

**Parcel ID(s):** 33-092

**Size:** 44.25 acres

**Ownership and Level of Protection:** Town of Medfield (Public Schools)

**Access:** Driveways and parking lot on Elm St.

**Amenities:** Elementary school with large athletic fields complex in the rear, used for town youth sports, one of the town's top recreational assets. Interesting history that the fields complex was at one time an airstrip, and Walt Disney landed a private plane there. Gated driveway leads past fields down to access Water Dept. and conservation land behind (see Water and Conservation Parcels, Elm St to RR tracks, below). Bay Circuit Trail is routed off Elm St. from the east and down this driveway, to enter contiguous Water and Conservation Parcels (Elm St to RR tracks) (see below).

**Condition:** Excellent

**Recommended Action Items:** Needs trails signage at parking area for access to trails behind.

**13. Name of area:** Water and Conservation Parcels (Elm St to RR tracks)

**Parcel ID(s):** 34-019, 34-013, 34-025, 30-014, 30-013, 30-006, 30-008, 30-005, 30-003, 24-014, 24-015, 24-013, 30-004, 24-016, 30-002.

**Size:** 111.37 acres total

**Ownership and Level of Protection:** Town of Medfield (ConCom) all except 30-004 and 30-002; Town of Medfield (Water) 30-004; NSTAR 30-002 (power line).

**Access:** Elm St via power line (partially in Walpole); Elm St via driveway along Wheelock School fields; trail along Mine Brook entering between #'s 73 and 81 Elm St.

**Amenities:** This block consists of Medfield Water Supply wells #'s 3 and 4 and related infrastructure, and wide surrounding area of primarily wetland along Mine Brook, which passes through after crossing Elm St. There are some upland portions of rugged eskers on both sides of power line, that see occasional use for hunting but otherwise very limited use. Bay Circuit Trail present route passes along power line side of the property entering from Walpole, then exits onto Elm St and passes along Elm St, then back down the driveway from Wheelock School fields reentering this property at water treatment plant. The whole block is contiguous with Wheelock School and fields (see above) and across RR tracks with Water and Conservation Parcels (RR tracks to High St) (see below).

**Condition:** Good

**Recommended Action Items:** Potential to reroute Bay Circuit Trail direct from where it enters from Walpole, across power line, then through center of this area to rejoin current route at water treatment plant, which would eliminate section (about .5 mile) walking on Elm St. It would require bridge and/or boardwalk over Mine Brook. Otherwise, area needs town ownership, conservation rules and trails signage.

**14. Name of area:** Water and Conservation Parcels (RR tracks to High St)

**Parcel ID(s):** 24-009, 24-044, 23-040, 29-031, 24-008, 24-010

**Size:** 88.69 acres total

**Ownership and Level of Protection:** Town of Medfield (ConCom) 23-040, 29-031; Town of Medfield (Water) 24-009, 24-044, 24-008; NSTAR 24-010 (power line).

**Access:** End of Haven Road; Water access drive from Elm St along Wheelock fields; Water access drive from High St. (between #'s 88+94); Bay Circuit Trail at High St.

**Amenities:** Area is contiguous across RR tracks with Wheelock School and fields and with Water and Conservation Parcels (Elm St to RR tracks) (see above for both). Includes large meadow area with trails (known as Haven Road conservation area), gravel pit and other town Water infrastructure, and a wooded area with esker. Bay Circuit Trail passes through from Wheelock School and fields area, crossing RR tracks and then on through wooded area and out to High St. via power line. Recent Eagle Scout project built new bridge on wet section, replacing one that had been storm damaged. Gated access drive comes off of High St down to gravel pit and connects on to Wheelock School and fields drive.

**Condition:** Excellent

**Recommended Action Items:** Develop connection trail across power line to Flynn's Pond area (see below). Long term, consider rerouting Bay Circuit Trail out that way, and then out Pondview Drive and down Plain St, to reduce exposure along Route 27. Place town ownership, conservation rules and trails signage at access points (one point, Haven Road, does have a conservation rules sign).

**15. Name of area:** Flynn's Pond

**Parcel ID(s):** 24-004, 24-011

**Size:** 12.6 acres total

**Ownership and Level of Protection:** Town of Medfield (ConCom) (24-004, 11.4 acres); NSTAR (24-011, 1.2 acres)

**Access:** Area fronts on Pondview Avenue. In the back side, abuts power line which creates potential access there to Bay Circuit Trail in Water and Conservation Parcels (RR tracks to High St) (see above).

**Amenities:** Pond with town conservation area around roughly 75% of shoreline. It is completely unmarked signage and has no official trails. Several canoes and kayaks are left in the area near shore of pond amongst woods, presumably belonging to neighbors in the Pondview development.

**Condition:** Good

**Recommended Action Items:** Create trail off the road down to the water's edge and along shore of pond around north side, all the way around to back side with access through power line to Water and Conservation Parcels (RR tracks to High St) (see above). Such trail would create potential reroute of Bay Circuit Trail to avoid hazardous section walking on Route 27. Trail would potentially require bridge construction at northwest corner of pond. Then place town ownership, conservation rules and trails signage.

**16. Name of area:** Danielson Pond

**Parcel ID(s):** 29-036

**Size:** 7.98 acres

**Ownership and Level of Protection:** Town of Medfield (ConCom)

**Access:** Fronts on High St (route 27). Small parking area.

**Amenities:** Pond with bench and picnic table, <100m from road, good for fishing, canoe/kayak, skating, nature observation. Eagle Scout project built the bench and improved area for access in approximately 2005-2008.

**Condition:** Good

**Recommended Action Items:** Town ownership and conservation rules signs are good. Add trails signage. Consider improvements to parking and short walk to pond for full accessibility rating.

**17. Name of area:** Kingsbury Pond and Grist Mill

**Parcel ID(s):** 32-033

**Size:** 13.47 acres

**Ownership and Level of Protection:** Town of Medfield (ConCom)

**Access:** Frontage on High St (route 27). Small parking area.

**Amenities:** Pond with historic grist mill powered by restored water wheel. One of the town's most scenic and historic sites. Popular for fishing, canoe/kayak, and skating.

**Condition:** Excellent

**Recommended Action Items:** Add trails signage. Consider improvements for full accessibility rating to access grist mill.

## Section Six - Community Vision

The Town of Medfield's recently adopted **Townwide Master Plan** (2021) establishes Medfield's unified community vision. It applies comprehensively to all Town plans, policies, and action, including open space and recreation. Open space and recreation policies and actions are keystones for holding up and achieving Medfield's vision for itself.

### **A VISION FOR MEDFIELD'S FUTURE: A Medfield that...**

...retains its **small-town feeling**, even enhances the community's feeling of being close knit, by welcoming newcomers and increasing communication between the Town and its residents, holding more festivals and events and using social media to communicate and stay connected.

... has created a range of formal opportunities for people to meet, to involve themselves in athletic and non-sports activities in a new and expanded **Recreation Center/ Community Center**, which provides family activities, and programs and other opportunities for the community to gather. Intergenerational interaction is encouraged. Additional programs geared at older adults and teens support their specific needs for socializing and recreating.

... has continued to improve its **downtown** so that it is a vibrant living room for the Town's residents to dine, shop and run into each other. The center has become more pleasing aesthetically and presents an improved pedestrian experience.

... reuses its vacated **State Hospital** and it is now a vibrant and vital part of the Town. The chapel has been converted to a cultural and arts center, the historic buildings have been renovated for a variety of uses, and the historic landscape provides opportunities for recreation including hiking, kayaking on the Charles River and enjoyment of the beautiful views.

... **preserves** and promotes its **historic features** by protecting historic structures and telling and promoting Medfield's unique stories in a number of ways.

... **connects** and acquires additional **open space** and it is made available to residents for passive and active recreation. **Natural features** such as woods and lakes are protected for residents to enjoy.

...addresses traffic safety and congestion issues by providing alternatives to travel by automobile including safe and pleasant pedestrian and bicycle infrastructure as well as public transportation options.

... continues to support excellence in **education** by maintaining state-of-the-art **schools** and supporting the library in its efforts to provide lifelong learning and programing for all ages.

... **attracts** residents from diverse socio-economic, ethnic and racial backgrounds, celebrates this **diversity**, enriching the lives of all its residents.

... **supports older adults** who wish to **age in place** by expanding programming that provide opportunities for socializing, health and wellness, and transportation. Also provides appropriately designed and located, smaller and moderately priced housing units in which to downsize.

... **provides** a variety of **housing** types that are attractive to young adults, those who live with a

disability, seniors, and others wishing to live independently or common quarters.

... diversifies its **tax base** so that more funding is available to pay for updating and expanding facilities and services, local jobs are created and more establishments locate in Town to expand the available goods and services and “things to do.”

...**supports** the expansion of its **cultural and arts community**, making it more accessible to all and integrating it into the Town’s creative economy.

...**provides** wholesome activities for **teens**, including places for them to “hang out,” activities and programs that help them reduce stress and prevent substance abuse and other unhealthy behaviors.

... **attains sustainability and future resiliency** goals including becoming carbon zero, increases its use of renewable energy sources, continues to recycle, is mindful of water usage, and implements other measures to protect the environment and mitigate for negative impacts of climate change.

...**improves** transparency and communication in **town government** and continues to engage citizens in decision-making and recruits a broader cross-section of volunteers. **Public facilities** are well-maintained, a preventive maintenance plan is systematically implemented, and state-of-the-art **services** are provided to all residents.

## Section Seven - Analysis of Needs

This analysis of open space and recreation needs is based on:

1. The community, environment, and open space resource assessments in the preceding sections.
2. Related Medfield plans, including the MVP resilience assessment, the master plan, the Medfield State Hospital planning, and the ADA transition plan.
3. Community engagement.
4. Recognizing that Medfield has made incredible investments and has amazing open space and recreation resources, while exploring the opportunities to address the remaining needs for improvement.
5. Review of State Comprehensive Outdoor Recreation Plan (SCORP)

The analysis in the goals and objectives sections that follow this section all build on these needs.

This OSRP identifies eleven specific needs. Each of those needs are directly reflected in the Seven Year Action Plan that follows this section. The Action Plan provides specific and actionable recommendations.

**First, and cutting across all needs, Medfield needs secure open space and recreation financing, including through the adoption of the Community Preservation Act.** Given how much money Medfield has dedicated through bond issues and appropriations (e.g., open space purchases and affordable housing trust), adopting CPA will not only provide steady financing, but it will bring in state matching funds that are lacking today. Other tools, such as improving maintenance to reduce town liabilities (especially for violations of ADA and other risks), and the value of ecological and human services (e.g., preventing floods, preserving clean drinking water, may offset the costs of those programs.

**Second, Medfield needs to improve its park and recreation facilities and programming.** Medfield has strong park and recreation facilities that are the envy of other communities, but there remains the need for improvements to serve the community.

- Some facilities are not adequate for today's needs (e.g., basketball and tennis court surfaces, playgrounds, lighting for evening activities, and the Pfaff Community Center).
- Some new facilities are needed for evolving needs (e.g., disc golf course, pickle ball courts, indoor sports facilities for all ages but especially youth, and bicycle skills development opportunities, and a dog park) and to serve neighborhood park and recreation needs.
- Some programmatic expansion would help engage more people (e.g., walking and biking, some of the most commonly used recreation resources for which there is no current programming).

**Third, Medfield needs to preserve additional conservation and greenway parcels.** While Medfield has preserved 38% of its land area and does not need to go on a conservation buying spree, there are critical gaps in its inventory (e.g., some areas adjacent or on Noon Hill and the Norfolk Hunt Club). There are also always going to be opportunities that if not acted on might be lost forever. In particular, there are opportunities to preserve land to connect existing protected open space together, to resources, and to population centers as well as to ensure a wider mix of passive recreation opportunities. There are also opportunities to preserve properties which enhance climate change resilience/adaptation and mitigation/regeneration efforts. Resources can be protected through management, acquiring properties in-fee (all the interests in the land), and acquiring less than fee property interests (conservation or agricultural preservation restrictions and/or rights-of-way easements).

**Fourth, Medfield needs to improve the accessibility of its conservation and recreation lands for people**

**with disabilities.** While many accessibility improvements have been made, especially at Metacomet Park, many residents are left out of the opportunity to enjoy Medfield's open space because of mobility and disabilities. The ADA standard of reasonable accommodation requires a move towards adding some additional accessibility improvements to every single recreation facility and to some conservation facility. ADA standards should be a floor, not a ceiling, for accessibility improvements. This includes the Hinkley Swimming Pond, the best potentially accessible swimming area in Medfield.

**Fifth, Medfield needs to improve the public availability of information, through outreach, branding, and materials, for its recreation and conservation facilities.** The Town has made many investments in preserving and improving resource areas and facilities, but many residents are unaware of these opportunities. Even repeat users sometimes find that open space areas are not as user-friendly as they should be. This effort is relatively low cost and low effort and complements Medfield's current focus on wayfinding in general.

**Sixth, Medfield needs to emphasize equity in its open space and recreation planning to fulfill the values of its residents.** This is a lens in which to consider all actions, addressing **distributional equity** (who gets society's goods and burdens), **structural or institutional equity** (addressing past institutional inequities and where the power balance lies), **procedural equity** (who is at the table in making decisions), **intergenerational equity** (considering the effects of decisions on future generations), and **cultural equity** (ensuring that decisions are fair to all cultures and not only to a dominant culture). It also includes some specific needs such as ensuring that open space and recreation serves all populations and that what could be unanticipated consequences (e.g., does purchasing open space drive up the cost of housing) are addressed fairly and early.

**Seventh, Medfield needs to improve how its land use and regulatory systems support its open space and recreation efforts.** For example:

- Zoning needs to make open space residential (cluster), which preserves land and reduces the amount of impervious surface, than "cookie-cutter" subdivisions which have more adverse environmental impacts.
- Zoning needs to incentivize open space donations.
- Subdivision regulations need to encourage cluster developments instead of cookie-cutter subdivisions through infrastructure requirements and roadway incentives.
- Wetland and subdivision regulations need to end the practice of having the same standards everywhere and adopt stricter standards in areas where development will be more damaging to the environment (e.g., development away from downtown and in lacustrine (clay) soils, soils rich in organic content, glacial tills, soils shallow to ledge or on steep slopes almost certainly create more adverse environmental impacts to wetlands, wildlife, and the climate.

**Eighth, Medfield needs to maintain and expand its shared use and connecting path network.** Maintenance and trail expansions are needed to serve more of Medfield and connect to larger regional trail systems would serve Medfield residents. These efforts range from regional Bay Colony Rail Trail and the Bay Circuit Trail, the Charles River Walk, and numerus local trails that could be transformed from individual trails into a trail network.

**Ninth, Medfield needs to consider climate change mitigation and resilience in all actions.** Climate change is the greatest existential threat to Medfield's quality of life. Medfield needs to address both climate mitigation (reducing greenhouse gas emissions) and resilience (adapting to a changing climate). Like equity, the need is to both create a lens through which to view all proposed policies, investments

and actions and a series of specific needs (e.g., land acquisitions and management actions to sequester carbon and mitigate climate impacts such as more flooding, drought, disease insect vectors, and major storms). Climate change stresses all built and social systems and can exacerbate the discrepancies between those with resources ("haves") and those without resources ("have nots"). Open space that serves climate vulnerable populations can rebuild the social compact and, in doing so, build social capital that will be needed as systems are further stressed.

**Tenth, Medfield needs to improve its parks and recreation facilities maintenance and management.** Medfield does a superb job of maintenance, but there are opportunities to make improvements as part of routine work orders that will reduce future capital costs. These range from some of the accessibility needs (need three above) to some of the wayfinding needs (need four above) to some of the climate change resilience and drainage needs (need eight above).

**Eleventh and finally, Medfield needs to improve its conservation and greenway management and maintenance.** Medfield, has amazing conservation resources and relies heavily on volunteers and partners to maintain and manage that resource. In doing so, it has a mixed record. Great trail resources wayfinding, and maintenance in some areas that are worthy of celebration and benign neglect in others. There needs to be a centralized prioritizing and tracking system with follow through as needed.

#### **State Comprehensive Outdoor Recreation Plan-Medfield Needs Assessment Cross References**

<b>SCORP Goals and Objectives</b>	<b>Medfield Needs Assessment (above)</b>
Goal 1. Access for Underserved Populations	See Need 6, above: Medfield needs to emphasize equity in its open space and recreation planning to fulfill the values of its residents.
Goal 2. Support the Stateside Trails Initiative	See Need 8, above: Medfield needs to maintain and expand its shared use and connecting path network
Goal 3. Increase the Availability of Water-based Recreation	See Need 4, above: Medfield needs to improve the accessibility of its conservation and recreation lands for people with disabilities... This includes the Hinkley Swimming Pond, the best potentially accessible swimming area in Medfield.
Goal 4. Support the Creation and Renovation of Neighborhood Parks	See Need 2 above: Medfield needs to improve its park and recreation facilities...to serve all ages but especially youth, and bicycle skills development opportunities, and a dog park) and to serve neighborhood park and recreation needs; and See Need 6, above: Medfield needs to emphasize equity in its open space and recreation planning to fulfill the values of its residents and more generally Needs

## Section Eight - Goals and Objectives

The Town of Medfield's recently adopted **Townwide Master Plan** (2021) establishes Medfield's goals and objectives.

As the plan states "The **Townwide Master Plan** is a document intended to guide decisions and actions over the next twenty years. In effect, it is the Town's 'To-Do List' for the next generation."

This "To-Do List" or guide applies comprehensively to all town actions, including open space and recreation.

Medfield Master Plan community engagement:

- 125 participants at a 2019 Town-wide Forum (2019)
- 98 participants at the first virtual forums (2020)
- 45 participants at the second virtual forums (2020)
- 456 respondents to an on-line survey
- 30 leadership interviews with Town staff
- 130 high school students' input
- 10 person on the street interviews
- 14 Master Plan Committee meetings
- Additional youth visioning exercises

In addition to the goals in the **Townwide Master Plan**, the Medfield Selectboard's "**Strategic Town Goals**" (adopted 2023) guide Medfield's executive branch priorities.

All of the goals and objectives in the **Townwide Master Plan** and the Selectboard's **Strategic Town Goals** are relevant to the OSRP. For example, open space resources attract footloose businesses to Medfield, businesses that could locate anywhere and make their locational decisions in large part by the quality of life of a community.

That said, some of the goals and objectives are more directly related to open space and recreation. The notes highlight those objectives that are especially relevant to this plan.

### Townwide Master Plan Goals and Objectives

#### GOAL 1.0 Honor Medfield's TOWN CHARACTER

##### • **Objective 1.1. Celebrate the DOWNTOWN and work to increase its vitality.**

Open space helps define and celebrate downtown's character, especially the Vine Lake Cemetery east of downtown, Meetinghouse Pond Park and Baxter Park at the edge of downtown, and, to a lesser extent, Pfaff Community Center.

##### • **Objective 1.2. Preserve and enhance Medfield's HISTORIC RESOURCES**

Open space often includes historic and heritage landscapes that are historical resources, especially Meetinghouse Pond Park and the entire Medfield State Hospital with its associated open space.

##### • **Objective 1.3. Protect, enhance, and connect existing NATURAL FEATURES and acquire additional OPEN SPACE**

This objective goes to the core purpose of Medfield's open space program

##### • **Objective 1.4. Guide DEVELOPMENT and REDEVELOPMENT so that is in keeping with the Town's character.**

The regulatory system creates incentives (or if not well done disincentives) for open space and recreation that strengthens the Town's character.

## **GOAL 2.0 Make GETTING AROUND TOWN safe and pleasant**

- **Objective 2.1. Reduce traffic congestion and make traveling by AUTOMOBILE safer.**

Trails, especially shared use trails, can provide alternative transportation and reduce driving too far away recreation resources, and reduce traffic congestion. Often a very small diversion of trips is enough to reduce traffic congestion.

- **Objective 2.2. Improve parking when/where possible.**

The OSRP considers parking needs for open space and recreation uses.

- **Objective 2.3. Improve existing infrastructure and connect PEDESTRIAN and BICYCLE networks**

The plan includes a strong focus on trails and shared use paths that carry pedestrians and bicycles.

- **Objective 2.4. Explore the possibilities for providing PUBLIC TRANSPORTATION**

It is very desirable for parks and recreation to be served by public transportation for social equity.

## **GOAL 3.0 Encourage ECONOMIC ACTIVITY**

- **Objective 3.1. Diversify the TAX BASE**

Document tax benefits of open space from higher property values and visitor spending.

- Objective 3.2 Become more BUSINESS-FRIENDLY

## **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
- Objective 4.2. Encourage the development of alternative housing types

## **GOAL 5.0 Provide PUBLIC FACILITIES and SERVICES that meet the needs of all residents.**

- Objective 5.1. Support excellence in EDUCATION

- **Objective 5.2. Continue to plan, manage and maintain municipal FACILITIES**

The planning, managing, and maintaining Town owned recreation and conservation properties is a core part of the OSRP.

- **Objective 5.3. Improve municipal UTILITIES**

Green infrastructure on open space lands can reduce the need for grey stormwater infrastructure.

## **GOAL 6.0 Support the reuse of the STATE HOSPITAL**

- **Objective 6.1. Implement the Medfield State Hospital Master Plan**

- **Objective 6.2. Reuse the buildings and campus to meet TOWN NEEDS**

Reusing parts of the campus for open space and recreation is part of the plan, both the areas that have already been set aside for permanent open space (subject to Article 97 of the amendments to the state constitution) and the open areas transferred to the Town currently being used for open space.

## **GOAL 7.0 Support HEALTH AND WELLNESS of residents**

- **Objective 7.1. Maintain existing and provide additional opportunities for RECREATION**

This objective goes to one of the core purposes of Medfield's open space program

- **Objective 7.2. Promote HEALTHY LIFESTYLE choices, especially for YOUTH**  
This objective goes to the core purpose of Medfield's open space program
- **Objective 7.3. Support older adults to AGE IN PLACE**  
This is part of having diverse recreation and conservation resources
- **Objective 7.4. Attract a more DIVERSE POPULATION to live in Town**  
This is part of having diverse recreation and conservation resources
- **Objective 7.5. Expand opportunities for COMMUNITY GATHERING**  
This is part of having diverse recreation and conservation resources

**GOAL 8.0 Improve GOVERNANCE and plan for FUTURE RESILIENCE**

- Objective 8.1. Improve TOWN GOVERNANCE
- **Objective 8.2. Promote measures that respect and protect the ENVIRONMENT**  
This objective goes to the core purpose of Medfield's open space program

Medfield Selectboard's *Strategic Town Goals* (with relevant key focus areas)

**GOAL #1 - Manage Town Finances: Charting a course for the town calls for an unwavering commitment to prudently impose financial burdens on taxpayers, while also ensuring that essential, or, in some cases, highly desired services are provided to the town's residents and businesses. The natural tension between these two imperatives requires that a thoughtful balance between the two be maintained.**

- **Maintain a Responsible/Fiscally Prudent Financial Position**
- **Keep the Town's Operating Budgets within the limits imposed by Prop 2 ½ and overall town debt at or below the size of the town budget**
- **Reduce Reliance on the Residential Tax Base for Revenues by either diversifying the tax base and/or building revenue positive housing**

Part of the reason to adopt the Community Preservation Act (CPA) is to bring in state matching funds beyond the residential tax base. CPA will provide opportunities for Medfield to pay for open space, recreation, historic preservation, and affordable housing costs upfront and with less need to incur debt for those costs. Such investments provide the quality of life that attract foot-loose businesses who make business location decisions heavily on quality of life issues.

**GOAL #2 - Manage Town Finances: Many decisions made by the town carry long-term financial implications that can easily be missed if they are not consciously taken into account. Hiring decisions; major capital acquisitions; program expansions; and even public or state "seed money" contributions in support of new initiatives can all introduce long-term financial ramifications for the town that should be recognized up front before an initial financial decision is made. Unexpected major capital requirements; significant structural budget deficits; and unfunded long-term financial liabilities should rarely if ever, arise.**

- Align long-range plans with financing policies that are capable of supporting those plans
- Recognize and plan for the full costs associated with expansions of town staff, programs, and services
- Explore options for establishing reserve accounts to accrue funds to support long-range maintenance/ replacement expenditures

This is part of acknowledging the costs of addressing liability, from funded and unfunded mandates such as liability exposure, ADA responsibilities, avoidance of future cleanups, and valuing the ecological and social services provided by open space and recreation, as well as maximizing new revenue sources such as CPA and the state CPA match.

**GOAL #3 – Community Housing:** Medfield does a good job of producing responsible citizens who live with confidence in the safety and support of their community, regardless of economic or social status. Medfield residents can be confident that the town cares about them and will support them where possible. One of the most visible ways for the town to demonstrate its commitment to its residents is to work to address specific housing needs of long-standing town residents and other residents with particular needs that the town is in a position to help address.

- Achieve 40B Affordable Housing Goals to Enable Medfield to Control Its Development Path
- Achieve 10% Affordable Housing mandate imposed by Chapter 40B within the next 8 years
- Increase Availability of Senior Housing to Enable Seniors to Afford to Live in Medfield
- Provide a minimum of 120 additional units of senior housing across the economic spectrum

Although not a major emphasis in the plan, examining open space purchases for limited affordable housing development can help achieve this goal.

**GOAL #4 - Healthy development of Medfield's youth:** Medfield has a long-standing tradition of consciously working to instill in Medfield's youth an appreciation for what it takes to form a vibrant, respectful, and supportive community to provide the best life possible for all who live in it. This appreciation doesn't arise on its own. It is the result of conscious action by teachers, adult leaders, community leaders, neighbors, and youth organizations to introduce the town's youth to town history, principles of democracy in action, public events and activities that encourage reflection and involvement in actions to bring a community together. Town government isn't always the initiator or driver of these activities, but town government should always remain cognizant of them and should work to support these activities where needed and feasible.

- Support the Cultural/Physical/Emotional/Civic Development of Our Children
- Develop and implement a thoughtful framework for addressing the full range of challenges confronting the town's young people
- Support and strengthen the opportunities available to the town's young people to help them realize their full potential in life

This goal is addressed, in part, by providing parks, recreation, and open space facilities and programming, with a focus on youth.

**GOAL #5: Medfield is a unique town because of its character, history, and heritage. Built upon the principles, ideals, and values of our country, Medfield has taken that foundation and refined it to**

**build a town that recognizes the importance of preserving the heritage, values, and culture that have made Medfield the community that it has become. This goal focuses on ensuring that the best parts of Medfield are preserved for future generations and that Medfield retains its unique identity and character.**

- **Preserve/ Protect the Town’s Character, Understanding of its History, and its Historic/ Cultural Resources**
- **Support Environmental Protection Efforts and Promote the Public’s Responsible Use of Our Natural Resources**
- **Support and Protect/ Maintain Attractive Open Space Acquisitions to Enhance Recreational Opportunities and to Maintain the Open Character of the Town**

This goal is the core of what the Open Space and Recreation Plan addresses.

**GOAL 6: Sustainability (under development by the Selectboard)**

- **Key focus:**

This goal and key focus is supported by the sustainability section of recommendations

## Section Nine – Seven Year Action Plan

The Seven-year Action Plan provides specific actionable steps Medfield and its partners can take to achieve the town's vision and goals. At the same time, however, the plan is not merely a blueprint for action. The action plan is aspirational and the recommended actions are **not** fiscally constrained **nor** all achievable in the next seven years. They are listed so Medfield can take advantages of opportunities as they arise and start taking the actions necessary for success beyond this plan's seven year time horizon.

The proposed actions (described in more detail below) are, in no particular order:

- Action 1: Adopt the Community Preservation Act (CPA) and explore other fiscal opportunities.
- Action 2: Expand parks and active recreation field opportunities on existing or new parcels.
- Action 3: Preserve additional conservation and greenway parcels.
- Action 4: Improve accessibility on conservation and recreation land.
- Action 5: Improve information resources, outreach, and branding.
- Action 6: Expand the emphasis on equity in open space and recreation planning.
- Action 7: Link land use and regulatory systems with open space purchase and management.
- Action 8: Maintain and expand the shared use and connecting path network.
- Action 9: Include sustainability and climate change mitigation and resilience in all actions.
- Action 10: Maintain and manage parks and recreation facilities.
- Action 11: Improve conservation and greenway management and maintenance.

### Action 1: Adopt the Community Preservation Act (CPA) and explore other fiscal opportunities.

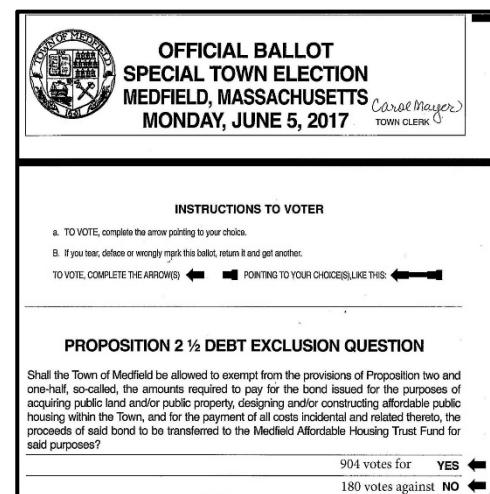
Open space and recreation investments, like all municipal expenditures, are usually fiscally constrained. As a cross-cutting action, Medfield should adopt the CPA in 2024, building on the high turnout likely from a presidential election and explore other fiscal stabilization opportunities.

This crosscutting action is consist with one of the top 12 key recommendations to come out of the **Townwide Master Plan (2021)**: "Evaluate the benefits of the COMMUNITY PRESERVATION ACT as a source of funding." It is also consistent with the Medfield Selectboard's **Strategic Town Goals (2023)** of "Manage Town Finances" and other town plans (e.g., Hazard Mitigation Plan).

Adopting CPA would provide both steady funding and, with the state match, bring in additional dollars. CPA funding come from:

- A property tax surcharge of between 1% and 3%, at Medfield's choice; and
- CPA matching funds (which have widely varied between 10% and 50%, with 40% a recent safe estimate. The match will certainly drop during recessions, but would remain significant.

In addition, several state grants provide bonus points for communities who adopt CPA in evaluating application. It is hard to estimate the value of these credits, since it depends on whether those bonus points were critical to grants Medfield received.



*CPA could have capitalized or partially capitalize the Affordable Housing Trust, reducing local costs by bringing in state matching funds.*

CPA provides funding for open space, recreation, affordable housing, and historic preservation. Many of these areas Medfield is already funding (e.g., open space land acquisitions, the Affordable Housing Trust bond issue).

Many projects that request or receive Town Funds could be at least partially CPA funded. Such funding can reduce demands on property tax and other municipal revenue while increasing funding for important projects. (See table of CPA-Eligible Projects Completed or Seeking Funds. At least a major portion of these projects would have been eligible under the current rules, if CPA was adopted.)

CPA-Eligible Projects Completed or Seeking Funds	When
Housing Production Plan (\$6,000)	2016
Housing Production Plan update (\$11,000)	2012
Affordable Housing Trust Action Plan (\$5,000)	2018
Housing Production Plan (\$20,000)	2022
Affordable Housing Trust Action Plan (\$15,000)	Pending
Open Space and Recreation Plan (\$25,000)	2022
Assessment of Danielson/Richie's Pond (\$90,000)	2019
Affordable Housing Trust (\$1 million)	2017
Senior affordable housing wetlands delineation (\$20,000)	2017
Dwight Derby House improvements (\$10,000)	2017
Design Medfield Rail Trail	2017
Upgrade High School multipurpose field	2016
Parks and Recreation facility preliminary plans	2016
Construction of park off North Street	2015
Holmquist Farm agriculture preservation restriction	2015
Lease Holmquist Farm	2014
Construct pocket park off North Street	2014
Purchase Red Gate Farm	2013
Feasibility Medfield Rail Trail	2012
Purchase Sawmill Brook	2008
Design Parks and Recreation Facility	2008
Repair Town Clock and clock tower	2008
Lease Holmquist Farm	2008
Improve baseball/softball field	2008

Medfield residents already contribute to the state CPA match. The CPA match is partially funded from the \$50 Registry of Deeds CPA recording fee surcharge, \$25 for Municipal Lien Certificates. Medfield does not benefit because it has not adopted CPA. (See Medfield Fees to CPA table.)

Medfield should exempt the first \$100,000 of residential value from CPA (the maximum allowed by the CPA), to make it a more progressive fee, and consider exempting the first \$100,000 of commercial and industrial value to avoid transferring costs to the non-residential sector (commercial and industrial properties make up 5.1% of total levy but require the least services and provide many jobs).

Medfield Fees to CPA	
Year	Transfer fees
2015	\$53,570
2016	\$54,710
2017	\$46,150
2018	\$44,150
2019	Not available
2020	\$166,440
2021	\$201,000
2022	\$103,400

Projected annual cost and revenue if Medfield adopts Community Preservation Act

		1%	3%
Mean single-family home property tax bill (FY23)	\$12,962		
Mean single-family home assessed value (FY23) (\$15.43 per \$1,000)	\$840,000		
Mean single-family home value for CPA with residential exemption	\$740,000		
Mean single-family home CPA surcharge		\$114	\$342
Projected revenue from adopting CPA (property tax surcharge, less exemptions, plus state match at a conservative 30%)		\$600,000	\$1,800,000

In addition, although more complicated, and requiring a great deal of volunteer time, Medfield could create an open space and/or recreation endowment through private fundraising. Some communities,

either through the communities or with partner foundations, have created endowment funds to provide some long term stability. In an endowment fund, the principal is never touched and increases overtime with investment, but the income (typically planned at 4 or 4.5% return with the principle growing) can be used for investments. For example, a community fundraising of \$1 million dollars invested in the Medfield Foundation or another community foundation could return \$40,000+ a year. While not enough to cover all management costs it could help cover extraordinary improvements that are often not possible using city appropriations. Donors are typically high-income or high net-worth individuals, retirees required to take IRA/retirement minimum distributions, people holding appreciated securities subject to capital gains, bequests, and, if the foundation will allow, medium-net worth individuals who can benefit from a lifetime annuity providing guaranteed life income. Such an effort requires volunteers to coordinate, but a \$1 million endowment capitalization after a multi-year campaign is realistic in Medfield if it makes the pie bigger and does replace CPA and other funding sources. One approach would be to earn pledges that would only be fulfilled if CPA is adopted.

**Action 2: Expand parks and active recreation field opportunities on existing or new parcels**

This Action is consistent with four of the top 12 key recommendations to come out of the ***Townwide Master Plan (2021)***:

“Support OLDER ADULTS who wish to age in community,  
“Support the SCHOOL DEPARTMENT’S efforts to update its facilities  
“Explore options for creating a new PARKS AND RECREATION FACILITY  
“Considering creating an intergenerational COMMUNITY CENTER.”

It is also consistent with two of the seven key and one additional capital expenditure identified in the ***Townwide Master Plan***: “Parks and Recreation Facilities, Intergenerational Community Center and Building a Dog Park.”

It is also consistent with the Selectboard’s ***Strategic Town Goal of*** “Healthy development of Medfield’s youth.”

Medfield has excellent parks and recreation facilities. There are opportunities, however, for improved recreation at Medfield State Hospital, for the eventual development of a significant indoor facility especially targeting youth recreation, and for improving existing facilities, especially for youth of all ages.



- Explore whether permanently protected recreation fields could be created at Medfield State Hospital (transferring under Article 97 of the Amendments to the Massachusetts Constitution opens up funding sources), with appropriate parking.
- Ensure that recreation facilities serve people of all ages (i.e., young children, older youth, adults, older adults), as well as multigenerational shared facilities, with their differing recreation needs.
  - Larger recreation areas, especially Metacomet and the former state hospital, can serve multi-generational needs.
- Explore more child friendly recreation, beyond the few playgrounds in recreation areas.
  - Child-friendly recreation includes the planned improvements to Hinkley Playground to bring it into compliance with current safety standards and ADA requirements. That effort is receiving a \$100,000 earmark from Chapter 268 of the Acts of 2022 and local fundraising effort



(<https://hinkleyhelpers.com/>).

- Improve existing recreation facilities to serve new uses and users when possible to minimize the cost of purchasing new facilities.
- Maintain and, when needed, make capital improvements to any tired recreation and school playing fields.
- Improve basketball court surfaces and other necessary improvements, especially at the High School and by the Public Safety building.
- Improve lighting for night use as needed. There should be sufficient lighting for some night playing, with a special emphasis on basketball and any field sport that attracts youth. Improve Metacomet field lighting at the parking lot, fields, and tennis courts and provide lighting at least at two full-sized outdoor basketball court (e.g., Dale St.).
- Add pickle ball courts, one of the fastest growing sports in the United States serving users of all ages, as a new facility or to replace older underutilized facilities.
- Add a disc golf course, a passive recreation facility that gets people moving.
- Add facilities to serve indoor recreation needs, especially serving youth.
  - As a long-term action, Medfield should revisit the need for a youth activity and sports facility, either as part of new Parks and Recreation Facilities and/or as part of an Intergenerational Community Center (both highlighted in the **Townwide Master Plan**).
  - As a shorter-term action, Medfield should explore the opportunities to use existing space (e.g., Center at Medfield, Pfaff Community Center, existing schools after hours) for some of these indoor sports and youth needs).
- Improve the tennis courts at Medfield High School.
- Explore development of a mountain bike/BMX skills park (e.g., at Hinkley Pond, Noon Hill St, State Hospital, or McCarthy Park).
- Explore or develop a permanent skate park.
- Develop a dog park (this could be on recreation, conservation, or other town-owned land), especially near the Medfield State Hospital or at Wheelock Fields.
- Explore the opportunities for Parks and Recreation department (and when appropriate, School Department) information, public events, and programming to encourage walking, hiking, trail and cross-country running, mountain biking and races, road biking, triathlon/duathlons, equestrian (e.g., steeplechase, fox hunt), canoeing and kayaking, and other organized club activities. Such effort could also include Parks and Recreation and/or School department bicycle safety student curriculum (see Bicycle League of America recommendations: <https://bikeleague.org/content/resources-building-bicycle-friendly-community>)





Figure Northampton Safety Village as a sample

### Action 3: Preserve additional conservation and greenway parcels

This action is consistent with one of the additional capital expenditures identified in the **Townwide Master Plan**: "Acquiring of additional open space."

It is also consistent with the Selectboard's **Strategic Town Goals** focus to "support and protect/maintain attractive open space acquisitions..."

Medfield and its partners have preserved an amazing conservation resource base, covering a higher percentage of Medfield than most communities in the Boston Metropolitan Area. While Medfield needs an improved emphasis on access and management of existing facilities, Medfield should continue to act on unique opportunities to preserve highly valuable conservation land. If missed, such unique opportunities may never come again. Open space ecosystem services from open space investments, such as flood storage, surface and groundwater treatment, property tax and community value enhancement, and passive recreation, are generally far more cost effective than any other public investment.

- Formalize an annual review of existing conservation properties and potential conservation targets with conservation partners, especially the Trustees of Reservations.
- Formalize an annual review of properties in and entering tax title due to back taxes to assess their suitability for open space and other town uses.
- Develop agreements with land trust partners to allow the town to move quickly if a property is leaving the Chapter 61 (forestry), 61A (agriculture), or 61B (recreation) current use taxation program when the Town has a right of first refusal (in conjunction with conservation, recreation, and affordable housing assessments).
- Assess high conservation value privately-owned properties that otherwise might be at risk of being developed. Depending on the owner's interests, such properties can be 1) kept in private ownership with Medfield or one of its conservation partners acquiring conservation or agriculture restrictions and public access rights-of-way, 2) acquired for permanently protected conservation land, or 3) developed as a limited development, carving out frontage building lots and protecting the vast majority of the land as conservation land or private land with a conservation or agriculture restriction.
- Consult the [Charles River Watershed Association Climate Compact's Charles River Flood Model](#) and the [Commonwealth's Biomap](#) in assessing conservation priorities.
- **The Norfolk Hunt Club on North Street.** This property has high conservation, scenic, and public

access values. Ideally, the property remains in its current private and historic management and the town could purchase a conservation restriction with a trail right-of-way to ensure permanent protection and public access. Such a restriction and easement could allow the Hunt Club to close the property to the public for special events and periods so that their operations are not restricted.

- **Properties in and adjacent to Noon Hill**, one of the most valuable areas for conservation land with remaining swaths of available land. This area is especially attractive for partnerships with Trustees of Reservations.
- **Any property adjoining existing conservation** and protected open space.
- **Any property available to link conservation** and/or recreation parcels or resources.
- **Any property with significant amounts of wetlands**, water resources, and floodplains.
- **Any property with significant drinking water aquifer protection value** (see maps of aquifer protection areas in the environmental inventory).
- **Any property which significantly enhances climate change resilience/adaptation and mitigation/regeneration efforts.**
- **Properties to ensure a wide mix of passive recreation** including hiking, family walking, off-leash dog friendly activities, trail running, mountain biking, equestrian trail riding, camping, picnicking, all-person accessible trails, birding/nature observation, hunting, fishing, gardening-Plain St. community garden, canoeing and kayaking, on Charles and Stop Rivers and in ponds, disc golf, orienteering, XC skiing, snowshoeing, sledding, and ice skating.

#### **Action 4 Improve accessibility on conservation and recreation land**

This Action is consist with one of the top 12 key recommendations to come out of the **Townwide Master Plan (2021)**: "Support OLDER ADULTS who wish to age in community." It is also consistent with Medfield's **ADA Self-Evaluation and Transition Plan (2021)**.

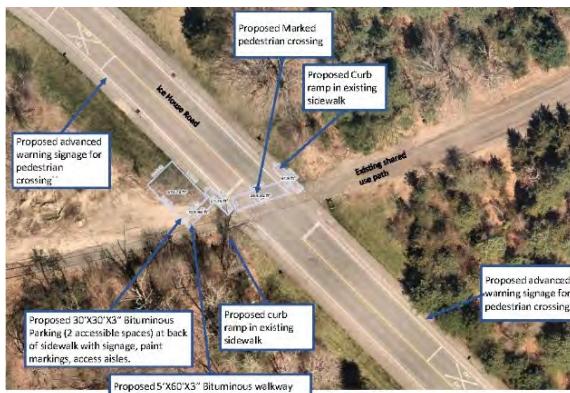
This action complements with the Selectboard's **Strategic Town Goal** of community housing with a focus on the needs of long-standing town residents and elderly.

Some of Medfield's open space resources are accessible to populations with some mobility disabilities, but many areas could benefit from improvements. These investments are critical to comply with the Americans with Disabilities "reasonable accommodations" requirements, but more significantly to serve a large proportion of Medfield's population. This need is both for people with disabilities and to serve an aging population. Medfield's median age being older than that of the Commonwealth, which in turn is older than that of the United States (see Section 3: Community Setting, Population Characteristics), creating a need for such improvements.

- Implement ADA Self-Evaluation and Transition Plan recommendations for open space (see Appendix A)
- Provide accessible canoe/kayak launch and fishing at Causeway Bridge, Charles River Walk/Bridge Street bridge, and Kingsbury Pond.
- Implement the planned Hinkley Playground accessibility improvements (see recreation improvements earlier in the action plan list).



- Prioritize accessibility improvements that can be done easily and inexpensively. This includes
  - New “handicap” accessibility signs where there are only pavement markings or the existing signs have faded (e.g., most of the recreation areas). (Handicap is an outdated term, so it is better to use “accessible” parking or path instead of “handicap” signs except within road rights-of-way where the Manual of Uniform Traffic Control Devices requires “handicap.”)
  - Directional signs to accessible paths (e.g., south side of Pfaff Community Center/Park and Recreation building.)
  - Bring ramp entrance to Pfaff Community Center/Parks and Recreation building into compliance with current standards with landing at the door.
  - Expand ramp at Stephen Hinkley Memorial Park to reduce grade to 5%.
- Improve trail accessibility as opportunities arise
  - Develop accessible Bay Circuit Trail from Medfield Rail trail to Ice House Road at The Center at Medfield/Senior Center (AMC has offered technical assistance).
  - Make trail around Hinkley Pond and to Frank conservation parcel granite bench accessible, with a boardwalk as needed. Also replace steps on bridges at Hinkley Pond with ramps.
  - Make flat and scenic river trail at Medfield State Hospital accessible.
- Assess all new trail construction for opportunities for accessibility to provide at least some experiences for a variety of accessibility needs (mobility, sight impairment, etc.).
- Complete three projects which Medfield has completed concept plans and is seeking funding:
  - Meetinghouse Pond accessible parking, access and picnicking.
  - Ice House Road shared use path accessible parking and roadway crossing.
  - Plain Street Community Farm (Holmquist) accessible path, garden, and comfort station, and potentially parking.



### Action 5: Improve information resources, outreach, and branding

This Action is consistent with a part of one of the top 12 key recommendations to come out of the **Townwide Master Plan (2021)**: “Renew and revisit the vision for the DOWNTOWN.” It is also consistent with one of the additional capital expenditures identified in the **Townwide Master Plan**: “Developing a cohesive wayfinding signage system.”



It is also consistent with the Selectboard’s **Strategic Town Goal** “that Medfield retains its unique identity and character.”

Medfield has amazing open space, conservation, and recreation resources. Many, if not most, members of the community, however, are not aware of all that is available. The most cost-effective way to improve public access is to ensure that the public understand all of the existing conservation and recreation resources. This would complement Medfield’s 2022 Wayfinding Planning effort which is focusing on downtown, and which is being aided by the new state earmark in Chapter 268 of the Acts of 2022.

- Improve town conservation, recreation, and trail wayfinding with clear branding (e.g., “Medfield Trails”) to help build public awareness and improve the visitor experience. Some conservation areas are not well marked (e.g., Charles River Walk and Causeway) and some trails (e.g., Jade Walk) are difficult to follow leaving the street. Such effort should include trailhead signage, trail markers, metal or high-pressure laminate signs with posted maps, and available paper maps.
- Improve town conservation property line signage with clear branding to build public awareness, improve ability to monitor encroachments, and reduce private property trespass.
- Improve web presence with QR codes on conservation and recreation area signs to provide more information, and non-mapping on-line experience to help the public understand the existing open space resources (e.g., short videos of open space and recreation areas for social media). Celebrate the successes (e.g., Medfield Rail Trail as an accessible site for all ages).
- Work with collaborative partner organizations to improving on-line, downloadable PDF maps, and curated trail app mapping to help the public understand the open space resources, with better integration between maps and websites maintained by open space partners. Highlight special features (e.g., Noon Hill peak, Charles River human-powered boat launches). Many existing trails apps and web resources that visitors use (e.g., Open Streets Map, GAIA GPS) are not curated, making it hard to distinguish between an old cart path or abandoned trail and an active trail. This is a focus area of MAPC, so Medfield should coordinate with them.
  - The Trustees of Reservations trail maps: [http://www.thetrustees.org/places-to-go/?location\\_search=42.18%2C-71.3%2C25%2C&search\\_term=Medfield%2C+MA](http://www.thetrustees.org/places-to-go/?location_search=42.18%2C-71.3%2C25%2C&search_term=Medfield%2C+MA)
  - Metropolitan Area Planning Councils Metro Boston’s Regional Walking and Cycling Mapper: <https://trailmap.mapc.org/>
  - Open Streets Map (the crowd source wiki map that is used by many of trails apps):



<https://www.openstreetmap.org>

- Google Street View to add the view from canoeing the Charles River in Medfield.
- Use naming conventions of conservation areas simplify public understanding of resources. The public doesn't care about acquisition histories.
  - Merge Charles River Walk and the Charles River Watershed brands
  - Merge South Meadow Hill into better recognized Noon Hill Reservation/Stop River
- Better document the economic value to the tax base, directly from increased visitor spending and indirectly from property value increases, from conservation and recreation.
- Provide information on where available parking is located for open space and trail resources.

#### **Action 6: Expand the emphasis on equity in open space and recreation planning.**

This Action is consist with two of the top 12 key recommendations to come out of the ***Townwide Master Plan (2021):***

“Support OLDER ADULTS who wish to age in community,  
“Develop a town-wide HELATH AND WELLNESS CAMPAIGN.”

This is also consistent with the Selectboard’s ***Strategic Town Goal*** of improving sustainability (of which equity is a key component).

Medfield has a higher median income and family income and a significantly lower poverty rate than the Commonwealth as a whole, but it still houses many people who are under-resourced, under-served, and historically marginalized, including elderly, those with disabilities, those in affordable housing, those who are cost-burdened because of high housing and transportation costs, and those without access to reliable transportation. As a result, there is still a need to focus on equity in open space and recreation.

- Consider whether active recreation programming and facilities meets the needs of all Medfield ages and cultures (e.g., youth, new residents, new Americans, global south cultures).
- Consider the need to create affordable and workforce housing opportunities to prevent community open space preservation from artificially inflating the value of land.
- Consider limited development projects creating some affordable housing in an assessment of any new large conservation or recreation land purchase, if appropriate to the site.
- Explore gateway events (e.g., bicycling, mountain biking, fishing, canoeing and kayaking) to introduce passive recreation to environmental justice populations.
- Explore ways to build social capital, build a trust in the public sector, for historically marginalized populations.

#### **Action 7: Link land use and regulatory systems with open space purchase and management**

This Action is consist with one of the top 12 key recommendations to come out of the ***Townwide Master Plan (2021):*** “Review, revise and update the ZONING BY-LAW.”

This action is also consistent with the Selectboard’s ***Strategic Town Goals*** of managing town finances and sustainability.

As available land for new subdivision has decreased and the cost of infrastructure has increased, Medfield’s former rapid rate of subdivision growth has ended. Nonetheless, new development and redevelopment will continue, especially an intensification of uses within existing developed areas. These can create burdens on open space resources or they can create opportunities to leverage new development to require that developers pay their own way to cover open space needs to serve their

projects. There are significant opportunities to tweak the local regulatory structure to incentive and require the provision of open space resources.

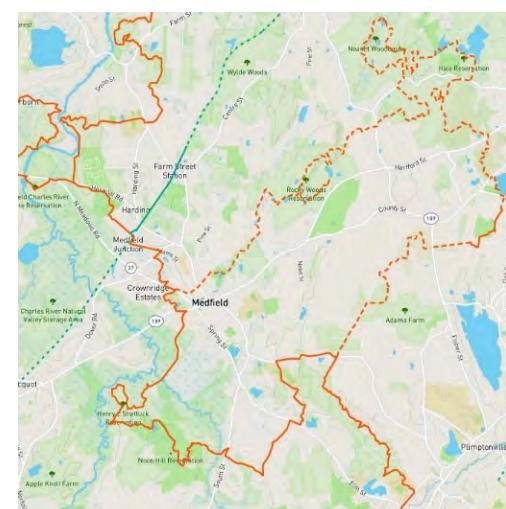
- Implement appropriate recent zoning review recommendations, to improve open space residential development/cluster (Dodson and Flinker) and general zoning diagnostics (Barrett Planning Group).
- Provide an easier permit path for open space residential (cluster) zoning than for traditional “cookie-cutter” subdivisions. Clusters would be more attractive to developers than traditional zoning if developers could have more density and/or an easier approval path (e.g., site plan approval for cluster and special permit for cookie-cutter subdivisions).
- Adopt other zoning incentives to encourage open space. For example, allowing off-site provision of open space to increase allowable density and allowing land donated to open space purposes to “count” for zoning purposes for density and dimensional requirements.
- Revise subdivision regulations to encourage open space and cluster development by increasing the required infrastructure requirements (e.g., require concrete sidewalks on both sides of a street), which creates an incentive for shorter roads, while waiving provisions of subdivision regulations when open space is created (e.g., extending the 500 foot dead end street limit by the width of any section of a road passing through newly protected open space).
- Revise wetland and stormwater regulations so instead of having one standard in all areas of Medfield, as currently exists, there are simpler regulations for areas close to downtown Medfield and on Medfield’s sandy outwash plains to minimize environmental impacts and reduce vehicle trip needs. At the same time, create a stricter standard for more sensitive sites away from downtown, in lacustrine (clay) soils, soils rich in organic content, glacial tills, soils which are shallow to ledge or on steep slopes, and near vernal pools where development has more adverse environmental impacts to wetlands, wildlife, and the climate.
- Strengthen climate change resilience as part of all regulatory programs and town standard operating procedures, with green infrastructure, open space preservation, and open space enhancement part of the resilience toolbox.
- Incorporate Medfield State Hospital Master Planning (The Green and North Field) into open space efforts.
- Incorporate **Townwide Master Plan** (2021) into conservation and recreation, more directly linking goals of the plan with open space activities (e.g., for affordable housing).

#### Action 8: Maintain and expand the shared use and connecting path networks.

This action is consistent with one of the top 12 key recommendations to come out of the **Townwide Master Plan (2021)**: “Develop a network of PEDESTRIAN and BIKE paths and connections to open spaces.” It is also consistent with one of the additional capital expenditure identified in the **Townwide Master Plan**: “Connecting bike and pedestrian network.”

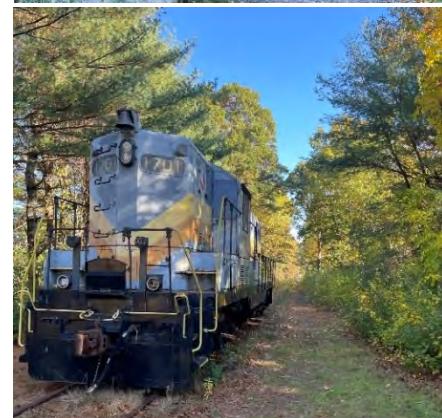
This action is also consistent with the Selectboard’s **Strategic Town Goal** of building on the unique character of Medfield.

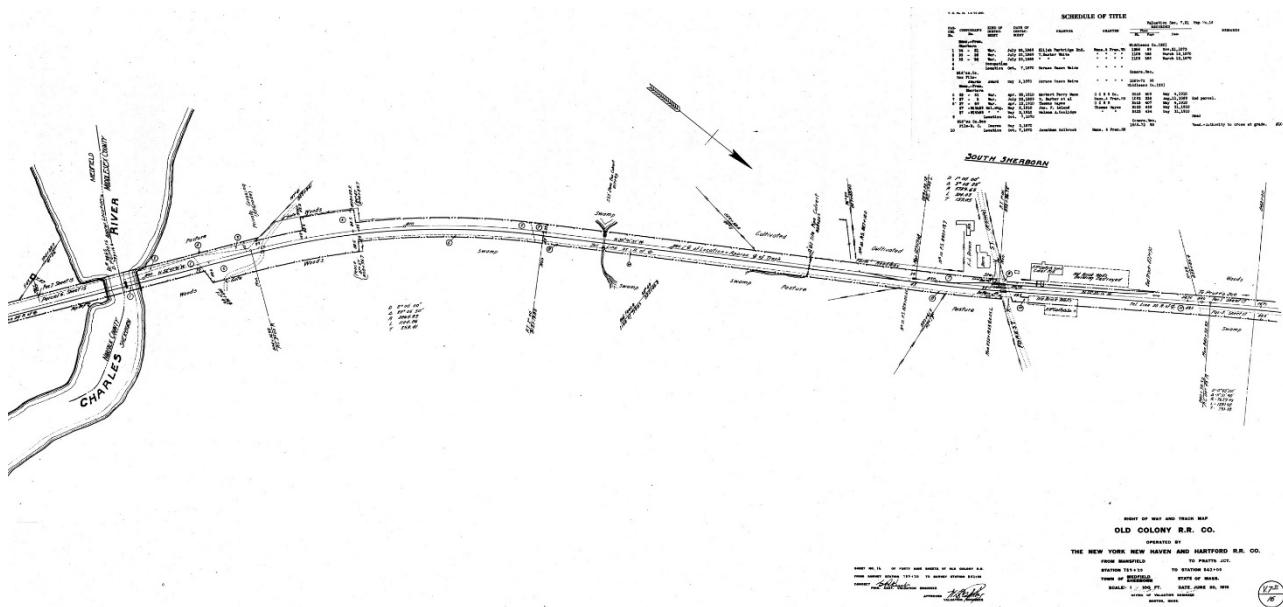
The new Medfield Rail Trail (1.3-mile-long section of the Bay Colony Rail Trail) is already a popular shared use path. There is clear evidence of user interest in expanding such trails on other unused railroad corridors, rail with trail adjacent to active rail, and other developing other shared use paths.



(Medfield also has many shared walking, mountain biking, and equestrian trails, but typically shared use paths by definition are fully accessible and accommodate road bicycles, like the Medfield Rail Trail.)

- Clarify which Town agency is responsible for maintaining the Medfield Rail Trail (DPW) and Bay Circuit Trail (DPW or conservation/planning with new resources).
- Cooperate with the Metropolitan Area Planning Council's Landline Greenway Plan (see adjacent plan), plan for an expanded greenway, trail, and shared use path network.
- Examine all railroad rights-of-way for rail trails and rails-with-trail opportunities.
- Expand the network of on-road bicycle lanes and sidewalks to fill off-road trail gaps between popular origins and destinations and between parks, recreation areas, natural areas, and schools
- Promote the Medfield Rail Trail and Old Colony Rail Trail and expand the shared use opportunities to build a comprehensive network of trails appropriate for walking, running, and biking. Extend the Medfield Rail Trail to the Senior Center.
- Continue to grow and maintain the Bay Circuit Trail ([www.baycircuit.org/](http://www.baycircuit.org/)). Eventually, this trail can connect to Boston. Within Medfield, re-route the trail off of Route 27 (with Dover and Sherborn), rebuild of trail behind Center at Medfield as accessible trail, and reroute at south end of town to reduce road walking, utilizing the Plain St conservation parcel.
- Extend trails that dead end at private property by acquiring access licenses or easements.
- Acquire access licenses or easements, when possible, on private land to allow public use of existing trails (e.g., Pinecroft Farm and Norfolk Hunt Club, completing the Hinkley Pond to Rocky Woods trail.)
- Connect and develop a full Medfield loop trail and a center of town to Rocky Woods route.
- Plain Street conservation area –improve trails and bridge wet spots. Potentially connect to Walpole conservation trails.
- Jade Walk conservation area – improve trail and bridge wet spots. Link to the Noon Hill/ Shattuck trail network along Charles River and potentially through ACOE property to Cedar River in Millis.
- Hinkley Pond/Frank conservation area – improve trail to access the granite bench spot.
- Hawthorne conservation parcel – create/enhance through trail from Hawthorne to Tamarack Road.
- Nebo water tower – improve trails to back of high school
- Protect and provide permanent public access for equestrian uses on some of the key private parcels where they exist and on existing and new conservation areas.





- Amend Medfield's code to specifically allow Class 1 pedal-assist e-bikes (bikes that require pedaling to kick in the electric motor) on shared use paths and on mountain bike trails except in areas where the town identifies specific resource or user conflicts. Clarify where other motorized vehicles (e.g., dirt bikes, ATVs and snowmobiles/ snow machines) are permitted and when they are not. An approach could be to set a speed limit for e-bikes since the bikes tend to be heavier. For example: *Electric-assist mobility devices and low-speed electric bicycles (as defined in 15 U.S.C. § 2085 with fully operable pedals and an electric motor of less than 750 watts or 1 hp), which typically weigh more than a road bicycle, are allowed on Medfield shared use paths provided they shall not exceed a speed of 12 miles per hour.*

**Action 9: Include sustainability and climate change mitigation and resilience in all actions.**

This Action is consist with one of the top 12 key recommendations to come out of the **Townwide Master Plan (2021)**: "Prepare a CLIMATE CHANGE, Adaptation, Mitigation and Resilience Plan."

This action is also consistent with the Selectboard's **Strategic Town Goal** of sustainability.

Medfield has already identified climate change is its biggest environmental threat and identified the specific areas of direct environmental threat (see discussion in Section 4, Environmental Inventory and Analysis). Social upheavals, changes in migration patterns, and changes in public financing and resources will have additional impacts.

To address these changes, Medfield should adapt to improve its **resilience** to climate change—its ability to bounce back and thrive after and with acute and chronic shocks. Equally important, Medfield should **mitigate** its climate footprint (also known as regeneration) by reducing the carbon footprint of development and maximizing the sequestration or storage of carbon in trees, soils, and wetlands. These changes reduce Medfield's own contribution to climate change and to offset those emissions that are unavoidable.

- **Prioritize open space preservation which enhances climate resilience.** This includes properties which flood now or could flood in the future, provide cooling forest cover, store surface and groundwater, allow migration of plants and animals along water resources, and can be managed to

minimize new insect disease vectors that will thrive in hotter weather. The Charles River Watershed Association and their [Charles River Flood Model](#) can assist in this assessment.

- **Prioritize open space preservation which enhance climate change mitigation and regeneration.** Properties which store large amounts of carbon like woodlands or, because soils store more carbon in Massachusetts than trees, properties with deep organic and/or wetland soils. In addition, such priorities should include properties that might otherwise be developed in land use patterns that are more damaging to climate change than existing Medfield development patterns.
- **Management and capital investments in conservation and recreation resources which enhances climate resilience and mitigation.** This can include green infrastructure (discussed in Actions 9 and 10), enhancing bicycling and walking networks (discussed in Actions 4 and 7, among others).
- **Assess and map properties** to better understand what properties meet the above criteria. Specifically, mapping areas with deep organic soils, wetlands, water resources, and current and predicted future flooding. Likewise, mapping land uses which generate the smallest carbon footprints (e.g., well managed farmland, dense development with lower impervious areas per dwelling unit or other use, land uses which have or potentially could have the smallest transportation footprint from single occupancy car use).



#### **Action 10: Maintain and manage parks and recreation facilities.**

This action is consist with one of the top 12 key recommendations to come out of the *Townwide Master Plan (2021)*: “Continue to support FACILITIES MANAGEMENT PRACTICES.”

This action is also consistent with the Selectboard’s *Strategic Town Goal* of managing town finances.

Medfield does an excellent job managing existing parks and recreation facilities and it is probably the envy of many of its peer communities. Nonetheless, there are opportunities to address some opportunities with improved parks and recreation maintenance and management.

- Implement some of the simple actions recommended herein (e.g., some of the items in Action 3: Improve accessibility on conservation and recreation land and Action 7: Improve conservation and greenway management and maintenance) with existing staff by building these tasks into work programs and work orders.
- Focus on good maintenance of fields to avoid the need for artificial turf (for expense and environmental reasons) that can be needed when there are too few or too poorly maintained fields.
- Add green stormwater infrastructure (e.g., rain gardens, bioswales, restored and artificial wetlands, stormwater retention and infiltration facilities, and tree pits or trees packed in structural soils) in town parks and recreation areas to improve climate resilience and address stormwater flood control and water quality. Green infrastructure can be more cost effective than grey infrastructure (pipes and conveyances) and may be more durable to address a changing climate. These improvements can also help the town comply with state and federal Municipal Separate Storm Sewer (MS4) permit requirements.
- Ensure that DPW maintains the Medfield Rail Trail, which Parks and Recreation does not have the resources to maintain. In 2022, volunteers did an enormous amount of work maintaining the rail trail, but it needs a more formal agreement as to what work DPW does and what work volunteers do.

### Action 11: Improve conservation and greenway management and maintenance

This action is consistent with one of the top 12 key recommendations to come out of the **Townwide Master Plan (2021)**: "Continue to support FACILITIES MANAGEMENT PRACTICES."

This action is also consistent with the Selectboard's **Strategic Town Goal** of managing town finances.

Conservation land requires the least public expenditure per acre to manage and maintain of any Medfield capital investment, but it is not zero. A combination of state and non-profit partner, volunteer, and Town resources can meet the needs with relatively low effort.

- Ensure adequate resources for basic maintenance of conservation areas, in accordance with the basic **conservation maintenance and management plan** that follows this action item, while recognizing that most maintenance and management work will continue to be done by partner agencies and volunteers:
  - Assign DPW with adequate resources, to critical conservation maintenance work; or
  - Assign Parks and Recreation staff for critical conservation work, but only if the model of Parks and Recreation being user-fee funded changes and significant Town resources are provided; or
  - Create a part-time position in planning or conservation commission for conservation maintenance; or
  - Fund partner agencies for conservation maintenance.
- Explore more formal memorandums of understanding with partner organizations, ranging from large partners such as The Trustees of Reservations, small organizational partners such as the Medfield Foundation (youth and recreation and other programs), and all volunteer partners such as the Friends of Medfield Forests & Trails and the Friends of Medfield Rail Trail.
- Build on the existing very strong volunteer base to create a formal adopt a conservation area or adopt a trail programs.
- Improve user experience on trails (e.g. better trail markings on the trail easements off Jade Walk and better marking the Town parking lot on its portion of Noon Hill).



### ***Conservation Maintenance and Management Plan***

Regardless of who maintains Medfield-owned conservation areas, the town should be assessing, tracking and coordinating what is being done to address maintenance and management gaps.

As discussed above, there are a number of ways to improve the Town of Medfield's maintenance and monitoring needs. Almost certainly the final solution will be some combination of the following:

**First, benign neglect, which is not recommended in this plan.** Conservation agent and planning staff and the Conservation Commission have a general overview of what is going on and an active engaged community often volunteers to help. This is the current model low budget approach and has avoided any major problems. It does not, however, allow conservation areas to be user-friendly to invite in new users to the public open space resources that Medfield has acquired. In the long term, this approach be more expensive if the Town has to eventually address abutters' encroachment onto the public domain and damage to resource areas.

**Second, fund the Conservation Agent and/or Planning to allow an oversight role.** This would be just a few hours (0.25 to 0.50 full time equivalent, or FTE) to allow routine monitoring, simple maintenance, and coordination with other partners. The most time consuming maintenance work for DPW and/or Parks and Recreation maintenance staff is any work far away from roads, so that might be more appropriate for a lower cost and lower equipment needed planning or conservation staff person to do that work.

**Third, assign DPW and/or Parks and Recreation maintenance staff for basic maintenance.** This could cover signage, parking lots, trailheads, and, depending on the level of effort, trails and resources that are more distant from roads. Except for removal of fallen or hazard trees, which requires expertise and a crew, all work could be limited to improvements at road frontage, parking lots, and trailheads.

**Fourth, formalize and improve volunteer and partnerships.** This would require conservation agent/planning staff to coordinate, but could be the best way for a very limited public investment to leverage trail, property boundary, and off-road signage improvements.

Any maintenance and management effort included at least two clear elements. First, routine **annual coordination, monitoring, and maintenance** (see table below). There are simple tools for routine monitoring (e.g., the GAIA app and many hunting apps allow GPS tracking and photo recordation), but any simple reporting format that can easily be replicated in the field is sufficient. Routine work can be done by staff, volunteers, partner organizations, or usually some combination. It is important, however, to document who does what and track unmet needs. Resources should be lined up to allow this work.

Second, plan for longer term improvements, capital investments, and major management improvements. These tasks are, in reality, often going to lag behind annual work programs and are resource dependent. The top priority for long term improvements are those tasks that threaten resources (e.g., significant erosion) and to track needs for future resource funding cycles. Any long term project, however, requires advance planning and identifying priorities and seeking funding to start projects should be part of the annual work program.

### Annual Conservation Maintenance and Management Tasks

Overall Task	Specific Annual Tasks
Coordinate volunteers and adopters.	<ul style="list-style-type: none"> <li>Maintain list of volunteers and adopters. Identify gaps.</li> <li>Outreach for new volunteers as needed.</li> <li>Formalize simple agreements with volunteer sector on partnerships (e.g., boy scouts).</li> <li>Maintain liability release forms for volunteers working on Town property (see sample, below)</li> </ul>
Coordinate with formal partners.	<ul style="list-style-type: none"> <li>Maintain Memorandum of Understanding with partner organizations (e.g., TTOR, Friends of Medfield Forests and Trails) identifying who does what.</li> <li>Conduct annual coordination meetings.</li> </ul>
Coordinate with internal town partners.	<ul style="list-style-type: none"> <li>Ensure that DPW, Planning, Conservation, and Parks and Recreation all agree on their roles and share appropriate work-order systems.</li> </ul>
Walk boundaries of all conservation areas (potentially skip boundaries conservation partner-owned lands, e.g., TTOR).	<ul style="list-style-type: none"> <li>Identify what areas are so sensitive that they are not suited to passive recreation (e.g., trails).</li> <li>Report on encroachments, dumping, and property boundary markers (survey quality monuments, property boundary blazing, and property boundary markers), with photographic and GPS record.</li> <li>Identify high-risk trees along boundaries.</li> <li>Notice, enforcement if needed, cleanup, and posting of markers.</li> <li>Identify if a surveyor is needed to re-establish any boundary markers.</li> </ul>
Walk the boundaries of all Town owned conservation restrictions and easements.	<ul style="list-style-type: none"> <li>Identify and document violations of CR or terms.</li> <li>Notice and, if needed, enforcement.</li> </ul>
Walk all trails	<ul style="list-style-type: none"> <li>Identify trail needs, especially those causing damage to resources (erosion, wet areas that users walk around, drainage needs, treadway/trail surface needs, brush encroaching on the trail, blowdowns, potential widow-markers/risky trees)</li> <li>Identify trail marking needs (blazing, posted trail markers, trail maps)</li> <li>Identify encroachments, trash, user abuse</li> <li>Identify invasive plants and other management needs</li> <li>Install simple wayfinding signs with unified approach to maps, conservation area signs, and trail signs at all trail junctions.</li> <li>For larger capital projects, track the need and plan future projects.</li> </ul>
Visit trailheads, parking lots, and conservation frontage	<ul style="list-style-type: none"> <li>Identify where wayfinding signage or information signs are needed to be maintained or installed along frontage.</li> <li>Identify where trailhead signage and maps are needed to be maintained or installed.</li> <li>Install simple wayfinding signs with unified approach to maps, conservation area signs, and trail signs at all trailheads and the frontage of all conservation areas.</li> <li>Identify where parking signage is needed to be maintained or installed.</li> <li>If parking is provided, ensure that ADA requirements for accessible spaces are met.</li> <li>Identify trash and other signs of abuse.</li> </ul>

<b>Overall Task</b>	<b>Specific Annual Tasks</b>
	<ul style="list-style-type: none"> <li>• Create plan and work orders for what can be done as routine work.</li> <li>• Document work that will be needed in the longer term.</li> </ul>
Identify opportunities for nature-based or green infrastructure	<ul style="list-style-type: none"> <li>• Map and review all grey infrastructure (pipes, culverts, catch basins, hard surfaces) and assess whether they can be replaced with nature based solutions or green infrastructure (e.g., rain gardens, bioswales, restored and artificial wetlands, stormwater retention and infiltration facilities).</li> <li>• Identify simple projects (e.g., replacing unnecessary asphalt, concrete or other materials with plantings) and implement.</li> <li>• Identify more complex projects (e.g., removal of culverts, removal of curbs along a roadway that channels water to stormwater pipes to allow it to run into conservation land) as part of longer term feasibility, assessment, design, and implementation projects.</li> </ul>
Visit canoe and kayak launches and fishing access points	<ul style="list-style-type: none"> <li>• Identify whether signage is needed to be installed or maintained.</li> <li>• Identify unsafe conditions for boaters and those who are fishing.</li> <li>• Consider installing fishing line disposal facilities</li> <li>• Identify if any improvements (e.g., kayak launch) can be made more accessible</li> </ul>
Adopt annual reviews with Conservation Commission	<ul style="list-style-type: none"> <li>• Consider providing designated camping by permission for Scouting and youth groups.</li> <li>• Evaluate trails to determine if any allowed uses (e.g., mountain e-bikes) needs to be restricted to preserve the resource.</li> </ul>
Annually review deer culling program on conservation lands	<ul style="list-style-type: none"> <li>• Deer culling reduces the car/deer collisions but has little impact on deer ticks. Unless female deer are culled, the effect on long-term population is minimal.</li> </ul>
Update open space inventory (see Section Five –Inventory...)	<ul style="list-style-type: none"> <li>• Update and maintain to ensure all public and private open space access, easements, public ways, legal status, and trails.</li> </ul>
Identify standards	<ul style="list-style-type: none"> <li>• Create standards for signs, graphics, graphic materials, bog bridge materials, etc. for a consistent look and feel and to simplify maintenance palette.</li> </ul>
Plan for longer term tasks	<ul style="list-style-type: none"> <li>• Create an annual work element to begin advancing long term tasks (see table below)</li> </ul>

<b>Long term tasks</b>	<b>Specific task</b>
Identify longer term management needs and a plan for implementing those needs	<ul style="list-style-type: none"> <li>• Identify significant management needs and opportunities, including addressing unstable or unsafe conditions, restoring and improving natural habitats, and removing unnecessary human-built structures and historic debris. (Such needs will be addressed in the longer terms, but they should be tracked annually.)</li> <li>• Identify opportunities and partnerships for removing non-native invasive plants and animals,</li> <li>• Identify potential management funding partners to track grants that could cover the work (e.g., ACOE, Massachusetts Division of Ecological Restoration, and Municipal Vulnerability Program).</li> <li>• Review mowing needs to identify mowing needed to protect rare habitat.</li> </ul>

Long term tasks	Specific task
Identify longer term visitor experience needs and a plan for implementing those needs	<ul style="list-style-type: none"> <li>Identify clear goals for Holmquist and Red Gate Farms.</li> <li>Identify needs and opportunities from boardwalks, formalized canoe and kayak launches, accessibility improvements, duck blinds, vista clearance, etc.</li> <li>Make improvements for a mix of passive recreation: hiking-all distances, family walking, including off leash dog friendly, trail running, mountain biking, equestrian trail riding, camping, picnicking, all person accessible trails, birding/nature observation, hunting, fishing, gardening-Plain St. community garden, canoeing and kayaking, on Charles and Stop Rivers and in ponds, disc golf, orienteering, XC skiing, snowshoeing, sledding, and ice skating.</li> <li>Identify potential visitor experience funding partners (e.g., Massachusetts Office on Disabilities, Land and Water Conservation Fund).</li> </ul>

#### **Sample Liability Release Form for Volunteers Working on Conservation Land**

I, the undersigned, agree to forever release the Town of Medfield and all their employees, agents, board members, volunteers and any and all individuals, organizations, and partners assisting or participating in any conservation and trail project of the Town, "the Releases," from any and all claims, rights of action and causes of action that may have arisen in the past, or may arise in the future, directly or indirectly, from personal injuries or property damage resulting from my participation in the Town of Medfield voluntary conservation, recreation, park and trail projects.

I also promise to indemnify, defend, and hold harmless the releases against any and all legal claims and proceedings of any description that may have been asserted in the past, or may be asserted in the future, directly or indirectly, arising from my personal injuries or my property damage or those of my minor children resulting from participation in these voluntary projects. (This release is **not** asking you to release third parties but it is also not providing you with any protection from third party claims.)

I further affirm that I have read this Consent and Release Form and that I understand the contents. I understand that my participation in these programs is voluntary and that I am free to choose not to participate in said programs. By signing this Form, I affirm that I have decided to participate in these projects with full knowledge that the Releases will not be liable to anyone for personal injuries and property damage I may suffer in these voluntary Medfield projects.

Print name and date

Sign name

### **Seven Year Action Plan Summary Table (summary only - see text above for details)**

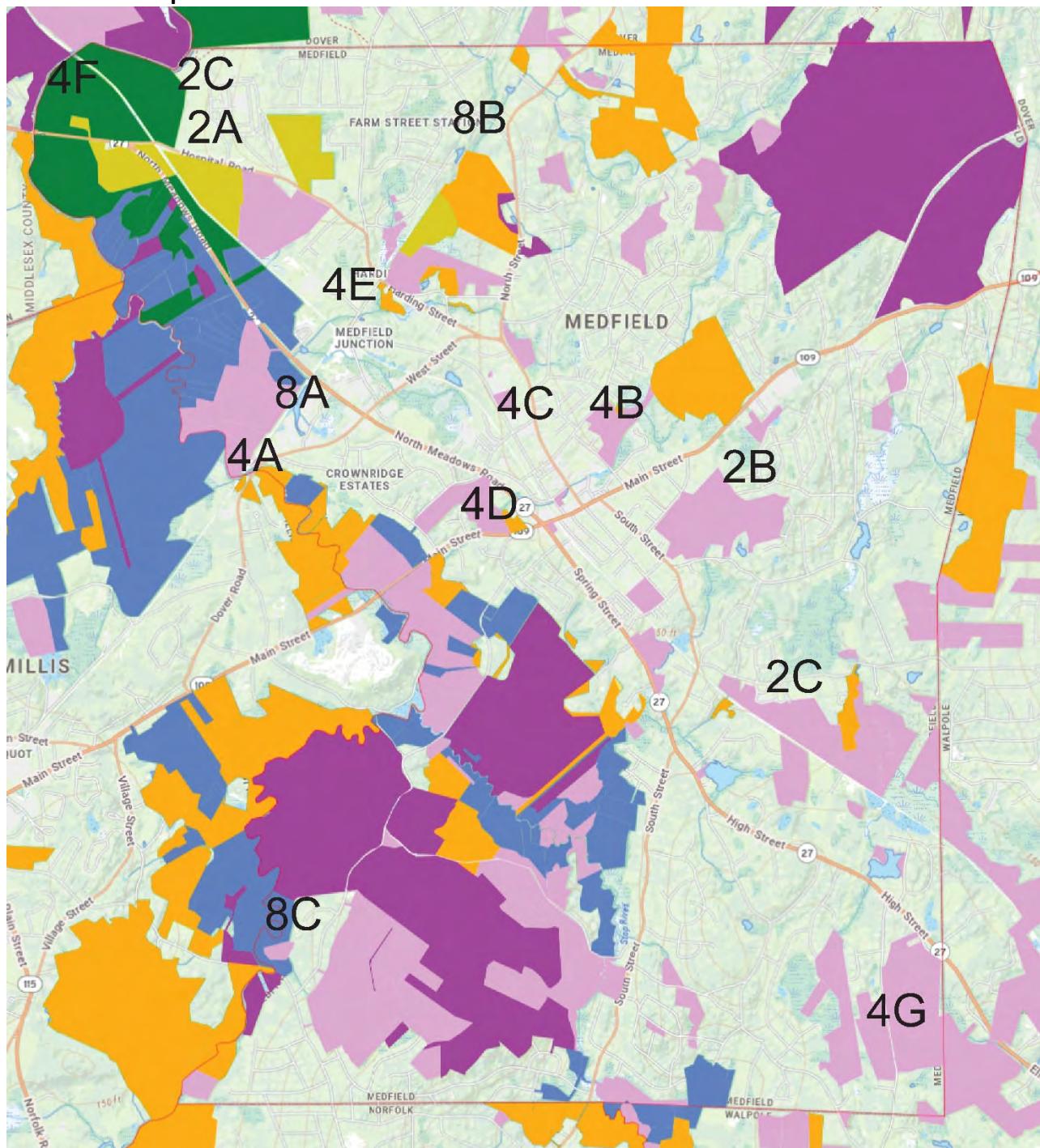
Action	Specifics	Lead	Timeline*	Map**
1. Adopt CPA; other fiscal opportunities	Adopt the Community Preservation Act (CPA)	Volunteers	Short	N/A
	Explore capitalizing an open space endowment	Volunteers	Medium	N/A
2. Expand parks and recreation opportunities	Permanently protect new recreation at Medfield State	Selectboard	Medium	2A
	Ensure recreation for people of all ages	Parks & Rec	Medium	N/A
	Explore playgrounds and more child friendly recreation			N/A
	Improve existing recreation facilities to serve new uses			N/A
	Make capital improvements to any tired playing fields			N/A
	Improve basketball court surfaces and related			N/A
	Improve lighting for night use as needed			N/A
	Add pickle ball courts			N/A
	Add a disc golf course			N/A
	Add indoor recreation/sports and community facility	Schools	Long	N/A
	Improve the tennis courts at Medfield High School.		Long	2B
	Mountain bike/BMX skills park	Parks & Rec Planning	Medium to Long	N/A
	Develop a permanent skate park.			N/A
	Develop a dog park, e.g., Medfield State or Wheelock			2C4B
	Explore programming for all outdoor activities			N/A
3. Preserve conservation and greenway parcels	Review conservation targets with partners (e.g., TTOR)	Planning & Conservation	Annual	N/A
	Annually review tax title parcels for open space suitability			N/A
	Develop rights-of-first refusal agreements with partners			N/A
	Assess high conservation value private land for open space			N/A
4. Improve open space accessibility	ADA Self-Evaluation and Transition Plan (see Appendix A)	Parks & Rec	Medium	N/A
	Provide accessible Charles River canoe launch and fishing	Planning	Medium	4A
	Hinkley Playground accessibility improvements	Parks & Rec	Short	4B
	Accessible parking signs in compliance ADA		Short	4B/4C
	Accessible entrance direction signage at Pfaff		Short	4C
	Ramp to Pfaff Community Center to ADA standards		Short	
	Ramp at Stephen Hinkley Memorial Park ramp to ≤5%	DPW	Short	4B
	Meetinghouse Pond accessibility		Medium	4D
	Accessible trail from Medfield Rail Trail to Ice House		Long	4E
	Ice House Road shared-use path accessible parking		Medium	4E
	Accessible trail Hinkley Pond and to Frank conservation	Planning & Conservation	Medium	4B
	Accessible river trail at Medfield State Hospital			4F
	Plain Street/Holmquist Farm accessibility			4G
	Assess all new trail construction for accessibility			N/A
5. Improve information resources	Improve open space and trail wayfinding and branding	Planning & Conservation	Short	N/A
	Improve conservation property line signage and branding			N/A
	Improve web presence for conservation and recreation			N/A
	Collaborate with partner for joint maps, trail apps etc.			N/A
	Simplify naming conventions of conservation areas			N/A
	Document the economic value from open space			N/A
6. Expand open space equity emphasis	Consider whether recreation meets the needs of all	Parks & Rec	Medium	N/A
	Create housing opportunities to balance open space	Planning & Conservation	Medium	N/A
	Consider limited development projects			N/A
	Explore gateway events to introduce passive recreation			N/A
	Build social capital for historically marginalized			N/A
7. Link regulations	Implement recent consultant zoning recommendations	Planning	Short	N/A

Action	Specifics	Lead	Timeline*	Map**	
to open space	Provide an easier permit path for open space/cluster			N/A	
	Adopt other zoning incentives to encourage open space			N/A	
	Revise subdivision to encourage open space and cluster			N/A	
	Context sensitive wetland and stormwater regulations			N/A	
	Climate change resilience as part of all regulations			Medium N/A	
	Medfield State, Green and North Fields to open space	Selectboard	Medium	N/A	
	Incorporate Master Plan goals with open space	Planning		N/A	
	Clarify who maintains Medfield Rail and Bay Circuit Trails	DPW	Short	N/A	
	Cooperate with the MAPC's Landline Greenway Plan	Planning	Long	N/A	
	Examine railroad rights-of-way for shared use paths	Planning		8A	
8. Expand shared use and connecting paths	Use bicycle lanes and sidewalks to fill off-road trail gaps	DPW	Long	N/A	
	Promote the Medfield Rail Trail/Old Colony Rail Trail	Planning	Medium	8B	
	Grow and maintain the Bay Circuit Trail	Planning & Conservation		N/A	
	Extend trails that dead end at private property			N/A	
	Acquire public access easements on private trails			N/A	
	Connect loop and network trails			N/A	
	Improve trails at the high school and Plain St., Jade Walk, Hinkley Pond, Frank, and Hawthorne conservation parcels			4B, 4D, 8C	
	Provide public access for equestrian uses	Selectboard	Short	N/A	
	Allow Class 1 pedal-assist e-bikes on shared use paths			N/A	
9. Bring sustainability to all open space actions	Prioritize open space preservation for climate resilience	Planning and Conservation	Medium	N/A	
	Prioritize open space preservation for climate mitigation			N/A	
	Manage open space for climate resilience and mitigation			N/A	
	Assess open space for climate resilience and mitigation			N/A	
10. Manage parks and recreation facilities	Prioritize accessibility and maintenance – fix it first	Parks & Rec	Medium	N/A	
	Invest in fields to avoid need for artificial turf			N/A	
	Add green stormwater infrastructure			N/A	
	Ensure DPW maintains the Medfield Rail Trail	DPW	Annual	8B	
11. Manage conservation facilities	Ensure resources (staff and other) for basic conservation areas maintenance (see maintenance plan, above)	Selectboard	Medium	N/A	
	Sign memorandums of understanding with partners	Planning & Conservation	Short	N/A	
	Create adopt a conservation area and trail programs			N/A	
	Improve user experience on trails			N/A	

\*Timelines are projected at short term 2023-2024, medium term (2024-2030), long term (starting during this plan horizon but probably extending beyond), and annual.

\*\*Map is the key shown on the Action Plan Map, below. N/A means town-wide action that can't be mapped.

## Action Plan Map



## Section Ten - Public Comments and Survey Results

See description of all the public participation and community engagement used in Chapter One-Introduction.

All of the public comments received (summarized below) from all of the different public participation venues were considered carefully by the Open Space and Recreation Plan Committee. Similar or overlapping comments have been merged together for clarity. In some form or other, this plan incorporates **all** of the comments Section Nine: Seven Year Action Plan and elsewhere in the plan.

**Community Survey (2019) results (368 respondents):** The 2019 survey helped identify what the community love and wants. With a large sample size (N), and respondents from all over Medfield, the results are reliable to measure community aspirations absent the inevitable limited resources and tradeoffs required to actually fund improvements.

Survey respondents reported very wide spread use of most of Medfield's open space resources, especially open fields sports, playgrounds, walking and skiing, and nature observation. There was also a very significant use of all other recreation resources, swimming, and mountain biking. The most common open space gap reported, from the comments since there was not a question, was the lack of indoor sports facilities and a dog park. Respondents reporting using many facilities, but many were not aware of many less obvious facilities, especially conservation areas, even as the single largest recreation use reported (63% said often or occasionally with an additional 26% reporting rarely) was for nature observation. Comments supported that wayfinding was difficult, and most respondents visit Noon Hill, Rocky Woods, or the Charles River basin for their nature enjoyment. Finding recreation areas did not, however, present wayfinding challenges.

Generally, satisfaction in field sports, walking, skiing, and nature observation was extremely high (over 50%). Leaving out non-users (don't know/don't care), respondents were generally satisfied with most activities. Swimming (42%), playground (35%) showed the greatest dissatisfaction, with most recreation and passive recreation resources showing significant (10-20%) ratings of needs repair or expansion. Poorly marked trails were the biggest shortcoming of conservation areas (25% of respondents, but with only half of survey participants responding).

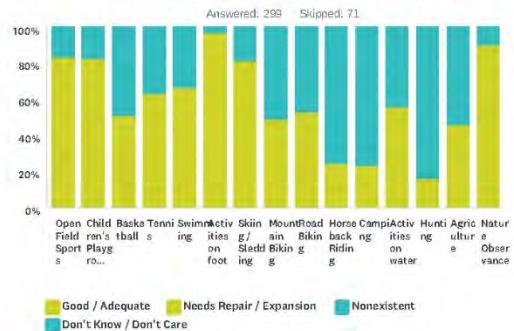
The largest area of consensus was the desire to preserve resources for historic values, farmland, open space in a natural state, open space for recreation, access to water, trails, open space for property values, and almost every form of open space (over 70% of respondents saying important or very important). In a forced choice question of what was most

Rate the five activities that are most important to you as 1, 2, 3, 4, and 5, with "1" being the most important and "5" the least important.

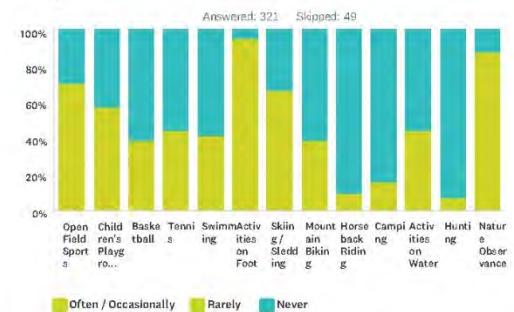


important, respondents wanted everything, with open field sports, playground, indoor facilities, activities on foot, activities on water, and nature observation the most highly ranked. (Active sports individually, such as basketball, tennis, mountain biking were all lower, but collectively active sports were equally high.)

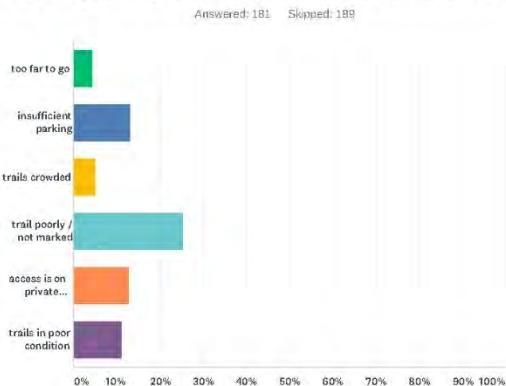
How do you rate the opportunities for the following activities in Medfield:



How often do you use Medfield's open space and recreational facilities for:



What factors, if any, limit your participation in recreational and open space activities?



## Community Survey (2023) results

The 2019 survey, the surveys and engagement associated with the **Townwide Master Plan** and the Medfield State Hospital Planning, and the first 2022 OSRP forum provide excellent indicators of Medfield's aspirations. As a result the final 2023 OSRP forum and the 2023 survey focused more on setting priorities for the 2023 OSRP Seven Year Action Plan. The survey asked:

*On a scale from 1 (not all important) to 5 (very important), please rate how important the following items should be to Medfield's Open Space and Recreation goals.*

1. *The adoption of the Community Preservation Act (CPA).*
2. *The maintenance and expansion of parks and active recreation field opportunities on new or existing parcels.*
3. *Enhanced accessibility on conservation and recreation land.*
4. *Enhanced information resources (signage, maps, etc.) and outreach on current open space and recreation in Medfield.*
5. *The expansion of recreation and conservation programmatic offerings.*
6. *The maintenance and expansion of shared use and connecting path networks.*
7. *The prioritization of sustainability and climate change mitigation in all endeavors.*
8. *The development of a new parks and recreation facility or community center.*
9. *The development of new recreation facilities (separate from a community center) (e.g. pickle ball courts, dog park).*
10. *The expansion of equity efforts in open space and recreation*

*Rank the following from 1-10 in terms of highest priority (1 being the highest priority, 10 the lowest priority).*

1. *The adoption of the Community Preservation Act (CPA).*
2. *The maintenance and expansion of parks and active recreation field opportunities on new or existing parcels.*
3. *Enhanced accessibility on conservation and recreation land.*
4. *Enhanced information resources (signage, maps, etc.) and outreach on current open space and recreation in Medfield.*
5. *The expansion of recreation and conservation programmatic offerings.*
6. *The maintenance and expansion of shared use and connecting path networks.*
7. *The prioritization of sustainability and climate change mitigation in all endeavors.*
8. *The development of a new parks and recreation facility or community center.*
9. *The development of new recreation facilities (separate from a community center) (e.g. pickle ball courts, dog park).*
10. *The expansion of equity efforts in open space and recreation planning (meet the needs of all residents, increase opportunities for passive recreation).*

*If your tax dollars were to increase by \$100 where would you most like to see the money allocated?*

1. *The adoption of the Community Preservation Act (CPA).*
2. *The maintenance and expansion of parks and active recreation field opportunities on new or existing parcels.*
3. *Enhanced accessibility on conservation and recreation land.*
4. *Enhanced information resources (signage, maps, etc.) and outreach on current open space and recreation in Medfield.*
5. *The expansion of recreation and conservation programmatic offerings.*
6. *The maintenance and expansion of shared use and connecting path networks.*
7. *The prioritization of sustainability and climate change mitigation in all endeavors.*
8. *The development of a new parks and recreation facility or community center.*
9. *The development of new recreation facilities (separate from a community center) (e.g. pickle ball courts, dog park).*
10. *The expansion of equity efforts in open space and recreation planning (meet the needs of all residents, increase opportunities for passive recreation).*

**TO BE COMPLETED AFTER THE SURVEY**

## Public Comments

Comment (with source of comment shown)	2019 survey	Town committee input	Scoping forum	Written comments	2023 survey	OSRP final forum and hearing
Continue the great recreation area maintenance.						
Add pickle ball courts, as new installation or converting existing and poor condition facilities (e.g., tennis courts at Medfield High School, South Street entrance), and at multi-use sites (e.g., MHS tennis courts, basketball courts for pickle ball)						
Be sensitive that recreation needs (e.g., walking and running, activities, field sports, playgrounds) depends on where people are in their life cycle (e.g. children versus adults of ages), but all are needed. Medfield is especially strong in walking, biking, sledding, field spots, equestrian, playgrounds, relaxing, and swimming.						
Address youth sports and gathering spot needs. Recreation fields and Hinkley Pond are especially strong at serving youth needs, but not indoor needs. Some areas, especially Metacomet and the former state hospital, are especially effective at serve multi-generational needs and can be expanded to further meet those needs.						
Explore the previously considered youth activity/sports facility with diverse facilities. Middle and High School children, especially those without access to cars, need such space for greater but safe independence. Several speakers emphasized the long-time frame for this action and suggested that the Senior Center or after-school building use might serve for a transition period. Space rental could help pay for the operation of the facility.						
Add Parks and Recreation information, public events, docent curated events, and youth and adult programming to encourage walking, trail hiking, mountain biking and races, trail running and races, triathlon/duathlons, equestrian (e.g., steeplechase, fox hunt), nature study, fishing, canoeing and kayaking, and other organized club activities.						
Improve promotion of existing natural areas and trails with wayfinding signage, paper maps, on-line maps, a curated trail app, metal posted maps, boundary markers, trail markers, QR codes on conservation and recreation area signs to refer to more information, improved web site presence, and integration between maps and websites maintained by open space partners, and in presentations at schools and public events. Adopt a unified open space and trail naming and branding (e.g., "Medfield Trails" logo) and install consistent brand logo "Medfield Trails" at trailheads, access points, and trail junctions. (The Historic Commission's signage budget may be a resource for signage gaps.) Getting people to open space serves people and builds community support (TTOR).						
Improve trail maintenance work (e.g., trailhead, treadway and trail surface, drainage, brush and invasive clearing, as well as signage mentioned above).						
Monitor town natural area and trail easements for encroachments, legibility, and to ensure that they are no effectively privatized limiting						

Comment (with source of comment shown)	2019 survey	Town committee input	Scoping forum	Written comments	2023 survey	OSRP final forum and hearing
clear public access.						
Address trail and sidewalk gaps needed to provide safe access, especially for youth, to and between parks, recreation areas, natural areas, and schools.						
Improve trail connections and town and regional trail networks, but this work cannot fall to Parks and Recreation (which is user-fee funded). <ul style="list-style-type: none"> <li>Extend a shared use path connection from the current Medfield Rail Trail to the Senior Center.</li> <li>Continue to grow the Charles River Link Trail that will eventually connect the Bay Circuit Trail from Medfield to Boston (<a href="http://www.baycircuit.org/">www.baycircuit.org/</a>). Re-route to reduce road walking at Route 27 (with Dover and Sherborn) and at Plain Street conservation area on the south side of town. Rebuild of trail behind Center at Medfield to make it accessible.</li> <li>Promote the Old Colony Trail/Medfield Rail Trail. Add trails on available railroad rights of way or rails with trails and assist Dover in developing their section.</li> <li>Extend trails that dead end at private property by acquiring access licenses or easements.</li> <li>Connect and develop a full Medfield loop trail and a center of town to Rocky Woods route</li> <li>Plain Street conservation area –improve trails and bridge wet spots. Potentially connect to Walpole conservation trails.</li> <li>Jade Walk conservation area – improve trail and bridge wet spots. Link to the Noon Hill/ Shattuck trail network along Charles River.</li> <li>Hinkley Pond/Frank conservation area – improve trail to access the granite bench spot.</li> <li>Hawthorne conservation parcel – create/enhance through trail from Hawthorne to Tamarack Road.</li> <li>Nebo water tower – improve trails to back of high school</li> </ul>						
Protect equestrian opportunities and provide permanent public access (by horse and on foot) on major private equestrian trails.						
Provide designated camping for Scouting and youth groups, while developing partnerships for youth service.						
Preserve key open space parcels, taken advantage of one-time opportunities, even when the primary focus is to improve existing resources. Acquisitions can pay for themselves with the “free” ecosystem services they provide (e.g., flood storage, water supply protection, water quality improvements). The Charles River Watershed Association (CRWA) offered assistance to identify funding to preserve open space in the Charles River Watershed. Identify likely new areas of flooding as a result of climate change. Publicize opportunities for landowners to offer revocable or permanent trail access agreements to expand trail system opportunities. Address Castle Hill conservation area access. Examine tools such as the Charles						

Comment (with source of comment shown)	2019 survey	Town committee input	Scoping forum	Written comments	2023 survey	OSRP final forum and hearing
River Flood Model to support this activity.						
Improve and develop playing fields and basketball courts:						
<ul style="list-style-type: none"> <li>• Improve Metacomet field lighting at the parking lot, fields, and tennis courts.</li> <li>• Improve lighting at least at two full-sized outdoor basketball court (e.g., Dale St.).</li> <li>• Improve basketball courts surfaces at the high school and near the public safety building.</li> <li>• Improve the tennis courts at Medfield High School.</li> <li>• Explore development of a mountain bike/BMX skills park (e.g., Noon Hill St, State Hospital, or McCarthy Park).</li> <li>• A permanent skate park</li> </ul>						
Avoid artificial turf (because of PFAS and environmental issues).						
Undertake a new effort to adopt the Community Preservation Act, with partners such as CRWA available to assist, consistent with the recommendations from a number of previous town plans.						
Explore a bicycle training park to teach safety to children (e.g., safety village/town or bike skills track approach)						
Medfield is great in part because of its diverse open spaces (e.g., active recreation, conservation, Medfield State Hospital, Hunt Club, Rocky Woods, Rocky Narrows, Wildlife Management area).						
Consider opportunities for green stormwater infrastructure in all current and future open space (e.g., rain gardens, bioswales and infiltration chambers and tree pits) to reduce flooding and improve water quality. The CRWA can assist with this task.						
Celebrate Medfield's amazing open space assets and recreation opportunities, with a third of the land as open space, miles of trails in an extensive trail network, diverse landscapes and ecological features, and opportunities to even better connect these resources.						
Build shared agreement for land management and land preservation with all of Medfield open space owners and managers: federal, state, land trust/non-profits, town, private agencies, and property owners.						
Work with partners and stakeholders with interests in open space and recreation in the town who can provide volunteers, promotion and resources.						
Acquire public access easements on existing trails on private land, especially Pinecroft Farm and Norfolk Hunt Club (and complete Hinkley Pond to Rocky Woods trail).						
Plan for the all the desired outdoor recreation uses (dog park, enjoyment, hiking-all distances, family walking, including off leash dog friendly, trail running, mountain biking, equestrian trail riding, camping, picnicking, all person accessible trails, birding/nature observation, hunting, fishing, gardening-Plain St. community garden, canoeing and kayaking, on Charles and Stop Rivers and in ponds, disc golf, orienteering, XC skiing, snowshoeing, sledding, and ice skating.						
Maintain the comprehensive open space inventory with all access,						

Comment (with source of comment shown)	2019 survey	Town committee input	Scoping forum	Written comments	2023 survey	OSRP final forum and hearing
easements, public ways, legal status, trails, parking, and strategic opportunities.						
Work with Medfield State Hospital developer for appropriate parking and access agreements to surrounding open space.						
Acquire land to protect public drinking water supplies.						
Strengthen advocacy for Community Preservation Act adoption						
Strengthen focus on sustainability and climate change						
Create clearer goals for Holmquist and Red Gate Farm conservation areas						
Manage some sensitive conservation land primarily for conservation values, not passive recreation.						
Consider wide range of management (e.g., trails, no trail, deer culling, invasive removal, mowing, trail crews, accessibility, community rowing)						
Add a disc golf course						
Expand inventory with more land use information						
Provide information on open space and trail parking						
Extend Jade Walk to Cedar River in Millis						
OSRP's focus on equity is critical (CRWA). Trail connections and access to open space is part of equity so all can access open space.						
OSRP's focus on climate resilience, nature based solutions, and flood mitigation is critical. (The Trustees of Reservations and CRWA.)						
Hinkley Pond is partially Parks & Recreation and partially (2.7 acres) Conservation Commission jurisdiction, with a						
The former Medfield Landfill may not be protected open space, but it has clear wildlife benefits.						
Educate property owners on how land can be preserved and opportunities to help.						

## Section Eleven - References

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## Appendix A – ADA Access Self Evaluation

### Part 1: Administrative Requirements- Designation of an ADA Coordinator



**Kristine Trierweiler**  
*Town Administrator*

## TOWN OF MEDFIELD

*Office of*

### BOARD OF SELECTMEN

(508) 906-3011 (phone)  
(508) 359-6182 (fax)

TOWN HOUSE, 459 MAIN  
STREET  
MEDFIELD, MASSACHUSETTS  
02052-0315

March 22, 2021

To Whom It May Concern:

This letter confirms that I, Kristine Trierweiler, serve the ADA Coordinator for the Town of Medfield, as voted by the Board of Selectmen at their meeting on October 1, 2019. I confirm that the Town's employment practices are consistent with ADA requirements.

If you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

**Kristine Trierweiler**  
*Town Administrator*

## Part 1: Administrative Requirements- Grievance Procedure/Public Notification Requirements



KRISTINE TRIERWEILER  
*Town Administrator*

### TOWN OF MEDFIELD *Office of* BOARD OF SELECTMEN

TOWN HOUSE, 459 MAIN STREET  
MEDFIELD, MASSACHUSETTS 02052-0315

(508) 359-8505

### PUBLIC NOTICE

In accordance with the requirements of title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Medfield will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities.

**Employment:** The Town of Medfield does not discriminate on the basis of disability in its hiring or employment practices and complies with all regulations promulgated by the U.S. Equal Employment Opportunity Commission under title I of the ADA.

**Effective Communication:** The Town of Medfield will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in Town of Medfield programs, services, and activities, including qualified sign language interpreters, documents in Braille, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments.

**Modifications to Policies and Procedures:** The Town of Medfield will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities. For example, individuals with service animals are welcomed in Town of Medfield offices, even where pets are generally prohibited.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the Town of Medfield should contact the office of Kristine Trierweiler (Town Administrator and ADA Coordinator) as soon as possible but no later than 48 hours before the scheduled event.

The ADA does not require the Town of Medfield to take any action that would fundamentally alter the nature of its programs or services, or impose an undue financial or administrative burden.

Complaints that a program, service, or activity of the Town of Medfield is not accessible to persons with disabilities should be directed to Kristine Trierweiler (Town Administrator and ADA Coordinator), 508-359-3011, [ktrierweiler@medfield.net](mailto:ktrierweiler@medfield.net).

The Town of Medfield will not place a surcharge on a particular individual with a disability or any group of individuals with disabilities to cover the cost of providing auxiliary aids/services or reasonable modifications of policy, such as retrieving items from locations that are open to the public but are not accessible to persons who use wheelchairs.

**Part 1: Administrative Requirements- Participation of Organizations Representing the Disabled Community**

**Need letter on letterhead from ADA Coordinator to this effect:**

I attest that both I, in my role as Medfield's ADA Coordinator, and the Medfield Disability Commission worked with Plan Sustain, Inc. and the Medfield Open Space and Recreation Plan Committee on the development of the ADA Access Self-Evaluation.

Our comments have been incorporated and we endorse the final Self-Evaluation.

Sincerely,

*Insert signature*

Kristine Trierweiler  
Town Administrator and ADA Coordinator

## Part 2: Program Accessibility- Facility Inventory- Conservation Areas and Greenways

From site inspections and ADA Checklist and Transition Plan. See Part 3 - Transition Plan

Onandaga Lane—listed in ADA Transition plan but not open space maps (non-accessible trail)??

Facility Inventory																		
Activity	Equipment	Notes	Bayberry Preserve	Causeway Bridge	Charles River Watershed and Walk	Danielson Pond	Elm Street @ Walpole line	Hinkley Pond to Rocky Woods Rd	Holmquist Farm Community Garden	Hope-Morse-Wallingford	Jade Walk/Island	Kingsbury Pond	Noon Hill Reservation, Stow River, South Meadow Red Gate Farm	Route 109 Bridge	Wheelock Conservation	Wheelock Fields		
Picnic Facilities	N/A		NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	
Trails		Surface material	Earth	Grav- el	Grav- el	None	Earth	Earth	Earth	Earth	Earth	None	Earth	Grav- el	None	Earth	Earth	
		Dimensions	3'	6'	4-8'	n/a	3'	3'	3'	3'	3'	n/a	3'	n/a	n/a	3'	3'	
		Rails	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	
		Signage for visually impaired	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	
Swim Facilities	N/A		None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	
Play Areas (tot lots)	N/A		None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	
Game Areas	N/A		None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	
Fishing Facilities & Boat Docks	Access Routes	Located adjacent to accessible paths	N/A	Not accessible	Not accessible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
		Handrails	N/A	None	None	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Equipment	Arm rests, bait shelves, & fish cleaning tables	N/A	None	None	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
		Handrails	N/A			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Programming & Services	Information available in alternative formats, i.e. visually impaired			NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	
	Process to request interpretive services?			Through Medfield ADA Coordinator														

OFF STREET Parking (does not include on-street or off-site parking)															
Specifications for accessible spots	Bayberry Preserve	Causeway Bridge	Charles River Watershed and Walk	Danielson Pond	Elm Street @ Walpole line	Hinkley Pond to Rocky Woods Rd	Holmquist Farm Community Garden	Hope Morse Wallingford	Jade Walk/Island	Kingsbury Pond	Noon Hill Reservation, Stor River, South Meadow	Red Gate Farm	Route 109 Bridge	Wheelock Conservation	Wheelock Fields
Number of spaces/accessible spaces (on-site, not in other properties or on-road parking)	0/0	1/0	8/0	0/0	0/0	0/0	0/0	0/0	0/0	8/0	8/0	0/0	1/0	0/0	0/0
Accessible space located closest to accessible entrance	N/A	NO	NO	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	N/A	N/A	N/A	N/A
Where spaces cannot be located within 200' of accessible entrance, drop-of area is provided within 100'	N/A	NO	NO	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	N/A	N/A	N/A	N/A
Minimum width of 13' includes 8' space plus 5' access aisle	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	N/A	N/A	N/A	N/A
Van space – minimum of 1 van space for every accessible space, 8' wide plus 8' aisle	N/A	N/A	NO	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	N/A	N/A	N/A	N/A
Sign with intl. symbol of accessibility at each space or pair of spaces, min. 5', max. 8' to top	N/A	NO	NO	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	N/A	N/A	N/A	N/A
Sign minimum 5', maximum 8' to top of sign	N/A	N/A	NO	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	N/A	N/A	N/A	N/A
Surface evenly paved or hard-packed (no cracks)	N/A	N/A	NO	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	N/A	N/A	N/A	N/A
Surface slope less than 1:20, 5%	N/A	N/A	YES	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	N/A	N/A	N/A	N/A
Curb cut on pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Curb cut min. width of 3', excluding sloped sides, all slopes not to exceed 1:12, & textured or painted yellow	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Specifications	Ramps													
	Bayberry Preserve	Causeway Bridge	Charles River Watershed and Walk	Danielson Pond	Elm Street @ Walpole line	Hinkley Pond to Rocky Woods Rd	Holmquist Farm Community Garden	Hope Morse Wallingford	Jade Walk/Island	Kingsbury Pond	Noon Hill Reservation, Stony River, South Meadow	Red Gate Farm	Route 109 Bridge	Wheelock Conservation
Slope maximum 1:12	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum width 4' between handrails	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Handrails on both sides if ramp is longer than 6'	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Handrails at 34" & 19" from ramp surface	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Handrails extend 12" beyond top & bottom	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Handgrip oval or round & smooth surface	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Handgrip diameter between 1 1/4" & 2"	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Clearance of 1 1/2" between wall and wall rail	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Non-slip surface	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Level platforms (4') at every 30', at top, bottom, direction change	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Site Access, Path of Travel, Entrances															
Accessible path of travel from passenger disembarking area & parking area to accessible entrance	N/A	NO	NO	N/A	N/A	N/A									
Disembarking area at accessible entrance	N/A	NO	NO	N/A	N/A	N/A									
Surface evenly paved or hard-packed	N/A	NO	NO	N/A	N/A	N/A									
No ponding of water	N/A	NO	NO	N/A	N/A	N/A									
Path does not require use of stairs	N/A	YES	YES	N/A	N/A	N/A									
Path is stable, firm, and slip resistant	N/A	NO	NO	N/A	N/A	N/A									
3' wide minimum	N/A	YES	YES	N/A	N/A	N/A									
Slope max. 1:20 (5%) & max. cross pitch is 2% (1:50)	N/A	NO	NO	N/A	N/A	N/A									
Continuous common surface, no changes in level greater than 1/2"	N/A	N	N	N/A	N/A	N/A									

Any objects protruding onto pathway must be detected by person w/ visual disability, using cane	N/A																
Objects protruding more than 4" from wall must be within 27" of ground, or higher than 80"	N/A																
Curb on pathway must have curb cuts at drives, parking, & drop of area	N/A																
Primary public entrances accessible to person using wheelchair, must be signed, gotten to independently, & NOT be service entrance	N/A																
Level space extending 5 f from door, interior & exterior of entrance doors	N/A																
Minimum 32" clear width opening (i.e. 36" door with standard hinge)	N/A																
At least 18" clear floor area on latch, pull side of door	N/A																
Door handle </= 48" high and operable with closed fist	N/A																
Vestibule is 4 f plus width of door swinging into space	N/A																
Entrance(s) on level that makes elevators accessible	N/A																
Door mats less than ½" thick are securely fastened	N/A																
Door mats more than ½" thick are recessed	N/A																
Grates in path of travel have openings of ½" maximum	N/A																
Signs at non-accessible entrance(s) indicate direction to accessible entrance	N/A																
Emergency egress – alarms with flashing lights & audible signs, sufficiently lit	N/A																

## Part 2: Program Accessibility- Facility Inventory- Park and Recreation Areas

From site inspections and ADA Checklist and Transition Plan. See **Part 3 - Transition Plan**.

		Facility Inventory							
Activity	Equipment	Notes	Baxter Park	Medfield Rail Trail Bay Colony (DPW, not Parks & Recreation) Meetinghouse Pond Park	Metacomet Park	Pfaff Community Center Parks & Rec	Stephen Hinkley Memorial Park/Pond	William E. McCarthy Memorial Field	
Picnic Facilities	Access	All facilities (tables, benches, grills, trash cans, picnic shelters, etc.) are adjacent to accessible paths & open spaces	NO	N/A	NO	NO	NO	NO	
	Tables & Benches		NO	N/A	NO	NO	N/A	NO	NO
	Grills		N/A	N/A	N/A	N/A	N/A	NO	NO
	Picnic Shelters		N/A	N/A	N/A	N/A	N/A	NO	NO
Trails		Surface material	Paver	TRG	N/A	Conc. HMA	Conc	Gravel	
		Dimensions	4-5'	11'	N/A	4'	4'	4-5'	5'
		Rails	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Signage (for visually impaired)	NO	NO	NO	NO	No	NO	NO
Swimming Facilities	Pools & Beaches	Location from accessible path to pool/into water	N/A	N/A	N/A	N/A	N/A	NO	N/A
		Location from accessible parking	N/A	N/A	N/A	N/A	N/A	NO	N/A
		Safety features	N/A	N/A	N/A	N/A	N/A	NO	N/A
		Handrails	N/A	N/A	N/A	N/A	N/A	YES	N/A
		Shade provided	N/A	N/A	N/A	N/A	N/A	YES	N/A
Play Areas (tot lots)	All Play Equipment	Same experience provided to All	N/A	N/A	N/A	NO	N/A	NO	N/A
	Access Routes	Located adjacent to accessible paths	N/A	N/A	N/A	YES	N/A	NO	N/A
		Enough space between equipment for wheelchairs	N/A	N/A	N/A	YES	N/A	NO	N/A
Game Areas	Access Routes	Located adjacent to accessible paths	N/A	N/A	N/A	Most	N/A	N/A	NO
	Equipment	Berm cuts onto courts	N/A	N/A	N/A	YES	N/A	N/A	NO
		Height & dimensions	N/A	N/A	N/A	YES	N/A	N/A	NO
		Spectator seating	N/A	N/A	N/A	YES	N/A	N/A	NO
Fishing Facilities & Boat Docks	Access Routes	Adjacent to accessible paths	N/A	N/A	NO	N/A	N/A	NO	N/A
		Handrails	N/A	N/A	NO	N/A	N/A	NL	N/A
	Equipment	Armrests, bait shelves, & fish cleaning tables	N/A	N/A	NO	N/A	N/A	NO	N/A
		Handrails	N/A	N/A	NO	N/A	N/A	NO	N/A
Programming & Services	Special programs at facilities	YES	YES	NO	YES	YES	YES	NO	
	Information available in alternative formats	NO	NO	NO	NO	NO	NO	NO	
	Process to request interpretive services	YES, through town ADA Coordinator							

OFF STREET Parking (does not include on-street or off-site parking)								
Specifications for accessible spots	Baxter Park	Medfield Rail Trail Bay Colony (DPW, not Parks & recreation)	Meetinghouse Pond Park	Metacomet Park	Praff Community Center Parks & Rec Building	Stephen Hinkley Memorial Park/Pond	William E. McCarthy Memorial Fields	
Number of spaces/accessible spaces (on-site, not in other properties or on-road parking)	0/0	0/0	0/0	50/2	28/2	40/2	56/2	
Accessible space located closest to accessible entrance	N/A	N/A	N/A	YES	YES	YES	NO	
Where spaces cannot be located within 200' of accessible entrance, drop-off area is provided within 100'	N/A	N/A	N/A	N/A	N/A	N/A	NO	
Minimum width of 13' includes 8' space plus 5' access aisle	N/A	N/A	N/A	YES	YES	YES	NO	
Van space – minimum of 1 van space for every accessible space, 8' wide plus 8' aisle	N/A	N/A	N/A	NO	YES	YES	NO	
Sign with intl. symbol of accessibility at each space or pair	N/A	N/A	N/A	YES	YES	NO	NO	
Sign minimum 5', maximum 8' to top of sign	N/A	N/A	N/A	YES	YES	NO	NO	
Surface evenly paved or hard-packed (no cracks)	N/A	N/A	N/A	YES	YES	NO	NO	
Surface slope less than 1:20, 5%	N/A	N/A	N/A	YES	YES	NO	NO	
Curb cut on pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present	N/A	N/A	N/A	YES	N/A	N/A	N/A	
Curb cut min. width of 3', excluding sloped sides, all slopes exceeding 1:12, & textured or painted yellow	N/A	N/A	N/A	YES	NO	NO	YES	
Ramps (building or facility ramps but not sidewalk ramps)								
Slope maximum 1:12	NO	NO	NO	NO	NO	NO	YES	
Minimum width 4' between handrails	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Handrails on both sides if ramp is longer than 6'	N/A	N/A	N/A	N/A	NO	N/A	N/A	
Handrails at 34" & 19" from ramp surface	N/A	N/A	N/A	N/A	NO	N/A	N/A	
Handrails extend 12" beyond top & bottom	N/A	N/A	N/A	N/A	NO	N/A	N/A	
Handgrip oval or round & smooth surface	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Handgrip diameter between 1 1/4" & 2"	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Clearance of 1 1/2" between wall and wall rail	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Non-slip surface	N/A	N/A	N/A	N/A	NO	N/A	N/A	
4' Level platforms at every 30', at top, bottom, direction change	N/A	N/A	N/A	N/A	NO	N/A	NO	

Site Access, Path of Travel, Entrances							
Specifications	Baxter Park	Medfield Rail Trail Bay Colony (DPW, not Parks & recreation)	Meetinghouse Pond Park	Metacomet Park	Pfaff Community Center Parks & Rec Building	Stephen Hinkley Memorial Park/Pond	William E. McCarthy Memorial Fields
Accessible path of travel from passenger disembarking area & parking area to accessible entrance	YES	YES	YES	YES	NO	NO	NO
Site Access-Disembarking area at accessible entrance	YES	YES	NO	YES	YES	NO	NO
Site Access-Surface evenly paved or hard-packed	YES	YES	NO	YES	YES	NO	NO
Site Access-No ponding of water	YES	YES	NO	YES	YES	NO	NO
Path of Travel							
Path does not require use of stairs	YES	YES	YES	YES	YES	YES	YES
Path is stable, firm, and slip resistant	YES	YES	YES	YES	YES	NO	NO
3' wide minimum	YES	YES	YES	YES	YES	YES	YES
Slope max. 1:20 (5%) & max. cross pitch is 2% (1:50)	YES	YES	NO	YES	NO	NO	NO
Continuous common surface, no changes in level > than ½"	YES	YES	YES	YES	NO	NO	NO
Any objects protruding onto pathway must be detected by person w/ visual disability, using cane	YES	YES	YES	YES	NO	YES	YES
Objects protruding more than 4" from wall must be within 27" of ground, or higher than 80"	YES	YES	YES	YES	NO	YES	YES
Curb on pathway must have curb cuts at drives, parking, & drop-off area	YES	YES	YES	YES	YES	YES	YES
Entrances (building entrance only)							
Primary public entrances accessible to person using wheelchair, signed, gotten to independently, & NOT a service entrance	N/A	N/A	N/A	YES	YES	N/A	N/A
Level space extending 5' from door, interior & exterior of entrance doors	N/A	N/A	N/A	YES	NO	N/A	N/A
Minimum 32" clear width opening (i.e. 36" door with standard hinge)	N/A	N/A	N/A	YES	NO	YES	YES
At least 18" clear floor area on latch, pull side of door	N/A	N/A	N/A	YES	YES	N/A	N/A
Door handle no higher than 48" & operable with closed fist	N/A	N/A	N/A	YES	YES	N/A	N/A
Vestibule is 4' plus width of door swinging into space	N/A	N/A	N/A	YES	YES	N/A	N/A
Entrance(s) on level that makes elevators accessible	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Door mats less than ½" thick are securely fastened	N/A	N/A	N/A	YES	YES	N/A	N/A
Door mats more than ½" thick are recessed							
Grates in path of travel have openings of ½" maximum	N/A	N/A	N/A	YES	YES	N/A	N/A
Signs at non-accessible entrance(s) indicate direction to accessible entrance	N/A	N/A	N/A	N/A	NO	NO	NO
Emergency egress alarms with flashing lights & audible signs, sufficiently lit	N/A	N/A	N/A	NO	NO	NO	NO

Stairs, Doors, Restrooms, Floors, Drinking Fountains, Telephones								
Specifications	Baxter Park	Medfield Rail Trail/ Bay Colony (DPW, not Parks & recreation)	Meetinghouse Pond Park	Metacomet Park	Pfaff Community Center Parks & Rec Building	Stephen Hinkley Memorial Park/Pond	William E. McCarthy Memorial Fields	
<b>Stairs, Doors, Phone, Swimming Pool—NO stairs, public phones, or swimming pool at any recreation facility</b>								
Doors-Minimum 32" clear opening	N/A	N/A	N/A	YES	NO	YES	YES	
Doors-At least 18" clear floor space on pull side of door	N/A	N/A	N/A	NO	YES	YES	N/A	
Doors-Closing speed min. 3 seconds to within 3" of latch	N/A	N/A	N/A	YES	YES	YES	N/A	
Doors-Maximum pressure 5 lbs. interior doors	N/A	N/A	N/A	YES	YES	YES	N/A	
Doors-Threshold maximum ½" high, beveled on both sides	N/A	N/A	N/A	YES	NO	YES	N/A	
Doors-Hardware operable with closed fist (no conventional door knobs or thumb latch devices)	N/A	N/A	N/A	YES	NO	NO	N/A	
Doors-Hardware minimum 36", maximum 48" above floor	N/A	N/A	N/A	YES	YES	YES	N/A	
Doors Level floor space extends 5' from both sides of door	N/A	N/A	N/A	YES	NO	YES	N/A	
Door adjacent to revolving door is accessible & unlocked	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Doors opening into hazardous area: hardware knurled or roughened	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Doors-5' turning space measured 12" from floor	N/A	N/A	N/A	YES	YES	YES	N/A	
Bathroom-1 sink clear floor space 30" by 48" for forward approach	N/A	N/A	N/A	YES	NO	YES	NO	
Bathroom-One sink mounted without pedestal or legs, height 34" to top of rim	N/A	N/A	N/A	YES	NO	YES	NO	
Bathroom-One sink extends at least 22" from wall	N/A	N/A	N/A	YES	NO	YES	NO	
Bathroom-One sink open knee space minimum 19" deep, 30" width, & 27" high	N/A	N/A	N/A	YES	NO	YES	NO	
Bathroom-One sink covered exposed pipes with insulation	N/A	N/A	N/A	YES	NO	YES	N/A	
Bathroom-One sink faucets operable with closed fist (lever or spring activated handle)	N/A	N/A	N/A	YES	NO	YES	NO	
Bathroom-One stall is accessible to person using wheelchair at 60" wide by 72" deep	N/A	N/A	N/A	YES	NO	YES	NO	
Bathroom-One stall door is 36" wide, swings out, is self-closing, & has a pull latch	N/A	N/A	N/A	YES	NO	YES	YES	
Bathroom-Lock on one stall door 32"above floor and operable with closed fist	N/A	N/A	N/A	YES	NO	YES	NO	
Bathroom-Coat hook is 54" high (greater than 48")	N/A	N/A	N/A	NO	NO	NO	NO	
Toilet-16"-18" from center to nearest side wall	N/A	N/A	N/A	YES	NO	NO	YES	
Toilet- 42" minimum clear space: center to farthest wall or fixture	N/A	N/A	N/A	YES	YES	YES	YES	
Toilet- Top of seat is 17"-19" above floor	N/A	N/A	N/A	YES	NO	YES	YES	
Grab Bars-On back & side wall closest to toilet	N/A	N/A	N/A	YES	YES	YES	YES	
Grab Bars-1 ¼" diameter	N/A	N/A	N/A	YES	YES	YES	YES	
Grab Bars-1 ½" clearance to wall	N/A	N/A	N/A	YES	YES	YES	YES	
Grab Bars-Located 30" above & parallel to floor	N/A	N/A	N/A	YES	YES	YES	YES	
Grab Bars-Acid-etched or roughened surface	N/A	N/A	N/A	YES	YES	YES	YES	
Grab Bars-42" long	N/A	N/A	N/A	YES	YES	YES	YES	
Fixtures- Toilet paper dispenser 24" above floor, 12" above grab	N/A	N/A	N/A	YES	NO	NO	YES	

bar, 7-9" from toilet								
Fixtures- 1 mirror set maximum 38" to bottom (if tilted, 42")	N/A	N/A	N/A	NO	NO	NO	NO	
Fixtures- Dispensers (e.g., towels, soap) min one of each, maximum 42" above floor	N/A	N/A	N/A	YES	NO	NO	NO	
Floors-Non-slip surface	N/A	N/A	N/A	YES	NO	YES	YES	
Floors-Carpeting – no carpeting	N/A							
Floors-Corridor width minimum 3'	N/A	N/A	N/A	YES	YES	YES	N/A	
Floors-Objects (signs, ceiling lights, fixtures) can protrude 4" into path of travel from height of 27" to 80" above floor	N/A	N/A	N/A	YES	YES	NO	YES	
Drinking Fountains-Spouts 36" or less from floor to outlet	N/A	N/A	N/A			N/A	N/A	
Drinking Fountains-Hand operated push button or lever	N/A	N/A	N/A			N/A	N/A	
Drinking Fountains-Spouts located near front with stream of water as parallel to front as possible	N/A	N/A	N/A			N/A	N/A	
Drinking Fountains-If recessed, recess minimum 30" width & no deeper than depth of fountain	N/A	N/A	N/A			N/A	N/A	
Drinking Fountains- If no clear knee space underneath, clear floor space 30" 48" to allow parallel approach	N/A	N/A	N/A			N/A	N/A	
Switches & controls for light, heat, ventilation, windows, fire alarms, thermostats, etc. must be between 36" (min.) and 48" (max.) above floor for forward reach, max. 54" for side reach	N/A	N/A	N/A			N/A	N/A	
Electrical outlets centered no lower than 18" above floor	N/A	N/A	N/A				N/A	
Warning signals must be visual as well as audible	N/A	N/A	N/A				N/A	
Swimming Pond (Hinkley)- accessibility	N/A	N/A	N/A	N/A	N/A	NO	N/A	
Shower Rooms- Stalls 36" 60" minimum, with 36" door opening	N/A	N/A	N/A	N/A	N/A		N/A	
Shower Rooms- Floors drain to corner farthest from entrance	N/A	N/A	N/A	N/A	N/A		N/A	
Shower Rooms- Floors are non-slip surface	N/A	N/A	N/A	N/A	N/A		N/A	
Shower heads attached to flexible metal hose	N/A	N/A	N/A	N/A	N/A		N/A	
Controls located on center wall adjacent to hinged seat	N/A	N/A	N/A	N/A	N/A		N/A	
Shower heads attached to wall mounting adjustable from 42" to 72" above floor	N/A	N/A	N/A	N/A	N/A		N/A	
Seat is hinged, padded & at least 16" deep, folds upward, securely attached to side wall. Height is 18" to top of seat & ≥ 24" long	N/A	N/A	N/A	N/A	N/A		N/A	
Soap trays without handheld features must support 250 lbs.	N/A	N/A	N/A	N/A	N/A		N/A	
2 grab bars are provided, one 30" & one 48" long, or one continuous L' shaped bar	N/A	N/A	N/A	N/A	N/A		N/A	
Grab bars are placed horizontally at 36" above floor	N/A	N/A	N/A	N/A	N/A		N/A	
<b>Picnicking</b>								
≥5% of all tables are accessible. Clear space under tabletop ≥ 30" wide and 19" deep per seating space & ≥27" clear ground to underside of table; Plus 29" clear space (totaling 48") extending beyond 19" clear space under table.								
For tables without toe clearance, knee space under table must be at least 28" high, 30" wide, & 24" deep								
Top of table no higher than 32" above grade								
Surface of clear ground space under/around table stable, firm, slip-resistant, & evenly graded. Maximum slope of 2% in all directions								
Accessible tables, grills, & fire rings have ≥ 36" clear ground space								

**Part 2: Program Accessibility- Transition Plan (Extract of open space and recreation sections)**

Full ***ADA Self-Evaluation and Transition Plan*** available at Town Hall and on-line

**Part 3: Employment Practices - letterhead from ADA Coordinator to this effect:**

I attest that the Town of Medfield's employment practices are in compliance with the Americans with Disabilities Act, including Recruitment, Personnel Actions, Leave Administration, Training, Tests, Medical Exams/Questionnaires, Social and Recreational Programs, Fringe Benefits, Collective Bargaining Agreements, and Wage and Salary Administration.

Sincerely,

*Insert signature*

Kristine Trierweiler  
Town Administrator and ADA Coordinator

# AMERICANS WITH DISABILITIES ACT SELF-EVALUATION AND TRANSITION PLAN

2021

Medfield, Massachusetts

Community Opportunities Group, Inc.



KMA ARCHITECTURE + ACCESSIBILITY



## TOWN SERVICES AND OPERATIONS

The following is a representative list of municipal programs and services provided by the Town of Medfield by a combination of staff and volunteer boards and committees along with the primary location where their respective operations are conducted, and key findings from the Self-Evaluation Questionnaires submitted by staff and board members:

DEPARTMENT & BOARDS	KEY SERVICES AND FUNCTIONS	PRIMARY LOCATION
Parks & Recreation	The Parks and Recreation Department oversees the Town's resources and services provided for the purposes of leisure, entertainment, and recreation. Resources include public spaces and facilities like parks, playing fields, the Pfaff Center, and other areas. Services include recreational activity programs such as athletic leagues, special events, arts programs, and environmental education programs.	Pfaff Center  <i>Metacomet Park McCarthy Park Hinkley Park Hinkley Pond Transit Van</i>

**EVALUATION:** Parks and Recreation provides extensive programming and seasonal employment to local youth (and adults, depending on the position). Presently the department does not provide any alternative programs for youth with specific disabilities, however, all programs are open to participants of any ability provided they are of the appropriate age. But due to physical barriers in many of the facilities where programming occurs (such as the Pfaff Center and local parks), some programs may not be accessible. In addition, although Parks and Recreation provides transportation and operates a van, the van does not have a lift and the department does not have a way to transport participants with mobility-related challenges. As the Town grapples with park and field upgrades, new school buildings, and the future home of recreation programming, ADA considerations should be strongly factored as Parks and Recreation is not currently meeting Title II obligations despite their best efforts because of issues with their facilities.

# SECTION 4: ARCHITECTURAL AUDITS

As part of the SETP Process, Kessler McGuinness & Associates (KMA), architecture and accessibility experts audited the following buildings and facilities:

## BUILDINGS

Pfaff Recreation Center	

## EXTERIOR AREAS

Baxter Memorial Park	Onandaga Lane
Hinkley Park & Pond	Kingsbury Pond
Metacomet Park	Red Gate Pond
McCarthy Park	Entrance to Holmquist
Noon Hill Reservation	Medfield Community Gardens

## PFAFF RECREATION CENTER

AUDITED ON: JUNE 9, 2020



The Pfaff Recreation Center is located at 124 North Street. There is surface parking, including one designated accessible parking space. The one-story building consists of various activity rooms, a kitchenette, administrative offices, and two multiuser toilet rooms. The Pfaff Center presents significant ADA issues due to extremely narrow doorways, uneven flooring in the main program area, inaccessible bathrooms requiring significant alterations, and accessibility issues with the building entrance.

#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<b>Parking</b>		Regrade and restripe the existing designated accessible parking space and its associated access aisle. Unit Cost: \$1,500 per space or aisle Quantity: 2	\$3,100
2.	<b>Accessible Route to Entrance</b>		Regrade the walkway. Unit Cost: \$25/SF Est. Quantity: 150 SF	\$3,750
3.	<b>Entrance</b>		Rebuild the ramp. Unit Cost: \$15,000 Quantity: 1	\$15,000
4.	<b>Kitchen</b>		Modify the counters, provide knee/ toe clearance at the sink, and replace the range with an accessible appliance. Additional study required. Unit Cost: \$5,000 ea. Quantity: 1	\$5,000

#	Barrier Statement	Photo	Proposed Mitigation	Cost
5.	<p><b>Doors</b></p> <p>The doors provide &lt;32" clear width, @ 28".</p> <p>The thresholds are &gt;0.5" AFF and not beveled.</p>		<p>Enlarge the door openings and install new doors.</p> <p>Unit Cost: \$5,000 ea.</p> <p>Est. Quantity: 5</p> <p>Replace the thresholds.</p> <p>Unit Cost: \$250 ea.</p> <p>Est. Quantity: 3</p>	\$25,750
6.	<p><b>Signage</b></p> <p>There is no tactile/Braille signage mounted on the latch side of the door.</p> <p>The designated accessible toilet rooms are not marked with the International Symbol of Accessibility.</p>		<p>Install tactile/Braille signage on the latch side of the door. Include signage with the International Symbol of Accessibility where required. Coordinate with location and height requirements.</p> <p>Unit Cost: \$100 ea.</p> <p>Est. Quantity: 8</p>	\$800
7.	<p><b>Children's Tables</b></p> <p>The children's tables lack the required 24" AFF minimum knee clearance for a forward approach, @ 20" AFF.</p>	No Image	<p>Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance in each location.</p> <p>Unit Cost: \$250 ea.</p> <p>Est. Quantity: 3</p>	\$750

#	Barrier Statement	Photo	Proposed Mitigation	Cost
8.	<p><b>Accessible Route</b></p> <p>The floor is warped and has cross slopes &gt;2%, @ 3.2%.</p>		<p>Regrade the floor surface. Unit Cost: \$2,000 Est. Quantity: 1</p>	\$2,000
9.	<p><b>AED</b></p> <p>The AED box protrudes &gt;4" into the circulation space, @ 10".</p> <p>The AED box controls are mounted &gt;48" AFF, @ 60" AFF.</p>		<p>Install a cane detectable object below the AED box. Unit Cost: \$250 ea. Quantity: 1</p> <p>Relocate the AED box. Unit Cost: \$50 ea. Quantity: 1</p>	\$300
10.	<p><b>Women's Toilet Room</b></p> <p>The door maneuvering clearance is &lt;18" on the latch pull-side for a forward approach, @ 2".</p> <p>The changing table is mounted &gt;34" AFF, @ 37" measured to the top of the work surface in the open position.</p> <p>The stall door is not self-closing.</p> <p>The stall lacks a door pull on both sides of the door near the latch.</p> <p>The coat hook is mounted &gt;48" AFF, @ 56" AFF.</p> <p>The toilet seat height is not 17"-19" AFF, @ 16" AFF.</p> <p>The toilet paper dispenser is mounted &lt;12" above the side grab bar, @ 3".</p> <p>The side grab bar extends &lt;54" from the rear wall, @ 38".</p>	 	<p>Install an automatic door opener. Unit Cost: \$2,500 ea. Quantity: 1</p> <p>Lower the changing table. Unit Cost: \$50 ea. Quantity: 1</p> <p>Install a self-closing hinge. Unit Cost: \$150 ea. Quantity: 1</p> <p>Install a door pull on both sides of the stall door near the latch. Unit Cost: \$50 ea. Quantity: 2</p> <p>Install a coat hook mounted no higher than 48" AFF. Unit Cost: \$50 ea. Quantity: 1</p> <p>Add a filler seat. Unit Cost: \$150 ea.</p>	\$3,950

#	Barrier Statement	Photo	Proposed Mitigation	Cost
	<p>The mirror is &gt;35" AFF, @ 37" AFF, measured to the bottom of the reflective surface. Note: this mirror is not located above a lavatory.</p> <p>The sink has pipes that are not insulated.</p> <p>The paper towel dispensers and hand dryer protrude &gt;4" into the circulation space, @ 10".</p>		<p>Quantity: 1 Relocate the toilet paper dispensers. Unit Cost: \$50 ea. Quantity: 1 Install a 42" min. side grab bar, located 12" from the interior corner of the wall. Unit Cost: \$50 ea. Quantity: 1 Lower the mirror. Unit Cost: \$50 ea. Quantity: 1 Insulate the pipes. Unit Cost: \$50 ea. Quantity: 1 Install a cane detectable object below the paper towel dispensers and hand dryer. Unit Cost: \$250 ea. Quantity: 3</p>	
11.	<p><b>Men's Toilet Room</b></p> <p>The door maneuvering clearance is &lt;18" on the latch pull-side for a forward approach, @ 2".</p> <p>The stall door is not self-closing.</p> <p>The stall lacks a door pull on both sides of the door near the latch.</p> <p>The coat hook is mounted &gt;48" AFF, @ 56" AFF.</p> <p>The toilet seat height is not 17"-19" AFF, @ 16" AFF.</p> <p>The knee clearance at the sink is &lt;27" AFF, @ 26.5" AFF.</p> <p>The stall measures &lt;59" deep perpendicular to the rear wall, @ 58".</p> <p>The stall door swings into the minimum required compartment area.</p>		<p>Install an automatic door opener. Unit Cost: \$2,500 ea. Quantity: 1 Install a self-closing hinge. Unit Cost: \$150 ea. Quantity: 1 Install a door pull on both sides of the stall door near the latch. Unit Cost: \$50 ea. Quantity: 2 Install a coat hook mounted no higher than 48" AFF. Unit Cost: \$50 ea. Quantity: 1 Add a filler seat. Unit Cost: \$150 ea. Quantity: 1 Raise the sink to provide the required knee/toe clearances.</p>	\$8,150

#	Barrier Statement	Photo	Proposed Mitigation	Cost
	<p>The flush valve is not located on the open side of the toilet.</p> <p>The toilet centerline is not 16"-18" from the side wall, @ 14".</p> <p>The toilet paper dispenser is not located 7"-9" from the front of the toilet.</p> <p>The side grab bar extends &lt;54" from the rear wall, @ 38".</p> <p>The sink has pipes that are not insulated.</p> <p>The paper towel dispensers and hand dryer protrude &gt;4" into the circulation space, @ 10".</p>	 	<p>Unit Cost: \$750 ea. Quantity: 1</p> <p>Relocate the stall partition. Unit Cost: \$900 ea. Quantity: 1</p> <p>Reverse the swing of the stall door. Unit Cost: \$150 ea. Quantity: 1</p> <p>Reposition the flush valve or install an automatic flush control. Unit Cost: \$1,000 ea. Quantity: 1</p> <p>Reposition the toilet. Unit Cost: \$1,500 ea. Quantity: 1</p> <p>Relocate the toilet paper dispensers. Unit Cost: \$50 ea. Quantity: 1</p> <p>Install a 42" min. side grab bar, located 12" from the interior corner of the wall. Unit Cost: \$50 ea. Quantity: 1</p> <p>Insulate the pipes. Unit Cost: \$50 ea. Quantity: 1</p> <p>Install a cane detectable object below the paper towel dispensers and hand dryer. Unit Cost: \$250 ea. Quantity: 3</p>	

TOTAL FOR PFAFF RECREATION CENTER: \$ 68,550

# EXTERIOR AREA AUDITS

## BAXTER MEMORIAL PARK

AUDITED ON: JULY 09, 2020

**The Baxter Memorial Park is located at the intersection of Main Street and Spring Street. The site consists of a memorial and sitting area.**



#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<b>Accessible Route</b>  The benches and picnic tables are not located on an accessible route due to grass surfaces.  The picnic table is not accessible.	 	Provide an accessible route. Additional study required.  Unit Cost: \$10,000 Quantity: 1  Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance.  Unit Cost: \$250 ea. Est. Quantity: 1	\$10,250

**TOTAL FOR BAXTER MEMORIAL PARK: \$10,250**

## HINKLEY PARK AND POND

AUDITED ON: JULY 09, 2020



Hinkley Park & Pond is located along Green Street. The site consists of a parking lot, a playground, a swim pond, and toilet rooms. There is no accessible route to the common-use elements. Due to COVID-19 restrictions, when the park and pond areas were evaluated, not all equipment serving the swim area was appropriately placed or visible due to closures. Where the audit was impacted by closures it is noted in the barrier statement.

#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<p><b>Accessible Parking</b></p> <p>The designated accessible parking provided lacks striping, and a stable, firm and slip resistant surface.</p> <p>The signs are mounted &lt; 60" AFF to the bottom of the sign.</p> <p>The accessible route from the parking has running slopes &gt;5%, @ 6.2%.</p>	 	<p>Pave and stripe a portion of the parking lot to add accessible parking spaces (including at least one van space), as well as their associated access aisles.</p> <p>Unit Cost: \$1,500 per space or aisle</p> <p>Est. Quantity: 3 (2 spaces + 1 aisle)</p> <p>Install the signs at 60" min. AFF, measured to the bottom of the sign, including a van accessible sign.</p> <p>Unit Cost: \$100 ea.</p> <p>Quantity: 2</p> <p>Regrade the walkway.</p> <p>Unit Cost: \$25/SF</p> <p>Est. Quantity: 50 SF</p>	\$5,950
2.	<p><b>Accessible Route</b></p> <p>The benches, picnic tables, playground, book exchange box, swings, and swim pond are not located on an accessible route due to grass and sand surfaces.</p> <p>The slope of the ramp into the playground is &gt;8.3%, @ 10.4%.</p> <p>The picnic tables at the playground and near the serving window are not accessible.</p> <p>The handle of the book exchange box is &gt;48" AFF, @ 58".</p>	 	<p>Provide an accessible route. Additional study required.</p> <p>Unit Cost: \$20,000</p> <p>Quantity: 1</p> <p>Rebuild the ramp.</p> <p>Unit Cost: \$10,000</p> <p>Quantity: 1</p> <p>Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance.</p> <p>Unit Cost: \$250 ea.</p> <p>Est. Quantity: 2</p> <p>Replace the box with one that has controls that are maximum 48" AFF.</p> <p>Unit Cost: \$1,000 ea.</p> <p>Quantity: 1</p>	\$31,300

#	Barrier Statement	Photo	Proposed Mitigation	Cost
				
3.	<p><b>Swim Pond</b></p> <p>The ramp is not located on an accessible route due to sand and water.</p> <p>The handrails are &gt;33"-36" AFF, @ 37.5".</p> <p>The handrails lack the required extensions at the top and bottom of the ramp.</p> <p><b>Note:</b> ramp was audited while out of place due to closure.</p>		<p>Provide an accessible route. Additional study required.</p> <p>Unit Cost: \$20,000</p> <p>Quantity: 1</p> <p><b>Note:</b> When properly placed, the route is accessible. The pond is also served by a beach chair. The availability of the beach chair should be posted on signage at the lifeguard station.</p>	\$20,000
4.	<p><b>Serving Window</b></p> <p>The serving window is &gt; 36" AFF, @ 37".</p>		<p>Lower a 36" portion of the windows to max. 36" AFF.</p> <p>Unit Cost: \$3,000 ea.</p> <p>Quantity: 1</p>	\$3,000
5.	<p><b>Toilet Rooms</b></p> <p>There is no tactile/ Braille signage mounted on the latch side of the door.</p> <p>The mirror is &gt; 40" AFF, @ 41", measured to the bottom of the reflective surface. (W)</p> <p>The flush valve is not located on the open side of the toilet. (W)</p>		<p>Install tactile/ Braille signage on the latch side of the door. Coordinate with location and height requirements.</p> <p>Unit Cost: \$100 ea.</p> <p>Quantity: 2</p> <p>Lower the mirror.</p> <p>Unit Cost: \$50 ea.</p> <p>Quantity: 1</p>	\$4,350

#	Barrier Statement	Photo	Proposed Mitigation	Cost
	<p>The side grab bar starts &gt; 12" from the side wall, @ 13.5".</p> <p>The toilet centerline is not 16-18" from the side wall, @ 19".</p>		<p>Reposition the flush valve or install an automatic flush control. Unit Cost: \$1,000 ea. Quantity: 1</p> <p>Reposition the side grab bar. Unit Cost: \$50 ea. Quantity: 2</p> <p>Reposition the toilet. Unit Cost: \$1,500 ea. Quantity: 2</p>	
<b>TOTAL FOR HINKLEY PARK &amp; POND: \$ 64,600</b>				

## METACOMET PARK

AUDITED ON: JULY 09, 2020



Metacomet Park is located at the intersections of Pleasant Street and Curve Street. The site consists of a parking lot, a playground, four tennis courts, and an open field. No designated accessible parking spaces are provided.

#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<p><b>Accessible Parking</b></p> <p>The designated accessible parking space and its associated access aisle have slopes &gt; 2%, @ 3.2%.</p> <p>The parking lot lacks a van accessible space.</p> <p>The access aisle is &lt;60" wide, @ 34".</p>		<p>Regrade and restripe the existing designated accessible parking spaces and the associated access aisles to provide dimensionally compliant access aisles and a van space.</p> <p>Unit Cost: \$1,500 per space or aisle</p> <p>Quantity: 4 (2 spaces + 2 aisles)</p>	\$6,000
2.	<p><b>Accessible Route</b></p> <p>The benches, picnic tables, playground, and sports fields are not located on an accessible route due to grass and sand surfaces.</p> <p>The picnic table is not accessible.</p> <p>A wheelchair space is not provided at the bleachers.</p>	 	<p>Provide an accessible route. Additional study required.</p> <p>Unit Cost: \$20,000</p> <p>Est. Quantity: 1</p> <p>Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance.</p> <p>Unit Cost: \$250 ea.</p> <p>Est. Quantity: 1</p> <p>Provide an accessible space on an accessible route next to the bleachers.</p> <p>Unit Cost: \$25/SF</p> <p>Quantity: 20 SF</p>	\$20,750

#	Barrier Statement	Photo	Proposed Mitigation	Cost
3.	<p><b>Route to Pitcher Cage</b></p> <p>The route to the cage provides &lt; 32" clear width, @ 24".</p>		<p>Enlarge the opening. Unit Cost: \$5,000 ea. Quantity: 1</p>	\$5,000
4.	<p><b>Toilet Rooms</b></p> <p>There is no tactile/ Braille signage mounted on the latch side of the door.</p> <p>The door maneuvering clearance is &lt; 18" on the latch pull-side for a forward approach, @ 9.5" due to the sink.</p> <p>The side grab bar starts &gt; 12" from the side wall, @ 12.5".</p> <p>The toilet centerline is not 16-18" from the side wall, @ 19.5".</p> <p>The headroom under the shelf is &lt;80" AFF, @ 78".</p>		<p>Install tactile/ Braille signage on the latch side of the door. Coordinate with location and height requirements. Unit Cost: \$100 ea. Quantity: 2</p> <p>Install an automatic door opener. Unit Cost: \$2,500 ea. Quantity: 2</p> <p>Reposition the side grab bar. Unit Cost: \$50 ea. Quantity: 2</p> <p>Reposition the toilet. Unit Cost: \$1,500 ea. Quantity: 1</p> <p>Install a cane detectable object below the shelf. Unit Cost: \$250 ea. Quantity: 2</p>	\$7,300

**TOTAL FOR METACOMET PARK: \$ 3 9 , 0 5 0**

## McCARTHY PARK

AUDITED ON: JULY 09, 2020



McCarthy Park is located off of Hospital Road. The site consists of two parking lots, six baseball fields, and an open field. No designated accessible parking spaces are provided.

#	B a r r i e r S t a t e m e n t	P h o t o	P r o p o s e d M i t i g a t i o n	C o s t
1.	<p><b>Accessible Parking</b></p> <p>Designated accessible parking is not provided and the parking surface is not stable, firm, and slip resistant.</p>		<p>Pave and stripe a portion of the parking lot to add accessible parking spaces (including at least one van space), as well as their associated signs and access aisles.</p> <p>Unit Cost: \$1,500 per space or aisle Est. Quantity: 3 (2 spaces + 1 access aisle)</p>	\$4,500
2.	<p><b>Accessible Route</b></p> <p>The athletic fields and the bleachers are not located on an accessible route.</p> <p>A wheelchair space is not provided at the bleachers.</p>		<p>Provide an accessible route. Additional study required.</p> <p>Unit Cost: \$10,000 Quantity: 1</p> <p>Provide an accessible space on an accessible route next to the bleachers.</p> <p>Unit Cost: \$25/SF Quantity: 20 SF</p>	\$10,500

**T O T A L F O R M C C A R T H Y P A R K :     \$ 1 5 , 0 0 0**

# NOON HILL RESERVATION

AUDITED ON JULY 09, 2020

The site is located on Noon Hill Road. The site consists of an unpaved parking lot with an adjacent trailhead. No designated accessible parking spaces and no accessible routes are provided.



#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<b>Accessible Parking</b>  Designated accessible parking is not provided and the parking surface is not stable, firm, and slip resistant.		Pave and stripe a portion of the parking lot to add accessible parking spaces (including at least one van space), as well as their associated access aisles. Unit Cost: \$1,500 per space or aisle Est. Quantity: 2 (1 space + 1 aisle)	\$3,000
2.	<b>Accessible Route</b>  The trailhead is not located on an accessible route.		Provide an accessible route. Additional study required. Unit Cost: \$5,000 Quantity: 1	\$5,000
<b>TOTAL FOR NOON HILL RESERVATION: \$8,000</b>				

## ONANDAGA LANE

AUDITED ON: JULY 09, 2020

The site is located at the cul-de-sac of Onandaga Lane. The site consists of a lot and a trail head. No designated accessible parking spaces and no accessible routes are provided.



#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<b>Accessible Parking</b>  Designated accessible parking is not provided.		Stripe a portion of the parking lot to add accessible parking spaces (including at least one van space), as well as their associated signs and access aisles. Unit Cost: \$300 ea. Est. Quantity: 2 (1 space + 1 aisle)	\$600
2.	<b>Accessible Route</b>  The trailhead is not located on an accessible route.		Provide an accessible route. Additional study required. Unit Cost: \$5,000 Quantity: 1	\$5,000

**TOTAL FOR ONANDAGA LANE: \$ 5,600**

## KINGSBURY POND

AUDITED ON: JULY 09, 2020

Kingsbury Pond is located along Spring Street. The site consists of a parking area, a pond, and sitting area. No designated accessible parking spaces and no accessible routes are provided.



#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<b>Accessible Parking</b>  Designated accessible parking is not provided and the parking surface is not stable, firm, and slip resistant.	A photograph of a dark-colored car parked on a gravel surface. The area is surrounded by trees and foliage.	Pave and stripe a portion of the parking lot to add accessible parking spaces (including at least one van space), as well as their associated access aisles. Unit Cost: \$1,500 per space or aisle Est. Quantity: 2 (1 space + 1 aisle)	\$3,000
2.	<b>Accessible Route</b>  The benches are not located on an accessible route.	A photograph of a dirt path through a dense forest. The path is rocky and uneven, surrounded by trees and bushes.	Provide an accessible route. Additional study required. Unit Cost: \$5,000 Quantity: 1	\$5,000

**TOTAL FOR KINGSBURY POND: \$8,000**

# RED GATE FARM

*AUDITED ON: JULY 09, 2020*

**The Red Gate Farm is located along Philips Street. At the time of the audit, KMA observed a trail past the locked gate. No parking was provided on site.**



#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<p><b>Accessible Route</b></p> <p>The trailhead is not located on an accessible route.</p>		<p>Provide an accessible route. Additional study required.</p> <p>Unit Cost: \$5,000</p> <p>Quantity: 1</p>	\$5,000

**TOTAL FOR RD GATE FARM: \$5,000**

## ENTRANCE TO HOLMQUIST

AUDITED ON: JULY 09, 2020

The entrance to Holmquist is located next to the Wheelock School on Elm Street. The site consists of a pathway leading to various open fields. Parking is provided as well as designated accessible parking spaces.



#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<b>Accessible Parking</b>  Two of the accessible parking spaces lack the required signage.  The signs are mounted < 60" AFF to the bottom of the sign, @ 56".	A paved parking lot with several accessible parking spaces marked by blue and white lines. One space is clearly visible in the foreground.	Install the signs at min. 60" AFF, measured to the bottom of the sign, including a van accessible sign. Unit Cost: \$100 ea. Quantity: 5	\$500
<b>TOTAL FOR ENTRANCE TO HOLMQUIST: \$ 500</b>				

## MEDFIELD COMMUNITY GARDENS

AUDITED ON: MAY 05, 2020



**The Medfield Community Gardens are located along Plain Street. The site consists of several planting lots. Street parking is provided at the site. Although the community gardens are not accessible to those with mobility challenges, the Senior Center offers several accessible gardening tables for therapeutic gardening to Medfield seniors. In order to make gardening fully accessible, the therapeutic gardens would need to open to residents with disabilities of any age.**

#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<p><b>Accessible Route</b></p> <p>The gardens and water hoses are not located on an accessible route, due to the surface material.</p>	  	<p>Provide an accessible route to at least one designated accessible garden area. Additional study required.</p> <p>Unit Cost: \$10,000</p> <p>Quantity: 1</p>	\$10,000

TOTAL FOR MEDFIELD COMMUNITY GARDENS: \$10,000

# PRIORITIZATION PLAN

The Town has made significant progress removing structural barriers to programs in its facilities. Below is the excerpt of open space and recreation facilities, identifying the principal architectural barriers identified, recommended mitigations and draft implementation schedule. The information below is ordered chronologically by priority.

## Structural

Title II of the Americans with Disabilities Act of 1990 (ADA) included the ADA Standards for Accessible Design (1991 Standards), which were revised and updated in 2010 (2010 Standards) and allowed for the 1991 Standards to be used until March 14, 2012. The 2010 Standards set minimum requirements – both scoping and technical – for newly designed and constructed or altered State and local government facilities to be readily accessible to and usable by individuals with disabilities.

#	Building	Principal Barrier(s)	Recommendation(s)	Schedule
13	Town Hall	<ul style="list-style-type: none"><li>Accessible parking spaces have slopes &gt;2% and lack the required signage.</li></ul>	Due to the high traffic of Town Hall, KMA recommends mitigating all of the barriers identified in the audit report.	2 Years

# Building	Principal Barrier(s)	Recommendation(s)	Schedule
	<ul style="list-style-type: none"> <li>The crosswalk at the James Ave parking area has cross slopes &gt;2%.</li> <li>Toilet rooms have accessible elements mounted in incorrect locations and/or missing and lack some of the required clearances at fixtures and doors.</li> <li>Department counters are mounted too high.</li> <li>Tactile/ braille signage is mounted too high.</li> <li>Furniture obstructs the accessible route to the Board of Health.</li> <li>The elevator controls are too high.</li> <li>The computer station lacks the required knee/ toe clearance for a forward approach.</li> <li>The picnic table is not on an accessible route and lacks the required knee/ toe clearance for a forward approach.</li> <li>The kitchenette lacks the required footprint and accessible elements.</li> <li>The breakroom sink is too high and lacks accessible seating.</li> <li>The curb ramp at the building entry has cross slopes &gt;2%.</li> <li>The entry door push button control clear floor space has slopes &gt;2% and the defibrillator controls are mounted too high.</li> <li>The multiuser toilet room</li> </ul>	<p>KMA recommends prioritizing the exterior parking and accessible routes due to their high visibility.</p> <p>In the more immediate future, KMA recommends designating the toilet rooms as unisex and modifying at least one per floor to be fully accessible.</p> <p>Provide adjacent lowered desks at the department counters that are mounted too high.</p>	<p>6 Months</p> <p>1 Year</p> <p>6 Months</p>

#	Building	Principal Barrier(s)	Recommendation(s)	Schedule
		<p>thresholds are too tall and some elements are not mounted in the correct locations.</p> <ul style="list-style-type: none"> <li>• There are no drinking fountains for standing users.</li> <li>• No accessible employee parking spaces and the employee parking lot is not on an accessible route.</li> </ul>		
14	Transfer Station, Salt Shed, & Swap Shack	<ul style="list-style-type: none"> <li>• No accessible parking.</li> </ul>	Since a policy mitigation for the Transfer Station, Salt Shed, and Swap Shack will address both the program access and architectural barrier issues identified, KMA recommends ensuring trained staff is available to assist people with disabilities.	1 Year
15	Senior Center	<ul style="list-style-type: none"> <li>• Curb ramps are too steep.</li> <li>• The brick surface at the entry has abrupt changes in level.</li> <li>• The entry door is not capable of opening 90 degrees to provide the required clear width/ maneuvering clearances.</li> <li>• The single user toilet room has accessible elements mounted in incorrect locations and/or missing. The multiuser toilet rooms lack the required footprint for an accessible bathroom.</li> <li>• Tactile/ braille signage is not mounted on the latch side of the door.</li> <li>• Coat hooks and hanging rods are too high.</li> <li>• The craft room sink is too high.</li> <li>• The card tables lack the required knee/ toe clearance for a forward approach.</li> <li>• Egress door thresholds are</li> </ul>	<p>Due to the high traffic of the Senior Center and the fact that it serves an aging population, KMA recommends mitigating all of the barriers identified in the audit report.</p> <p>KMA recommends prioritizing the exterior parking and entry door due to their high visibility.</p>	<p>2 Years</p> <p>1 Year</p>

#	Building	Principal Barrier(s)	Recommendation(s)	Schedule
		<p>too high.</p> <ul style="list-style-type: none"> <li>Employee telephones are mounted too high.</li> </ul>		
16	Public Library	<ul style="list-style-type: none"> <li>The parking lot lacks a van accessible parking space.</li> <li>The accessible parking spaces lack access aisles and have slopes &gt;2%.</li> <li>The memorial entrance lacks directional signage to the accessible entrances.</li> <li>The accessible route to the side entrance has running slopes &gt;5%.</li> <li>There are abrupt changes in level &gt;1/4" at material transitions.</li> <li>The lower level ramp has running slopes &gt;8.3%.</li> <li>Desks and tables lack the required knee clearance below (both adult and children).</li> <li>The lobby lacks a 'hi' drinking fountain.</li> <li>The check-out counter is &gt;36" AFF.</li> <li>The threshold leading to the first floor reading room is too high and not beveled.</li> <li>Toilet rooms have accessible elements mounted in incorrect locations and/or missing. The lower level toilet rooms lack the required clearance at the toilet.</li> </ul>	<p>Due to the high traffic of the Library, KMA recommends mitigating all of the barriers identified in the audit report within the next two years.</p> <p>Additionally, in the more immediate future KMA recommends prioritizing the following:</p> <ul style="list-style-type: none"> <li>Exterior parking and accessible routes due to their high visibility.</li> <li>Provide directional signage at the inaccessible entry</li> <li>Designate the toilet rooms as unisex and modify at least one to be fully accessible. Ensure the bathroom can be accessed via an accessible route.</li> <li>Ensure the programs on the lower level (that require the use of the ramp) are capable of being provided in the alternative locations. If alternative locations are used, information on their location and the process for requesting their use must be disseminated.</li> <li>Provide an accessible desk and table (both adult and children sized).</li> <li>Provide paper cups adjacent to the drinking fountain so that it can be utilized by standing users.</li> </ul>	<p>2 Years</p> <p>1 Year</p>
17	Pfaff Recreation Area	<ul style="list-style-type: none"> <li>The accessible parking has slopes &gt;2% and lacks the required signage.</li> <li>The accessible route to the</li> </ul>	<p>Due to the moderate traffic of the Pfaff Recreation Area, KMA recommends mitigating all of the barriers identified in the audit report.</p>	3 Years

#	Building	Principal Barrier(s)	Recommendation(s)	Schedule
		<p>entrance has cross slopes &gt;2%.</p> <ul style="list-style-type: none"> <li>The ramp at the entrance has running slopes &gt;8.3% and lacks compliant handrails.</li> <li>The entry door lacks a level landing.</li> <li>Doors lack the required minimum 32" of clear width.</li> <li>Thresholds are too high and not beveled.</li> <li>Tactile/ braille signage is not provided.</li> <li>The accessible route through the large recreation space has cross slopes &gt;2%.</li> <li>Toilet rooms have accessible elements mounted in incorrect locations and/or missing.</li> <li>Children's tables lack the required knee/ toe clearance.</li> <li>The kitchen sink is mounted too high and lacks the required knee/ toe clearance for a forward approach.</li> <li>The range appliance requires reaching over the burners to access the controls.</li> <li>The AED box protrudes into the circulation area and the controls are mounted too high.</li> </ul>	<p>KMA recommends prioritizing the exterior parking and accessible routes due to their high visibility.</p> <p>Additionally, within the more immediate future:</p> <ul style="list-style-type: none"> <li>designate the toilet rooms as unisex and modify at least one to be fully accessible. Ensure the bathroom can be accessed via an accessible route.</li> <li>provide tactile/ braille signage</li> </ul> <p>Designate alternative accessible meeting areas for all programs that meet in areas not on an accessible route. Ensure that all programs offered are capable of being provided in the alternative locations (i.e., recreation programs). If alternative locations are used, information on their location and the process for requesting their use must be disseminated.</p>	<p>1 Year</p> <p>6 Months</p>
18	Medfield High School	<ul style="list-style-type: none"> <li>The access aisle at the van space is &lt;96" wide.</li> <li>The football accessible parking lacks signage and has slopes &gt;2%.</li> <li>The walkway and the ramp leading to the football field</li> </ul>	Due to the high traffic at the Medfield High School for Town events, KMA recommends mitigating all of the barriers identified in the audit report.	3 Years

#	Building	Principal Barrier(s)	Recommendation(s)	Schedule
		<p>have excessive running slopes. Additionally, the gate lacks a level landing.</p> <ul style="list-style-type: none"> <li>• The football bleachers lack accessible seating located on a stable, firm, and slip resistant surface.</li> <li>• Toilet rooms have accessible elements mounted in incorrect locations and/or missing.</li> <li>• The cafeteria lift door lacks a level landing.</li> </ul>		
19	Public Safety Building	<ul style="list-style-type: none"> <li>• The accessible parking has slopes &gt;2%.</li> <li>• The accessible route to the rear entrance has running slopes &gt;5%.</li> <li>• The single user toilet rooms have accessible elements mounted in incorrect locations and furniture obstructing required fixture clearances.</li> <li>• The administrative office counter is mounted &gt;36" AFF.</li> <li>• The basketball court accessible parking has slopes &gt;2%.</li> <li>• The basketball court gate lacks a level landing and the required maneuvering clearances. Additionally, the basketball court bench is not located on an accessible route.</li> <li>• The fixed seat obstructs the required clear floor space at the handcuff area.</li> <li>• The benches in the cells lack the required clear floor space.</li> </ul>	<p>The public may need to access the jail cell; therefore providing at least one fully accessible jail cell is essential. Mitigate at least one jail cell to be fully accessible. Ensure information on the accessible jail cell is properly disseminated.</p> <p>KMA also recommends prioritizing areas open to the public, the exterior parking, and accessible routes due to their high visibility and extensive use.</p>	<p>3 Years</p> <p>6 Months</p>

# Building	Principal Barrier(s)	Recommendation(s)	Schedule
	<ul style="list-style-type: none"> <li>The emergency button in the group cell is mounted too high.</li> <li>In the single person cells the sinks are mounted too high and the toilet CLs are not 16"-18" from the sidewall.</li> <li>The detainee shower does not meet the dimensional requirements for an accessible transfer shower.</li> <li>The employee locker room shelving and hooks are mounted too high. Additionally the benches lack the required back support.</li> <li>The employee break rooms have appliance/ fixture controls are too high, have sinks that lack the required knee/ toe clearance, have sinks that are mounted too high, and lack accessible seating.</li> </ul>		
20	<b>Department of Public Works</b> <ul style="list-style-type: none"> <li>The parking area lacks a van accessible space and accessible parking signage.</li> <li>The toilet room sink and mirror are too high and the door requires &gt;5lbs of force to operate.</li> <li>The employee breakroom lacks accessible seating and a work surface. Additionally, appliance controls are mounted too high.</li> </ul>	<p>Since the mitigations noted in the audit report for the areas accessed by the public are relatively small (parking, toilet room) KMA recommends mitigating them in the more immediate future.</p> <p>Due to the relatively low traffic of this building, KMA recommends mitigating the other barriers identified in the audit report as part of routine maintenance, planned alterations or in response to a specific request and as Town budget permits.</p>	1 Year     5 Years
21	<b>Dwight-Derby House</b> <ul style="list-style-type: none"> <li>No accessible parking.</li> <li>No accessible route from parking</li> <li>Not enough accessible entrances.</li> <li>Thresholds are too high.</li> </ul>	KMA requires more information on the types of programs provided at the Dwight-Derby House. If it is used as a museum or for tours one alternative solution would be to provide an alternative means of providing a tour of the facility (i.e. video walkthrough).	TBD

# Building	Principal Barrier(s)	Recommendation(s)	Schedule
	<ul style="list-style-type: none"> <li>• The mirror and coat hook in the toilet room are too high</li> <li>• The kitchen sink is too high.</li> </ul>		

## Athletic Facilities

KMA did not observe any fully accessible athletic facilities in the Town of Medfield. KMA reviewed the basketball court at the Public Safety Building, the Medfield High School football field, Metacomet Park, and McCarthy Park. Athletic facilities lack accessible routes, accessible parking, and accessible seating.

**FINDING 21A:** Due to the high traffic of the Medfield athletic facilities, KMA recommends providing accessible athletic facilities within the next 5 years. At least one of each type of athletic facility (e.g. baseball field, football field, basketball court, etc.) should be made accessible, with priority going to those with the highest use. Associated press boxes and/ or concession stands, should also be modified either through physical architectural barrier removal or by implementing a policy change.

**FINDING 21B:** Prior to the next season opening, at least one bathroom (if provided) serving each athletic facility should be designated as unisex and made fully accessible. This can be achieved by providing an accessible portable toilet at each location where bathrooms are provided. Ensure the accessible portable toilet is located on an accessible route.

## Community Garden

The Community Garden is not accessible. The area lacks an accessible route to the garden area.

**FINDING 22:** Since the Community Garden is a unique program and used by many residents of the Town, KMA recommends providing at least one garden on an accessible route within the next 2 years. This can be achieved through architectural barrier removal at the existing Community Garden or by providing an additional accessible garden area in an alternate location. For example, providing raised beds at the Senior Center located on an accessible route available for community use. KMA recommends ensuring that the information on the policy and the process for implementation is disseminated.

## Play and Recreation Areas

KMA did not observe any fully accessible play areas in the Town of Medfield. KMA reviewed the recreation area at Hinkley Park & Pond. The area lacks an accessible route, accessible play features, accessible seating, an accessible serving window, accessible bathrooms, and accessible parking spaces.

**FINDING 23A:** Provide at least 1 fully accessible toilet room within the next 3 years. It is KMA's opinion that a fully accessible bathroom should be a top priority as it will be able to serve everyone who uses the area.

**FINDING 24B:** Provide 1 fully accessible playground within the next 3 years. Ensure that any modifications to an existing play area is done in compliance with the 2010 ADA Standards. Information regarding the accessible playgrounds should be disseminated to residents and available on the Town website.

## Conservation Areas, Trails, and Parks

KMA did not observe any fully accessible conservation areas, trails, or parks in the Town of Medfield. KMA reviewed the Baxter Memorial Park, the Noon Hill Reservation, Onondaga Lane, Kingsbury Pond, Red Gate Farm, and the entrance to Holmquist. The areas lack accessible parking spaces, accessible seating (where seating is provided), and accessible routes.

**FINDING 25A:** Provide accessible parking and a route to the trailhead at one of the conservation areas within the next 5 years, with priority going to the one that has the highest use.

**FINDING 25B:** Provide an accessible route to the memorial at Baxter Memorial Park within the next 5 years. Additionally, provide at least one accessible picnic table on an accessible route in the park.

**FINDING 25C:** With the recent acquisition of a Rail Trail Right of Way, the Town should construct the trail so that it meets ADA accessibility requirements. The Town should construct accessible parking at trail heads to provide for access to walking trails, conservation areas and parks.