

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

May 9, 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 AICP**, 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

Select Board: Gus Murby, Eileen Murphy, Osler Peterson

(Note: The current legal name is Selectmen, but Medfield is starting the process of formally changing it to the "Select Board." For clarity, the latter name is used.)

Adopted

5/__/23

Planning Board: James Brand, Teresa James, Sarah Lemke, Blake McDermott, Paul McKechnie, Seth Meehan, Jamie Sullivan (with Sarah Raposa, Town Planner)

4/24/23

Conservation Commission: Deborah Bero, George Darrell, Robert Kennedy, Jr., Mary McCarthy, Michael Perloff, Kirsten Poler, Catherine Scott

5/__/23

Parks and Recreation Commission: Lauren Beitelspacher, Mike Parks, Mel Seibolt, and Kirsty Young (with Katie Walper, Director of Parks and Recreation)

5/9/23

Open Space and Recreation Plan Committee: Lauren Beitelspacher, George Lester, Jerry Potts, Sarah Raposa, Jessica Reilly, Corinne Schieffer, Catherine Scott

5/__/23

Disability Committee (as to ADA Checklist recommendations): Kristine Trierweiler, ADA Coordinator;

5/__/23

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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 Select Board’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)***, Select Board'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 Select Board 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 Select Board, 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: (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 whose 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. An additional 37 households viewed the presentation later online.

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. There were 451 completed survey responses (N=451), a very strong response rate.

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/824548445057>
pwd=TUFTQ2RONHpScWcxzlvSTe4WUdydz09
Passcode: 738641

For more information:
Contact: Town Planner
Sarah Raposa
(508) 906-3027
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, 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
Passcode: 164846

Submit questions or
comments to:
bit.ly/OSRPfeedback

Or scan the QR code:

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

Open Space and Recreation Plan (OSRP) Update 2023

OSRP 5-Minute Survey

The Open Space and Recreation Planning Committee is committed to presenting a plan for open space and recreation that reflects the needs of the community. We welcome your feedback on what the priorities should be.

Survey Link: <https://mapc.ma/medfieldosrp>
or click this QR Code:

Survey open until
March 31, 2023

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.

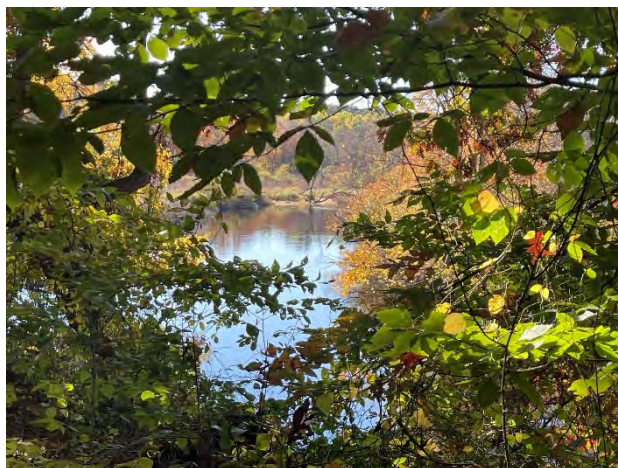
The town is well situated within the southwest Boston Metro area-- 18 miles southwest of Boston, 12 miles south of Interstate 90 (Mass Pike) and seven miles southwest of Interstate 95, but no limited access highways reach into the community. The CSX Transportation railroad bisects the Town from north 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 66th 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. When land is owned in its entirety, the way most people think of land ownership, that is a ***fee-simple title***, or simply referred to as land in-fee.

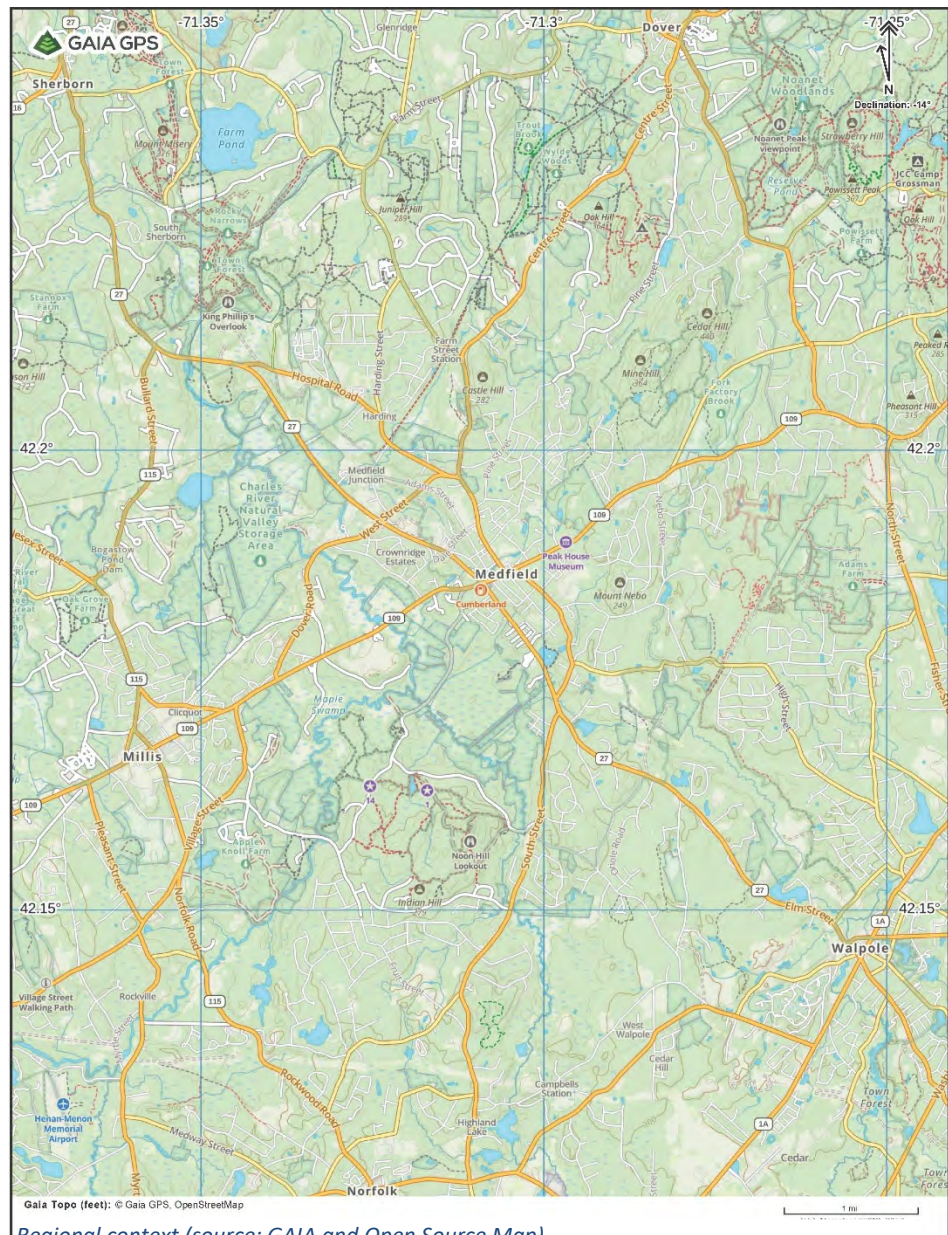


The Charles River help define Medfield

Sometime the town or other governments, land trusts, or private parties purchase a portion of the

interest in land, but not the land itself. These ***less-than-fee interests*** can include conservation restrictions, scenic easements, timber rights, or rights-of-way easements. In that case, the fee-owner of the remaining property rights has sold or donated a portion of their rights to use the land freely.

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 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.



Regional context (source: GAIA and Open Source Map)

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), Millis (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 Massachusett 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.

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 43rd 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 Monoco, 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



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

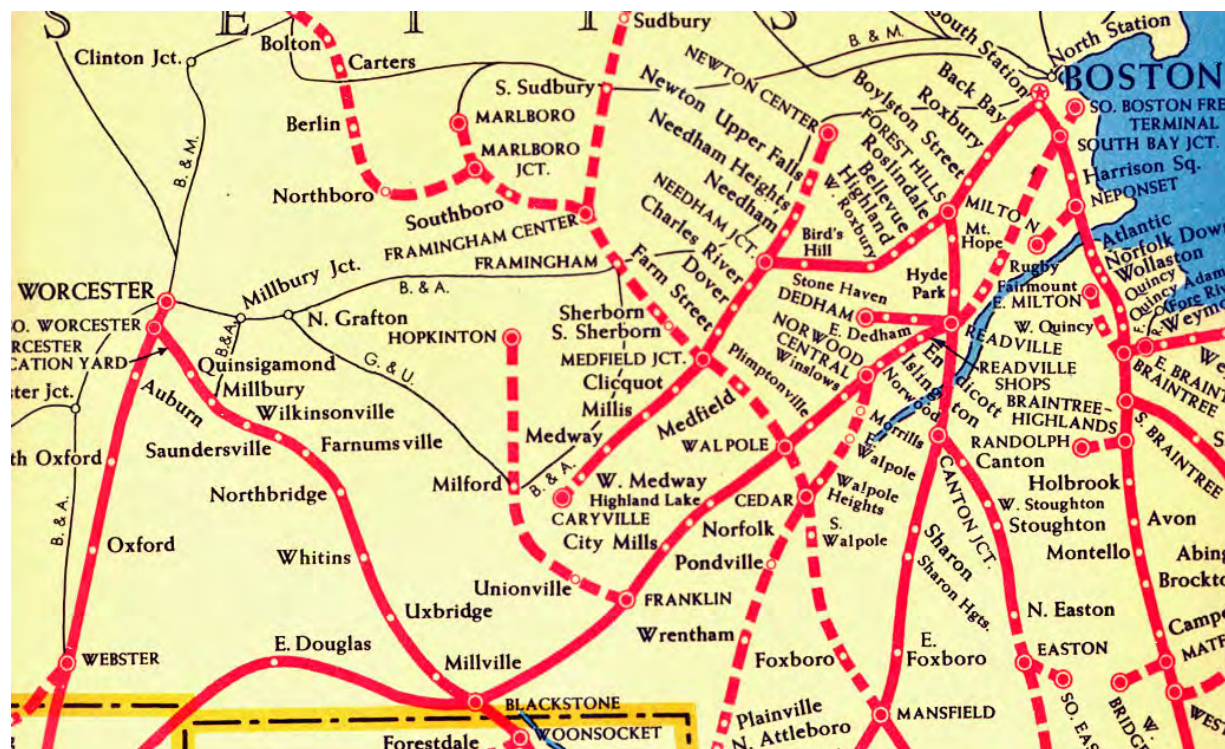
and Concord, although they did not arrive in time to join the fight. 154 men, one-fifth of the town's population at the time, fought in the Continental Army. By 1787, an oath was required of the Town officers who renounced loyalty to the king and swore allegiance to the new sovereign, the Commonwealth 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 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 paintings. 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 Select Board'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).** The 228 district at Medfield State Hospital has 78 contributing buildings, sites, structures, and objects, including 53 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).

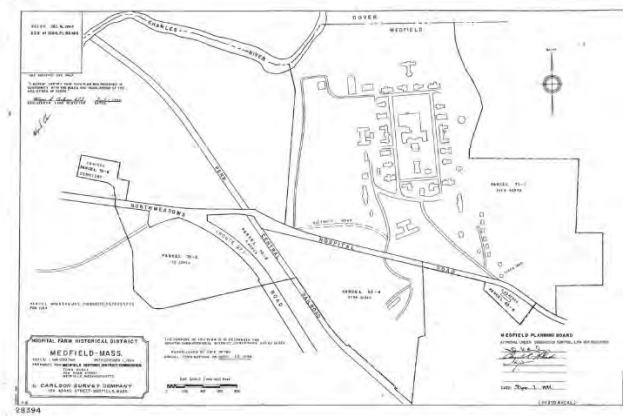
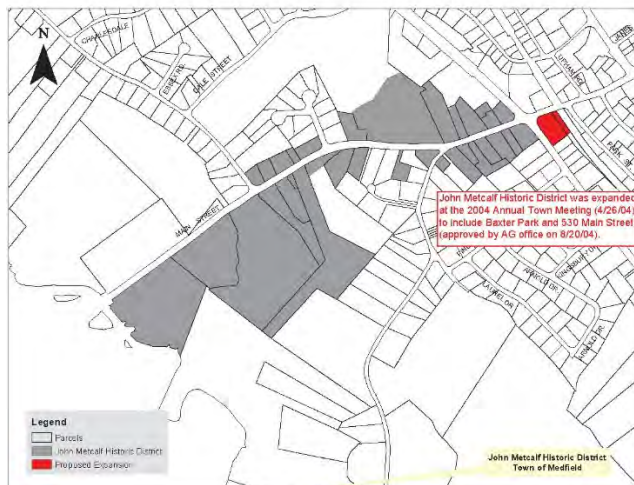
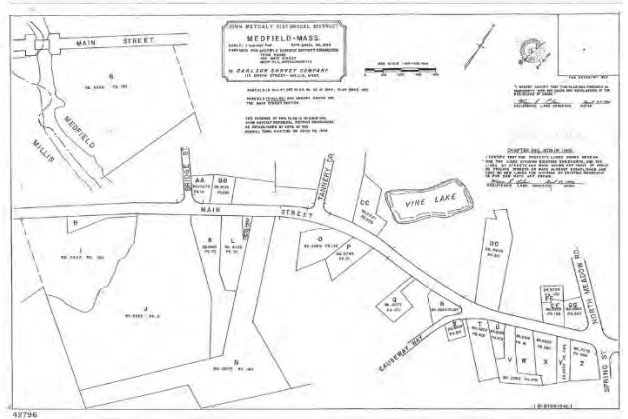
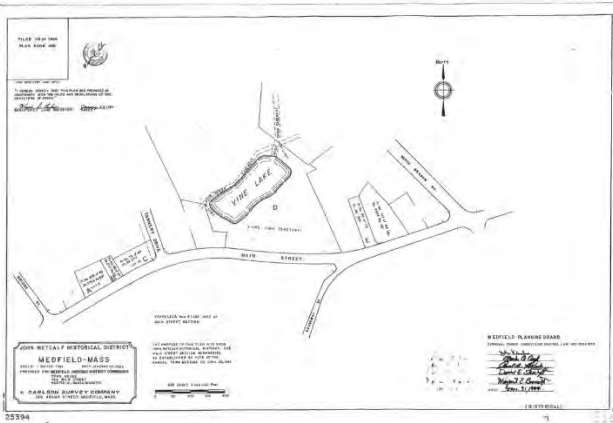
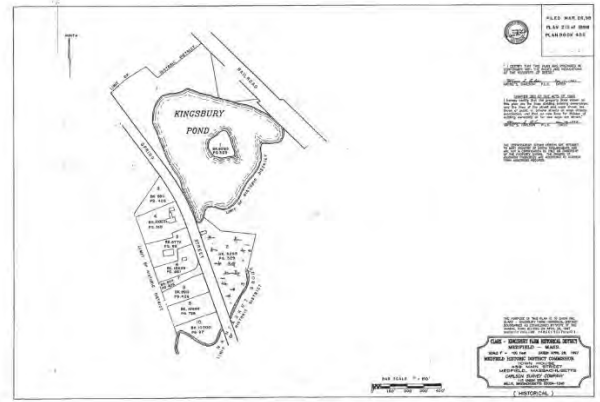
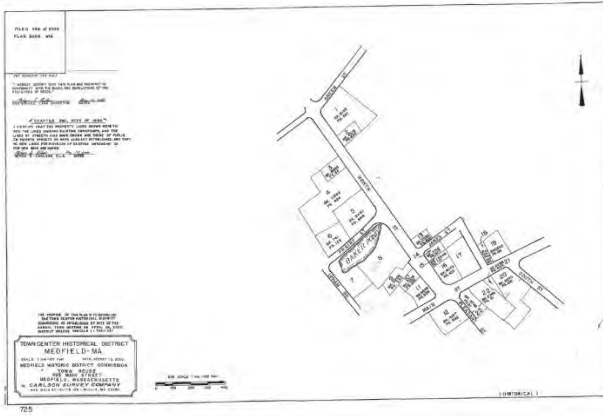


The most relevant sites on the National Register of Historic Places (NRHP) for the **Open Space and Recreation Plan** are the former Medfield State Hospital and the Vine Lake Cemetery. Other important history properties are the First Parish Unitarian/Universalist church, Baptist Church, Dwight Derby House, Peak House, and Inness Studio, all on the NRHP. Historic properties not on the registry that date to the 17th 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.

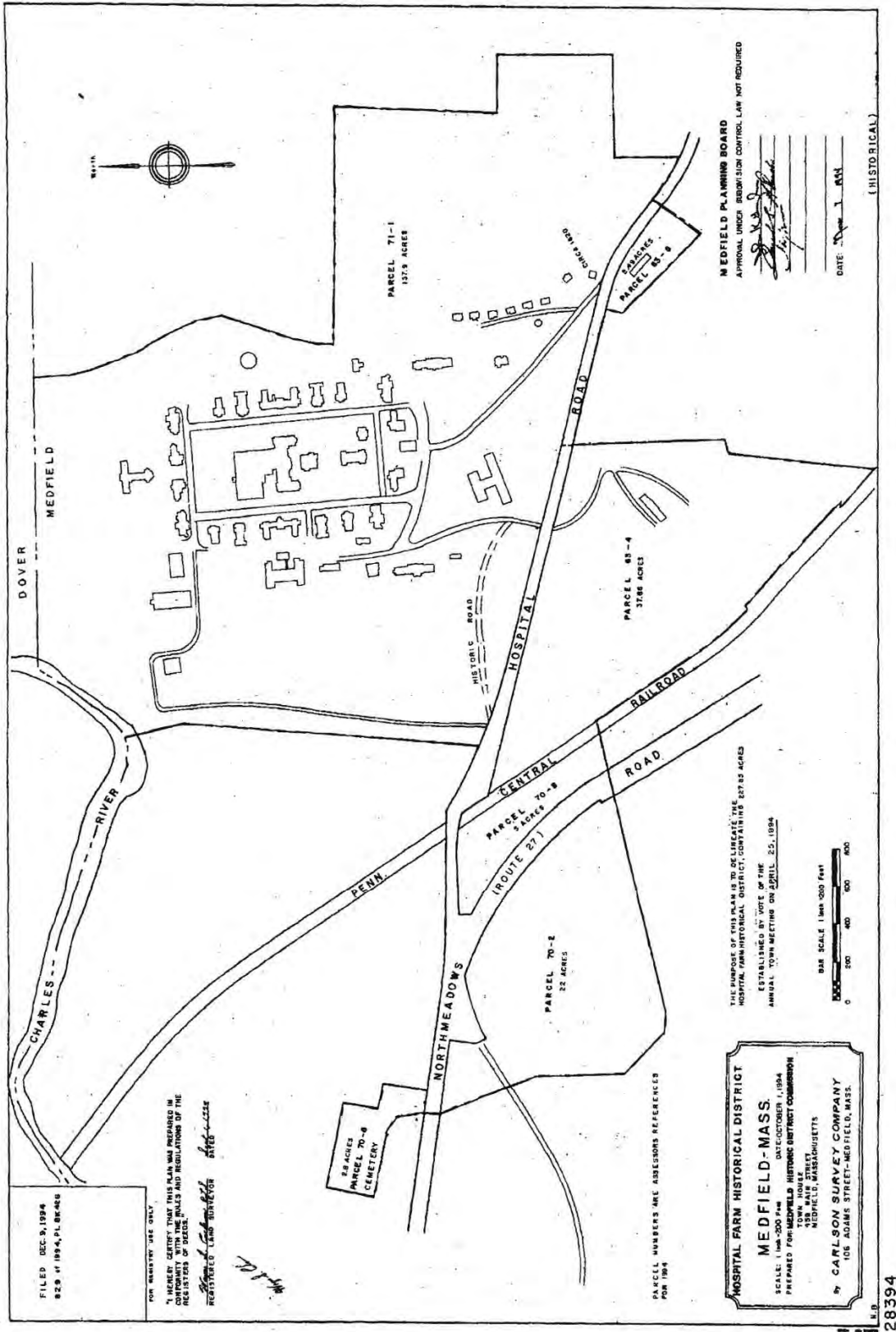
Sources for History: *History of Medfield* (Town of Medfield), Medfield Historical Society (<https://medfieldhistoricalsociety.org/historic-medfield/medfields-town-history>), *History of the Town of Medfield, Massachusetts: 1650-1886* (William S. Tilden, 1887), *Medfield Reflections, 1651-1976* (Town 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 (see more detailed Hospital Farm Historic District map, below)



Hospital Farm Historic District

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.

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)

Education

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

Table 2. Education (Residents age 25 and older)

Level completed	Medfield	Massachusetts
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

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 Millis that abuts Medfield on its eastern side for context.



Environmental Justice Areas (source: MassGIS MassMapper)

Table 3. 2019 Median Income

	Medfield	Massachusetts
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 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%

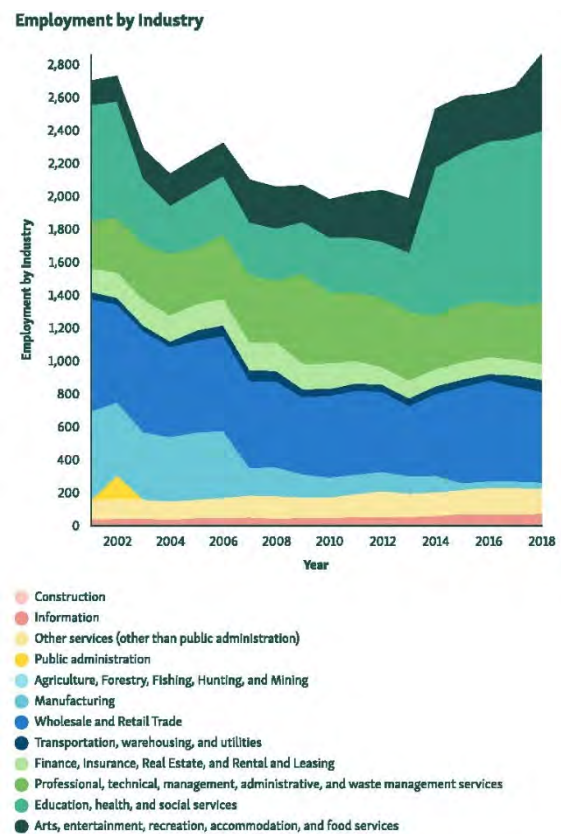
Source: U. S. Bureau of the Census, American Community Survey, 2019

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	2	16

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 Bellfonge 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 2 non-contributing historic structures may be used for maintenance, storage and repairs. (These are buildings 10 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.

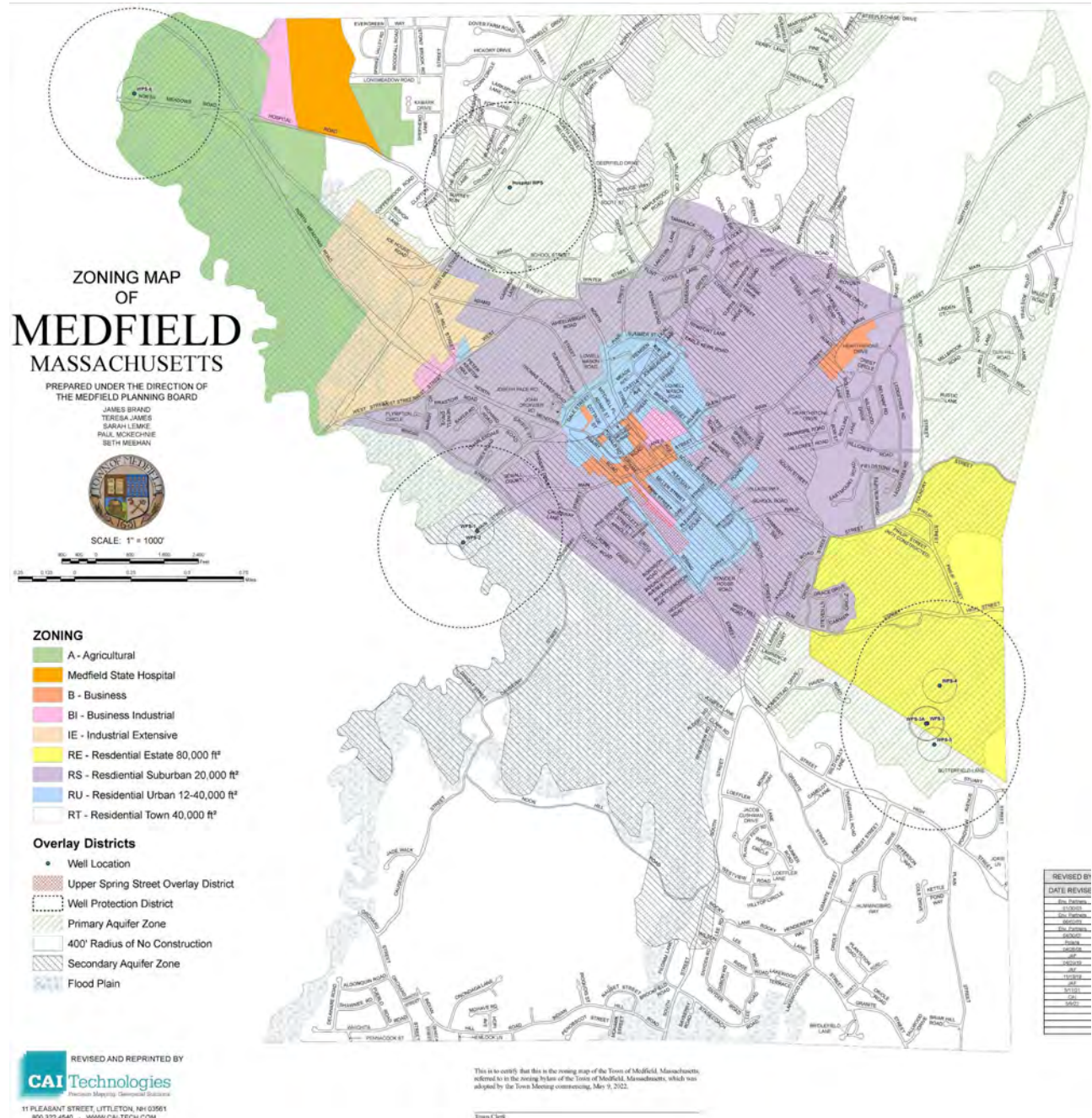
In total, 334 apartments are proposed, consisting of studios, and one, two, and three-bedroom apartments, and varying in size from 350 to 1400 square feet. Various housing types and common area interior and exterior amenity spaces will be distributed across the improved site, and each apartment will 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.

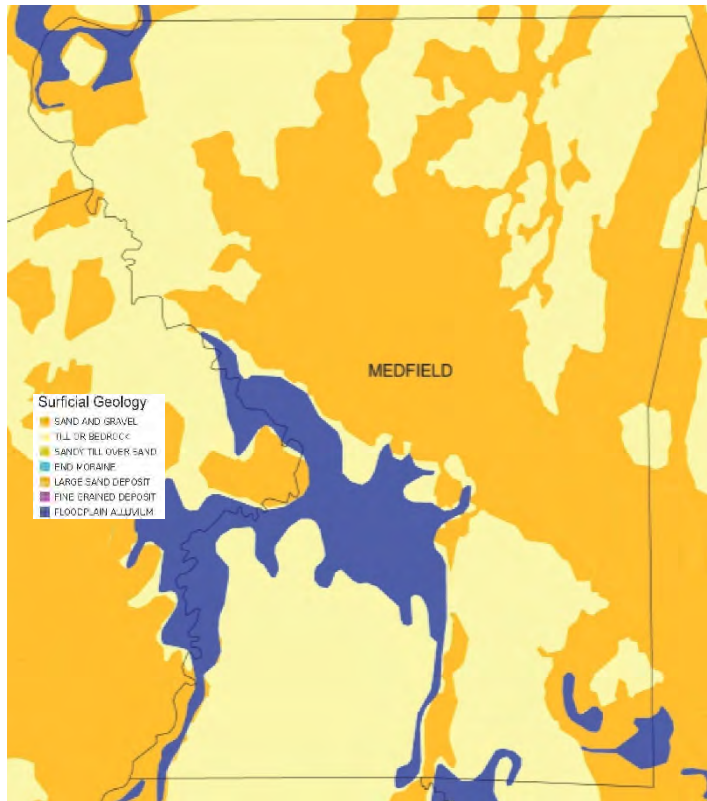
More than 13,000 years ago, much of what is now Charles River basin in Medfield, Millis, Norfolk, and Walpole, including the majority of Medfield, was covered by proglacial Lake Medfield. Formed by glacial ice and glacial deposited moraines, the lake created delta depositions (primarily sand, gravel, 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.



Surficial Geology (source: MassGIS MassMapper)

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.



Prime and Important Farmland Soils (source: MassGIS MassMapper)

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.

Natural Resource Conservation Service soil survey. 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.



The ever popular Medfield State Hospital grounds

See Unique Features Map, below.

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 or 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.

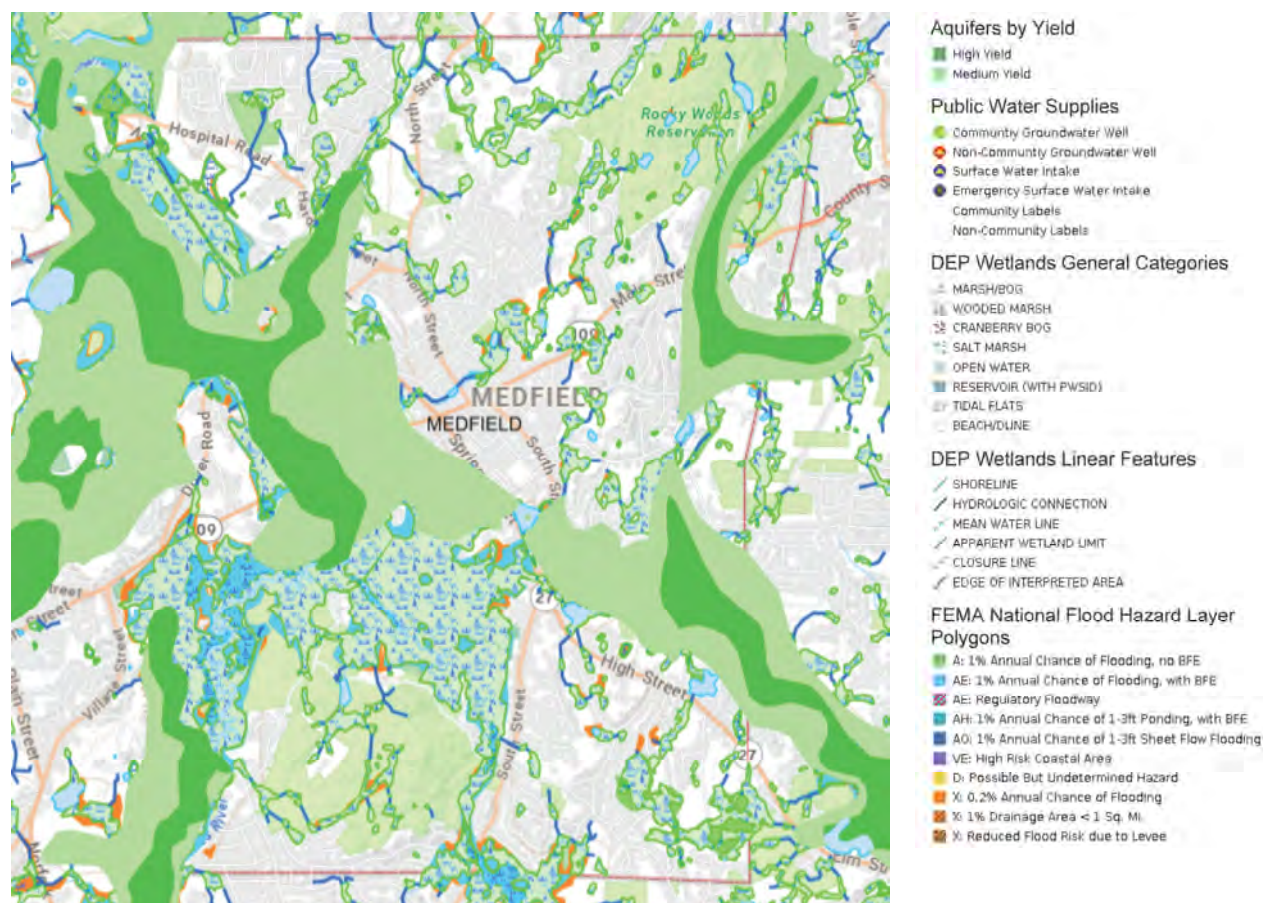
Besides Jewell's Pond, Baker's Pond or Meetinghouse Pond in the town center, Vine Lake in Vine Lake Cemetery, Kingsbury Pond by the historic Kingsbury Homestead, Hinkley Pond (a town swimming pond), Holt Pond at Noon Hill, and Chickering Pond at TTOR's Rocky Woods Reservation, are all important water,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

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

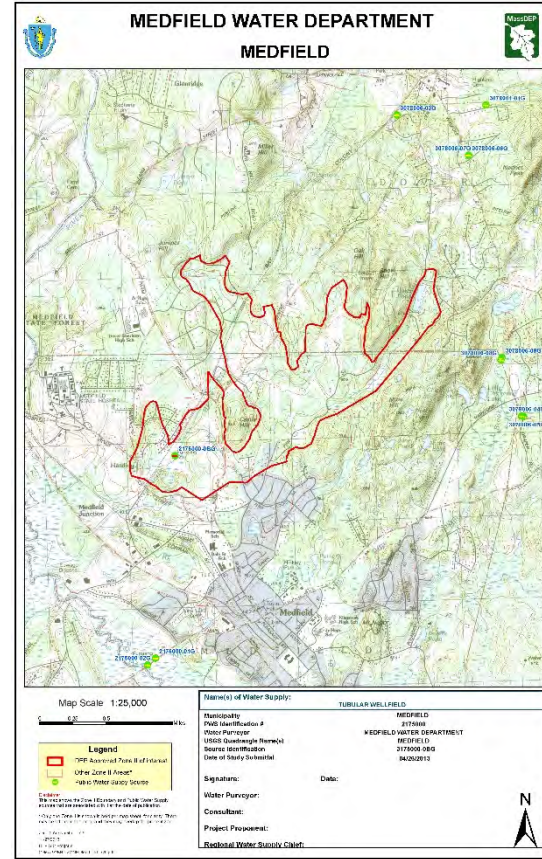
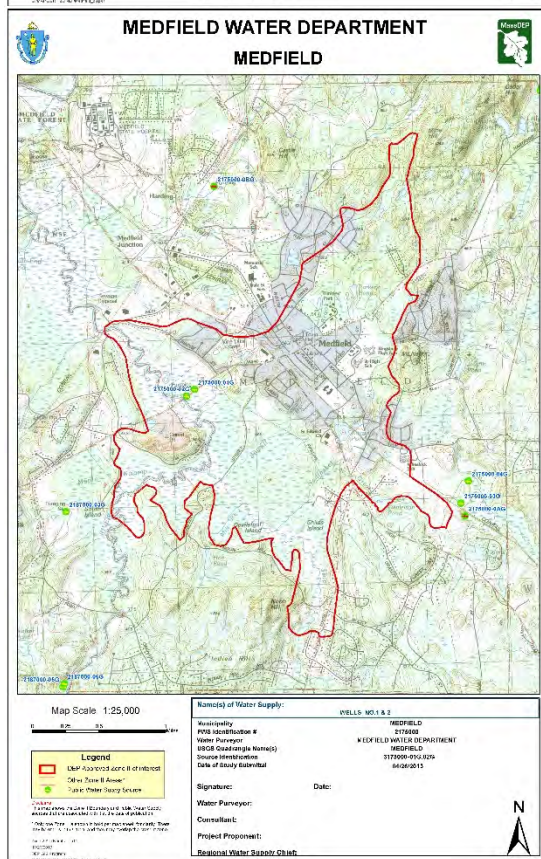
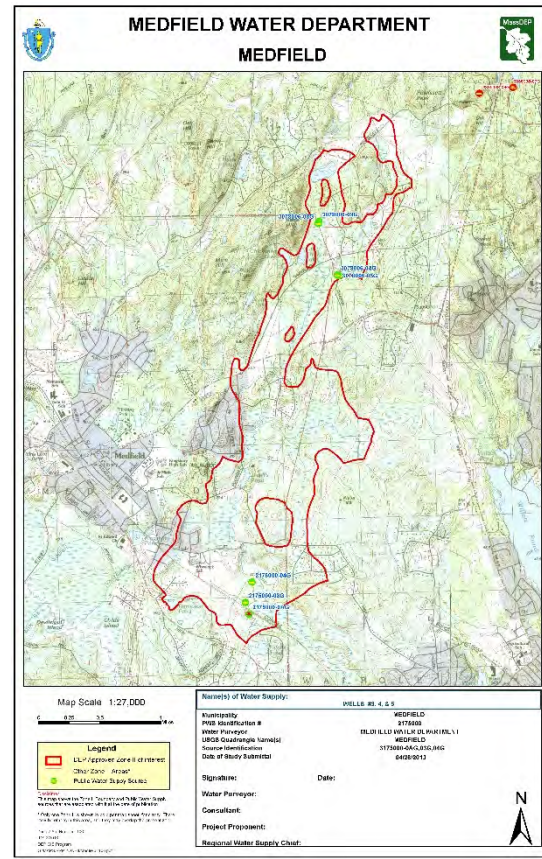
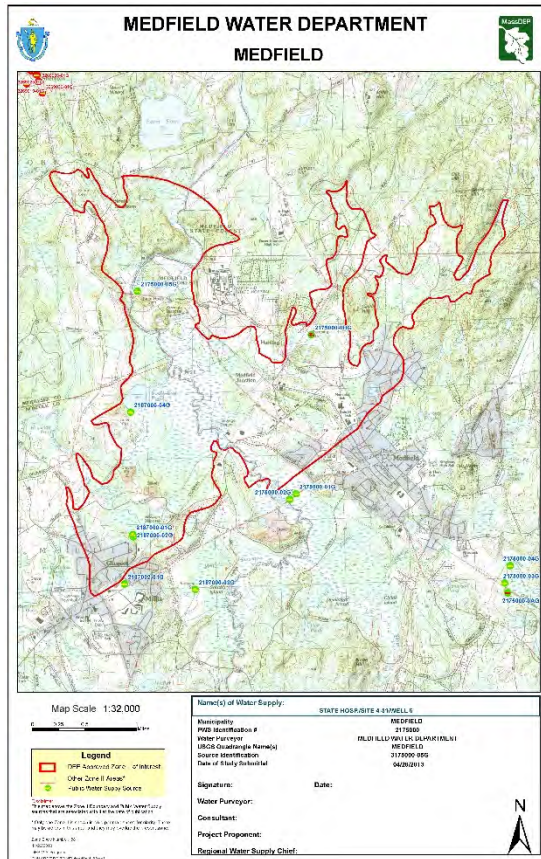
areas but there are no surface water supply watersheds in Medfield. Much of that protection, in the form of land ownership and regulatory systems, is already in place. The above referenced Zoning Map shows all the zoning areas of water resource regulatory protection (well protection, aquifers, and flood 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± 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, NO₂, O₃, PM 2.5, SO₂, 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 road, 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

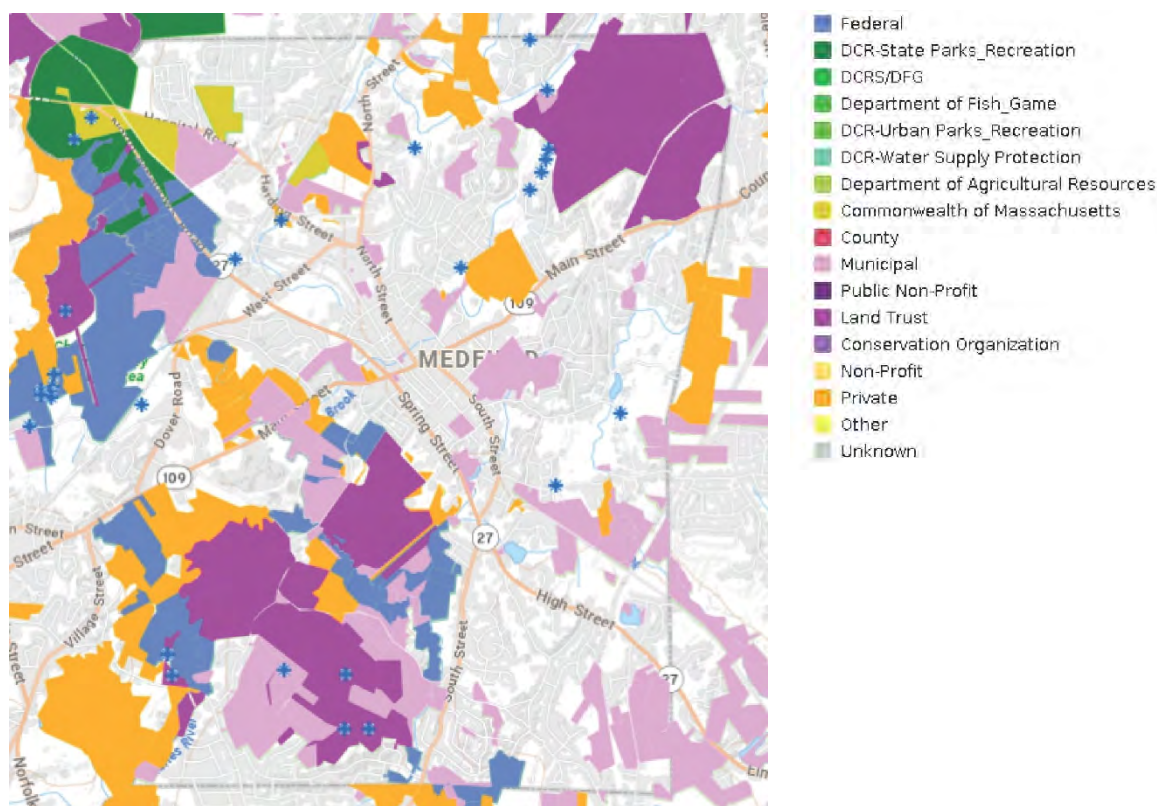
Over a third (38±%) of Medfield is permanently protected open space, protecting a wide variety of fisheries and waterfowl and migratory birds (especially in the Charles River Basin, the Stop River and wetlands and ponds all over town) as well as upland wildlife over town. The Charles River and Stop River 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, redbin 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.



Vernal Pools in blue asterisks (source: MassMapper)

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

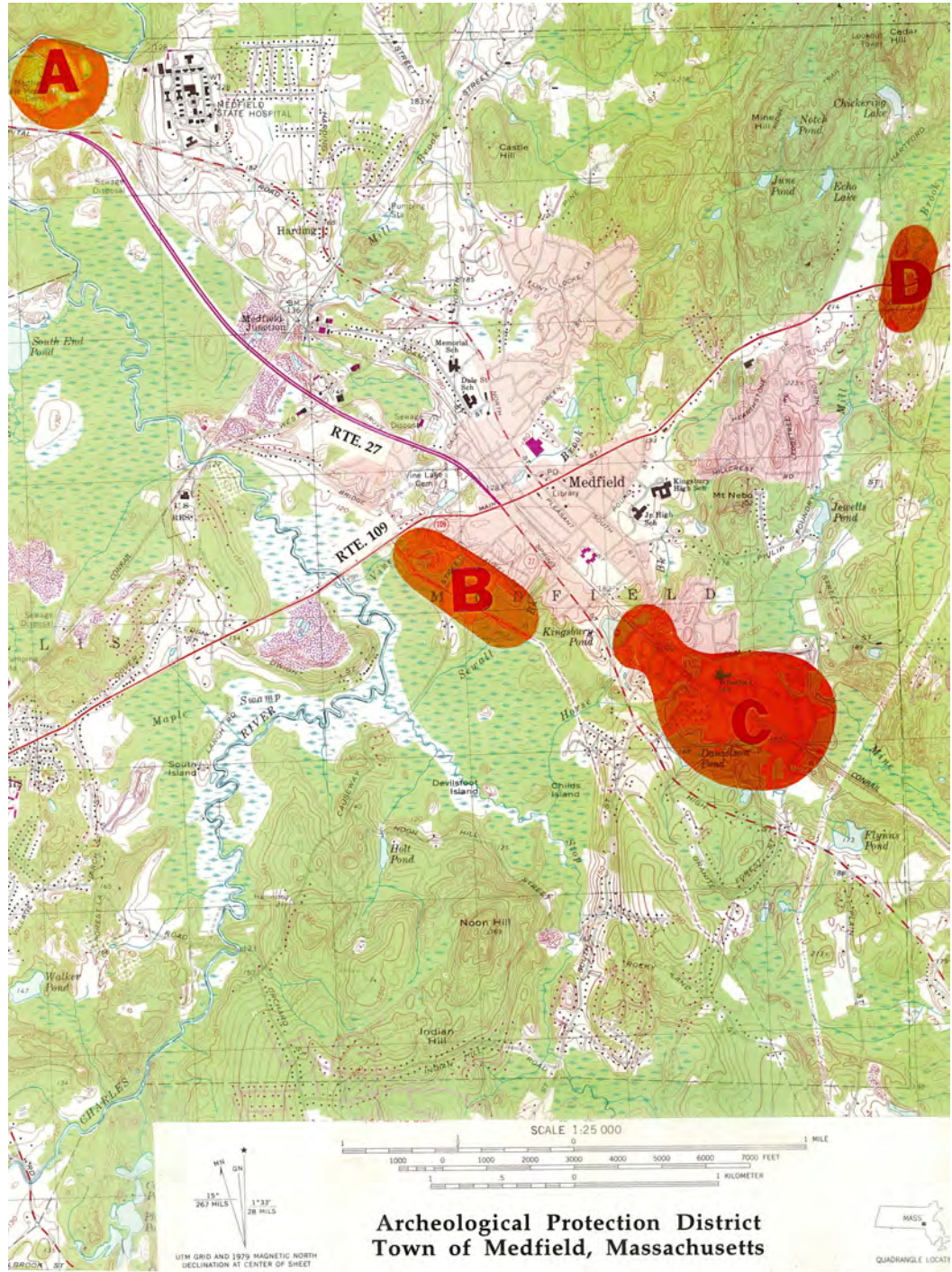
- Purple Milkweed (*Asclepias Purpurascens*) - endangered (last sighted 1945)
- American Bittern (*Botaurus Lentiginosus*) - endangered (last sighted in the 1970s)
- Sedge Wren (*Cistothorus platensis*) - endangered (last sighted 1884)
- Eastern Pondmussel (*Ligumia nasuta*) - special concern (last sighted 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 19th Century Medfield State Hospital. Specific sites and findings are confidential due to the risk of thoughtless collectors, but the Town of Medfield has mapped Archeological 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 starkest 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, stand out 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 Unique Features (landscapes, geology)

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.

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 post 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 construction and demolition debris disposal area, 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 Massachusetts Department of Environmental Protection 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 protected land includes:

- 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, Select Board, 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		
Protected land in Private Ownership	Norfolk Hunt Club (on property owned by Wardner Farm Trust)		
	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 owns the land managed by Norfolk Hunt Club)		
Other volunteer and management partners	SEMASS chapter of NEMBA (New England Mountain Bike Association) Scout Troop 89 and Troop 10 and Girl Scouts Soles of Medfield running club Middle and High School outdoor clubs Hinkley Helpers		

Some land is protected through current use taxation programs, also known as chapter lands. These provide the property owner with lower taxes 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.

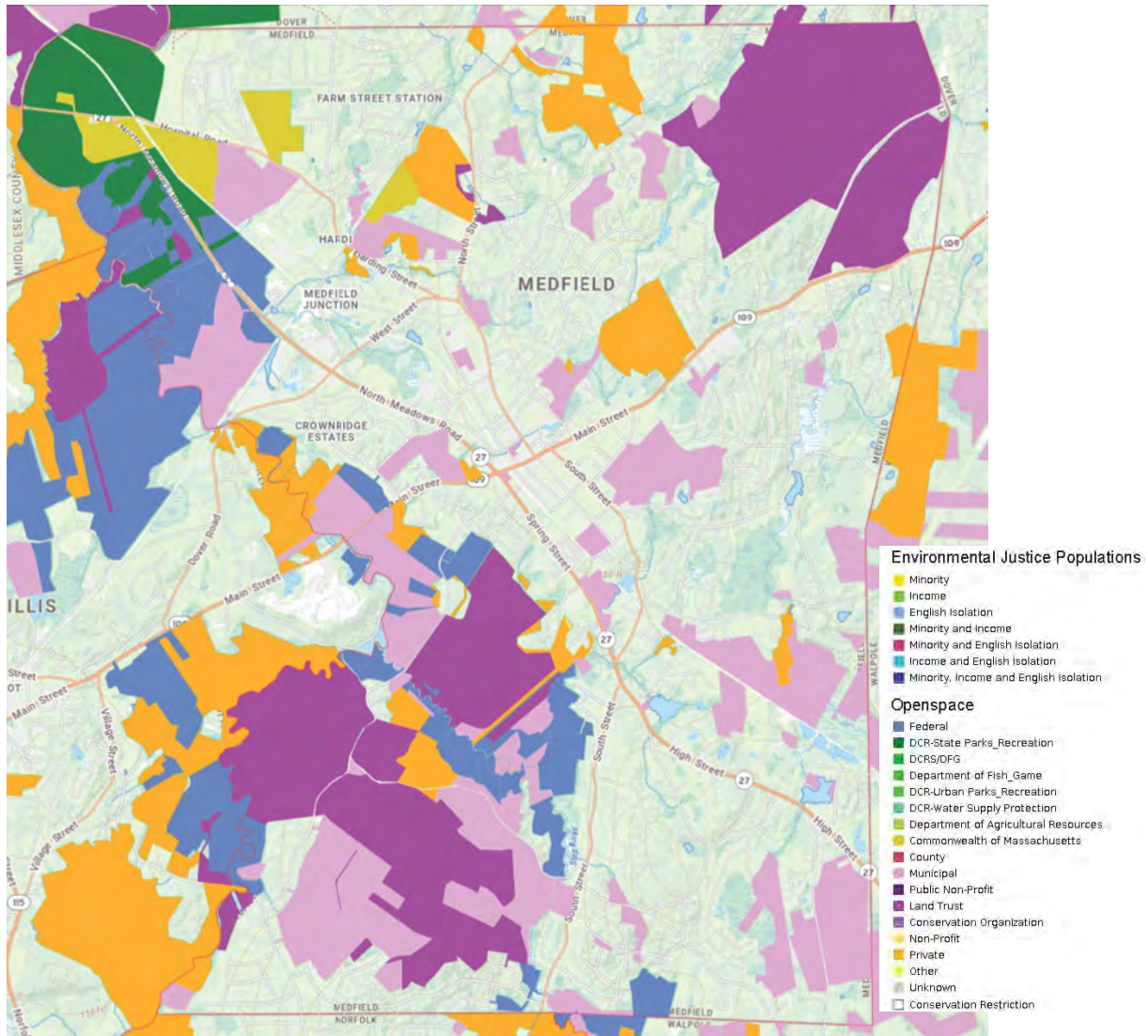
Properties in current-use taxation programs (chapter lands)

<i>Productive Forest Land (Chapter 61)</i>	<i>Map ID</i>	<i>Land use code</i>	<i>Acres</i>
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
<i>Commercial Agriculture (Chapter 61A)</i>			
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
<i>Recreation Land (Chapter 61B)</i>			
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

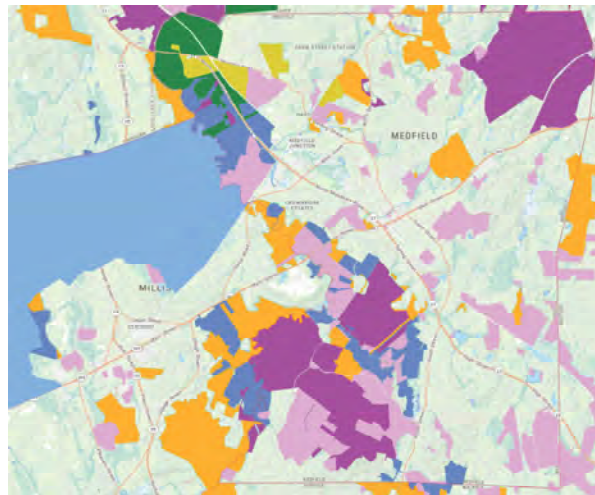
The **Inventory of Open Space map** (below) shows permanently protected open space in Medfield.

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 Millis. The **Park Equity/EJ Priority map** shows Medfield open space in relationship to the Millis EJ is included below. Note, however, that there is only one bridge across the Charles River, at the southerly edge of the Millis EJ area, which is the only place for actual physical access from the EJ area to Medfield open space.

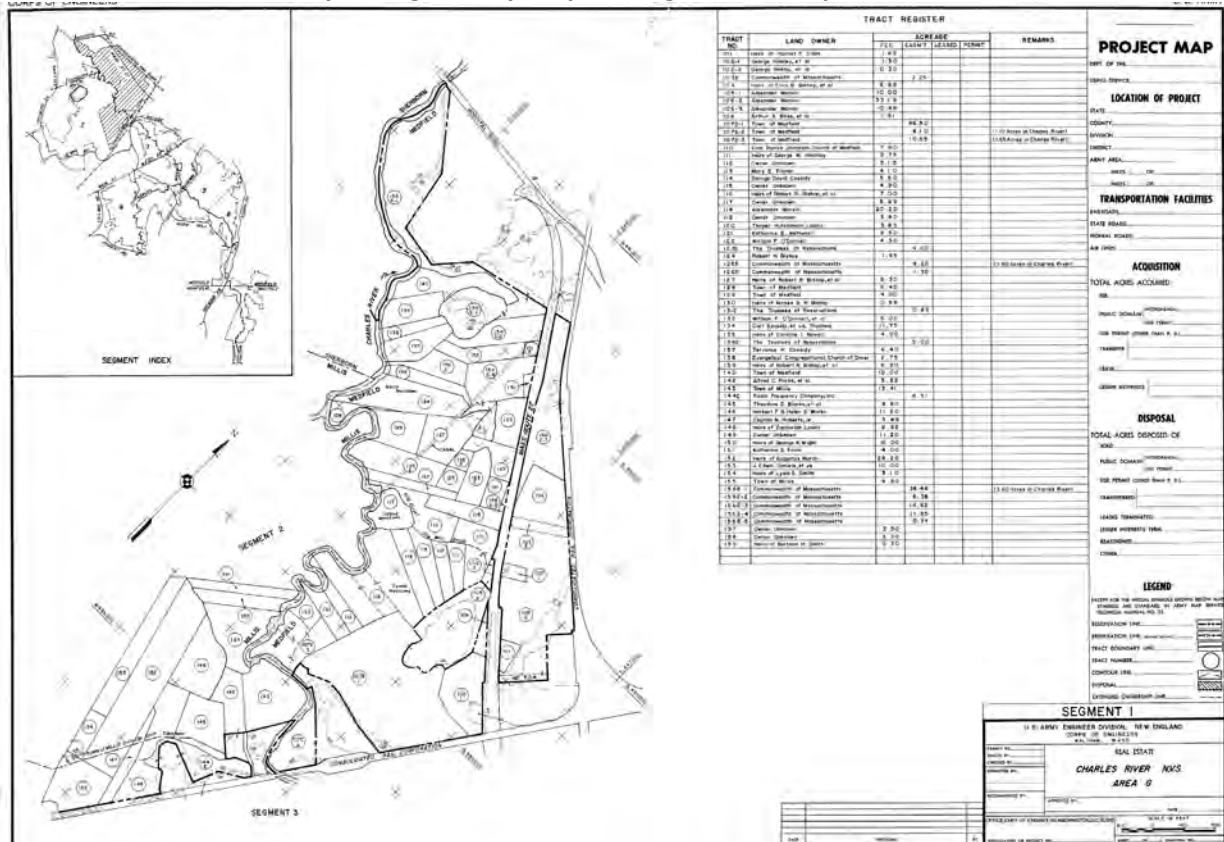
Inventory of Open Space (MassMapper)



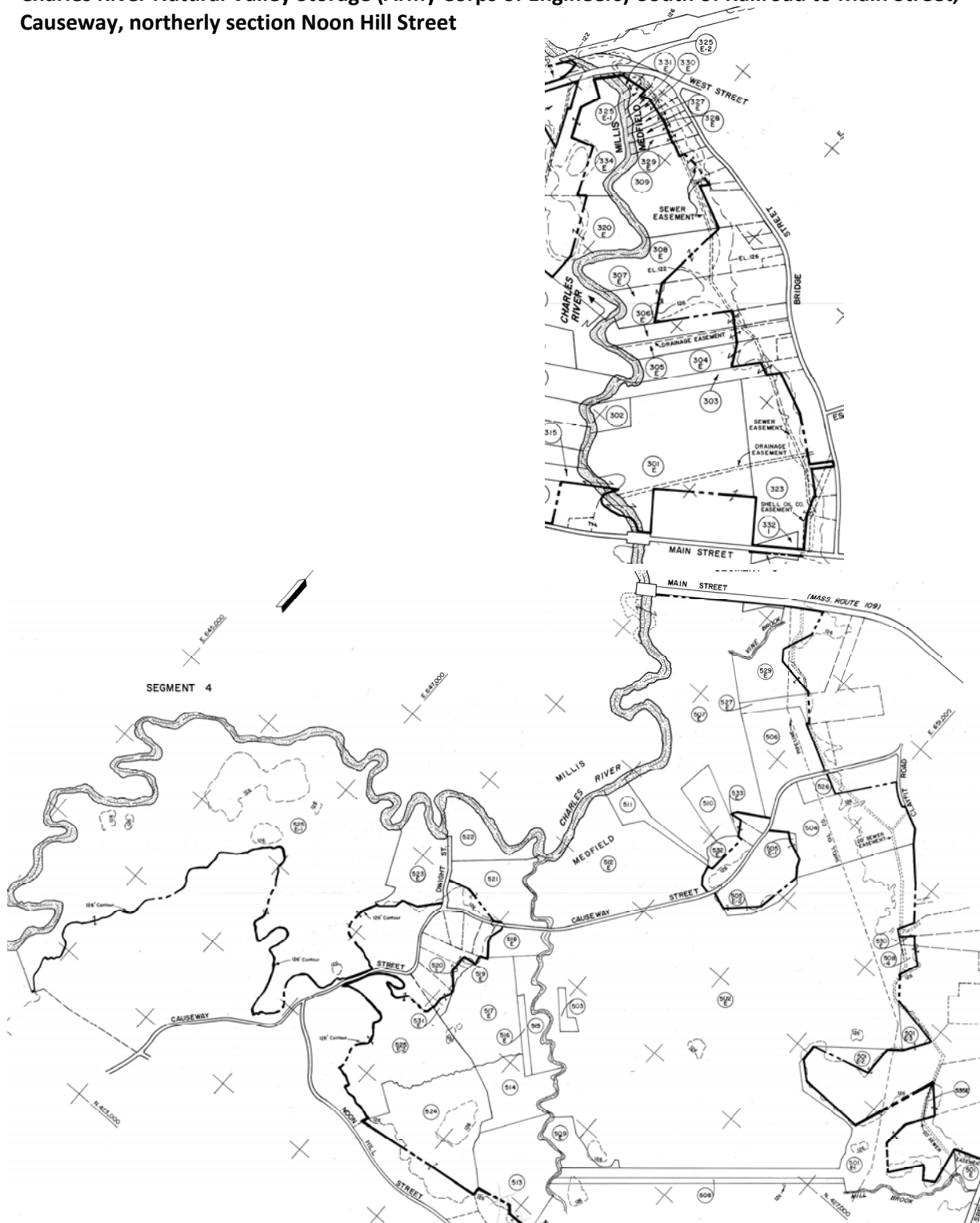
Park Equity/EJ Priority (MassMapper)



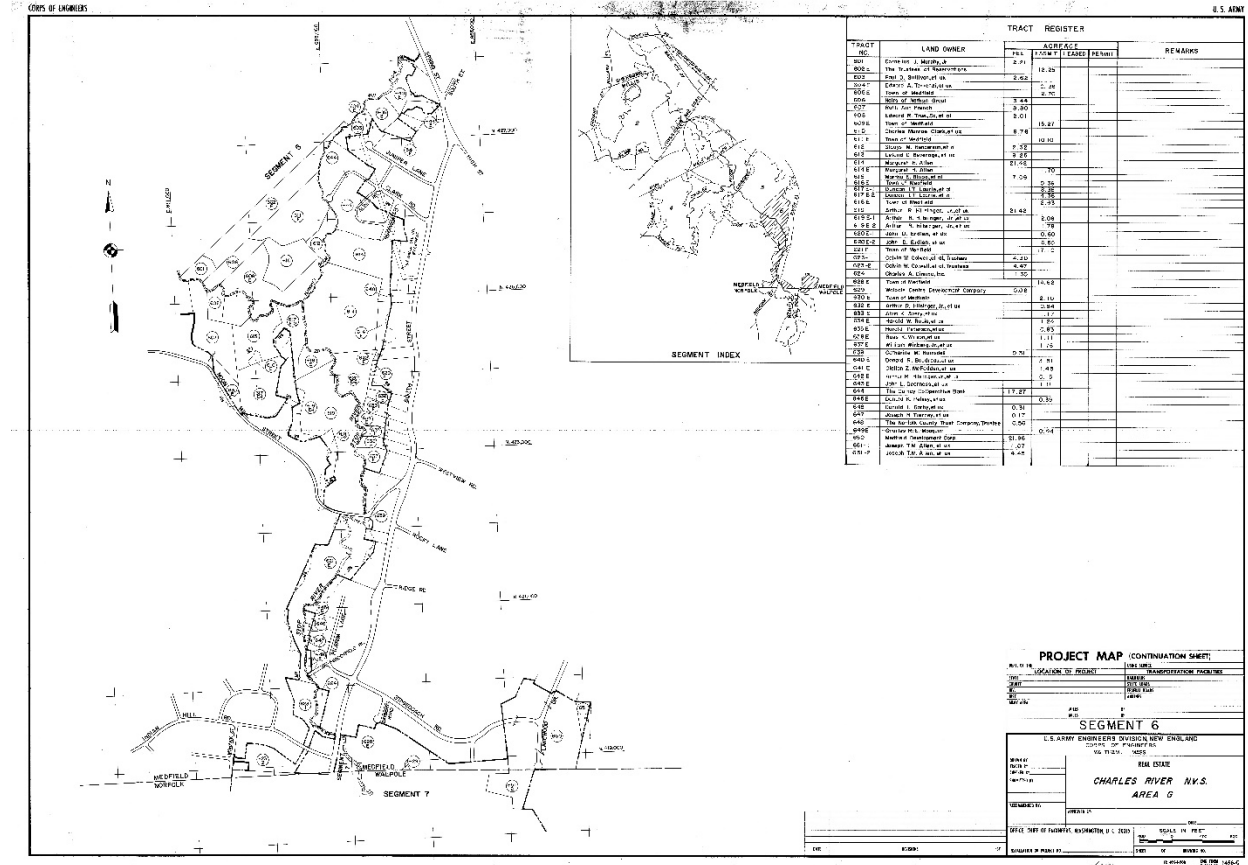
Charles River Natural Valley Storage (Army Corps of Engineers)- Hospital Road south to Railroad



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

Below are two open space inventories. The first inventory is a list of all relevant town owned open space and provides an overview of all of these open space and related parcels. The inventory that follows that provides more details and covers both town, state, federal, and land trust properties.

These inventories are for overall planning purposes. The Conservation Commission, as part of their own short to medium term action plan, is working on a more detailed fine-grained inventory for land management purposes.

OSRP Number				Map		Owner 1 - Town of Medfield Owner 2 - As Noted		Address		Care, Custody, and Control (from 2017 OSRP & Assessors database)		Comments / Maintenance Notes		Land Use Code	Size (Acres)	Legal Reference	Deed Date	Zoning	Grantor	Degree of Protection	Current Use	Public Access	Recreation Potential	Condition / Features	Grant	
1	1.	1	2	Town of Medfield		WHICHITA RD		Conservation Commission		Indian Hill area; Flood space; CR held by Millis?				930	8.62	14625-059	12/28/2000	RT	Greaves	Ch. 40, Sec 8C	open space	Yes	poor	riverfront	N	
2	2.			Charles River		Conservation Commission		exists?							4				n/a	Bacigalupo	Ch. 40, Sec 8C			poor	riverfront	N
3	3.	2	42	Conservation Commission		NOON HILL RD		Conservation Commission		Noon Hill; trails				932	8.10	5188-711	12/1/1975	RT	Suereth	Art. 10 ATM 1974	creation purposes	No	Fair	Trail	N	
4		4	2	Town of Medfield		3 INDIAN HILL RD		Select Board		Wet - beginning of Indian Hill Road; flood space				930	1.20	11866-398	6/24/1997	RT	Hoover Realty Trust		open space	No	Poor	open space	N	
5		4	3	Town of Medfield		5 INDIAN HILL RD		Select Board		Wet - beginning of Indian Hill Road; flood space				930	0.80	11866-398	6/24/1997	RT	Hoover Realty Trust		open space	No	Poor	open space	N	
6		4	4	Town of Medfield		7 INDIAN HILL RD		Select Board		Wet - beginning of Indian Hill Road; flood space				930	0.73	11866-398	6/24/1997	RT	Hoover Realty Trust		open space	No	Poor	open space	N	
7		4	5	Town of Medfield		9 INDIAN HILL RD		Select Board		Wet - beginning of Indian Hill Road; flood space				930	0.70	11866-398	6/24/1997	RT	Hoover Realty Trust		open space	No	Poor	open space	N	
8		4	11	Town of Medfield		8 INDIAN HILL RD		Select Board		Wet - beginning of Indian Hill Road; flood space				930	0.78	11866-398	6/24/1997	RT	Hoover Realty Trust		open space	No	Poor	open space	N	
9		4	12	Town of Medfield		6 INDIAN HILL RD		Select Board		Wet - beginning of Indian Hill Road; flood space				930	0.70	11866-398	6/24/1997	RT	Hoover Realty Trust		open space	No	Poor	open space	N	
10		4	14	Town of Medfield		4 INDIAN HILL RD		Select Board		Wet - beginning of Indian Hill Road; flood space				930	0.69	11866-398	6/24/1997	RT	Hoover Realty Trust		open space	No	Poor	open space	N	
11		4	15	Town of Medfield		2 INDIAN HILL RD		Select Board		Wet - beginning of Indian Hill Road; flood space				930	0.69	11866-398	6/24/1997	RT	Hoover Realty Trust		open space	No	Poor	open space	N	
12	4.	4	25	Conservation Commission		Bayberry Road (end)		Conservation Commission		wet - opposite Indian Hill; flood space				932	14.00	4922-096	3/1/1973	RT	Medfield Development Corp.	Ch. 40, Sec 8C	conservation	Yes	Poor	Swamp	N	
13	5.	4	68	Conservation Commission		6 BAYBERRY RD		Conservation Commission		wet - opposite Indian Hill; flood space				932	0.52	4922-096	12/20/1973	RT	Huna Rosenfeld	Ch. 40, Sec 8C	conservation	Yes	Fair	vacant	N	
14		4	69	Town of Medfield		SOUTH ST		Select Board		wet - opposite Indian Hill (pumping station at norfolk line)				930	0.43	11004-240	1/22/1996	RT	Tax Title		open space	No	Poor	vacant	N	
15	6.	6	8	Conservation Commission		PLAIN ST		Conservation Commission		rear of Plain Street. Not abutting other Town land; forested				932	3.10	5172-001	10/22/1975	RT	Morse	Ch. 40, Sec 8C	protect water resources	Yes - Walpole	Fair	Upland	N	
16	7.	6	10	Conservation Commission		Plain Street (rear)		Conservation Commission		rear of Plain Street. Long thin parcel not abutting other Town land; forested				932	0.07	5172-001	10/22/1975	RT	Morse	Ch. 40, Sec 8C	conservation	Yes - Walpole	Fair	trails to Trustees of Reservation	N	
17	8.	8	13	Conservation Commission		ORCHARD ST		Conservation Commission		Noon Hill Reservation; Forested/trails				932	100.00	5189-017	12/23/1975	RT	Hoover Realty Trust	Art. 10 ATM 1974	protect water resources	Yes	Good	trails / upland	N	
18	9.	8	21	Conservation Commission		NOON HILL RD		Conservation Commission		Noon Hill Reservation; Forested				932	4.00	5294-594	12/23/1976	RT	Tripp	Art. 10 ATM 1975	protect water resources	Yes - Walpole	Good	trails / upland	N	
19	10.	8	22	Conservation Commission		NOON HILL RD		Conservation Commission		Noon Hill Reservation; Forested/trails				932	3.90	5259-655	9/1/1976	RT	Allen	Art. 10 ATM 1976	conservation	Yes	Good	trails / upland	N	
20	11.	9	3	Conservation Commission		NOON HILL RD		Conservation Commission		Noon Hill Reservation; Forested/trails				932	24.80	5194-269	12/1/1976	RT	F. Vernon	Art. 10 ATM 1977	wetlands	Yes	Good	trails / upland	N	
21	12.	9	4	Conservation Commission		CAUSEWAY ST		Conservation Commission		Noon Hill Reservation; Forested/trails				932	5.40	5259-656	9/1/1976	RT	Kraulits	Art. 10 ATM 1974	protection of riverfront	Yes	Fair	trails	N	
22	13.	9	5	Conservation Commission		NOON HILL RD		Conservation Commission		Noon Hill Reservation; Forested/trails				932	22.00	5188-712	12/1/1975	RT	Kingsbury	Art. 10 ATM 1974	conservation	Yes	Poor	Hilly/Ledge	N	
23	14.	10	12	Conservation Commission		NOON HILL RD		Conservation Commission		Noon Hill Reservation; Forest/flood space				930	25.50	5189-029	12/1/1975	RT	Purchase	Ch. 40, Sec 8C / Art. 10 ATM 1975	riverfront	Yes	Good	trails to Noon Hill	N	
24	15.	10	14	Conservation Commission		NOON HILL RD		Conservation Commission		Noon Hill Reservation - abutting South Street (sledding)				932	9.49	5283-732	11/1/1976	RT	Ramsdell		protection of riverfront	Yes	Poor	Swamp	N	
25	16.	10	42	Town of Medfield		ROCKY LN		Conservation Commission		North of Rocky Lane; Forested				930	5.00	6438-216	3/12/1991	RT	Tax Title	Tax Title	wetlands	No	Poor	swamp	N	
26	17.	10	74	Town of Medfield		10 RIDGE RD		Conservation Commission		Parcel and Ridge and Oxbow; Forested				930	1.55	8747-009	9/20/1990	RT	Stop River Oaks	Ch. 40, Sec 8C	protect water resources	Yes	Poor	Swamp	N	
27	18.	11	12	Town of Medfield		ROCKY LN		Conservation Commission		South of Rocky Lane; Forested				930	7.40	8511-278	12/14/1989	RT	B. Leighton	Ch. 40, Sec 8C	conservation	No	Fair	upland	N	
28		11	81	HISTORICAL COMMISSION		2-R LAKEWOOD TERR		Historical Commission		Rear of Lakewood Ter / Ridge Road (drainage?)				930	0.07	9689-515	12/31/1992	RT	Copeland		open space	No	Poor	vacant	N	
29	19.	11	102	Conservation Commission		LIBERTY RD		Conservation Commission		Holmquist; Forested				930	5.00	778-124	8/2/1999	RT	Holmquist	Ch. 40, Sec 8C	open space	Yes	Good	trail	N	
30	20.	11	107	Town of Medfield		20 RIDGE RD		Conservation Commission		Rear of Lakewood Ter / Ridge Road; Forested				930	0.83	5981-295	3/1/1982	RT	Stop River Oaks		conservation	Yes	Good	vacant	N	
31	21.	11	108	Town of Medfield		21 RIDGE RD		Conservation Commission		Rear of Lakewood Ter / Ridge Road; Forested				930	0.70	5981-295	3/1/1982	RT	Stop River Oaks		conservation	Yes	Good	trail	N	
32		12	1	Town of Medfield		LIBERTY RD		Select Board		Abuts Holmquist, rear of Liberty; Forested				930	9.00	14603-503	12/18/2000	RT	Gamble		open space	No	Fair	upland	N	
33	22.	12	4	Town of Medfield		PLAIN ST		Conservation Commission		Holmquist. 4H Thunder Barn; Farmers mow but when they can't DPW mows. Yearly mows if farmer. Farmer will mow twice. Audobon rules and regs.				931	47.50	778-124	8/2/1999	RT	Holmquist	Ch. 40, Sec 8C	agriculture	Yes	Good	agricultural	N	
34	23.	12	5	Town of Medfield		Plain Street (High St.)		Conservation Commission		Holmquist; Forested				930	15.60	778-124	8/2/1999	RT	Holmquist	Ch. 40, Sec 8C	agriculture	Yes	Good	agriculture	N	
35	24.	12	6	Town of Medfield		Plain Street (off High St.)		Conservation Commission		Holmquist; Forested				930	13.30	6537-417	11/1/1984	RT	F. W. Hill	1984	conservation	Yes	Good	upland	N	
36		12	7	Town of Medfield		HIGH ST		Conservation Commission		Holmquist; Forested				930	1.60	6492-677	9/1/1984	RT	Tax Title	1984	open space	No	Fair	upland	N	
37	25.	12	8	Town of Medfield		COLE DR / (rear) Plain Street		Conservation Commission		Holmquist; Pasture; Farmers mow but when they can't DPW mows. Yearly mows if farmer. Farmer will mow twice. Audobon rules and regs.				930	4.00	778-124	8/2/1999	RT	Holmquist	Ch. 40, Sec 8C	conservation	Yes	Good	upland	N	
38	26.	12	9	Town of Medfield		COLE DR		Conservation Commission		High tension wires; utility company maintains under wires				930	42.78	768-059	11/5/1998	RT	Wallingford	Ch. 40, Sec 8C	Utility easement	Yes	Good	Grasslands / Rocky	N	
39	27.	12	14	Town of Medfield		PLAIN ST		Conservation Commission		pasture; Farmers mow but when they can't DPW mows. Yearly mows if farmer. Farmer will mow twice. Audobon rules and regs. Farmers will till lots in community gardens.				930	22.59	13639-212	8/2/1999	RT	Holmquist	Ch. 40, Sec 8C	conservation	Yes	Good	upland	N	
40	28.	13	2	Town of Medfield		(rear) Orchard Street		Conservation Commission		Rear of Orchard / Causeway; Forested. Charles river. Little flood plain				930	5.66	11158-277	12/18/1995	RT	Brook Run Dev		protect water resources	Yes	Good	Trail/Upland	N	
41	29.	14	16	Town of Medfield		196 CAUSEWAY ST		Conservation Commission		Forested. House (14-016A) is still in family. Bequeathed to Town of Medfield after family dies.				930	21.82	4764-461	8/1/1971	RT	Harris	Art. 10 ATM 1974	protect water resources	Yes	Good	Upland	N	
42		14	16A	Town of Medfield		196 CAUSEWAY ST		Select Board		House				931	7.80	5414-337	12/1/1977	RT	Harris		open space	Yes	Good	House	N	
43	30.	15	1	Town of Medfield		(rear) Noon Hill		Conservation Commission		Noon Hill Reservation; Forested/trails				932	5.90	5003-145	12/1/1973	RT	Kelly	Ch. 40 Sec 8C	conservation	Yes	Good	upland	N	
44	31.	15	3	Town of Medfield		Noon Hill		Conservation Commission		Noon Hill Reservation; Forested/trails				932	2.00	4812-418	3/1/1972	RT	Kelly	Ch. 40 Sec 8C	conservation	Yes	Fair	trails	N	
45	32.	15	4	Town of Medfield		(rear) Noon Hill		Conservation Commission		Noon Hill Reservation; Forested/trails				932	2.00	4946-730	6/1/1973	RT	Kelly	Ch. 40 Sec 8C	conservation	Yes	Fair	trails	N	

				Owner 1 - Town of Medfield Owner 2 - As Noted		Care, Custody, and Control (from 2017 OSRP & Assessors database)		Land Use Code	Size (Acres)	Legal Reference	Deed Date	Zoning	Grantor	Degree of Protection	Current Use	Public Access	Recreation Potential	Condition / Features	Grant
OSRP Number	Map	Parcel			Address		Comments / Maintenance Notes								open space	Yes	Good	Trails/Features	
46	33.	16	1	Town of Medfield	Noon Hill	Conservation Commission	Noon Hill Reservation; Forested/Trails	932	18.69	5188-679	12/1/1975	RT	Salvucci	Art. 10 ATM 1974	ACOE easement riverfront	Yes	Fair	riverfront	N
47	34.	16	51	Conservation Commission	Noon Hill (South St.)	Conservation Commission	Noon Hill Reservation; Forested/floodplain	932	9.30	6739-709	7/25/1985	RT	Laurie	Ch. 40 Sec 8C	open space	No	Fair	upland	N
48		17	10	Town of Medfield	HILLTOP CIR	Select Board	Small parcel off Hilltop Circle; old ROW	930	0.13	00000-000	4/12/1991	RT	Johnson		conservation	Yes	Good	trail	N
49	35.	18	28	Town of Medfield	149 HIGH ST	Conservation Commission	Holmquist; Forested	930	5.40	778-124	8/2/1999	RT	Holmquist	Ch. 40 Sec 8C	open space	No	Fair	vacant	N
50		18	89	Town of Medfield	PLAIN ST	Select Board	Standalone parcel off Plain Street; Forested	930	2.28	25451-470	1/23/2008	RT	Coras		conservation / recreation	No	Fair	vacant	N
51	36.	20	2	Town of Medfield	CAUSEWAY ST	Conservation Commission	Noon Hill Reservation; Forested; trails	932	2.30	5393-613	10/14/1977	RT	Weeber	Ch. 40 Sec 8C	ACOE Easement	No	Poor	riverfront	N
52	37.	21	5	Town of Medfield	NOON HILL RD	Conservation Commission	trails	930	4.00	4304-662	11/1/1965	RT	Tax Title	Ch. 40 Sec 8C	ACOE Easement	No	Poor	riverfront	N
53	38.	21	9	Town of Medfield	NOON HILL RD	Conservation Commission	River; Flood plain/forested	932	2.60	4313-747	12/1/1965	RT	B. Carlson	Ch. 40, Sec 8C	conservation / recreation	Yes	Good	Trail/Upland	N
54	39.	21	11	Town of Medfield	NOON HILL RD	Conservation Commission	North of Noon Hill; Forested	932	6.29	4798-378	12/1/1971	RT	Gilmore	Ch. 40, Sec 8C	conservation / recreation	Yes	Good	Trail/Upland	N
55	40.	21	12	Town of Medfield	NOON HILL RD	Conservation Commission	Noon Hill Reservation; Forested/trails	932	4.09	4798-378	12/1/1971	RT	Gilmore	Ch. 40, Sec 8C	conservation / recreation	Yes	Good	Trail/Upland	N
56	41.	21	13	Town of Medfield	NOON HILL RD	Conservation Commission	Noon Hill Reservation; Forested; trails	932	4.50	5111-691	3/5/1975	RT	N. Marconette	Ch. 40, Sec 8C	conservation / recreation	Yes	Good	Trail/Upland	N
57	42.	21	14	Town of Medfield	NOON HILL RD	Conservation Commission	North of Noon Hill; Forested	932	0.13	5111-691	3/5/1975	RT	N. Marconette	Ch. 40, Sec 8C	conservation / recreation	Yes	Good	Trail/Upland	N
58	43.	21	15	Town of Medfield	NOON HILL RD	Conservation Commission	Noon Hill Reservation; Forested; trails	932	3.80	5111-694	3/5/1975	RT	Adams	Ch. 40, Sec 8C	conservation / recreation	Yes	Good	Trail/Upland	N
59	44.	21	16	Town of Medfield	NOON HILL RD	Conservation Commission	Noon Hill Reservation; Forested; trails	932	8.50	5111-696	3/5/1975	RT	Kelleher	Ch. 40, Sec 8C	conservation	Yes	Good	Trail/Upland	N
60	45.	22	1	Town of Medfield	NOON HILL RD	Conservation Commission	River; Forested. Flood plain	930	0.39	5003-145	12/6/1973	RT	Kelly	Ch. 40, Sec 8C	riverfront	Yes	Poor	Wetlands	N
61	46.	22	3	Town of Medfield	NOON HILL RD	Conservation Commission	River; Forested. Flood plain	932	10.40	4640-497	12/6/1969	RT	Tax Title	Ch. 40, Sec 8C	riverfront	Yes	Poor	Wetlands	N
62	47.	22	7	Conservation Commission	NOON HILL RD	Conservation Commission	Waterfront and river; Forested. Flood plain	932	2.63	4514-568	5/28/1968	RT	Carlson		riverfront	Yes	Poor	Wetlands	N
63		23	40	Town of Medfield	HIGH ST	Select Board	Land between High St and rail line; Pasture. Plt. / Farmers mow. DPW if farmers won't.	930	21.28	9061-626	10/1/1991	RT	Palson		open space	No	Fair	vacant	N
64	48.	24	4	Town of Medfield	Flynn's Pond (Pondview Ave.)	Conservation Commission	waterfront of Flynn's Pond; Passive recreation; Conservation does pond maintenance.	932	11.40	11601-733	11/22/1996	RT	Alamo Construction	Ch. 40, Sec 8C	conservation	Yes	Fair	Trail/Stuart's Pond	N
65		24	8	Town of Medfield	HIGH ST	Select Board	Land between High St and rail line. Forested.	930	18.40	8678-433	6/29/1990	RT	Ridgewood Realty Corp		open space	No	Fair	vacant	N
66		24	9	Town of Medfield	HIGH ST	Select Board	Land between High St and rail line. Some cleared. Storage of gravel used to build roads. Well 5 not in service.	930	13.90	Not Indexed	1/2/1900	RT			open space	No	Fair	vacant	N
67		24	13	Town of Medfield	ELM ST	Select Board	North of rail line, abutting Walpole - wet; Forested	930	8.00	11215-620	2/7/1996	RE	Tax Title	1995	open space	No	Fair	vacant	N
68		24	14	Town of Medfield	ELM ST	Select Board	North of rail line - wet; Forested	930	10.00	4369-530	7/1/1966	RE	Standley	"Land with water pipes"	open space	No	Fair	vacant	N
69		24	15	Town of Medfield	ELM ST	Select Board	North of rail line, abutting Walpole - wet; Forested	930	3.50	4556-347	11/14/1968	RE	Tax Title	1968	open space	No	Fair	vacant	N
70		24	16	Town of Medfield	ELM ST	Select Board	North of rail line, abutting Walpole - wet; Forested	930	1.40	Not indexed	8/22/1978	RE	Howe		open space	No	Fair	vacant	N
71		24	44	Town of Medfield	HIGH ST	Select Board	Land between High St and rail line. Taken by eminent domain for a well field and public water protection (Article 14 of May 5, 1980 Special Town Meeting); forested, passive recreation	930	2.61	5949-092	12/1/1982	RT	Ridgewood Realty Corp	Art 14 STM 1980	open space	No	Fair	vacant	N
72	49.	27	2	Town of Medfield	Rear Causeway Street	Conservation Commission	behind Causeway - Forested. Wet. Stop River	930	1.39	4640-499	12/29/1969	RT	Tax Title	1969	wetlands	Yes	poor	Wetlands	N
73	50.	27	5	Town of Medfield	Causeway St. Bridge	Conservation Commission	On Causeway - Forested. Wet. Stop River	930	3.20	4144-524	3/1/1964	RT	Noon Hill Corp.		riverfront	Yes	poor	swamp	N
74	51.	28	1	Town of Medfield	Stop River Area	Conservation Commission	behind clark / south - Forested. Wet. Stop River	932	10.10	4295-126	9/1/1965	RT	Tora Inc	Ch. 40 Sec 8C	riverfront	No	poor	swamp	N
75	52.	28	24	Conservation Commission	off Spring Street	Conservation Commission	behind spring / juniper - Forested. Wet. Stop River	932	2.70	4640-498	12/29/1969	RT	Tax Title	Ch. 40 Sec 8C	conservation	Yes	poor	wetlands	N
76	53.	28	66	Town of Medfield	Juniper Lane	Conservation Commission	thin strip at juniper / south	930	0.05	17182-504	1/2/1900	RT	Tax Title		conservation	Yes	poor	wetlands	N
77	54.	29	31	Conservation Commission	HIGH ST / Haven Road	Conservation Commission	Conveyed from Holmquist to Town with Conservation restriction in the deed. 22 acres of the land on the plan, divided by the former stone wall. Note: reference to pond high water mark (Half forested and half mowed pasture) / DPW mows to maintain open space once a year	932	21.30	10668-001	9/21/1994	RT	Holmquist	Ch. 40, Sec 8C	open space	Yes	Good	Trails/Meadow	Self Help Program 1995
78		29	32	Town of Medfield	9 High Street, portion		small square. Town Pound Historic Site: If someone found a farm animal roaming and put it in the pound.	930	0.02	Not Indexed	1/2/1900	RT			Historic Site	No	Fair	Town Pound	
79	55.	29	36	Town of Medfield	Danielson Pond; HIGH ST	Conservation Commission	Danielson Pond. Gave us the dam and a little bit of property. Passive Recreation. 1 of 5 ponds that town owns. As needed treatments for invasive species.	930	7.98	10282-155	12/15/1993	RT	Ritchie	Ch. 40, Sec 8C	protect water resources	Yes	Good	boating / fishing	N
80	56.	30	3	Town of Medfield	ELM ST	Conservation Commission	near water wells, north of rail line, abutting Walpole; Forested	930	18.09	5790-136	10/9/1987	RE	White	Ch. 40, Sec 8C	wetlands	Yes	Good	trail	Self Help Program
81		30	4	WATER DEPARTMENT	ELM ST	DPW - Water Division	Wells 3 and 4; Forested. New Treatment Plant 3A / Min maintenance for well protection.	930	21.61	4438-648	6/30/1967	RE	Webster		protect water resources	No	Fair	vacant	N
82	57.	30	5	Conservation Commission	ELM ST	Conservation Commission	Conservation Commission Forested and wet. Near well 3.	932	1.00	4640-499	12/29/1969	RE	Tax Title	Ch. 40, Sec 8C	riverfront	Yes	Poor	Swamp	N
83	58.	30	6	Town of Medfield	ELM ST	Conservation Commission	Forested. Behind well 4. Wet. Mill Brook; Burgess land - wet? No maintenance?	930	3.30	4369-530	7/25/1966	RE	Standley	Ch. 40, Sec 8C / Article 97	protect water resources	Yes	Poor	wetlands	Self Help Program
84	59.	30	8	Town of Medfield	ELM ST	Conservation Commission	Forested. Wet. Abutting Mill Brook.	930	5.26	5136-699	2/28/1975	RE	White	Ch. 40, Sec 8C / Article 97	protect water resources	Yes	Poor	wetlands	Self Help Program

OSRP Number						Map		Parcel		Owner 1 - Town of Medfield Owner 2 - As Noted		Address		Care, Custody, and Control (from 2017 OSRP & Assessors database)		Comments / Maintenance Notes		Land Use Code		Size (Acres)		Legal Reference		Deed Date		Zoning		Grantor		Degree of Protection		Current Use		Public Access		Recreation Potential		Condition / Features		Grant	
85	60.	30	13	Town of Medfield	ELM ST	Conservation Commission	Forested. North of Well 4. Abuts Mill Brook.	930	1.62	5136-699	6/1/1975	RE	White	Ch. 40, Sec 8C / Article 97	riverfront	Yes	Poor	wetlands	Self Help Program																						
86	61.	30	14	Town of Medfield	ELM ST	Conservation Commission	Forested.	930	18.39	5790-136	10/9/1980	RE	White	Ch. 40, Sec 8C / Article 97	protect water resources	Yes	Poor	wetlands	Self Help Program																						
87	62.	31	1	Town of Medfield	CAUSEWAY ST	Conservation Commission	river, rear of Causeway; wet	930	31.65	4304-662	11/1/1965	RT	Anderson	Ch. 40, Sec 8C	riverfront	Yes	Poor	wetlands	N																						
88	63.	31	4	Conservation Commission	(rear) Causeway St.	Conservation Commission	river, rear of Causeway; Forested.Wetland	930	4.10	4911-705	1/23/1973	RT	Ramsdell	Ch. 40, Sec 8C	riverfront	No	Fair	vacant	N																						
89	64.	31	12	Conservation Commission	CAUSEWAY ST	Conservation Commission	river, rear of Causeway; Forested.Wetland	932	37.42	4320-663	12/1/1965	RT	Conrick	Ch. 40, Sec 8C	riverfront	yes-boat only	Good	Boat Ramp	N																						
90	65.	32	33	Town of Medfield	SPRING ST	Conservation Commission	Kingsbury Pond - Forested. Grist Mill. Historic. / Passive Recreation. 1 of 5 ponds. Bottle and cans redemption for Grist Mill Fund. Maintained with this money. Grist Mill needs a new roof. Grist Mill Committee a subcommittee of the Conservation Committee.	931	13.47	8295-329	6/27/1989	RS	Kingsbury	Art 34 ATM 1988	protect water resources	Yes	Good	Kingsbury Pond	N																						
91		33	92	SCHOOL DEPARTMENT	17 ELM ST	Medfield School Committee	Wheelock School; Private company does the maintenance of the fields.	934	44.25	4373-746	8/1/1966	RE	Webster	Art 27 STM 1965	School/Recreation	Yes	Fair	Recreation	N																						
92	66.	33	104	Conservation Commission	ELM ST	Conservation Commission	Forested. Next to Wheelock.	932	4.34	4672-728	7/1/1970	RT	Wheelright	Ch. 40, Sec 8C	wetlands	Yes	Poor	Swamp / Pond	N																						
93	67.	34	3	Town of Medfield	ELM ST	Conservation Commission	north of Elm, rear of Philip; Forested. Tax Title?	930	0.57	5790-138	9/25/1980	RE	White	Ch. 40, Sec 8C	conservation	Yes	Good	Upland	Self Help Program																						
94	68.	34	8	Town of Medfield	PHILIP ST	Conservation Commission	Red Gate Farm (rear of Philip Street), abutting Walpole; Forested.	930	5.83	6570-546	12/1/1984	RE	Levesque	Ch. 40, Sec 8C	conservation	Yes	Good	Upland	N																						
95	69.	34	17	Town of Medfield	PHILIP ST	Conservation Commission	Red Gate Farm (rear of Philip Street), abutting Walpole; Forested.	930	5.83	5957-727	12/1/1981	RE	Levesque	Ch. 40, Sec 8C	conservation	Yes	Good	Upland	N																						
96	70.	34	19	Town of Medfield	ELM ST	Conservation Commission	north of Elm, rear of Philip; Forested. Tax Title?	930	1.51	5790-138	9/25/1980	RE	White	Ch. 40, Sec 8C	riverfront	Yes	Poor	Swamp	Self Help Program																						
97		34	25	Town of Medfield	107-R ELM ST		rear of Elm; Forested.	930	3.12	669-062	10/15/1990	RE	Levesque	Ch. 40, Sec 8C	open space	Yes	Poor	Vacant	N																						
98	71.	35	5	Conservation Commission	Main Street / BRIDGE ST	Conservation Commission	River - rear of Bridge Street / behind wells (Wet, Charles River. Interceptor goes through to treatment plant)	932	26.85	4533-447	8/1/1968	RS	Blanchard	Ch. 40, Sec 8C	riverfront	yes - boat ramp	Fair	boating / fishing	N																						
99	72.	35	12	WATER DEPT	MAIN ST	Water and Sewer per Assessors	Wet. Charles River.	930	11.30	3352-158	3/1/1955	RS	Blanchard	Art 2 STM 1954	protect water resources	Yes	Fair	boating / fishing	N																						
100	73.	35	13	WATER DEPT	MAIN ST	Water and Sewer per Assessors	Wet. Charles River (opposite wells - marsh)	930	2.35	3352-158	3/1/1955	RS	Blanchard	Art 2 STM 1955	protect water resources	Yes	Fair	boating / fishing	N																						
101	74.	35	14	WATER DEPARTMENT	MAIN ST	Water and Sewer per Assessors	Wells 1 and 2; wet / DPW - Water Division	931	8.00	3352-158	1/2/1900	RS	Blanchard	Art 2 STM 1956	protect water resources	Yes	Fair	boating / fishing	N																						
105	75.	36	59	Town of Medfield	LAUREL DR	Conservation Commission	Tax Taking? First subdivisions to go into medfield. struggling with inspections. Did sidewalk stop?	936	0.03	9226-262	2/28/1992	RS	Tax Title		conservation	Yes	Good	upland	N																						
106	76.	36	104	Town of Medfield	Claypit Rd. (Main St.) / CAUSEWAY ST	Conservation Commission	Forested. Wet.	930	0.47	11050-139	9/22/1995	RS	Borelli	Ch. 40, Sec 8C	conservation	Yes	Fair	uplands	N																						
107		36	122	PARKS AND PLAYGROUNDS	MAIN ST	?? Board of Selectmen - Parks and Playgrounds listed	Baxter Memorial Park. Municipal and open space. Parks and Recreation maintain.	930	0.89	9445-000	1/2/1900	RU	Harwood	Art 61 ATM 1956	Baxter Memorial Park	Yes	Fair	Memorial Park	N																						
108		37	23	Town of Medfield	39 SPRING ST	Select Board	Forested. Water outlet, drainage easement. Stormwater best management	930	0.67	4533-460	2/1/1968	RU	Platt		open space	Yes	Fair	uplands	N																						
109		37	54	METACOMET PARK	93 PLEASANT ST	Select Board	Metacomet Park/ Parks and Recreation maintain ballfield	930	8.69	4403-500	12/30/1966	RU	Bridge		Recreation	Yes	Good	Metacomet Park	N																						
110		37	62	Town of Medfield	PLEASANT CT	Select Board	End of Pleasant Court. Drainage? Pipe goes under railroad.	930	0.20	3136-477	12/1/1952	RU	Tax Title		open space	Yes	Poor	vacant	N																						
111		38	1	Middle and High Schools	24 POUND ST	Medfield School Committee	High School / Schools maintain.	934	61.49	19176-000	1/2/1900	RU	Bridge	Art 26 STM 1965	School/Recreation	Yes	Good	Middle and High Schools / Recreation	N																						
112		38	15	Town of Medfield	EASTMOUNT RD	Select Board	Eastmount storage tank. Water protection	930	10.79	5953-699	1/18/1982	RS	DeLapa	Art 15 STM 1980	protect water resources	No	Poor	Water Tank	N																						
113		38	28	WATER BOARD	21 EASTMOUNT RD	Select Board	More land by storage tank.	931	0.92	4065-699	4/1/1963	RS	DiGiando	Art 35 ATM 1965	protect water resources	No	Poor	Water Tank	N																						
114	77.	39	17	Town of Medfield	Philip Street (rear)	Conservation Commission	rear of Philip, abutting Walpole; Forested.	930	5.83	5634-140	8/1/1979	RS	Levesque	Ch. 40, Sec 8C	open space	Yes	Fair	overgrown trail to old scout land	N																						
115	78.	39	18	Town of Medfield	Philip Street (rear)	Conservation Commission	rear of Philip, abutting Walpole; Forested.	930	5.83	5957-726	12/1/1981	RE	Levesque	Ch. 40, Sec 8C	open space	Yes	Fair	overgrown trail to old scout land	N																						
116	79.	39	33	Town of Medfield	Philip Street	Conservation Commission	Forested. Partial field. Red Gate Farm; DPW helps mow field for open space.	930	30.79	32274-3	5/29/2014	RE	Kenny	Art 3 STM 2013; General municipal purposes for Open Space & Recreation	open space	Yes	Good	Red Gate Farm/Upland - Trails/ Vernal Pool	N																						
117	80.	40	3	Town of Medfield	Bridge Street	Conservation Commission	Old Bridge Street near WWTP and Animal Shelter	930	0.15	481-058	7/10/1973	RS	Transfer under Land Court	Ch. 40, Sec 8C	conservation	Yes	Fair	upland	N																						
118	81.	40	5	Town of Medfield	Bridge Street	Conservation Commission	Abuts WWTP and Animal Shelter. Wet	930	7.20	575-000	1/2/1900	IE	Atlantic Brick & Tile Co.		riverfront	Yes	Poor	wetland	N																						
119	82.	41	14	Town of Medfield	Bridge Street	Conservation Commission	New signage	930	11.80	1420368	4/29/2019	RS	Stockman	Art 3 STM 2018	conservation	Yes	Good	riverfront/meadow	N																						
120		41	66	Town of Medfield	DALE ST	Select Board	Paper access to a parcel before they did rockwood and essex streets. Perhaps took it in taxes or gave to town.	930	0.18	11004-239	7/11/1996	RS	Tax Title		open space	No	Poor	vacant	N																						
121		42	89	Town of Medfield	7 FRAIRY ST	Select Board	Dwight Derby House. Maintenance: Parks and Recreation along with Dwight Derby people? Historic Commission?	931	0.50	741-153	11/15/1996	RU	Transfer under Land Court		Historic Site	Yes	Poor	Historic Site	N																						
122		42	91	Town of Medfield	60 NORTH ST	Board of Selectmen - leased to Post Office	Land leased to United States Postal Service; maintenance done by Postal Service contractor	930	1.585	11382-484	6/4/1996				Post Office	Yes	Poor	Post Office	N																						
123		42	126	CEMETERY DEPARTMENT (Vine Lake Cemetery)	625 MAIN ST	Board of Selectmen ? Cemetery Commissioners ?	Vine Lake Cemetery / DPW - Cemetery Division / Cemetery Department though the DPW maintains.	930	31.59	11487-000	1/2/1900	RS	Town Property since 1651		Cemetery	Yes	Poor	Cemetery	N																						
124		42	140	HIGHWAY DEPARTMENT (DPW Garage)	55 NO MEADOWS RD	Board of Selectmen	DPW Building and Grounds / DPW - Highway	935	3.89	262-019	1/2/1900	RS	Transfer under Land Court		DPW Garage	Yes	Poor	DPW Garage	N																						

OSRP Number	Map	Parcel	Owner 1 - Town of Medfield Owner 2 - As Noted	Address	Care, Custody, and Control (from 2017 OSRP & Assessors database)	Comments / Maintenance Notes	Land Use Code	Size (Acres)	Legal Reference	Deed Date	Zoning	Grantor	Degree of Protection	Current Use	Public Access	Recreation Potential	Condition / Features	Grant	
125		42	209	Conservation Commission	609-R MAIN ST	Conservation Commission	Behind plaza and abuts cemetery. Some wetland.	932	0.96	37461-362	12/20/2019	RS	Taylor	Art 29 ATM 2019	open space	No	Poor	vacant	N
126		43	1	Town of Medfield	UPHAM RD	Select Board	Meetinghouse Pond and behind church; Parks and Recreation maintains land	930	1.00	2662-181	2/7/1947		Palmer		open space	Yes	Poor	Bakers Pond / Meetinghouse Park	N
127		43	22	Town of Medfield	19 NORTH ST	Select Board	Straw Hat Park; Privately maintained by Garden Continuum	930	0.12	13546-171	6/25/1999	B	MacDonald	Art 30 ATM 1999	public park	Yes	Poor	Straw Hat Park	N
128		43	24	TOWN HALL	459 MAIN ST	Board of Selectmen	Town Hall; Parks and Recreation maintains land	931	0.58	4042-000	1/2/1900	B	Not Indexed		Town Hall	Yes	Poor	Town Hall	N
129		43	25	Town of Medfield	15 JANES AVE	Select Board	Back Parking lot off Janes behind town hall; Maintenance depends on what needs to be done. DPW plows.	930	0.54	11318-075	4/22/1996	B	MacCready		public parking lot	Yes	Poor	Parking Lot	N
130		43	132	Town of Medfield	468 MAIN ST	Library Trustees	Library and historical commission building and gazebo; Parks and Recreation maintains land	931	0.94	5749-081	6/30/1980	B	Roman Catholic Archbishop of Boston		Library	Yes	Poor	Library	N
131	83.	47	4	Conservation Commission	BRIDGE ST	Conservation Commission	Forested. Wet. Flood plain	932	58.54	5463-000	12/22/1967		Bridge	Ch. 40 Sec 8C	riverfront	Yes	Poor	wetland	N
132	84.	47	5	Town of Medfield	99 BRIDGE ST	Conservation Commission	WWTP, Animal Shelter / Waste Water Treatment Plan employees maintain the land.	931	12.30	4157-045	4/1/1964		Allen	Ch. 40 Sec 8C	WWTP, Animal Shelter	Yes	Poor	WWTP, Animal Shelter	N
133		48	27	Town of Medfield	WEST ST	Board of Selectmen	Landfill / DPW - Highway / DPW maintains.	930	49.60	4660-680	5/11/1970	RS	Gaither	Art 38 ATM 1970	Former landfill	No	Poor	Former landfill	N
134		48	31	Town of Medfield	NO MEADOWS RD	Board of Selectmen	Landfill / DPW - Highway / DPW maintains.	930	0.48	525-138	8/1/1977	RS	Transfer under Land Court		Former landfill	No	Poor	Former landfill	N
135		48	32	Town of Medfield	NO MEADOWS RD	Board of Selectmen	Landfill / DPW - Highway / DPW maintains.	930	1.97	529-196	12/1/1977	RS	Transfer under Land Court		Former landfill	No	Poor	Former landfill	N
136	85.	48	36	Town of Medfield	NO MEADOWS RD	Conservation	Sliver of land	930	0.16	8867-505	3/7/1991	IE	Tax Title		conservation	Yes	Poor	wetlands	N
137		49	32	DALE STREET SCHOOL & MEMORIAL SCHOOL AT 59	45 ADAMS ST	Medfield School Committee	Dale Street School and Memorial School	934	16.98	742-000	1/2/1900	RS	Lougee		School/recreation	Yes	Fair	School/Recreation	N
138	86.	49	40	MEDFIELD TOWN HALL	NORTH ST	Conservation	Forested and wetlands	930	5.50	563-041	1/2/1900	RS	Transfer under Land Court		riverfront	Yes	Poor	wetlands	N
139		49	84	PUBLIC SAFETY BUILDING	112 NORTH ST	Select Board	Public Safety Building and basketball court; Outside maintained by Parks and Recreation	935	2.80	2823-035	4/8/1949	RU	Goldthwait	civic uses	Police/Fire	Yes	Fair	Public Safety Building/Ball Courts adjacent	N
140		49	86	Town of Medfield (Pfaff Recreation)	124 NORTH ST	Parks and Recreation	Pfaff center	931	1.30	1287-555	7/30/1914	RU	Pfaff	municipal uses	Recreation	Yes	Good	Pfaff Center	N
141		50	114	Conservation Commission	55-59 GREEN ST	Conservation Commission	Hinkley Swim Pond and Lowell Mason House?	931	19.19	4560-143	11/29/1968	RU	Benedict	Ch. 40, Sec 8C / W&S (1921) > P&R ATM Vote (year)	Hinkley Pond / Lowell Mason House	Yes	Good	Recreation / Historic Site	N
142	87.	50	149	Town of Medfield	GREEN ST	Conservation Commission	Abuts Hinkley Swim Pond	930	2.65		1/2/1900	RS	Frank	trail	wetlands	Yes	Poor	trails	N
143	88.	51	61	Town of Medfield	ROLLING LN / Main Street (rear)	Conservation Commission	Forested	930	6.65	558-056	9/1/1980	RS	Transfer	Ch. 40, Sec 8C	protect water resources	Yes	Fair	Upland/Swamp	N
144	89.	52	36	Conservation Commission	MILLBROOK RD	Conservation Commission	Forested	930	5.33	473-174	11/30/1972	RT	Transfer	Ch. 40, Sec 8C	riverfront	Yes	Poor	Swamp	N
145		52	54	Town of Medfield	WOOD END LN	Select Board	Forested. Paper roads	930	0.18		4/12/1991	RT	Debra Ann Realty		old road layout	Yes	poor	open space	N
146		52	84	Town of Medfield	SAW MILL LN	Select Board	Forested.	930	0.10	401-069	1/2/1900	RT	Stivaletta		open space	Yes	poor	vacant	N
147		52	85	Town of Medfield	SAW MILL LN	Select Board	Forested.	930	0.15	479-181	6/1/1973	RT	Debra Ann Realty		open space	Yes	poor	open space	N
148	90.	52	92	Conservation Commission	MILLBROOK RD	Conservation Commission	Forested.	932	6.40	695-067	4/20/2004	RT	Dela Park	Ch. 40, Sec 8C? / Pumping Station for Development?	wetlands	Yes	Good	Trail/Riverfront	N
149		53	21	Town of Medfield	100 BIRCH RD	Select Board	Small Square plot	930	0.08	167333	4/20/2004	RT	Delapa		open space	Yes	poor	open space	N
150		56	36	Town of Medfield	WEST MILL ST	Select Board	Transfer Station and abutting forested wetland area	930	16.50	8540-727	1/17/1990	IE	Brookfield Acres		Transfer Station	Yes	Poor	Transfer Station	N
151		56	43	Town of Medfield	1 ICE HOUSE RD.	Council on Aging	COA and adjoining land. Portions of Hinkley South which is now sold for senior housing. Roadside mowing done by DPW, recreation trail through.	931	6.56	11040-253	9/14/1995	IE	B Franklin Bank		Senior Center	Yes	Fair	Senior Center	N
152		56	44	Town of Medfield	3 ICE HOUSE RD.	Select Board	Lot 3 - Forested. Drainage easement. Detention pond for copperwood.	930	11.20	11040-253	9/14/1995	IE	B Franklin Bank		vacant	Yes	Fair	vacant	N
153		56	45	Town of Medfield	2 ICE HOUSE RD.	Select Board	Kingsbury Club, groundlease	930	12.86	11040-253	9/14/1995	IE	B Franklin Bank		Kingsbury Club	Yes	Good	Recreation	N
154		56	46	Town of Medfield	135 NO MEADOWS RD	Select Board	Medfield Transfer station	931	3.76	6956-481	2/19/1986	IE	US Dept HHS		Transfer Station	Yes	Poor	Transfer Station	N
155		57	021R	BOARD OF WATER AND SEWER	19 WIGHT ST	BOARD OF WATER AND SEWER	Board of W/S listed as Owner 2 (Mike Cronin gave Town for passive recreation?)	930	33.10	25850-343	6/19/2008	RT	Cronin	Article 97	protect water resources	Yes	Fair	vacant	N
156	91.	57	52	MEDFIELD TOWN HALL	North & Winter	Conservation Commission	Wetland	930	0.65	5957-728	12/1/1981	RS	Bailey	Ch. 40 Sec 8C	wetlands	Yes	Fair	wetlands	N
157	92.	57	53	MEDFIELD TOWN HALL	North & Winter	Conservation Commission	Wetland	930	2.00	5957-729	12/1/1981	RS	Woodard	Ch. 40 Sec 8C	wetlands	Yes	Fair	wetlands	N
158		57	68	COMMISSION	SCHOOL ST	COMMISSION	abuts 19 Wight St owned by the Town; Forested.	930	2.00	25850-343	6/19/2008	RT	Cronin	Article 97	open space	Yes	Fair	vacant	N
159		58	1	Town of Medfield	KENNEY RD	Select Board	Forested lot surrounded by development	930	0.54	6404-257	5/1/1984	RS	McNeil & Associates		open space	No	Poor	vacant	N
160	93.	59	3	Town of Medfield	42 HATTERS HILL RD	Conservation Commission	Forested, wet end of development	930	0.46	6438-220	2/27/1991	RS	Tax Title		wetlands	Yes	Fair	wetlands	N
161		59	4	Town of Medfield	46 HATTERS HILL RD	Select Board	Forested, wet end of development	930	0.46	10669-705	9/22/1994	RS	Morley		wetlands	Yes	Poor	Open Space	N
162		59	5	Town of Medfield	50 HATTERS HILL RD	Select Board	Forested, wet end of development	930	0.46	10669-705	9/22/1994	RS	Morley		wetlands	Yes	Poor	Open Space	N
163		59	6	Town of Medfield	54 HATTERS HILL RD	Select Board	Forested, wet end of development	930	0.46	10669-705	9/22/1994	RS	Morley		wetlands	Yes	Poor	Open Space	N
164		59	7	Town of Medfield	HATTERS HILL RD	Select Board	Forested, wet end of development	930	0.29	10669-000	1/2/1900	RS	Morley		wetlands	Yes	Poor	Open Space	N
165		59	9	Town of Medfield	49 HATTERS HILL RD	Select Board	Forested, wet end of development	930	0.46	10669-705	9/22/1994	RS	Morley		wetlands	Yes	Poor	Open Space	N
166		59	10	Town of Medfield	45 HATTERS HILL RD	Select Board	Forested, wet end of development	930	0.50	10669-705	9/22/1994	RS	Morley		wetlands	Yes	Poor	Open Space	N
167		59	118	Town of Medfield	QUARRY RD	Select Board	Forested, wet end of development	930	2.52	35343-496	8/8/2017	RS	Hoover Realty Trust	Not indexed	drainage	Yes	Poor	Open Space	N
168		63	4	Town of Medfield	HOSPITAL RD	Board of Selectmen	"Sliding Hill" Farmers mow, DPW does once a year if the farmers don't do / partial CR	930	39.77	32740-401	12/3/2014	A	Commonwealth of Massachusetts		open space	Yes	Fair	Open Space	N
169		63	9	Town of Medfield	44 HOSPITAL RD	Board of Selectmen - did Town Meeting transfer to Parks and Recreation?	McCarthy Park; Deed restriction on use for school, associated recreational and similar municipal purposes; McCarthy Park, 56 acres. Ball fields, Parks and Rec handles fields. DPW manages small strip abutting Hospital Road	930	48.28	5745-140	6/1/1980	RT	Commonwealth of Massachusetts		Recreation	Yes	Good	McCarthy Park	N
170		64	1	Town of Medfield	HARDING ST	Select Board	Hinkley South portions of which may have been sold already, 10 acres	930	5.48	15619-203	10/12/2001	RT	Hinkley		Senior Housing (Hinkley South)	No	Poor	Senior Housing	N

OSRP Number	Map	Parcel	Owner 1 - Town of Medfield Owner 2 - As Noted	Address	Care, Custody, and Control (from 2017 OSRP & Assessors database)	Comments / Maintenance Notes	Land Use Code	Size (Acres)	Legal Reference	Deed Date	Zoning	Grantor	Degree of Protection	Current Use	Public Access	Recreation Potential	Condition / Features	Grant
171		64	022A	Town of Medfield	112 HARDING ST	Select Board	Amnott Land	930	5.76	22738-16	8/4/2005	RT	Amnott		Yes	Poor	open space	N
172	94.	64	37	Town of Medfield	83 BLACKSMITH DR	Conservation Commission	End of development, wet by stream	930	0.46	8620-185	4/20/1990	RT	Tax Title	protect water resources	Yes	Poor	wetlands	N
173		64	57	Town of Medfield	84 BLACKSMITH DR	Select Board	End of development, wet by stream	930	0.46	6854-100	11/1/1985	RT	Tax Title	open space	Yes	Poor	vacant	N
174		64	64	Town of Medfield	14 SURREY RUN		End of development, wet by stream	930	0.46	11307-393	4/12/1996	RT	Heald	Ch. 40, Sec 8C	Yes	Poor	vacant	N
175	95.	64	65	Town of Medfield	18 SURREY RUN	Conservation Commission	End of development, wet by stream	930	0.46	8829-172	1/11/1991	RT	Tax Title	wetlands	Yes	poor	vernal pool	N
176	96.	64	66	Town of Medfield	85 COLONIAL RD	Conservation Commission	End of development, wet by stream	930	0.46	8620-184	4/24/1990	RT	Tax Title	wetlands	Yes	Poor	wetlands	N
177		64	72	Town of Medfield	COLONIAL RD	Select Board	Entrance to Hospital Well (entrance to rail trail); Maintenance on invasive species to prevent spread	930	0.14	6854-104	11/1/1985	RT	Tax Title	open space	Yes	poor	open space	N
178	97.	64	75	Town of Medfield	17 SURREY RUN	Conservation Commission	Near rail trail, wet	930	0.15	8620-183	4/24/1990	RT	Tax Title	wetlands	Yes	Poor	wetlands	N
179	98.	64	77	Town of Medfield	13 SURREY RUN	Conservation Commission	Near rail trail, wet	930	0.43	8620-183	4/24/1990	RT	Tax Title	wetlands	Yes	Poor	wetlands	N
180	99.	64	78	Town of Medfield	9 SURREY RUN	Conservation Commission	Near rail trail, wet	930	2.00	11307-393	4/12/1996	RT	Heald	Ch. 40, Sec 8C	Yes	Poor	wetlands	N
181	100.	64	79	Town of Medfield	7 SURREY RUN	Conservation Commission	Near rail trail, wet	930	0.69	11307-393	4/12/1996	RT	Heald	Ch. 40, Sec 8C	Yes	Poor	wetlands	N
182	101.	64	85	Town of Medfield	rear Harding St.	Conservation Commission	Near rail trail, wet	936	0.64	8867-503	3/7/1991	RT	Tax Title	wetlands	Yes	Poor	wetlands	N
183		64	111	Town of Medfield	HARDING ST	Select Board	Hinkley North	930	4.80	15619-203	10/12/2001	RT	Hinkley	wetlands	Yes	Poor	wetlands	N
184		65	6	Town of Medfield	North Street	Select Board	Near rail trail, wet	930	1.00	9729-700	3/18/1993	RT	Tax Title	open space	Yes	Poor	wetlands	N
185		65	12	Town of Medfield	North Street	Select Board	Old pump house state hospital water, wet	931	20.24	32563-417	9/19/2014	RT	Commonwealth of Massachusetts	protect water resources	Yes	Poor	open space	N
186	102.	65	33	Conservation Commission	DEERFIELD DR	Conservation Commission	OSRD	932	0.10	627-011	12/24/1986	RT	Transfer	vacant	Yes	Poor	open space	N
187	103.	65	37	Town of Medfield	15 CEDAR LN	Conservation Commission	Wet, end of development	930	1.20	755-130	12/18/1997	RT	Bartow	vacant	Yes	Poor	open space	N
188		66	11	Town of Medfield	PINE ST		Road layout	930	0.14	32374-130	7/7/2014	RT	Beard	Art 41 2014 ATM	Yes	Poor	vacant	N
189	104.	66	65	Town of Medfield	DEERFIELD DR	Conservation Commission	Forested land	930	9.27	627-011	12/24/1986	RT	Transfer	OSRD	Yes	Good	trail	N
190		66	119	Town of Medfield	3 HAWTHORNE DR	Select Board	Water department booster station	931	0.70	10987-002	8/2/1995	RT	Colwell	OSRD	Yes	Poor	open space	N
191	105.	66	120	Town of Medfield	HAWTHORNE DR	Conservation Commission	Forested.	930	19.54	10481-559	4/21/1994	RS	CHB Realty Corp	OSRD	Yes	Good	open space	N
192	106.	67	10	Town of Medfield	WALDEN CT	Conservation Commission	Forested.	930	21.34	10481-559	4/21/1994	RT	CHB Realty Corp	OSRD	Yes	Good	trails	N
193		67	22	Town of Medfield	FLINT LOCKE LN	Select Board	Forested.	930	13.08	11669-188	1/17/1997	RT	Hoover Realty Trust	open space	Yes	Poor	open space	N
194		71	1	Town of Medfield	HOSPITAL RD	Select Board	State Hospital Core Campus, LDA with Trinity / Town hires private landscaper	931	87.30	32740-407	12/3/2014	MSHD	Commonwealth of Massachusetts	Core Campus / Redevelopment site	Yes	Poor	Redevelopment site	N
195		71	17	Town of Medfield	HOSPITAL RD	Select Board	Board of Water and Sewerage; area mowed by farmer	930	6.44	32740-401	12/3/2014	MSHD	Commonwealth of Massachusetts	Water Tower	Yes	Poor	water resources	N
196		71	20	Town of Medfield	HOSPITAL RD	Commonwealth of Massachusetts	Laundry Parcel - retained by DCAMM until remediated							Remediation site	Yes	Poor	Remediation Site	N
197		72	75	Town of Medfield	PHEASANT RD	Select Board	Near road,	930	0.11	6854-102	11/1/1985	RT	Tax Title	open space	Yes	Poor	vacant	N
198	107.	73	9	Town of Medfield	34 COLONIAL RD	Conservation Commission	Rail trail, wet	936	0.47	8829-173	1/11/1991	RT	Tax Title	protect water resources	Yes	Poor	wetlands	N
199	108.	82	3	Conservation Commission	North Street	Conservation Commission	Forested, Dover line	930	2.07	5007-577	12/1/1973	RT	Taylor	Ch. 40, Sec 8C	Yes	Fair	open space	N
200	109.	82	10	Town of Medfield	North Street	Select Board	Forested, Dover line	930	2.59	625-136	6/6/1986	RT	Transfer	open space (contains dam)	Yes	Good	wetlands	N
201	110.	82	11	Town of Medfield	North Street	Select Board	Forested, Dover line	930	2.13	5693-314	12/1/1979	RT	Taylor	Ch. 40, Sec 8C	Yes	poor	wetlands	N
202	111.	82	12	Town of Medfield	North Street	Select Board	Field, Dover line; DPW mows	930	2.14	5693-314	12/1/1979	RT	Taylor	Ch. 40, Sec 8C	Yes	poor	wetlands	N
203	112.	82	13	Town of Medfield	North Street	Select Board	Forested, Dover line	930	0.11	5693-314	12/1/1979	RT	Taylor	Ch. 40, Sec 8C	Yes	poor	wetlands	N

MEDFIELD CONSERVATION COMMISSION										
CONSERVATION RESTRICTIONS										
Location	Map	Parcel	Acres	Grantor	Degree of Protection	Current Use	Public Access	Recreation Potential	Condition / Features	
62 Bridge Street	41	17	8200 sf	Michael Curatola	Ch. 40	conservation	no	Poor	Flood	
Bridlefield Lane	5	56,63,-65	15.4	Bridlefield HOA	Ch. 40	conservation	yes	Good	Scenic/trails	
32 Erik Road	59	106/107	2.73	Canton Terrace /Musto	Ch. 40	conservation	no	Poor	Wooded	
50- 60 Harding	13	22	4.56	Michael Larkin	Ch. 40	conservation	no	Poor	Water supply	
off Homestead Drive	29	40	4.53	R & P Rowan Trust	Ch. 40	conservation	no	Poor	Open Space	
589 - 560 Main	43	127	3.25	Michael / Teresa Taylor	Ch. 40	conservation	yes	Poor	Wetlands	
North Street	57	21 / 22	6.89	Michael J. Cronin	Ch. 40	conservation	yes	Good	Open Space	
North Street / Dover line	81	31	4.09	Randolph / Marian /Catlin	Ch. 40	conservation	yes	Good	Recreation / Open Space	
120 Pine	74	5	3.92	Chris / Martha Smick	Ch. 40	conservation	yes	Good	Trails / Scenic	
22 School	82	12	2.14	Michael / Barbara Cronin	Ch. 40	conservation	yes	Good	Open Space	
Tubwreck Road	61	1,2	10.84	P.Borelli	Ch. 40	conservation	no	Poor	Access for abutters	
19 Wight	57	21	7	Michael / Barbara Cronin	Ch. 40	conservation	yes	Good	Open Space	

THE TRUSTEES OF RESERVATIONS										
CONSERVATION RESTRICTIONS										
Location	Map	Parcel	Acres	Grantor	Degree of Protection	Current Use	Public Access	Recreation Potential	Condition / Features	
353 & 363 Main	43	22,67	11.98	Stephen & Lynn Brown	Ch. 40	conservation	no	Poor	Wetlands	
337 North / Pine	74	3	54	Robert / Barbara McLeod	Ch. 40	conservation	no	Poor	Open Space	
Orchard	7	11	100.7	Trustees of Reservations	Ch. 40	conservation	yes	Good	Open Space /	

OTHER CONSERVATION RESTRICTIONS										
Location	Map	Parcel	Acres	Grantor	Degree of Protection	Current Use	Public Access	Recreation Potential	Condition / Features	
Lot nine Sturbridge Road	67	20	8600 sf	Hoover Realty Trust	Ch. 40	conservation	yes	Good	Easement	

UNITED STATES ARMY CORPS OF ENGINEERS							
04-013	INDIAN HILL RD	22-015	CLARK RD	35-007	MAIN ST	55-011	NO MEADOWS RD
04-018	351-R SOUTH ST	22-016	CLARK RD	36-120	CAUSEWAY ST	55-013	NO MEADOWS RD
04-066	12-R STAGECOACH RD	22-017	NOON HILL RD	41-096	BRIDGE ST	55-014	NO MEADOWS RD
04-067	INDIAN HILL RD	22-018	SOUTH ST	41-122	BRIDGE ST	55-015	NO MEADOWS RD
05-044	ALLEN LN	22-019	SOUTH ST	47-001	NO MEADOWS RD	55-016	NO MEADOWS RD
05-045	LAKEWOOD DR	22-020	SOUTH ST	47-002	NO MEADOWS RD	55-017	NO MEADOWS RD
10-035	7-R PILGRIM LN	26-001	DWIGHT ST	47-003	NO MEADOWS RD	55-018	NO MEADOWS RD
10-064	PILGRIM LN	26-002	DWIGHT ST	47-006	NO MEADOWS RD	55-019	NO MEADOWS RD
13-001	ORCHARD ST	26-012	CAUSEWAY ST	47-007	NO MEADOWS RD	55-020	NO MEADOWS RD
16-043	NOON HILL RD	27-003	CAUSEWAY ST	54-001	NO MEADOWS RD	55-021	NO MEADOWS RD
16-050	NOON HILL RD	27-004	CAUSEWAY ST	54-002	NO MEADOWS RD	55-022	NO MEADOWS RD
21-003	NOON HILL RD	28-003	CAUSEWAY ST	54-003	NO MEADOWS RD	55-027	NO MEADOWS RD
21-004	NOON HILL RD	28-071	JUNIPER LN	54-004	NO MEADOWS RD	62-001	NO MEADOWS RD
21-006	NOON HILL RD	28-072	JUNIPER LN	55-001	NO MEADOWS RD	62-002	NO MEADOWS RD
21-007	NOON HILL RD	31-002	CAUSEWAY ST	55-002	NO MEADOWS RD	62-003	NO MEADOWS RD
21-008	NOON HILL RD	31-003	CAUSEWAY ST	55-004	NO MEADOWS RD	62-004	NO MEADOWS RD
21-010	NOON HILL RD	31-009	CAUSEWAY ST	55-005	NO MEADOWS RD	62-005	NO MEADOWS RD
22-002	NOON HILL RD	31-010	CAUSEWAY ST	55-008	NO MEADOWS RD	63-001	NO MEADOWS RD
22-004	NOON HILL RD	35-004	BRIDGE ST	55-009	NO MEADOWS RD	63-002	NO MEADOWS RD
22-005	NOON HILL RD	35-006	8-R BRIDGE ST	55-010	NO MEADOWS RD		

TRUSTEES OF RESERVATIONS			
60-011	62.8	23 HARTFORD ST	Fork Factory farm fields
76-001	445.98	38 HARTFORD ST	Rocky Woods
55-007	4.5	NO MEADOWS RD	floodplain, west of Rt 27
28-002	12.25	CLARK RD	Noon Hill area
08-023	3.1	ONONDAGA LN	Noon Hill area
27-006	191.41	CAUSEWAY ST	Noon Hill area
07-011	10.7	ORCHARD ST	Noon Hill area
75-004	2.8	PINE ST	Rocky Woods
26-006	10.03	CAUSEWAY ST	Shattuck / West of Dwight's Causeway
19-001	5.65	CAUSEWAY ST	Noon Hill area
14-014	186.89	CAUSEWAY ST	Noon Hill area
14-015	1.1	CAUSEWAY ST	long thin parcel abutting 196 Causeway St & Big town noon hill parcel
77-001	10.5	HARTFORD ST	Rocky Woods
09-002	56.8	INDIAN HILL RD	Noon Hill area
77-004	56.59	MAIN ST	Fork Factory
20-001	182.58	CAUSEWAY ST	Shattuck Reservation
77-002	31.7	HARTFORD ST	Rocky Woods
68-005	19	HARTFORD ST	Fork Factory
09-006	19.6	NOON HILL RD	Noon Hill area
20-003	35.08	CAUSEWAY ST	Noon Hill area
61-007	6.1	MAIN ST	Fork Factory, trail near 109
63-003	0.84	NO MEADOWS RD	abutting Rt 27 (west side)
62-006	5	NO MEADOWS RD	floodplain west of 27
09-007	0.28	NAUSET ST	Noon Hill area
15-002	3.9	NOON HILL RD	Noon Hill area

Lands with Little Protection			
65-001	250 NORTH ST	Norfolk Hunt Club	main Hunt Club field off North Street
73-013	North Street	Norfolk Hunt Club	area bisected by old North Street ROW / paper road
74-001	150 Pine Street	Norfolk Hunt Club	Off Pine Street
82-006	North Street	Norfolk Hunt Club	Off North Street at Dover Line
53-011	25 Trailside Road	Westwood Gun Club	Trailside Road
21-002	75 Noon Hill Road	Medfield Sportsman's Club	Main Club
21-001	75 Noon Hill Road	Medfield Sportsman's Club	Area bisected by Noon Hill Road
27-001	Causeway Street	Medfield Sportsman's Club	Off Causeway Street

Commonwealth of Massachusetts				
Parcel ID	Address	ACRES	Owner	
71-019	HOSPITAL RD	38.66	COMM OF MASSACHUSETTS	PARCEL A 2 (west side of campus)
70-002	NO MEADOWS RD	21.99	COMM OF MASSACHUSETTS	Gun Range
32-050	CURVE ST	0.08	COMM OF MASSACHUSETTS	Curve St overpass over RR Tracks
71-018	HOSPITAL RD	36.79	COMM OF MASSACHUSETTS	PARCEL A 1 (east side of campus)
70-008	HOSPITAL RD	5	COMM OF MASSACHUSETTS	Outcrop between Rt 27 / Hospital Rd / Railline
70-006	HOSPITAL RD	2.8	COMM OF MASSACHUSETTS	donut hole shaped land North or East of Rt 27 abutting River
64-076	SURREY RUN	1.57	COMM OF MASSACHUSETTS	abutting railline / rail trail
DMH / DCR / DOT				
Parcel ID	Address		Owner	
63-008	40 HOSPITAL RD	2.49	DEPT OF MENTAL HEALTH	Group home on Hospital Road
55-006	NO MEADOWS RD	1.3	DEPT. OF CONS & RECREATION	floodplain, west of Rt 27
70-007	NO MEADOWS RD	76	DEPT. OF CONS & RECREATION	Charles River Reservation
55-024	NO MEADOWS RD	0.34	DEPT. OF CONS & RECREATION	sliver of land parallel to Rt 27, west side
63-005	NO MEADOWS RD	11.85	DEPT. OF CONS & RECREATION	wooded/wetland south of gun range, west of Rt 27
55-003	NO MEADOWS RD	6.4	DEPT. OF CONS & RECREATION	floodplain, west of Rt 27
63-006	NO MEADOWS RD	6.38	DEPT. OF CONS & RECREATION	wooded/wetland south of gun range, west of Rt 27
55-012	NO MEADOWS RD	2.25	Dept. of Conserv. and Recreation	wooded, east of 27, between 27 & Railline
70-005	HOSPITAL RD	11.64	DEPT. OF CONS & RECREATION	Between overlook & Railline
63-007	NO MEADOWS RD	14.63	DEPT. OF CONS & RECREATION	wooded, south of outcrop parcel, east of 27, between 27 & Railline
56-054	WEST ST	n/a	MASSACHUSETTS DEPT OF TRANSPOR	Railline
70-001	HOSPITAL RD	64.69	DEPT. OF CONS & RECREATION	Land around 70-006 (donut hole), North or East of Rt 27 abutting River

Inventory of Existing Indoor Recreation Facilities				
Facility Name	Parcel ID	Manager	Facilities	Activities
Memorial Elementary School	49-032	School Department	A combined gym-anditorium. With seating capacity around 250, basketball backboard, and piano. Cafeteria suitable for meeting and arts and crafts	Theater. indoor sports, meetings, arts and crafts
Dale Street School	49-032	School Department	Combined gym-auditorium with seating capacity around 350, two basketball backboards and stage. Cafeteria suitable for meetings and arts and crafts	Indoor sports including volleyball, gymnastics, basketball, movies, band and drill. Meetings, arts and crafts.
Hannah Adams Pfaff Community Center	49-086	Park and Recreation	Kitchen, meeting and activity rooms. Parking area, sand box, activity space, and picnic tables outside. Former High School converted to recreation use	Meetings, youth and senior citizen activities, dances, Park and Recreation Commission offices
Ralph Wheelock School	33-092	School Department	Cafeteria, auditorium with stage and seating capacity around 300. Two gyms with basketball courts.	Meetings, theater, arts and crafts, and indoor sports (basketball, volleyball, gymnastics)
Thomas A_ Blake Middle School	38-001	School Department	Cafeteria-auditorium with stage and seating capacity around 300. Gym with two sections (each with bleachers, basketball courts., and locker rooms). Total seating eapacity around 600.	Meetings, theater, movies, etc., Indoor sports such as badminton, volleyball. basketball, gymnastics, etc. and dances.
Amos C. Kingsbury High School	38-001	School Department	Gym with two sections (each with basketball courts, bleachers, and locker rooms. Audience capacity is 500, capacity for socials is 800. Auditorium with stage has capacity of 350, cafeteria has capacity around 225.	All types of indoor sports including Volleyball, basketball, badminton, and gymnastics. Large meetings, theater, movies, shows, etc. Meetings, arts and crafts. etc. weight room.
The Center at Medfield	56-043	Council on Aging	Large meeting room with ability to create two smaller rooms. Three smaller meeting and activity rooms.	Indoor activities such as fitness classes, games, movies, lectures, arts and crafts.

Inventory of Existing Outdoor Recreation Facilities					
Facility Name	Acreage	Parcel ID	Manager	Facilities	Activities
Hinkley Pond	19.2	50-114	PR	Swim Pond, 2 docks, play equipment, bathhouse, picnic tables, nature trails, bleachers, grills, shufflebord, unpaved parking area, volleyball court, playground	Swimming, children's play area, volleyball, picnicking; Vine Brook and associated trails traverse site
Baxter Park	1	36-122	PR	Grassy area, memorial monument, flag pole, announcement board	Passive recreation, tree lighting ceremony, Memorial Day ceremonies
Metacomet Park	8.7	37-054	PR	Fenced Little League field, with bleachers. concessions building with restrooms, lights, batting cages, multi-purpose field, lacrosse backstop, tot lot, picnic tables, parking area, four (4) lighted tennis courts	Little League baseball, soccer, field hockey, lacrosse, tennis, children's play area; Trail to Kingsbury Pond is planned
McCarthy Park/Fifty Six Acres	56.36	63-009	PR	Two softball fields, 2 regulation Little League fields, 2 smaller "Farm League" fields, 3 multi-purpose fields (soccer, lacrosse)	Softball, baseball, lacrosse, field hockey
Ralph Wheelock Fields	102.92	33-092	SD	Two softball fields, one multi-purpose field (soccer, field hockey), 5-6 soccer fields,, 3 basketball backboards on paved surface, play equipment, parking area	Softball, baseball, soccer football, basketball and children's play area
Dale Street Fields	20.9	49-032	SD	Play equipment, paved area with two basketball backboards, 3 playgrounds, multi-purpose field with one large baseball diamond and dugouts (Babe Ruth/JV), parking lot	Baseball, softball, flag football, children's play area; Town managed tennis court is across Dale Street Memorial School fields included
Medfield Jr/Sr High School	73.29	38-001	SD	One multi-purpose artificial turf field (football, soccer, field hockey), 1 baseball field, 1 field hockey field, 2 practice football fields, 1 softball field, 1 track, 2 paved tennis/basketball courts, 2 basketball courts. parking area	Football, baseball, field hockey, softball, track, basketball, tennis; South Plain Brook runs through site.
Baker's Pond / Meethouse Park	1	43-001	PR	Benches, green spaces, pond	Skating, fishing, site of annual Medfield Day
Memorial Park		43-132	PR	Gazebo, lawn	Concerts, weddings, sitting; ** Being Renamed**

Medfield Scenic Resources	
Scenic Resource	Characteristics
North Street	Entrance into Town from Dover, old walls, fields, historic house
Pine Street	Old walls, open land, woodlands, town designated scenic way (Developed in 1993)
Rocky Woods Reservation	Rocky, hilly woodlands, trails and ponds, maintained as a reservation by the Trustees of Reservations.
Hartford Street	Wooded wetlands and farmed field under control of The Trustees of Reservations to south of street, and Rocky Woods Reservation is to the north of the street
East Main Street (Route 109)	Fork Factory Brook Reservation and corridor, with brook and distinctive woodland (also of historic importance)
Route 109 at Walpole Line	Open rolling fields and distinctive old stonewalls. Important as primary entrance to Town, establishing country "character" which has always been a distinguishing feature of the Town. (Lost to Development)
North Street	Open rolling meadows, fences, walls, and wooded areas. Under long time use by Norfolk Hunt Club
Hospital Road	Farm buildings and open fields sloping to Charles River (At Risk)
Main Street at Peak House	"Streetscape" view down Main Street to Town Center, (large street trees lost), distinctive old houses and historic downtown buildings such as Baptist Church. Of prime significance in defining town character.
Main Street/North Meadows Road	Vine Lake Cemetery, a historic and beautiful site with rolling hills sloping to a small lake, handsome specimen trees, and direct visual access from two primary Town streets.
Eastmount Road	Mt. Nebo (site of water tower), distant views over town and beyond from wooded hilltop, and views to City of Boston skyline.
Foundry Street	Jewell's Pond, old stone walls and fields, the historic grist mill and mill race, and the old homestead and outbuildings in a carefully preserved setting. (Scenic Road)
Elm Street	Open fields between Wheelock School and town wells, sloping down to Mine Brook
Spring Street	Kingsbury Homestead and pond, of extreme local significance for the scenic beauty of the pond, the old mill race, and the historic house and outbuildings in their carefully preserved setting (Now and Historic District)
High Street (Route 27)	Danielson Pond and old homestead in setting of open fields, stonewalls, farm and outbuildings, all visible from primary town road. Open fields, stonewalls, farm and outbuildings are now gone.
Plain Street	Open fields, old walls, and an old homestead on narrow country road with important scenic value.
South Street (extension)	1998.
Noon Hill	Significant landmark feature of Medfield, rising between Stop River and Charles River, with unspoiled woodlands and a pond with historic earthen dam.

Medfield Historic Resources				
Historic Resource		Address	Significance	
Churches				
1	First Parish Unitarian Church	North Street	1789	Local History
2	United Church of Christ	Main Street	1877	Local History
3	Baptist Church	Main Street	1838	Local History
4	St Edward's Church	Spring Street		Local History (Destroyed by fire; nothing remains)
Public Buildings				
5	Town House	Main Street	1874	Architecture, Local History
6	Medfield Public Library	Main Street	1917	Architecture, Local and National History
National Register Properties: Historic Landmarks				
7	Peak House	347 Main Street	1680	Architecture, Local and National History, Part of Cluster with #8-#11
8	'Eliakim Morse House"	339 Main Street	1750	Architecture, Local History
9	"Clark Tavern"	355 Main Street	1740	Lorraine Laverty, Local History
10	344 Main Street	Main Street	1873	Architecture, Local History
11	10 Pound Street	Pound Street	1744	Architecture, Local History
12	Medfield State Hospital Property	Hospital Road	1892	Local and National History
Noted Personages				
13	Hannah Adams House	Elm Street		Local and National History
14	George Inness House	406 Main Street		Architecture, Local and National History
15	George Innes Studio	406R Main Street		National History of Art
16	Lowell Mason House	25 Adams Street relocated to Green Street		Architecture, Local and National History
Early New England Farm Homesteads with Outbuildings				
16	Kingsbury Homestead	145 Spring Street		Architecture, Local and National History
17	Kingsbury Pond Grist Mill	Spring Street		Dates back to 17th Century
18	86 Philip Street	Philip Street		17th Century Beginnings
19	Scribner Farm	112 Harding Street		
Historic Clusters Located at Approaches to Town Center				
20	260 North Street	North Street		17th Century, Architecture, Local History
21	243 North Street	North Street		Architecture, Local History
22	230 North Street	North Street		
23	Tannery Farm	653 Main Street	1798	
23a	661 Main Street	Main Street		Architecture, Local History
24	Vine Brook Cemetery	Main/Bridge/Dale Streets		Early 18th Century, Architecture, Local History
24a	679 Main Street	Main Street		Late 17th Century
25	671 Main Street	Main Street		Late 18th Century
26	669 Main Street			18th Century
Historic Resource				
27	3 Causeway Street			
28	Entrance to Town of Medfield beginning at Charles River (The Willows)			Entrance to Town

Open Space Inventory – for protected and non-protected land. See spreadsheet for protected status

Notes: “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 and in recreation potential, there are varying references to 3 categories of signage: (1) “town ownership signage” 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” signage refers to a 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

Location: Center of town, southeast side of intersection of Main St and Spring St.

Managing Agency (agencies): Town of Medfield

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

Accessibility for different abilities:

Current Use: Park in the center of town, with veterans’ memorials and seating areas. Used for many community events.

Condition: Excellent

Immediate actions needed for protection of property and natural systems: None

Recreation potential: None beyond current use

2. Name of area: Public Library

Parcel ID(s): 43-132

Size: .94 acre

Location: 468 Main St

Managing Agency (agencies): Town of Medfield

Access: Main Street, and rear parking lot accessed by South St

Accessibility for different abilities:

Current use: Public library with park and gazebo bandstand where town holds summer concerts.

Condition: Excellent

Immediate actions needed for protection of property and natural systems: None

Recreation potential: None beyond current use

3. Name of area: Metacomet Field

Parcel ID(s): 37-054

Size: 8.69 acres

Location: Pleasant St.

Managing Agency (agencies): Town of Medfield, Parks + Rec

Access: Pleasant St frontage and parking

Accessibility for different abilities:

Current Use: Town recreation complex with sports field and tennis courts

Condition: Excellent

Immediate actions needed for protection of property and natural systems: None

Recreation potential: None beyond current use

4. Name of area: Rolling Lane Conservation Parcel

Parcel ID(s): 51-061

Size: 6.65 acres

Location: In between end of Rolling Lane and 258-292 Main St

Managing Agency (agencies): Town of Medfield Conservation Commission

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

Accessibility for different abilities:

Current Use: Unmarked town conservation land. Mostly wet parcel, but contains short trail useful to make pedestrian/bike connection between Rolling Lane neighborhood and stores / offices on Main St, from Precision Auto to Shaw's Plaza, saving car trips for people in the Hillcrest neighborhood.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage at each access point.

Recreation potential: Include in Medfield Trails system and post trail map QR code signage.

5. Name of area: Lovell's Agricultural Parcels

Parcel ID(s): 60-025, 52-109, 52-047, 52-042

Size: 15.84 acres (in Medfield; the property extends over town line on to Walpole also)

Location: 6R Nebo St, 160 Main St, Linden Ct.

Managing Agency (agencies): Private property owned by George Lovell, dba Lovell's Florist & Nursery. Property is in Agricultural Use tax program with town of Medfield (Chapter 61A).

Access: Public retail establishment at 160 Main St.

Accessibility for different abilities:

Current use: Public retail Garden Center establishment for homeowner and commercial customers. Large field on Main St creates scenic entrance to town.

Condition: NA, private

Immediate actions needed for protection of property and natural systems: NA, private

Recreation potential: NA at this time but if Lovell's ever ceased to exist or decided to sell land, it would be priority for conservation acquisition, under town's Chapter 61A rights, for scenic views and continued agricultural use.

6. 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)

Location: 25 Trailside Dr.

Managing Agency (agencies): Private property owned by Westwood Gun Club, Inc. Property is in Recreation Use tax program with town of Medfield (Chapter 61B).

Access: No public access or amenities. Club facilities for Members only.

Accessibility for different abilities: NA, private

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

Condition: NA, private

Immediate actions needed for protection of property and natural systems: NA, private

Recreation potential: NA at this time but if club ever ceased to exist or decided to sell land, it would be priority for conservation acquisition, under town's Chapter 61B rights. The overall property also includes 27.3 acres in Walpole and directly abuts Adams Farm conservation area in Walpole (see Red Gate Farm description below).

7. Name of area: Medfield High School/Blake Middle School

Parcel ID(s): 38-001

Size: 61.49 acres

Location: 88 South St

Managing Agency (agencies): Town of Medfield Public Schools

Access: Drive access off Pound St + South St; pedestrian access on Philip St, and unmarked (but obvious) trail access off stub ends of Hillcrest Road (trail paved) and Cranmore Road.

Accessibility for different abilities:

Current use: 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

Immediate actions needed for protection of property and natural systems: Post town ownership signage and School Dept. rules / regulations for use signage at pedestrian trail entrances on Hillcrest and Cranmore roads.

Recreation potential: Design / build trail to water tower off Eastmount road, for recreational use and additional pedestrian access to school (see Mt. Nebo Water Tower, below). Include all woods trails, including disc golf area, in Medfield Trails system and post trail map QR code signage.

8. Name of area: Medfield Housing Authority Pound Street parcel

Parcel ID(s): 43-077

Size: 6.78

Location: 30 Pound St

Managing Agency (agencies): Medfield Housing Authority

Access: Pound St

Accessibility for different abilities:

Current use: Senior 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

Immediate actions needed for protection of property and natural systems: None

Recreation potential: NA

9. Name of area: Mt. Nebo Water Tower land

Parcel ID(s): 38-015

Size: 10.79 acres

Location: Eastmount Rd

Managing Agency (agencies): Town of Medfield Water and Sewer

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

Accessibility for different abilities:

Current use: 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

Immediate actions needed for protection of property and natural systems: Post town ownership signage and Water Dept. rules / regulations for use signage at each access point.

Recreation potential: Great potential for walking/biking trail down through woods to back of HS. Would require small bridge over a stream. Include existing and any new trails in Medfield Trails system and post trail map QR code signage.

10. Name of area: Mill Brook Road Conservation Parcels

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

Size: 11.98 acres total

Location: Between #'s 38 and 41 Mill Brook Road, both sides of road

Managing Agency (agencies): Town of Medfield Conservation Commission

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.

Accessibility for different abilities:

Current use: Unmarked town conservation land, including Mill Brook and adjacent wetlands, on both sides of Mill Brook Road. Creates very scenic section of the road.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership signage and conservation rules signage, on both sides of Mill Brook Road.

Recreation potential: Just manage viewshed along road, no real trail potential.

11. Name of area: Foundry Street forestry parcels

Parcel ID(s): 45-054, 45-055A, 45-060

Size: 60.73 acres total

Location: north side of Foundry St

Managing Agency (agencies): Private property in Forestry Use tax program with town of Medfield (Chapter 61).

Access: Private property, no public access

Accessibility for different abilities:

Current use: Private property with extensive woods and wetlands and historic trails and stone walls.

Across Foundry St from Red Gate Farm area (see below), and partially contiguous at north end with Mill Brook Road conservation parcels (see above).

Condition: Excellent

Immediate actions needed for protection of property and natural systems: NA, private property

Recreation potential: NA, private property, but if property came on market it would be priority for conservation acquisition, under town's Chapter 61 rights, to add to Red Gate Farm conservation complex.

12. 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

Location: Area bounded by Foundry St, Philip St, Elm St and Walpole border

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: 3 Medfield access points: Foundry St. across from #44, Philip St. in between #'s 90 + 112; Elm St. next to # 114 (unmarked easement along town line); also trail access comes from Adams Farm in Walpole.

Accessibility for different abilities:

Current use: One of the town's premier conservation and passive recreation areas. Mix of pine forest, hardwood forest, and open fields. Formerly managed forestry land. Good network of double and single-track trails used for hiking, running, dog walking and mountain biking. 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

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage at trail access points from Elm St and from Walpole. (Signage at Foundry and Philip St access points is already good.)

Recreation potential: Trails are excellent, area can be used for organized trail walk events or other conservation programming. Include trails in Medfield Trails system and post trail map QR code signage at access points.

13. Name of area: Jewell's Pond

Parcel ID(s): 39-010B

Size: 54.11 acres total

Location: 86 Philip St

Managing Agency (agencies): Private property in Recreation Use tax program with town of Medfield (Chapter 61B).

Access: Private property, no public access

Accessibility for different abilities:

Current use: Private property with scenic pond, historic dam and mill site along Foundry St and Philip St. People stop and take pictures but are not allowed on the property. Partially contiguous with Red Gate Farm (see above).

Condition: Excellent

Immediate actions needed for protection of property and natural systems: NA, private property

Recreation potential: NA, private property, but if property came on market it would be priority for conservation acquisition, under town's Chapter 61B rights, to add to Red Gate Farm area.

14. Name of area: Elm Street Conservation Area a/k/a Wheelock School Outdoor Classroom

Parcel ID(s): 33-104

Size: 4.34 acres

Location: Elm St, also bounded by Wheelock School and bordered in rear by RR tracks.

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: Good frontage on Elm St. between #'s 11 and 23. There is also 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.

Accessibility for different abilities:

Current use: Unmarked town conservation land. Wooded parcel sloping down to small pond, contiguous with Wheelock School (see below). 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

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage. Consult with school and find out intention for Outdoor Classroom use. If they want it, restore the Outdoor Classroom access and facilities, if not, remove the old signage and clean up and close access trail.

Recreation potential: Regardless of school plans, create a trail off Elm St frontage to loop down to the pond for nature observation. Include any new trail in Medfield Trails system and post trail map QR code signage.

15. Name of area: Wheelock School and fields

Parcel ID(s): 33-092

Size: 44.25 acres

Location: 17 Elm St

Managing Agency (agencies): Town of Medfield Public Schools

Access: Driveways and parking lot on Elm St.

Accessibility for different abilities:

Current use: Elementary school with large athletic fields complex in the rear, used for town youth sports, one of the town's top recreational assets. The 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- RR tracks to High St area (see below).

Condition: Excellent

Immediate actions needed for protection of property and natural systems: None

Recreation potential: Include driveway in Medfield Trails system and post trail map QR code signage.

16. Name of area: Water and Conservation Parcels - Elm Street to RR tracks

Parcel ID(s): 34-019, 34-003, 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

Location: General area bounded by Elm St, Wheelock School, RR tracks and Walpole town line.

Managing Agency (agencies): Town of Medfield Conservation Commission all except 30-004 and 30-002; Town of Medfield Water + Sewer 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., Water Dept. access driveway from Water and Conservation Parcels - RR tracks to High St area (see below).

Accessibility for different abilities:

Current use: This block consists of Medfield Water Supply wells #'s 3 and 4 and related infrastructure, and wide surrounding area of unmarked conservation land which is primarily wetland along Mine Brook and 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 area 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 area (see below).

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage at access points on power line and in Water Dept. land.

Recreation potential: 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. Or just create trail to enjoy upland eskers east of Mine Brook. Include area in Medfield Trails system and post trail map QR code signage.

17. Name of area: Standley Conservation Restriction

Parcel ID(s): 34-012

Size: 9.72 acres

Location: 75 Elm Street

Managing Agency (agencies): Private property with permanent conservation restriction on portion of parcel held by town of Medfield

Access: frontage on Elm St

Accessibility for different abilities:

Current use: Private property. There is trail through the conservation restricted property section providing access to water and conservation parcels off Elm St (see above)

Condition: Excellent

Immediate actions needed for protection of property and natural systems: NA, private property.

Recreation potential: Include trail in Medfield Trails system if applicable.

18. Name of area: Water and Conservation Parcels - RR tracks to High Street

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

Size: 88.69 acres total

Location: General area bounded by RR tracks, Pondview neighborhood, High St, Wild Holly Lane and Haven Road neighborhoods

Managing Agency (agencies): Town of Medfield Conservation Commission 23-040, 29-031; Town of Medfield Water + Sewer 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.

Accessibility for different abilities:

Current use: Water Department gravel pit and storage area close to RR tracks across from wells, otherwise, partially marked conservation land. 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), 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. There are other trails as well, forming a nice network, and the area is popular for hiking, running, dog walking and mountain biking. 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

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage at access points and in Water Dept. land (one point, Haven Road, does have a conservation rules sign).

Recreation potential: 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. Include BCT and other trails in Medfield Trails system and post trail map QR code signage.

19. Name of area: Flynn's Pond

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

Size: 12.6 acres total

Location: Pondview Ave.

Managing Agency (agencies): Town of Medfield (Conservation Commission)- (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).

Accessibility for different abilities:

Current use: Unmarked town conservation land, consisting of scenic pond with town land around roughly 75% of shoreline. Several canoes and kayaks are scattered in the area near shore of pond amongst woods.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage. Make decision and implement town policy for allowing personal canoes, kayaks etc. to be stored on the site or not.

Recreation potential: Create actual landing and/or dock on the pond for canoe and kayak use. 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. Include boat landing and new trail in Medfield Trails system and post trail map QR code signage.

20. Name of area: Danielson Pond

Parcel ID(s): 29-036

Size: 7.98 acres

Location:

Managing Agency (agencies): Town of Medfield Conservation Commission

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

Accessibility for different abilities:

Current use: 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

Immediate actions needed for protection of property and natural systems: Clean up and beautify bench and picnic table area. Town ownership and conservation rules signs are good. **Recreation**

potential: Include area in Medfield Trails system and post trail map QR code signage. Consider improvements to parking and short walk to pond for full accessibility rating.

21. Name of area: Rowean Conservation Restriction

Parcel ID(s): 29-040

Size: 2.15 acres

Location: 14 Homestead Dr.

Managing Agency (agencies): Private property with permanent conservation restriction on portion of parcel held by town of Medfield

Access: NA, private

Accessibility for different abilities:

Current use: Private property with CR on wetland section.

Condition: NA

Immediate actions needed for protection of property and natural systems: NA, private property.

Recreation potential: NA

22. Name of area: Kingsbury Pond and Grist Mill

Parcel ID(s): 32-033

Size: 13.47 acres

Location: High St across from St. Edward's church

Managing Agency (agencies): Town of Medfield Conservation Commission

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

Accessibility for different abilities:

Current use: 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

Immediate actions needed for protection of property and natural systems: None

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage. Consider improvements for full accessibility rating to access grist mill.

23. Name of area: Holmquist Conservation Land east of Plain Street ("Holmquist East")

Parcel ID(s): 18-028, 12-005, 12-004, 12-007, 12-006, 06-010, 06-008

Size: 86.57 acres total

Location: Between Plain St, High St and Walpole town line

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: Frontage on Plain St and on High St

Accessibility for different abilities:

Current use: Unmarked (on this side of Plain St) town conservation land. Mix of upland and wetland. Small fields and a barn on Plain St which was formerly 4H sheep operation. Nice 1 mile trail loop, with stone walls and interesting remnants of historical farming operation. Area is contiguous with 94.84 acre Goetz conservation area of Walpole, forming one 180 acre+ conservation complex.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage. Build bridge where existing trail crosses a stream (potential Eagle Scout project).

Recreation potential: This area, along with Holmquist West area (see below) is a jewel in town's conservation holdings but underutilized. Potential to add trail access from Old High St side that would have safe parking. Potential to create trail link to Walpole Goetz trail system and lead to the Medfield town corner bound monument which is very interesting place in the woods. Potential to route Bay Circuit Trail through area in a manner that replaces long paved road section on Forest St. Whether or not BCT, trail is key link in the "around Medfield" trail concept. Include area in Medfield Trails system and post trail map QR code signage.

24. Name of area: Holmquist Conservation Land west of Plain Street and related parcels ("Holmquist West")

Parcel ID(s): 12-008, 12-014, 12-009, 12-001, 11-102, 18-015, and 06-005

Size: 94.87 acres total

Location: Between Plain St. and Granite St./Oriole Rd./Garry Dr. neighborhood

Managing Agency (agencies): Town of Medfield Conservation Commission (12-008, 12-014, 12-009, 12-001, 11-102); NSTAR (18-015, 06-005 – power line)

Access: Frontage on Plain St, gate at end of Cole Dr., access at ends of Garry Dr. and Liberty Rd. but physically impractical due to wetlands, trail leads in from end of Tallwood Dr., town line leads in from Granite St.

Accessibility for different abilities:

Current use: Marked conservation land with large hayfields and Medfield Community Gardens. With Holmquist East across the street, creates one of the most scenic road sections in town. An approximately one mile long trail leads in past Community Garden to woods in back, then follows power line south to exit in Walpole or to Granite St. in Medfield. Contiguous with additional 1.7 acres of conservation land in Walpole as well as continuation of power line south in Walpole to Granite St and Lincoln Rd.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage at access points which do not already have signage (good town ownership signs at Plain St. and Cole Dr.). Create small off-street parking area for Garden to alleviate safety hazard of many cars (often 5+) parking in side of narrow Plain St.

Recreation potential: Accessible parking area and facilities can be created with accessible garden plots. Utilize town line off Granite St. (in conjunction with abutting Walpole conservation land) to create more established regular trail access from power line at Granite St. end, replacing Tallwood Dr. informal access that exists now. This would continue BCT reroute proposal and be the southern-most point in "around Medfield" loop. Include area in Medfield Trails system and post trail map QR code signage.

25. Name of area: Bridlefield Neighborhood Common Land

Parcel ID(s): 05-063, 05-064

Size: 3.29 acres total

Location: Bridlefield Lane

Managing Agency (agencies): Bridlefield Homeowners Association Trust

Access: Multiple points on Bridlefield Dr.

Accessibility for different abilities:

Current use: Common Homeowners Association open space land set aside in Bridlefield subdivision development under Open Space zoning provision. There is strip that surrounds the neighborhood behind all houses, and a common area in the middle. The surrounding strip has a trail encircling the neighborhood created at the time of the subdivision.

Condition: Fair

Immediate actions needed for protection of property and natural systems: Clear and maintain trail. Post ownership and rules signage.

Recreation potential: Work with HOA to include area in Medfield Trails system and post trail map QR code signage.

26. Name of area: Lakewood Drive to South Street conservation and flood control land

Parcel ID(s): 04-025, 04-069, 04-068, 05-044, 05-045, 04-066.

Size: 38 acres total

Location: Area roughly bounded by end of Lakewood Dr., Stagecoach Rd., South St., Norfolk Town line and Walpole town line

Managing Agency (agencies): Town of Medfield Conservation Commission (04-025, 04-069, 04-068); US Army Corps of Engineers (05-044, 05-045, 04-066).

Access: Trails enter at end of Lakewood Dr. and end of Stagecoach Rd.; there is also access at end of Bayberry Rd and. along South St. next to #364, however impractical due to wetland and Stop River

Accessibility for different abilities:

Current use: Mostly unmarked town conservation land and Army Corps of Engineers flood control for Stop River. There is sufficient upland in Army Corps parcel to create about .5 mile of trails that connects the south end of Lakewood Dr. and east end of Stagecoach Rd. as well as a scenic spot overlooking flood control area. There is interesting upland “island” on the town parcel near end of Bayberry Rd. but very difficult access because surrounded by wetland and Stop River. Contiguous with another 250 acres of conservation or other public land in Walpole and Norfolk.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage as appropriate for the parcel. Build small bridge where trail crosses stream just off Stagecoach Rd trail entrance (that is on Army Corps land).

Recreation potential: The trail link between Lakewood and Stagecoach is short but it facilitates key link in the “around Medfield” concept and potential BCT reroute away from road walking on Forest St. and Rocky Lane. Include area in Medfield Trails system and post trail map QR code signage.

27. Name of area: Ridge Road Conservation Parcel

Parcel ID(s): 10-074

Size: 1.55 acres

Location: Between end of Ridge Rd. and end of Oxbow Rd.

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: End of Ridge Rd. and end of Oxbow Rd.

Accessibility for different abilities:

Current use: Unmarked town conservation land. Leftover parcel from Ridge Rd. subdivision that was deeded to town. Has short trail that connects end of Ridge Rd. and end of Oxbow Rd., facilitating pedestrian/bike movement in the neighborhood.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage.

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage.

28. Name of area: Leighton Woods / Rocky Lane Conservation Parcels

Parcel ID(s): 11-012, 10-042

Size: 12.4 acres total

Location: Rocky Lane

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: Frontage on Rocky Lane

Accessibility for different abilities:

Current use: Partially marked town conservation land. Two wooded parcels across from each other on Rocky Lane. South parcel slopes down off road to a low area. Creates very scenic section of Rocky Lane.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership signage on north parcel, and conservation rules signage on both parcels.

Recreation potential: Potential to create short scenic loop trail on south parcel. Include area in Medfield Trails system and post trail map QR code signage.

29. Name of area: Indian Hill Road/Pilgrim Ln Stop River Parcels

Parcel ID(s): 04-002, 04-003, 04-004, 04-005, 04-011, 04-012, 04-015, 04-014, 04-067, 04-013, 04-018, 10-035, 10-064

Size: 16.43 acres total

Location: Indian Hill Road (both sides) where it turns off South St, and on South St where Stop River crosses

Managing Agency (agencies): Town of Medfield Conservation Commission (04-002, 04-003, 04-004, 04-005, 04-011, 04-012, 04-015, 04-014); US Army Corps of Engineers (04-067, 04-013, 04-018, 10-035, 10-064)

Access: frontage along both sides of Indian Hill Road, and on South St at Stop River crossing

Accessibility for different abilities:

Current use: Unmarked conservation land, mostly wetland along Stop River watershed. It is possible to put canoe or kayak in Stop River at the South St crossing

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership signage and conservation rules signage. Post signage about canoe/kayak access on Stop River.

Recreation potential: Improve Stop River canoe/kayak access and Include area in Medfield Trails system and post trail map QR code signage. Otherwise, no trail potential because all wetland.

30. Name of area: Orchard Street-Charles River conservation parcels

Parcel ID(s): 01-002, 01-004, 07-001

Size: 30.13 acres total

Location: Group of parcels along east bank of Charles River and south of Orchard St

Managing Agency (agencies): Town of Medfield Conservation Commission (01-002); Mass. Land Conservation Trust (01-004); Trustees of Reservations (07-001).

Access: Primarily wetland along Charles River, with one upland area on the town land accessible by canoe or kayak; other physical access off Orchard St. Parcel 01-004 under permanent conservation restriction held by Trustees of Reservations.

Accessibility for different abilities:

Current use: Unmarked conservation land along Charles River.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post land management and conservation rules signage in appropriate spots on river and on Orchard St.

Recreation potential: Include area in Medfield Trails system (mainly for water-based recreation) and post trail map QR code signage. No real trail potential on land.

31. Name of area: South Street Sledding Hill

Parcel ID(s): 10-014, 16-043

Size: 9.77 acres total

Location: South St and Noon Hill Road

Managing Agency (agencies): Town of Medfield Conservation Commission (10-014); US Army Corps of Engineers (16-043)

Access: Frontage and entrance on South St, entrance on Noonhill Rd.

Accessibility for different abilities:

Current use: Unmarked town conservation land. Primarily open field that slopes down from South St, then along Stop River. Trail crosses diagonally through open field from South St down to Noonhill Rd. and is a key link in “around Medfield” trail concept. Hill is popular for sledding in winter. Very scenic view where Stop River crosses Noonhill Rd.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership signage and conservation rules signage.

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage. Potential reroute of Bay Circuit Trail through here in a way that lessens road walking on Forest St and Rocky Lane.

32. Name of area: Jade Walk conservation parcels

Parcel ID(s): 13-002, 13-001

Size: 22.8 acres total

Location: Bounded by Charles River, Orchard St, Jade Walk, TTOR Shattuck Reservation

Managing Agency (agencies): Town of Medfield Conservation Commission (13-002); US Army Corps of Engineers (13-001)

Access: Jade Walk trail easement, frontage on Orchard St, trail entering from TTOR Shattuck Reservation (see below)

Accessibility for different abilities:

Current use: Partially marked conservation land, underutilized for its potential. Town parcel is attractive upland peninsula overlooking Charles River, acquired as result of Jade Walk development. Federal parcel surrounds town parcel and is primarily the wetland along river. Area is contiguous with Shattuck Reservation (see below).

Condition: Overall Fair

Immediate actions needed for protection of property and natural systems: Improve degraded trail access from Jade Walk, and post updated town ownership signage and conservation rules signage (there is a marker indicating trail access but it leads down steep slope, in poor condition). Post town ownership and conservation rules signage at entrance from Shattuck Reservation as well.

Recreation potential: This area is a beautiful spot that is rarely visited due to condition of access and being overshadowed by nearby Shattuck and Noon Hill Reservations. To realize potential, improve access from Jade Walk and improve trail entering from Shattuck Reservation to the north. There is also potential to extend trail to exit on Orchard St just before bridge over Charles River, which would create direct trail connection across bridge to TTOR Cedariver property in Millis. Include area in Medfield Trails system and post trail map QR code signage.

33. Name of area: Noon Hill Reservation and associated parcels – south of Noonhill Road

Parcel ID(s): 08-013, 08-021, 02-042, 08-022, 09-003, 14-016, 09-004, 09-005, 09-006, 10-012, 16-001, 20-002, 21-016, 15-001, 15-004, 15-003, 21-015, 21-013, 21-012, 08-023, 09-002, 14-015, 14-014, 15-002

Size: 542.69 acres total

Location: Area bounded by Noonhill Rd., Stop River, Indian Hill neighborhood and Causeway St., south of Noonhill Rd.

Managing Agency (agencies): Town of Medfield Conservation Commission (08-013, 08-021, 02-042, 08-022, 09-003, 14-016, 09-004, 09-005, 09-006, 10-012, 16-001, 20-002, 21-016, 15-001, 15-004, 15-003, 21-015, 21-013, 21-012); Trustees of Reservations (08-023, 09-002, 14-015, 14-014, 15-002)

Access: Two parking lots with trailheads on Noonhill Rd.; trail access points on Nauset St., Mojave Rd., Onondaga Ln., Indian Hill Rd.; multiple trail access points on Causeway St.

Accessibility for different abilities:

Current use: Regional open space gem property, open to public and managed by Trustees of Reservations (while town actually owns more than half of land). Well-developed single and double track trail network. Former farmland now reforested, with interesting stone walls throughout. Noon Hill summit has beautiful views to south and west. Very popular for hiking, trail running, mountain biking. Bay Circuit Trail passes through and along with section in Shattuck Reservation is the most scenic part of BCT in Medfield. Excellent mapping and trail signage throughout. Several trail bridge projects built by Eagle Scout candidates over the years.

Condition: Excellent

Immediate actions needed for protection of property and natural systems: Some trail access points need town ownership signage and conservation rules signage.

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage.

34. Name of area: Medfield Sportsmen's Club

Parcel ID(s): 21-001, 21-002, 27-001

Size: 45.61 acres total

Location: Noonhill Rd

Managing Agency (agencies): Private property owned by Medfield Sportsmen's Club Inc.

Property is in Recreation Use tax program with town of Medfield (Chapter 61B).

Access: NA, private property for members only. Some public events are held in the clubhouse.

Accessibility for different abilities:

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

Condition: NA, private property

Immediate actions needed for protection of property and natural systems: NA, private property.

Recreation potential: NA at this time but if club ever ceased to exist or decided to sell land, it would be priority for conservation acquisition, under town's Chapter 61B rights, due to being part of overall Noon Hill area and contiguous nature with surrounding protected land.

35. Name of area: Noon Hill Reservation and associated parcels – north of Noonhill Road

Parcel ID(s): 20-003, 27-005, 27-002, 21-014, 21-011, 21-009, 22-001, 16-051, 22-007, 27-003, 21-003, 21-004, 21-010, 21-008, 22-002, 22-017, 16-050

Size: 135.75 acres total

Location: Area north of Noonhill Rd bounded generally by Noonhill Rd, Causeway St, and Stop River

Managing Agency (agencies): Trustees of Reservations (20-003); Town of Medfield Conservation Commission (27-005, 27-002, 21-014, 21-011, 21-009, 22-001, 16-051, 22-007); US Army Corps of Engineers (27-003, 21-003, 21-004, 21-010, 21-008, 22-002, 22-017, 16-050). Much of area under permanent conservation restriction held by US Army Corps of Engineers.

Access: Trailheads and frontage on Noonhill Rd and Causeway St

Accessibility for different abilities:

Current use: Portion of Noon Hill Reservation north of Noonhill Rd. On Trustees parcel, active trail leading connecting Noonhill Rd and Causeway St providing loop access to Shattuck Reservation trails across Causeway St. The rest of area is unmarked conservation land sloping from Noonhill Rd down to Stop River and contains extensive Stop River floodplain.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership signage and conservation rules signage on the town parcels along Noonhill Rd.

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage.

36. Name of area: Henry Shattuck Reservation and associated conservation parcels

Parcel ID(s): 20-001, 19-001, 26-006, 26-002, 26-012, 26-001

Size: 214.18 acres total

Location: Area between Causeway St, Charles River, and Stop River

Managing Agency (agencies): Trustees of Reservations (20-001, 19-001, 26-006); US Army Corps of Engineers (26-002, 26-012, 26-001). Much of area under permanent conservation restriction held by US Army Corps of Engineers.

Access: Frontage on Causeway St with several trail entrances; also access along Charles River at two excellent landing spots.

Accessibility for different abilities:

Current use: Regional open space gem property, open to public and managed by Trustees of Reservations. Extensive frontage along east bank of Charles River, providing excellent canoeing/kayaking recreational activity. Well-developed single and double track trail network, popular for hiking, trail running, mountain biking, including section of Bay Circuit Trail which goes along river and provides scenic views. Dwight St. historic road (now only a cart path) leads from Causeway St. to Charles River at site of former Dwight's Bridge to Millis (washed out in 1936 and not rebuilt) where there is canoe/kayak landing and a swimming hole spot. Area north of Dwight St to intersection where Stop River flows in to Charles River is largely flood plain.

Condition: Excellent

Immediate actions needed for protection of property and natural systems: Upgrade signage at Dwight St canoe landing

Recreation potential: Include area in Medfield Trails system for trails and for water-based recreation and post trail map QR code signage.

37. Name of area: Childs Island and Devilsfoot Island Conservation parcels

Parcel ID(s): 22-018, 22-019, 22-020, 22-016, 22-015, 28-072, 28-071, 22-004, 22-005, 21-007, 21-006, 28-003, 28-024, 22-003, 28-001, 28-002

Size: 106.76 acres total

Location: Southern portion of area generally between South St and Stop River. Contiguous with Charles River Natural Valley Storage area conservation restrictions and Medfield Rhododendron Reservation area (see below).

Managing Agency (agencies): US Army Corps of Engineers (22-018, 22-019, 22-020, 22-016, 22-015, 28-072, 28-071, 22-004, 22-005, 21-007, 21-006, 28-003); Town of Medfield Conservation Commission (28-024, 22-003, 28-001); Trustees of Reservations (28-002). A portion of the town owned section is under permanent conservation restriction to the US Army Corps of Engineers.

Access: Canoe landings for upland portions on Stop River, trail access at end of Clark Rd for separate upland portion

Accessibility for different abilities:

Current use: Unmarked conservation land that is mostly Stop River floodplain and wetland but with two distinct upland "islands" in the floodplain. Devilsfoot Island is accessible by canoe landing on Stop River and is used for picnicking and camping. It has interesting old stone foundation and chimney from a long-ago homestead.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership signage where applicable and conservation rules signage.

Recreation potential: Include area in Medfield Trails system (mainly for water-based recreation) and post trail map QR code signage.

38. Name of area: Charles River Natural Valley Storage Area Conservation Restriction

Parcel ID(s): Various off Woodridge Rd and Preservation Way

Size: 22.28 acres total on private property

Location: Woodridge Rd and Preservation Way

Managing Agency (agencies): Private property with permanent conservation restriction on portions of parcels held by US Army Corps of Engineers

Access: NA, private

Accessibility for different abilities:

Current use: Private property. Contiguous with Medfield Rhododendron Reservation (see below) and Childs Island and Devilsfoot Island (see above). Long thin parcel extends to Stop River.

Condition: NA, private

Immediate actions needed for protection of property and natural systems: NA, private property.

Recreation potential: NA.

39. Name of area: Medfield Rhododendrons Reservation and related parcels

Parcel ID(s): 27-006, 21-005, 27-004, 31-010, 36-120

Size: 217.7 acres total

Location: Area generally between Route 27, Causeway St, Stop River and the Woodridge Road/Preservation Way conservation restriction parcels (see above)

Managing Agency (agencies): Trustees of Reservations (27-005); Town of Medfield Conservation Commission (21-005); US Army Corps of Engineers (27-004, 31-010, 36-120). Much of area under permanent conservation restriction to the US Army Corps of Engineers.

Access: Trail on easement passing over private property from parking area and Trustees of Reservations kiosk on Woodridge Road; frontage on Causeway St (all wetland however).

Accessibility for different abilities:

Current use: Trustees of Reservation property with upland stand of wild rhododendron, that is fenced with a gate for protection, surrounded by Stop River floodplain area. Stop River section is used for canoeing and kayaking and wildlife observation. Bay Circuit Trail passes along Causeway St section.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post conservation rules signage along Causeway St frontage.

Recreation potential: Include area in Medfield Trails system for trails and for water-based recreation and post trail map QR code signage.

40. Name of area: Causeway St-Charles River conservation parcels

Parcel ID(s): 31-001, 31-012, 31-004, 35-012, 35-013, 31-002, 31-003, 31-009

Size: 106.26 acres total

Location: Area bounded by Causeway St, Stop River, Charles River and Route 109

Managing Agency (agencies): Town of Medfield Conservation Commission (31-001, 31-012, 31-004, 35-012, 35-013); US Army Corps of Engineers (31-002, 31-003, 31-009). Much of area under permanent conservation restriction to the US Army Corps of Engineers.

Access: Frontage on Causeway St and Route 109 – however, land is all wetland floodplain. Excellent canoe / kayak access at Causeway St bridge over Stop River, used to put in for going up Stop River to Devilsfoot Island or down to Stop River to join Charles River. Spot is popular for fishing also. Bay Circuit Trail passes along Causeway St section.

Accessibility for different abilities:

Current use: Unmarked conservation land that is primarily wetland floodplain of Stop and Charles Rivers. Recreational use for canoeing, kayaking and fishing.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership signage and conservation rules signage.

Recreation potential: Include area in Medfield Trails system (mainly for water-based recreation) post trail map QR code signage.

41. Name of area: Medfield Town Pound

Parcel ID(s): 29-032

Size: .02 acre

Location: High St next to # 9

Managing Agency (agencies): Town of Medfield

Access: Frontage on High St

Accessibility for different abilities:

Current use: Town Pound historic site. Close to Danielson Pond and Kingsbury Grist Mill sites.

Condition: Good

Immediate actions needed for protection of property and natural systems: Upgrade town signage.

Recreation potential: Highlight as part of a historic sites tour of Medfield.

42. Name of area: Vine Lake Cemetery

Parcel ID(s): 42-126

Size: 31.59 acres

Location: Main Street

Managing Agency (agencies): Town of Medfield Cemetery Commission

Access: Entrances on Main St, Bridge St and Dale St

Accessibility for different abilities:

Current use: Town Cemetery. Small pond (Vine Lake) popular for fishing. The Bay Circuit Trail passes through, from Main St out to Dale St.

Condition: Excellent

Immediate actions needed for protection of property and natural systems: Post town ownership signage and conservation rules signage.

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage.

43. Name of area: Bridge St-Charles River conservation parcels

Parcel ID(s): 35-007, 35-006, 35-004, 41-096, 41-122, 35-005, 41-014

Size: 70.74 acres total

Location: Area bounded by Route 109, Bridge St and Charles River

Managing Agency (agencies): US Army Corps of Engineers (35-007, 35-006, 35-004, 41-096, 41-12); Town of Medfield Conservation Commission (35-005, 41-014). Much of area under permanent conservation restriction to the US Army Corps of Engineers.

Access: Area is primarily Charles River floodplain. Canoe / kayak access along Charles River north from Route 109; land access to small upland sections off Bridge St between #'s 14 and 18 and between #'s 54 and 58.

Accessibility for different abilities:

Current use: Primarily floodplain conservation area, with excellent canoeing, kayaking, fishing and nature observation along Charles River. Area marked as Carol Mae Meadows Conservation Land at the 54-58 Bridge St access.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post conservation rules signage.

Recreation potential: Include area in Medfield Trails system (mainly for water-based recreation) and post trail map QR code signage. Potential trail can be added at the 54-58 Bridge St access leading to Charles River.

44. Name of area: Medfield Waste Water Treatment plant

Parcel ID(s): 40-003, 40-005, 47-005

Size: 19.65 acres total

Location: West St

Managing Agency (agencies): Town of Medfield Water and Sewer

Access: Driveway off West St

Accessibility for different abilities:

Current use: Town Wastewater Treatment facility. Property also includes a ground-mounted solar installation, Medfield Animal Shelter, a canoe/kayak put-in on Charles River, and short trail behind the treatment plant leading to quiet spot on the river.

Condition: Good, except canoe/kayak landing needs improvement

Immediate actions needed for protection of property and natural systems: Repair erosion in the canoe/kayak put-in area. Post conservation rules signage for trail areas.

Recreation potential: Include area in Medfield Trails system (mainly for water-based recreation) and post trail map QR code signage.

45. Name of area: Medfield Charles River State Reservation and associated conservation parcels – west of Rt. 27

Parcel ID(s): 47-004, 47-006, 55-019, 47-007, 47-001, 47-002, 47-003, 55-018, 55-017, 55-016, 55-015, 55-013, 55-021, 55-022, 55-001, 55-002, 55-010, 55-004, 55-009, 54-004, 54-001, 55-005, 55-008, 54-002, 54-003, 63-001, 63-002, 62-005, 62-001, 62-002, 62-003, 62-004, 55-007, 62-006, 63-003, 55-003, 55-024, 55-006, 63-005, 63-006, 70-007, 70-002

Size: 351.67 acres total

Location: Area between West St, Route 27 and Charles River, excluding wastewater treatment plant area.

Managing Agency (agencies): Town of Medfield Conservation Commission (47-004); US Army Corps of Engineers (47-006, 55-019, 47-007, 47-001, 47-002, 47-003, 55-018, 55-017, 55-016, 55-015, 55-013, 55-021, 55-022, 55-001, 55-002, 55-010, 55-004, 55-009, 54-004, 54-001, 55-005, 55-008, 54-002, 54-003, 63-001, 63-002, 62-005, 62-001, 62-002, 62-003, 62-004); Trustees of Reservations (55-007, 62-006, 63-003); Comm. of Mass. Dept. of Conservation and Recreation (55-003, 55-024, 55-006, 63-005, 63-006, 70-007); Comm. of Mass. Dept. of Mental Health (70-002)

Access: Frontage on Route 27, including parking area and trail access across from Hospital Road, and parking area for canoe/kayak put-in at bridge.

Accessibility for different abilities:

Current use: Mostly floodplain conservation land along Charles River. Upland sections at north end closer to Route 27 bridge are largely state land and marked as Medfield Charles River State Reservation with trail loop through woods and fields providing excellent views. Area is stocked for pheasant hunting in the fall, and also popular for deer hunting and fishing. There is “old route 27” roadbed leading to location of former bridge over Charles River, which is historically significant spot from King Philip’s War. Canoeing and kayaking on Charles River is excellent. There is a put-in at current route 27 bridge. Current Bay Circuit Trail passes through this section entering from Sherborn although it is being relocated away to avoid walking on Route 27.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership signage where applicable and conservation rules signage. Improve eroded canoe/kayak access at Rt. 27 bridge.

Recreation potential: Include area in Medfield Trails system for both water-based and trail recreation and post trail map QR code signage.

46. Name of area: Medfield Rail Trail

Parcel ID(s): 56-054-POLE

Size: NA

Location: Parcel represents all of rail corridors in Medfield – active north-south line, + inactive east-west line from Dover town line to Charles River crossing. Leased portion for rail trail is only Ice House Road to Dover town line.

Managing Agency (agencies): Massachusetts Department of Transportation and Town of Medfield under lease for rail trail portion.

Access: Parking lot and access points at Ice House Road, Hospital Road and Farm St.

Accessibility for different abilities: Excellent

Current use: Crushed stone recreation path on former rail line

Condition: Excellent

Immediate actions needed for protection of property and natural systems: None

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage.

- 47. Name of area:** Medfield Charles River State Reservation and associated conservation parcels – east of Rt. 27

Parcel ID(s): 70-001, 70-006, 71-019, 70-008, 63-007, 55-011, 55-012, 55-027, 55-014, 55-020

Size: 173.45 acres total

Location: Area between Rt. 27 and Medfield State Hospital core campus, north of Hospital Road + south of Hospital Road, area between Rt. 27 and RR tracks, excluding transfer station

Managing Agency (agencies): Comm. of Mass. Dept. of Conservation and Recreation (70-001, 63-007, 55-012); Comm. of Mass. Dept. of Mental Health (70-006, 70-008); Comm. of Mass. unspecified (71-019); US Army Corps of Engineers (55-011, 55-027, 55-014, 55-020).

Access: Frontage on Route 27 and on Hospital Road, including gate access for gravel driveway to MSH cemetery on Rt. 27 north of Hospital Rd intersection, and gate access for gravel driveway to model airplane field on Hospital Road.

Accessibility for different abilities:

Current use: Mix of wetland Charles River floodplain and upland fields and woods. Includes town water supply well, historical cemetery of Medfield State Hospital, and scenic field commonly used for flying radio-controlled model airplanes. Trails cross through area enabling walking or bike access between Rt. 27 and MSH campus with bypass of Rt. 27 and Hospital Rd intersection.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post ownership and conservation rules signage where applicable.

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage. Highlight historical cemetery.

- 48. Name of area:** Medfield State Hospital core campus

Parcel ID(s): 71-001, 71-017

Size: 93.74 acres total

Location: Hospital Road

Managing Agency (agencies): Town of Medfield

Access: Access drive off Hospital Road; other pedestrian/bike access from gate entrances on Hospital road and at end of Longmeadow Rd

Accessibility for different abilities:

Current use: Former state hospital campus, with architecturally significant buildings, on National Register of Historical Places. Includes Bellfonge Arts Center. Many public events including music festivals, running races and bike rides on the property. Popular for running, hiking, dog walking, mountain biking, with access to more extensive trails along Charles River in Dover, on DCR and town of Dover open space. Parking area with scenic overlook and canoe/kayak put-in on river. Unoccupied buildings are being redeveloped into rental housing pursuant to town redevelopment plan. Charles River Link long distance hiking trail passes through.

Condition: Good

Immediate actions needed for protection of property and natural systems: Redevelopment plan will include posting ownership and conservation rules signage where applicable.

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage. Highlight history of property.

49. Name of area: Hospital Campus-Harding St conservation parcels

Parcel ID(s): 71-018, 64-022A

Size: 42.55 acres total

Location: Area of fields east of Medfield State Hospital core campus, with access out to Harding St

Managing Agency (agencies): Comm. of Mass. unspecified (71-018); Town of Medfield Conservation Commission (64-022A).

Access: Frontage on Hospital Road, entrance from Harding St between #'s 112 and 122

Accessibility for different abilities:

Current use: Open hay fields with trails across, leading from hospital campus out to Hospital Road and to Harding St.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage.

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage.

50. Name of area: McCarthy Park and Sledding Hill

Parcel ID(s): 63-004, 63-009

Size: 88.05 acres total

Location: Hospital Road, opposite from State Hospital campus. Land is also contiguous with Ice House Road town parcels to the south.

Managing Agency (agencies): Town of Medfield

Access: Frontage on Hospital Road, with access drive leading to parking lots. Trail access from Ice House Road.

Accessibility for different abilities:

Current use: Sports fields (baseball, softball, lacrosse); grassy hill used for sledding in the winter, parking to watch sunset; high school cross-country running course; Bay Circuit Trail passes through property.

Condition: Excellent

Immediate actions needed for protection of property and natural systems: Improved conservation rules signage as appropriate.

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage.

51. Name of area: 40 Hospital Road DMH facility

Parcel ID(s): 63-008

Size: 2.49 acres

Location: 40 Hospital Road

Managing Agency (agencies): Comm. of Mass. Dept. of Mental Health

Access: Hospital Road

Accessibility for different abilities:

Current use: DMH residential facility

Condition: Good

Immediate actions needed for protection of property and natural systems: NA

Recreation potential: None at present. If DMH ever ceases to operate facility parcel would be priority for town acquisition due to being contiguous with other town land.

52. Name of area: Town Transfer Station

Parcel ID(s): 56-046, 56-036

Size: 20.26 acres total

Location: North Meadows Road (Rt. 27)

Managing Agency (agencies): Town of Medfield DPW

Access: Entrance on North Meadows Road (Rt. 27)

Accessibility for different abilities:

Current use: Town transfer station, recycling facility and swap area

Condition: Good

Immediate actions needed for protection of property and natural systems: None

Recreation potential: None

53. Name of area: Ice House Road town parcels

Parcel ID(s): 56-045, 56-043, 56-044, 64-001, 64-111

Size: 41.38 acres total

Location: Ice House Road is off West Mill St.

Managing Agency (agencies): Town of Medfield

Access: Ice House Road

Accessibility for different abilities:

Current use: Industrial zoned area, acquired by town in 1990s and subdivided into several lots for variety of municipal uses. Additional parcel added in 2000s. Uses today include the Council on Aging's Center at Medfield, leased land to Kingsbury Club (health club and tennis facility), and a senior restricted housing development with affordable component. One parcel in the group (56-044) remains unimproved, with only town gravel pile storage. The Bay Circuit Trail passes through Ice House Road, then through trail at rear parcel to link with McCarthy Park. Rail Trail has parking lot and terminus at front of Ice House Road.

Condition: Good

Immediate actions needed for protection of property and natural systems: Town ownership and conservation rules signage in back parcel with trail through to McCarthy Park.

Recreation potential: Build fully accessible trail in rear of Center at Medfield, connecting to rail trail and taking BCT off of Ice House road. This will create short fully accessible loop trail around Center, as a benefit for mobility impaired users of Center. Include area in Medfield Trails system and post trail map QR code signage.

54. Name of area: Town Garage + former landfill

Parcel ID(s): 48-032, 48-031, 48-027, 42-140

Size: 55.94 acres total

Location: North Meadows Rd (Rt 27)

Managing Agency (agencies): Town of Medfield DPW

Access: Frontage and access drive on North Meadows Rd, Access road off Dale St, trail entrance on West St.

Accessibility for different abilities:

Current use: Town garage and former landfill, with area of woods behind. The Bay Circuit Trail passes through, entering through Rt 27 access road and traversing behind former landfill through area of woods out to West St.

Condition: Good

Immediate actions needed for protection of property and natural systems: Town ownership and conservation rules signage in wooded portion.

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage.

55. Name of area: Turtle Brook Way Common Land

Parcel ID(s): 49-119, 42-207

Size: 2.0 acres total

Location: Turtle Brook Way

Managing Agency (agencies): Village in Medfield Homeowners Assoc

Access: Turtle Brook Way

Accessibility for different abilities:

Current use: Common Homeowners Assoc land set aside in Turtle Brook Way subdivision development under Open Space zoning provision.

Condition: Good

Immediate actions needed for protection of property and natural systems: None, private.

Recreation potential: None

56. Name of area: Meetinghouse Pond + Dwight Derby House

Parcel ID(s): 43-001, 42-089

Size: 1.5 acres total

Location: Frairy St and Upham Rd

Managing Agency (agencies): Town of Medfield

Access: Frairy St and Upham Rd

Accessibility for different abilities:

Current use: Park with benches in front of small pond, and historic 17th century home, now a museum. Adjacent to First Parish Medfield with historic meetinghouse, creating scenic complex that is true jewel of the center of town.

Condition: Good

Immediate actions needed for protection of property and natural systems: Improved signage.

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage. Highlight historic nature. Consider enhancement project for improving park and lawn.

57. Name of area: Medfield Fire + Police headquarters

Parcel ID(s): 49-084

Size: 2.8 acres

Location: Spanning North St, Dale St, Adams St, south of Dale St

Managing Agency (agencies): Town of Medfield

Access: Entrances and parking on Dale and North Streets.

Accessibility for different abilities:

Current use: Combined police and fire department headquarters building. Outdoor basketball court on Adams St side of parcel.

Condition: Good

Immediate actions needed for protection of property and natural systems: Maintenance of basketball court.

Recreation potential: Maintain and improve basketball court.

58. Name of area: Memorial + Dale Schools, and Pfaff Center

Parcel ID(s): 49-032, 49-086

Size: 18.1 acres total

Location: Spanning North St, Dale St, Adams St, north of Dale St

Managing Agency (agencies): Town of Medfield

Access: Entrances and parking on North St, Dale St, Adams St.

Accessibility for different abilities:

Current use: Elementary Schools (Memorial and Dale) and Park and Rec facility (Pfaff Center), with recreational fields and playgrounds to go with the schools.

Condition: Good

Immediate actions needed for protection of property and natural systems: None

Recreation potential: This area in flux, potential school project may reconfigure the building and uses.

59. Name of area: North Street Conservation Area

Parcel ID(s): 49-040, 57-053, 57-052

Size: 8.15 acres total

Location: North St, just south of Winter St intersection

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: Frontage on North St

Accessibility for different abilities:

Current use: Unmarked town conservation land, mostly wetland. Creates scenic walking section of North St with sidewalk set off from roadway.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage

Recreation potential: No real trail potential other than existing sidewalk set off from roadway. Include area in Medfield Trails system and post trail map QR code signage.

60. Name of area: Harding Street Conservation Restriction

Parcel ID(s): 56-011

Size: 4.46 acres

Location: Harding and West Mill Streets

Managing Agency (agencies): Private lands with closed Conservation Easement granted to Town of Medfield Conservation Commission on portions.

Access: NA, private

Accessibility for different abilities:

Current use: NA, private

Condition: NA, private

Immediate actions needed for protection of property and natural systems: NA, private

Recreation potential: NA, private

61. Name of area: Cronin Conservation Restriction

Parcel ID(s): 57-021, 57-020

Size: 8.07 acres total

Location: Wight St. Private parcels, adjacent to Sawmill Brook Conservation area

Managing Agency (agencies): Private lands with closed Conservation Easement granted to Town of Medfield Conservation Commission on portions.

Access: NA, private

Accessibility for different abilities:

Current use: NA, private

Condition: NA, private

Immediate actions needed for protection of property and natural systems: NA, private

Recreation potential: NA, private

62. Name of area: Sawmill Brook Water Supply and Conservation Land

Parcel ID(s): 57-021R, 57-068, 65-012, 65-006

Size: 56.34 acres total

Location: Area bounded along School St, Wight St and rail trail

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: Frontage and trail access on School St and Wight St, and along rail trail

Accessibility for different abilities:

Current use: Largely unmarked town conservation property. Beaver pond creates scenic views along rail trail. Trails traverse eskers and woods. Includes town water supply well (formerly Medfield State Hospital water supply) and watershed protection area. Contiguous with Norfolk Hunt Club steeplechase course land and trails. Portion and corner of School St and North St designated for possible future recreational field.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage.

Recreation potential: Potential develop and improve trails to connect two sides of property over to rail trail. Include area in Medfield Trails system and post trail map QR code signage.

63. Name of area: McCombs Agricultural property

Parcel ID(s): 57-023A

Size: 23.07 acres

Location: 230 North St

Managing Agency (agencies): Private property in Agricultural Use tax program with town of Medfield (Chapter 61A).

Access: NA, private

Accessibility for different abilities:

Current use: Private property in agricultural use. Contiguous with Sawmill Brook town conservation parcels and Norfolk Hunt Club steeplechase course land. Trails pass through wooded section of this parcel, connecting those two areas.

Condition: NA, private

Immediate actions needed for protection of property and natural systems: NA, private

Recreation potential: Subject to working with landowner, include area in Medfield Trails system and post trail map QR code signage. If landowner ever decided to sell land, it would be priority for conservation acquisition, under town's Chapter 61A rights, for scenic views, continued agricultural use and recreational trail potential.

64. Name of area: Norfolk Hunt Club Steeplechase Course and fields

Parcel ID(s): 65-001, 73-013

Size: 55.5 acres total

Location: Area along North St, between North St and rail trail and south of Farm St intersection.

Managing Agency (agencies): Wardner Farm Trust. Property is in Recreational Use tax program with town of Medfield (Chapter 61B).

Access: Frontage and entrances along North St, and trail access from rail trail

Accessibility for different abilities:

Current use: Mixed fields and woodlands, hosting regular equestrian events for steeplechase, fox hunting and trail riding. Generally slopes downhill from North St to rail trail. Trails run through wooded sections.

Condition: Excellent

Immediate actions needed for protection of property and natural systems: NA, private

Recreation potential: Subject to working with Hunt Club, include area in Medfield Trails system and post trail map QR code signage. If landowner ever ceased to exist or decided to sell land, it would be priority for conservation acquisition, under town's Chapter 61B rights, for scenic views and recreational trail use.

65. Name of area: Upper Charles Conservation Inc. parcels

Parcel ID(s): 65-035, 65-034, 65-036

Size: 7.56 acres total

Location: A set of 3 parcels on both east and west sides of North St adjacent to #'s 243 and 260

Managing Agency (agencies): Upper Charles Conservation Inc.

Access: Frontage on North St

Accessibility for different abilities:

Current use: Private land trust conservation land, on west side of North St parcels are adjacent with Norfolk Hunt Club Steeplechase course

Condition: Good

Immediate actions needed for protection of property and natural systems: NA, private

Recreation potential: Subject to working with landowner, include area in Medfield Trails system and post trail map QR code signage.

66. Name of area: Castle Hill conservation parcel

Parcel ID(s): 66-065

Size: 9.27 acres

Location: Off Deerfield Drive

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: Unmarked easement off Deerfield Drive between #'s 16 and 17

Accessibility for different abilities:

Current use: Unmarked town conservation parcel, with wooded upland hill.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage. Post access signage at easement entrance and improve easement to be properly passable and visible.

Recreation potential: Improve trail to top of hill. Trails do connect with private trail network in area between North St and Pine St. As appropriate for what is public, include area in Medfield Trails system and post trail map QR code signage.

67. Name of area: Brajtbord Recreational property

Parcel ID(s): 74-012A

Size: 15.08 acres

Location: 315 North St

Managing Agency (agencies): Private property in Recreational Use tax program with town of Medfield (Chapter 61B).

Access: NA, private

Accessibility for different abilities:

Current use: Private property in recreational use. Contiguous with Castle Hill Conservation area and other parcels between North St and Pine St forming private trail network.

Condition: NA, private

Immediate actions needed for protection of property and natural systems: NA, private

Recreation potential: If landowner ever decided to sell land, it would be priority for conservation acquisition, under town's Chapter 61B rights, for scenic views and recreational trail potential.

68. Name of area: North St conservation parcels – near Dover line

Parcel ID(s): 82-003, 82-011, 82-012, 82-013, 82-010

Size: 9.04 acres total

Location: Parcels on both sides of North St, near Dover line.

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: Frontage on North St for 82-003; other parcels only access through Hunt Club land.

Accessibility for different abilities:

Current use: Unmarked town conservation land. Parcel 82-003 on W side of North St contiguous across town line with larger complex of Dover Conservation land. Parcels on E side of North St contiguous with Norfolk Hunt Club land in Medfield and Dover.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage.

Recreation potential: Potential trail in 82-003 to connect with Dover conservation network. Include area in Medfield Trails system and post trail map QR code signage.

69. Name of area: Catlin Conservation Restriction

Parcel ID(s): 81-031

Size: 4.09 acres

Location: 314 North St. Abuts rail trail and Dover town line with Dover conservation land.

Managing Agency (agencies): Private land under permanent conservation restriction held by Town of Medfield.

Access: NA, Private

Accessibility for different abilities:

Current use: NA, Private

Condition: NA, Private

Immediate actions needed for protection of property and natural systems: NA, Private

Recreation potential: NA, Private

70. Name of area: Norfolk Hunt Club – North St to Pine St section

Parcel ID(s): 82-006, 74-001

Size: 49.0 acres total

Location: Off Pine St (between #'s 138 and 164), extending to North St and Dover town line

Managing Agency (agencies): Wardner Farm Trust. Property is in Recreational Use tax program with town of Medfield (Chapter 61B).

Access: Frontage and trail entrance on Pine St, and trail entering from Center St in Dover

Accessibility for different abilities:

Current use: Open fields and woods used for equestrian recreation. Parcels contiguous with additional Hunt Club property in Dover.

Condition: Good

Immediate actions needed for protection of property and natural systems: NA, private

Recreation potential: Subject to working with Hunt Club, include area in Medfield Trails system and post trail map QR code signage. If landowner ever ceased to exist or decided to sell land, it would be priority for conservation acquisition, under town's Chapter 61B rights, for scenic views and recreational trail use.

71. Name of area: MacLeod Farm Conservation Restriction

Parcel ID(s): 74-003, 74-004, 74-009, 82-001

Size: 45.17 acres total

Location: Extending between Pine St and North St

Managing Agency (agencies): Private lands with closed Conservation Easement granted to Trustees of Reservation on portions.

Access: NA, private

Accessibility for different abilities:

Current use: NA, private. There is network of private trails through the property connecting with adjacent Hunt Club property.

Condition: NA, private

Immediate actions needed for protection of property and natural systems: NA, private

Recreation potential: NA, private

72. Name of area: Smick Conservation Restriction

Parcel ID(s): 74-005

Size: 3.54 acres

Location: 120 Pine St

Managing Agency (agencies): Private land with closed Conservation Easement granted to Trustees of Reservation on portions.

Access: NA, private

Accessibility for different abilities:

Current use: NA, private

Condition: NA, private

Immediate actions needed for protection of property and natural systems: NA, private

Recreation potential: NA, private

73. Name of area: Medfield Town Hall and Straw Hat park

Parcel ID(s): 43-024, 43-022

Size: .70 acre total

Location: 459 Main St and 19 North St

Managing Agency (agencies): Town of Medfield

Access: Frontage on Main and North Streets

Accessibility for different abilities:

Current use: Town Hall and a small park with benches and tables, creating attractive outdoor sitting area among several food service establishment and stores

Condition: Excellent

Immediate actions needed for protection of property and natural systems: NA

Recreation potential: NA

74. Name of area: Hinkley Pond + related conservation parcel

Parcel ID(s): 50-114, 50-149

Size: 21.84 total

Location: 55-59 Green St

Managing Agency (agencies): Town of Medfield Parks and Rec (50-114); Town of Medfield Conservation Commission (50-149)

Access: Frontage with entrance and parking lot on Green St. Walking trail access from Wilkins Glen Road through woods.

Accessibility for different abilities:

Current use: Swim Pond with bath facilities, volleyball court, children's playground, and site of Lowell Mason historic home; in rear behind pond, conservation land with trail that leads to Frank memorial bench and Pinecroft Farm, and ultimately trail connection to Rocky Woods.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage in conservation parcel behind pond.

Recreation potential: Improve conservation trail, with bridge/boardwalk over Vine Brook. Include area in Medfield Trails system and post trail map QR code signage.

75. Name of area: 63 Green Street Conservation Restriction

Parcel ID(s): 50-162

Size: .88

Location: 65 Green Street (behind the current # 63)

Managing Agency (agencies): Private land with Open Access Conservation Easement granted to Town of Medfield Conservation Commission on portion.

Access: CR area is adjacent to Hinkley Pond

Accessibility for different abilities:

Current use: Wetlands Protection in Vine Brook area

Condition: Good

Immediate actions needed for protection of property and natural systems: NA

Recreation potential: None – all wetland

76. Name of area: Peak House Museum

Parcel ID(s): 43-068, 45-153

Size: .11 acres total

Location: 347 Main St

Managing Agency (agencies): Medfield Historical Society

Access: frontage on Main St

Accessibility for different abilities:

Current use: 17th century historic home, preserved as museum, one of town's most visible and well-known historic sites

Condition: Excellent

Immediate actions needed for protection of property and natural systems: NA

Recreation potential: Enhance visibility as a historic site when construction finishes on abutting parcel

77. Name of area: Parkinson Conservation Restriction (a/k/a Pinecroft Farm)

Parcel ID(s): 51-001, 51-072

Size: 75.49 acres total

Location: 303 Main St

Managing Agency (agencies): Private land with Open Access Conservation Easement granted to Trustees of Reservations.

Access: NA, Private off of Main St. Trail access from Hinkley Pond conservation parcel to south and from Quarry Rd-Hatters Hill conservation parcels to north and from end of Cypress St.

Accessibility for different abilities:

Current use: Private property with private trail network, including link creating continuous trail from Hinkley Pond to Rocky Woods.

Condition: NA, private

Immediate actions needed for protection of property and natural systems: NA, private

Recreation potential: Subject to working with landowner, include area in Medfield Trails system and post trail map QR code signage.

78. Name of area: Quarry Rd – Hatters Hill Conservation Parcels

Parcel ID(s): 59-118, 59-009, 59-010, 59-003, 59-004, 59-005, 59-006, 59-007

Size:

Location: Between Quarry Road and end of Hatters Hill Road

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: Trail entrance on Quarry Road next to # 14. Access from Hatters Hill side all over wetland.

Accessibility for different abilities:

Current use: Unmarked town conservation land. Trail starting from Quarry Road connects in to Pinecroft Farm, forming important link in Hinkley Pond to Rocky Woods route.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage, and clearly mark trail entrance.

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage.

79. Name of area: Meaney Forestry Land

Parcel ID(s): 51-024A

Size: 18.86 acres

Location: 209 Main St

Managing Agency (agencies): Private property in Forestry Use tax program with town of Medfield (Chapter 61).

Access: NA, Private. There is old town fire road right of way entering from Main St and Boyden Road.

Accessibility for different abilities:

Current use: Private land in forestry use. Old town right of way (Cheney Pond trail) crosses property on west side.

Condition: NA, private

Immediate actions needed for protection of property and natural systems: NA, private

Recreation potential: Subject to working with landowner, include Cheney Pond right of way in Medfield Trails system and post trail map QR code signage. If landowner ever decided to sell land, it would be priority for conservation acquisition, under town's Chapter 61 rights, for conservation and recreational trail use.

80. Name of area: Hawthorne Conservation area - south

Parcel ID(s): 66-120

Size: 19.54 acres

Location: Area between Hawthorne Dr, Pine St, Tamarack Rd and Carol Ann Dr

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: Unmarked trail easement entrance on Hawthorne Dr between #'s 17 and 19, unconstructed and unmarked right of way (stub end of old proposed road) off Tamarack Rd between #'s 13 and 15.

Accessibility for different abilities:

Current use: Unmarked town conservation land.

Condition: Fair

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage, and properly mark easement entrances.

Recreation potential: Improve a trail from Hawthorne Dr to Tamarack Road, which will connect the Hawthorne and Pine Needle Park neighborhoods for pedestrian and bike access in a way that avoids much longer trip around on busy Pine St., promoting safety and fewer car trips. Include area in Medfield Trails system and post trail map QR code signage.

81. Name of area: Hawthorne / Woodcliff Conservation parcels

Parcel ID(s): 67-010, 67-022

Size: 34.42 acres total

Location: Area between Hawthorne Dr and Minuteman Rd neighborhoods and contiguous with Rocky Woods to the north

Managing Agency (agencies): Town of Medfield Conservation Commission

Access: Multiple unmarked trail access easements or direct connections: end of town Cheney Pond right of way, between #'s 137 and 139 Pine St; end of Walden Ct between #'s 11 and 14; end of Alcott Way between #'s 5 and 7; direct connection at end of Flintlocke Lane between #'s 81 and 86; Flintlocke Lane between #'s 78 and 82; Erik Rd at end next to # 32; Quarry Rd between #s 23 and 19 (this and Erik Rd entrance lead to easement trail passing behind all of #'s 6, 10, 14 Minuteman); Minuteman Rd between #'s 14 and 18.

Accessibility for different abilities:

Current use: Unmarked town conservation land, with trail network that functions as extension of Rocky Woods, popular for hiking, dog walking, mountain biking, running.

Condition: Good

Immediate actions needed for protection of property and natural systems: Post town ownership and conservation rules signage, and clearly mark trail easement entrances. Establish agreement for Trustees of Reservations to include area on Rocky Woods mapping and manage trails, in same arrangement as Noon Hill reservation area, which includes multiple town-owned parcels.

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage.

82. Name of area: Rocky Woods Reservation

Parcel ID(s): 75-004, 76-001, 77-001, 77-002

Size: 490.98 acres total (in Medfield; this excludes additional parcels in Dover that are part of the overall property).

Location: Between Hartford St, Woodcliff and Hawthorne neighborhoods, Pine St, and Dover town line

Managing Agency (agencies): Trustees of Reservations. A 6.72 acre conservation restriction exists on northeast corner of property for benefit of Dover Board of Water Commissioners.

Access: Frontage with driveway and parking lot on Hartford St. Other trail access includes: unmarked old town Cheney Pond trail right of way, on Boyden Rd between #'s 18 and 22; unmarked easement on Sturbridge Rd between #'s 4 and 7; unmarked easement on Minuteman Rd between #'s 31 and 36; unmarked easement off Steeplechase Dr, status unclear; and direct entrances from Pond St, High Rock Rd and Tower Dr in Dover.

Accessibility for different abilities:

Current use: Crown jewel of Medfield's open space inventory and one of TTOR's most visited locations. Rugged rocky terrain, most of which was never able to be farmed and used only for woodlots. Extensive trail network, popular for hiking, dog walking, running, mountain biking, skiing. Ponds popular for ice skating and wildlife observation. Visitor center with bath and shower facilities. Campground operates seasonally. Canoe and kayak program. Historic site of former granite quarry used for construction of 19th century buildings in Boston area. Extensive scenic views from top of Cedar Hill. Contiguous across Hartford St to additional TTOR property, Fork Factory Brook.

Condition: Excellent

Immediate actions needed for protection of property and natural systems: Town should work with Trustees to properly mark all unmarked trail easement entrances from town roads, and post appropriate ownership/conservation rules signage.

Recreation potential: Include area as the flagship of Medfield Trails system and post trail map QR code signage.

83. Name of area: Newell parcel

Parcel ID(s): 75-005

Size: 7.9 acres

Location: Off end of Quail Run (with no direct abutting to road), and otherwise surrounded by Rocky Woods and town conservation land.

Managing Agency (agencies): Unclear – property records show private ownership, but Trustees of Reservations includes parcel in Rocky Woods mapping.

Access: Through Rocky Woods or town conservation land; trail from end of Quail Run.

Accessibility for different abilities:

Current use: Functionally, open space as part of Rocky Woods. Used for deer hunting in fall.

Condition: Good

Immediate actions needed for protection of property and natural systems: Determine ownership and management status. Should be priority for town acquisition if appropriate. There were discussions about town purchase in 1990s but not completed. Subject to determining status of parcel, place ownership and conservation rules signage as appropriate.

Recreation potential: Subject to determining status of parcel, include area in Medfield Trails system and post trail map QR code signage.

84. Name of area: Fork Factory Brook

Parcel ID(s): 60-011, 68-005, 77-004, 61-007

Size: 144.49 acres total

Location: Between Hartford St and Main St (Rt. 109)

Managing Agency (agencies): Trustees of Reservations

Access: Frontage and several trail entrances on Hartford St and Rt 109

Accessibility for different abilities:

Current use: Public open space property, managed with Rocky Woods across the street. Wooded and fields. Trails popular for hiking and mountain biking, somewhat less used than Rocky Woods trails. Large fields used for farming operation.

Condition: Excellent

Immediate actions needed for protection of property and natural systems: Improved signage at certain trailheads, mainly on Rt 109

Recreation potential: Include area in Medfield Trails system and post trail map QR code signage.

85. Name of area: Tubwreck Neighborhood Common Land

Parcel ID(s): 61-001, 61-002

Size: 10.85 acres total

Location: Tubwreck Road

Managing Agency (agencies): The Meadows Common Land Trust

Access: Multiple points on Tubwreck Dr.

Accessibility for different abilities:

Current use: Common Homeowners Association open space land set aside in Tubwreck subdivision development under Open Space zoning provision. There are two strips, one on either side of Tubwreck Road.

Condition: Fair

Immediate actions needed for protection of property and natural systems: Clear and maintain trails. Post ownership and rules signage as appropriate for HOA.

Recreation potential: Trails can connect with TTOR Fork Factory Brook trail network to create safer exit to Rt. 109, with needed maintenance. Work with HOA to include area in Medfield Trails system and post trail map QR code signage.

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 to 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 programming 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 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 to the Norfolk Hunt Club or on Noon Hill). 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 areas important to climate adaptation).

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 numerous 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

SCORP Goals and Objectives	Medfield Needs Assessment (above)
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 Select Board'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 Select Board'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 Select Board'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: Medfield has historically been closely tied to the natural environment. From the earliest point in its history, Medfield has taken advantage of its natural habitat to support agriculture, the arts, and recreation. More recently, as the importance of maintaining a healthy, resilient, and sustainable has become more apparent to all, Medfield's commitment to preserving and protecting its natural environment has only grown stronger. Medfield's open space, as a percentage of its total land area, is among the highest of any town in Massachusetts. The town's residents are strongly committed to conscientious environmental stewardship of the town's open spaces and natural habitats to ensure the sustained health and vibrancy of the town's residents and natural environment.

- **Environmental Sustainability and Resilience**
- **Climate Action**
- **Preservation and Protection of Water Resources**
- **Open Space Protection and Management**
- **Forest/ Wildlife Management:**

This goal and key focus is supported by the sustainability and management plan sections 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 consistent 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 Select Board'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.

OFFICIAL BALLOT
SPECIAL TOWN ELECTION
MEDFIELD, MASSACHUSETTS
MONDAY, JUNE 5, 2017 *Carol Mayer*
TOWN CLERK

INSTRUCTIONS TO VOTER

A. TO VOTE, complete the arrow pointing to your choice.
B. If you tear, deface or wrongly mark this ballot, return it and get another.

TO VOTE, COMPLETE THE ARROW(S) ← ■ POINTING TO YOUR CHOICE(S) LIKE THIS: ←

PROPOSITION 2 ½ DEBT EXCLUSION QUESTION

Shall the Town of Medfield be allowed to exempt from the provisions of Proposition two and one-half, so-called, the amounts required to pay for the bond issued for the purposes of acquiring public land and/or public property, designing and/or constructing affordable public housing within the Town, and for the payment of all costs incidental and related thereto, the proceeds of said bond to be transferred to the Medfield Affordable Housing Trust Fund for said purposes?

904 votes for YES ←
180 votes against NO ←

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, however, 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 consist with four of the top 12 key recommendations to come out of the ***Townwide Master Plan (2021)***:

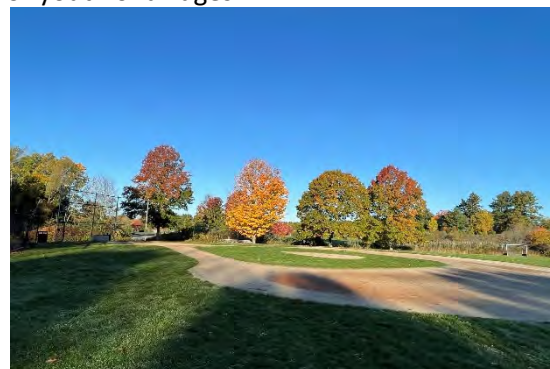
- “Support OLDER ADULTS who wish to age in community,
- “Support the SCHOOL DEPARTMENT’S efforts to update its facilities
- “Explore options for creating a new PARKS AND RECREATION FACILITY
- “Considering creating an intergenerational COMMUNITY CENTER.”

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 Select Board’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 improves to Hinkley Playground bring “it in 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 Select Board’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 consistent 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)***.

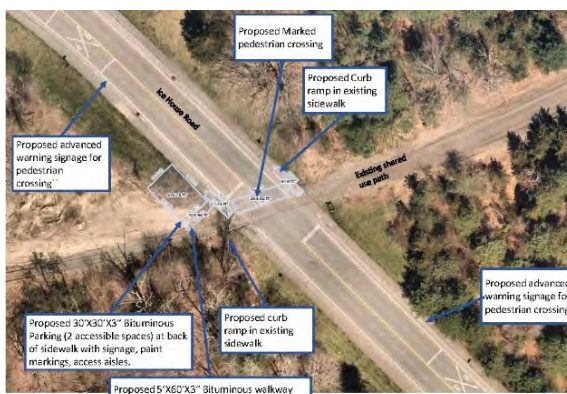
This action complements with the Select Board’s ***Strategic Town Goal*** of community housing with a focus on the needs of long-standing town residents and elderly.

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 consist 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 Select Board’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
 - 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 HEALTH AND WELLNESS CAMPAIGN."

This is also consistent with the Select Board'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 Select Board'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.

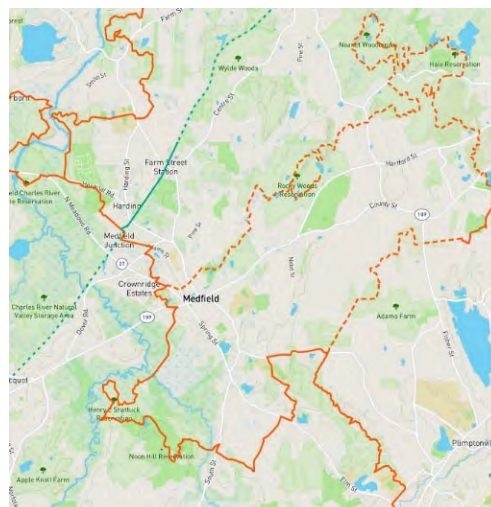
- Implement appropriate recent zoning review recommendations, to improve open space residential development/cluster (Dodson and Flinker) and general zoning diagnostics (Barrett Planning Group).
- Provide an easier permit path for open space residential (cluster) zoning than for traditional “cookie-cutter” 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 expenditures identified in the **Townwide Master Plan**: “Connecting bike and pedestrian network.”

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

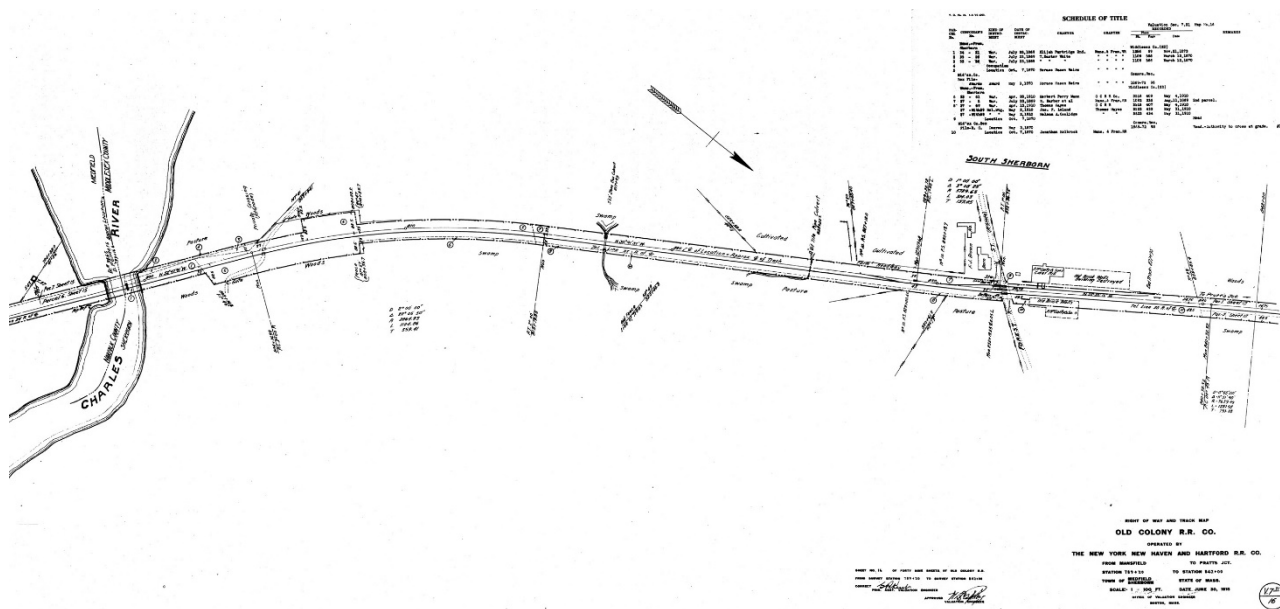
The new Medfield Rail Trail (1.3-mile-long section of the Bay Colony Rail Trail) is already a popular shared use path. There is clear evidence of user interest in expanding such trails on other unused railroad corridors, rail with trail adjacent to active rail, and other developing other shared use paths.



(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/). 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 Select Board’s **Strategic Town Goal** of sustainability and climate action.

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 Select Board’s ***Strategic Town Goal*** of managing town finances and sustainability/open space protection and management and other sustainability focus areas.

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 Select Board’s *Strategic Town Goal* of managing town finances and sustainability/open space protection and management and other sustainability focus areas.

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

Overall Task	Specific Annual Tasks
	<ul style="list-style-type: none"> • Create plan and work orders for what can be done as routine work. • Document work that will be needed in the longer term.
Identify opportunities for nature-based or green infrastructure	<ul style="list-style-type: none"> • 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). • Identify simple projects (e.g., replacing unnecessary asphalt, concrete or other materials with plantings) and implement. • 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.
Visit canoe and kayak launches and fishing access points	<ul style="list-style-type: none"> • Identify whether signage is needed to be installed or maintained. • Identify unsafe conditions for boaters and those who are fishing. • Consider installing fishing line disposal facilities • Identify if any improvements (e.g., kayak launch) can be made more accessible
Adopt annual reviews with Conservation Commission	<ul style="list-style-type: none"> • Consider providing designated camping by permission for Scouting and youth groups. • Evaluate trails to determine if any allowed uses (e.g., mountain e-bikes) needs to be restricted to preserve the resource.
Annually review deer culling program on conservation lands	<ul style="list-style-type: none"> • 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.
Update open space inventory (see Section Five –Inventory...)	<ul style="list-style-type: none"> • Update and maintain to ensure all public and private open space access, easements, public ways, legal status, and trails.
Identify standards	<ul style="list-style-type: none"> • Create standards for signs, graphics, graphic materials, bog bridge materials, etc. for a consistent look and feel and to simplify maintenance palette.
Plan for longer term tasks	<ul style="list-style-type: none"> • Create an annual work element to begin advancing long term tasks (see table below)

Long term tasks	Specific task
Identify longer term management needs and a plan for implementing those needs	<ul style="list-style-type: none"> • 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.) • Identify opportunities and partnerships for removing non-native invasive plants and animals, • 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). • Review mowing needs to identify mowing needed to protect rare habitat.

Long term tasks	Specific task
Identify longer term visitor experience needs and a plan for implementing those needs	<ul style="list-style-type: none"> Identify clear goals for Holmquist and Red Gate Farms. Identify needs and opportunities from boardwalks, formalized canoe and kayak launches, accessibility improvements, duck blinds, vista clearance, etc. 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. Identify potential visitor experience funding partners (e.g., Massachusetts Office on Disabilities, Land and Water Conservation Fund).

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

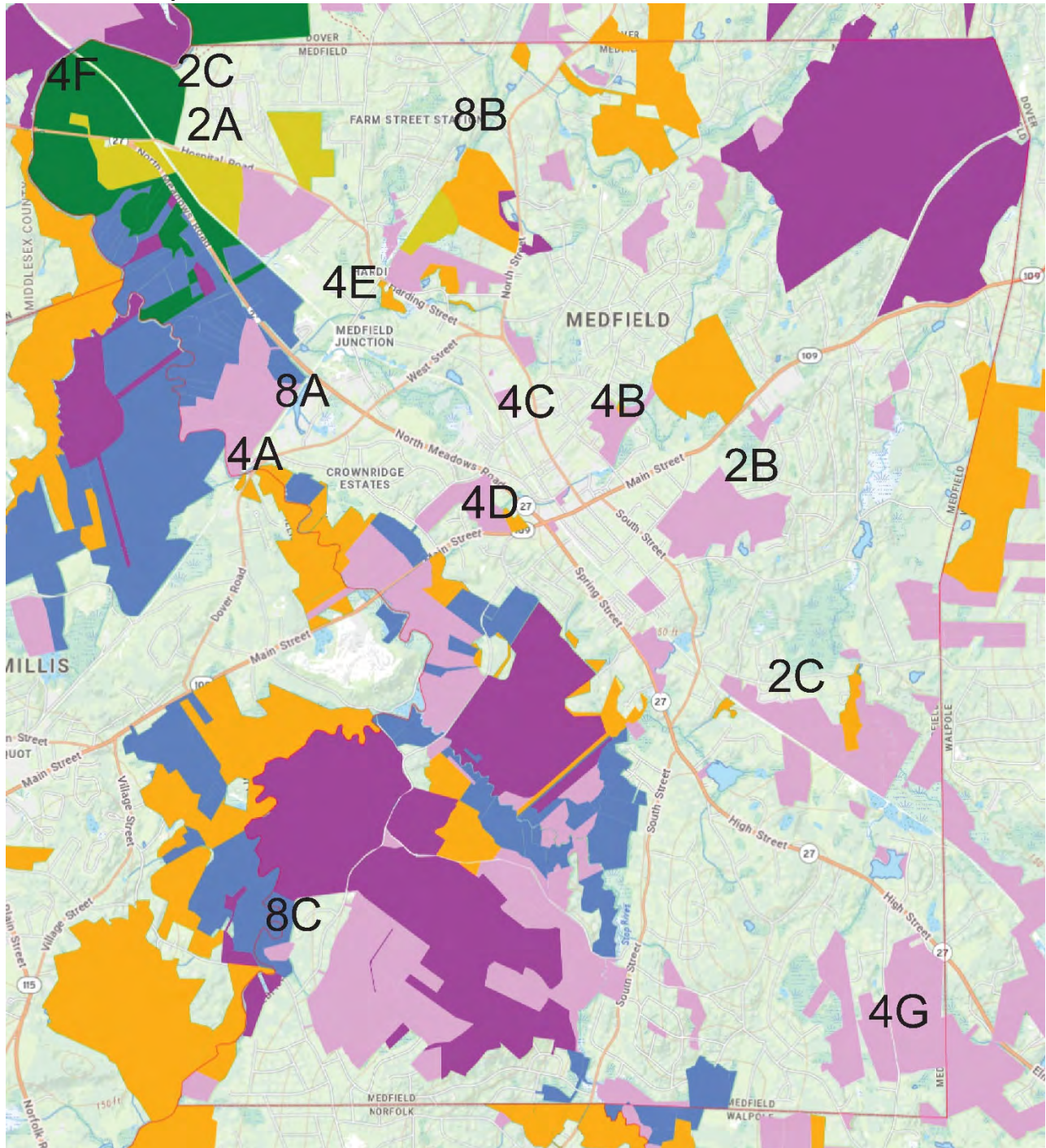
Sign name

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 the Medfield State Hospital	Select Board	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		Long	N/A
	Improve the tennis courts at Medfield High School	Schools	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%		Short	4B
	Meetinghouse Pond accessibility		Medium	4D
	Accessible trail from Medfield Rail Trail to Ice House	DPW	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

Action	Specifics	Lead	Timeline*	Map**
7. Link regulations to open space	Implement recent consultant zoning recommendations	Planning	Short	N/A
	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
	Protect Green and North Fields at the Medfield State Hospital as permanent open space	Select Board	Medium	N/A
	Incorporate Master Plan goals with open space	Planning		N/A
8. Expand shared use and connecting paths	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
	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		Long	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		N/A	
	Allow Class 1 pedal-assist e-bikes on shared use paths	Select Board	Short	N/A
	9. Bring sustainability to all open space actions	Prioritize open space preservation for climate resilience	Planning and Conservation	Medium
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)	Select Board	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.

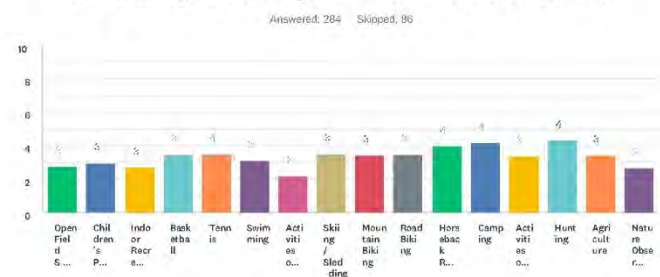
Community Survey (2019) results (368 respondents): The 2019 survey helped identify what the community love and wants. With a large sample size (N), and respondents from all over Medfield, the results are reliable to measure community aspirations absent the inevitable limited resources and tradeoffs require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

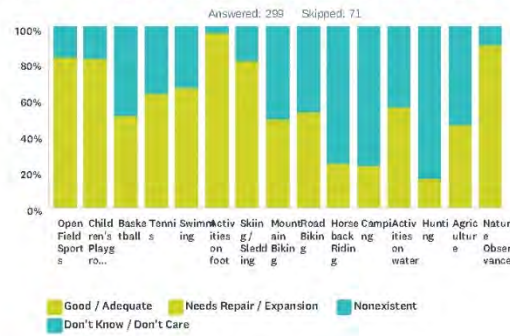
The largest area of consensus was the desire to preserve resources for historic values, farmland, open space in a natural state, open space for recreation, access to water, trails, open space for property values, and almost every form of open space (over 70% of respondents saying important or very important).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

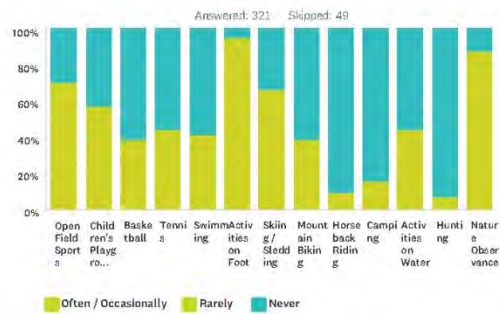


important, respondents wanted everything, with open field sports, playground, indoor facilities, activities on foot, activities on water, and nature observation the most highly ranked. (Active sports individually, such as basketball, tennis, mountain biking were all lower, but collectively active sports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

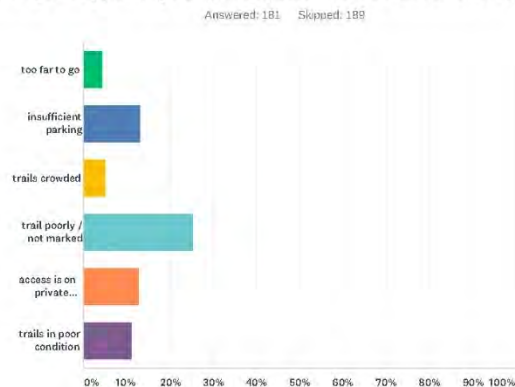
How do you rate the opportunities for the following activities in Medfield:



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.

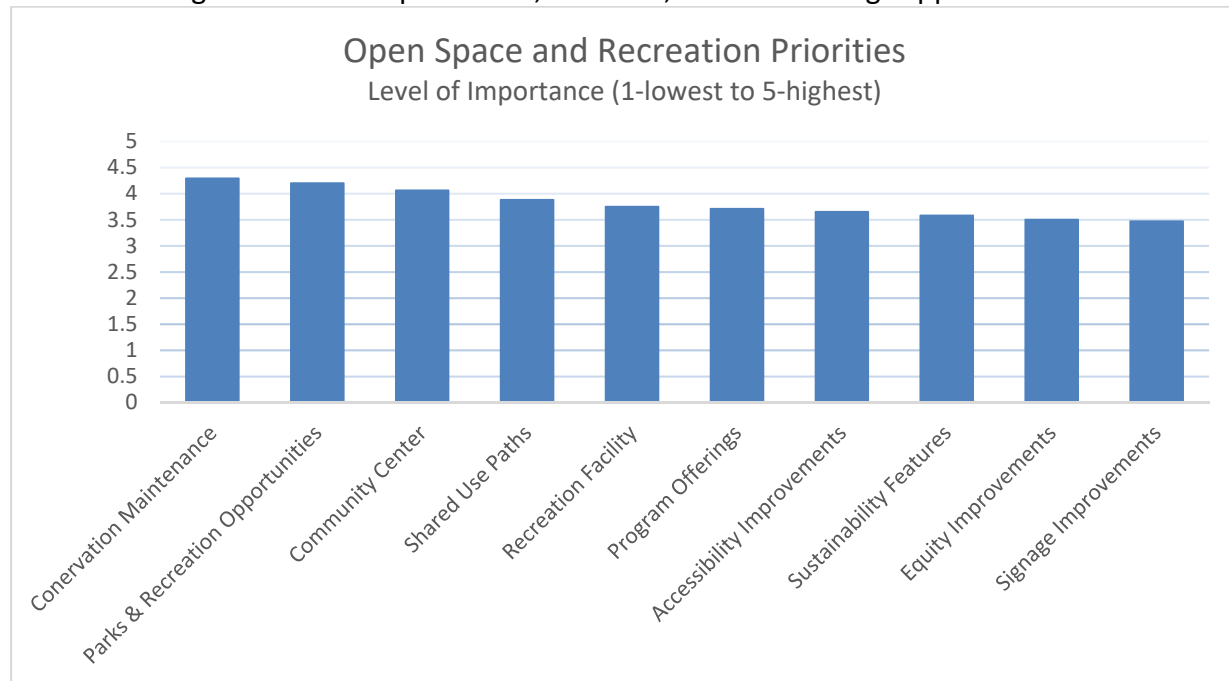
There were 451 survey respondents who completed all of the survey, a large sample size. Half of the survey respondents have lived in Medfield for over a decade and another quarter of the respondents lived in town for 5 to 10 years. Respondents were slightly skewed to more female and older population than the population as a whole, but the large sample size and demographics reasonably close to community makeup provide a comfort level that the sample does represent the community. Survey respondents do self-select (not a random sample).

The survey asked four substantive questions plus collected demographic information. The short accessible survey both drove a significant sample size and reduced the risk of a complex survey leaving out some respondents with limited time.

The first question asked respondents to rate the importance of Action Plan proposed actions. Respondents’ top priorities, in order, were

- Continued and enhanced maintenance of conservation land.
- Maintenance and expansion of parks and active recreation field opportunities on new or existing parcels.
- The development of a new parks and recreation facility or community center.

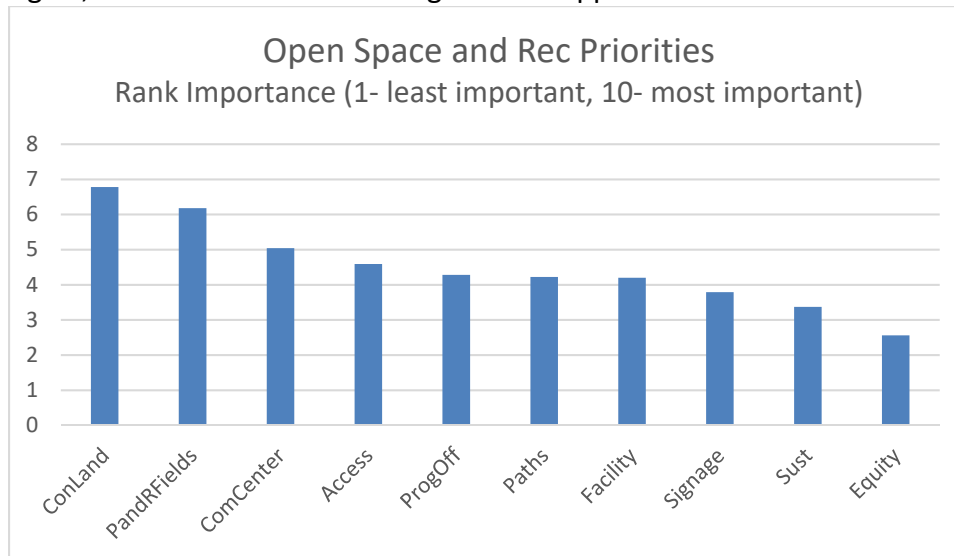
All of the categories of action plan items, however, received strong support.



The second question forced respondents to rank order those same Action Plan proposed actions. This forced choice, resulted in an affirmation of the top three priorities, in the rank order shown:

- Conservation Maintenance
- Parks and Recreation Opportunities
- Community Center

Again, all the choices received significant support.

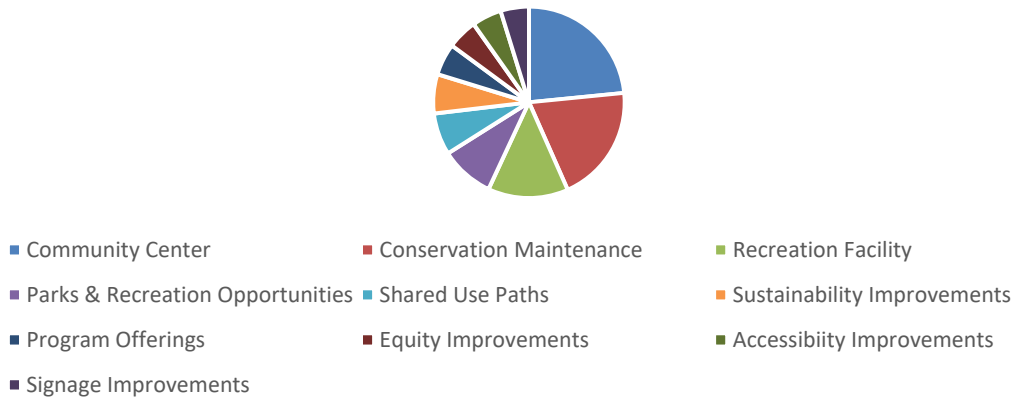


The third question asked respondents to specifically score each of the Action Plan actions. While similar to question two, this approach gives respondents more choice to bullet their top priorities or to spread out their points. This approach, which closely represents a budgeting process, resulted in reordering of some priorities. In order, the top three priorities were:

- Community Center
- Conservation Maintenance
- Recreation Facility

Again, all the choices received significant support.

Open Space and Recreations Priorities Points allocation (100 is the highest)



The final question asked respondents, using a score of 1 (strongly disagree) to 5 (strongly agree) where they were familiar with the Community Preservation Act (CPA), wanted to learn more about it, and/or thought that Medfield should explore CPA as a new source of funding.

Understanding, interest, and support for the CPA varied significantly. In spite of that, the mean score for Medfield should explore CPA was 3.53, between neutral and agree. That shows community support, but far from universal community support, for exploring CPA.

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.						
<p>Improve trail connections and town and regional trail networks, but this work cannot fall to Parks and Recreation (which is user-fee funded).</p> <ul style="list-style-type: none"> • Extend a shared use path connection from the current Medfield Rail Trail to the Senior Center. • Continue to grow the Charles River Link Trail that will eventually connect the Bay Circuit Trail from Medfield to Boston (www.baycircuit.org/). 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. • 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. • Extend trails that dead end at private property by acquiring access licenses or easements. • 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. • 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 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"> • Improve Metacomet field lighting at the parking lot, fields, and tennis courts. • Improve lighting at least at two full-sized outdoor basketball court (e.g., Dale St.). • Improve basketball courts surfaces at the high school and near the public safety building. • Improve the tennis courts at Medfield High School. • Explore development of a mountain bike/BMX skills park (e.g., Noon Hill St, State Hospital, or McCarthy Park). • A permanent skate park 						
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

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

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

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.

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

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, Stop 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	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		
Program ming & Services	Information available in alternative formats, i.e. visually impaired		NO	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, Stop 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	0/0	8/0	8/0	0/0	1/0	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	N/A	NO	NO	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	N/A	NO	NO	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	N/A	NO	NO	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	N/A	NO	NO	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	N/A	NO	NO	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	N/A	NO	NO	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	N/A	NO	NO	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	N/A	NO	NO	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

Ramps																
Specifications	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, Stop River, South Meadow	Red Gate Farm	Route 109 Bridge	Wheelock Conservation	Wheelock Fields
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	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	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	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	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	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	N/A	N/A
Handgrip diameter between 1 ¼" & 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	N/A	N/A
Clearance of 1 ½" 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	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	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	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	N/A	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
Disembarking area at accessible entrance	N/A	N/A	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
Surface evenly paved or hard-packed	N/A	N/A	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
No ponding of water	N/A	N/A	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
Path does not require use of stairs	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	YES	YES	N/A	N/A	N/A
Path is stable, firm, and slip resistant	N/A	N/A	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
3' wide minimum	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	YES	YES	N/A	N/A	N/A
Slope max. 1:20 (5%) & max. cross pitch is 2% (1:50)	N/A	N/A	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
Continuous common surface, no changes in level greater than ½"	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	N/A

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

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	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	
Program ming & 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	Pfaff 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-of 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 ¼" & 2"	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Clearance of 1 ½" 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	
Stairs, Doors, Phone, Swimming Pool—NO stairs, public phones, or swimming pool at any recreation facility								
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	N/A	N/A	N/A	N/A	N/A	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	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 handhold 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	
Picnicking								
≥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


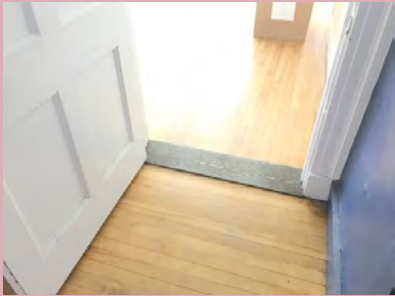
PFAFF RECREATION CENTER



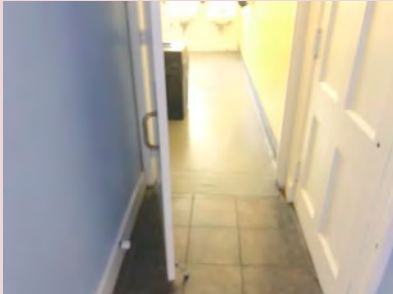
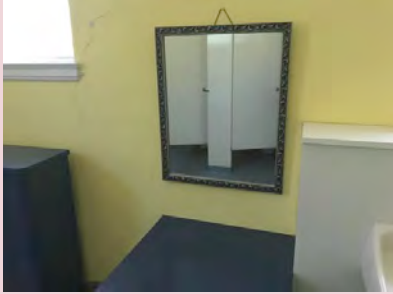
AUDITED ON: JUNE 9, 2020





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.	Parking The designated accessible parking space and its associated access aisle have slopes >2%, @ 2.8%. The accessible parking space lacks the required signage.		Regrade and restripe the existing designated accessible parking space and its associated access aisle. Unit Cost: \$1,500 per space or aisle Quantity: 2 Install the signs at 60" min. AFF, measured to the bottom of the sign, including a van accessible sign. Unit Cost: \$100 ea. Quantity: 1	\$3,100
2.	Accessible Route to Entrance The accessible route from the accessible parking to the entrance has cross slopes >2%, @ 3.2%.		Regrade the walkway. Unit Cost: \$25/SF Est. Quantity: 150 SF	\$3,750
3.	Entrance The door lacks a level landing, @ 8.6%. The ramp has running slopes >8.3%, @ 8.6%. The ramp lacks compliant handrails.		Rebuild the ramp. Unit Cost: \$15,000 Quantity: 1	\$15,000
4.	Kitchen The sink lacks the required knee and toe clearance for a forward approach. The sink is >34" AFF, @ 35.5" AFF. The range controls require reaching over burners.		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.	Doors The doors provide <32" clear width, @ 28". The thresholds are >0.5" AFF and not beveled.		Enlarge the door openings and install new doors. Unit Cost: \$5,000 ea. Est. Quantity: 5 Replace the thresholds. Unit Cost: \$250 ea. Est. Quantity: 3	\$25,750
6.	Signage There is no tactile/Braille signage mounted on the latch side of the door. The designated accessible toilet rooms are not marked with the International Symbol of Accessibility.		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. Unit Cost: \$100 ea. Est. Quantity: 8	\$800
7.	Children's Tables The children's tables lack the required 24" AFF minimum knee clearance for a forward approach, @ 20" AFF.	No Image	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. Unit Cost: \$250 ea. Est. Quantity: 3	\$750

#	Barrier Statement	Photo	Proposed Mitigation	Cost
8.	Accessible Route The floor is warped and has cross slopes >2%, @ 3.2%.		Regrade the floor surface. Unit Cost: \$2,000 Est. Quantity: 1	\$2,000
9.	AED The AED box protrudes >4" into the circulation space, @ 10". The AED box controls are mounted >48" AFF, @ 60" AFF.		Install a cane detectable object below the AED box. Unit Cost: \$250 ea. Quantity: 1 Relocate the AED box. Unit Cost: \$50 ea. Quantity: 1	\$300
10.	Women's Toilet Room The door maneuvering clearance is <18" on the latch pull-side for a forward approach, @ 2". The changing table is mounted >34" AFF, @ 37" measured to the top of the work surface in the open position. The stall door is not self-closing. The stall lacks a door pull on both sides of the door near the latch. The coat hook is mounted >48" AFF, @ 56" AFF. The toilet seat height is not 17"-19" AFF, @ 16" AFF. The toilet paper dispenser is mounted <12" above the side grab bar, @ 3". The side grab bar extends <54" from the rear wall, @ 38".	 	Install an automatic door opener. Unit Cost: \$2,500 ea. Quantity: 1 Lower the changing table. Unit Cost: \$50 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.	\$3,950

#	Barrier Statement	Photo	Proposed Mitigation	Cost
	<p>The mirror is >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 >4" into the circulation space, @ 10".</p>		<p>Quantity: 1</p> <p>Relocate the toilet paper dispensers.</p> <p>Unit Cost: \$50 ea.</p> <p>Quantity: 1</p> <p>Install a 42" min. side grab bar, located 12" from the interior corner of the wall.</p> <p>Unit Cost: \$50 ea.</p> <p>Quantity: 1</p> <p>Lower the mirror.</p> <p>Unit Cost: \$50 ea.</p> <p>Quantity: 1</p> <p>Insulate the pipes.</p> <p>Unit Cost: \$50 ea.</p> <p>Quantity: 1</p> <p>Install a cane detectable object below the paper towel dispensers and hand dryer.</p> <p>Unit Cost: \$250 ea.</p> <p>Quantity: 3</p>	
11.	<p>Men's Toilet Room</p> <p>The door maneuvering clearance is <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 >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 <27" AFF, @ 26.5" AFF.</p> <p>The stall measures <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.</p> <p>Unit Cost: \$2,500 ea.</p> <p>Quantity: 1</p> <p>Install a self-closing hinge.</p> <p>Unit Cost: \$150 ea.</p> <p>Quantity: 1</p> <p>Install a door pull on both sides of the stall door near the latch.</p> <p>Unit Cost: \$50 ea.</p> <p>Quantity: 2</p> <p>Install a coat hook mounted no higher than 48" AFF.</p> <p>Unit Cost: \$50 ea.</p> <p>Quantity: 1</p> <p>Add a filler seat.</p> <p>Unit Cost: \$150 ea.</p> <p>Quantity: 1</p> <p>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 <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 >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.	Accessible Route 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>Accessible Parking</p> <p>The designated accessible parking provided lacks striping, and a stable, firm and slip resistant surface.</p> <p>The signs are mounted < 60" AFF to the bottom of the sign.</p> <p>The accessible route from the parking has running slopes >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. Unit Cost: \$1,500 per space or aisle 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. Unit Cost: \$100 ea. Quantity: 2</p> <p>Regrade the walkway. Unit Cost: \$25/SF Est. Quantity: 50 SF</p>	\$5,950
2.	<p>Accessible Route</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 >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 >48" AFF, @ 58".</p>		<p>Provide an accessible route. Additional study required. Unit Cost: \$20,000 Quantity: 1</p> <p>Rebuild the ramp. Unit Cost: \$10,000 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. Unit Cost: \$250 ea. Est. Quantity: 2</p> <p>Replace the box with one that has controls that are maximum 48" AFF. Unit Cost: \$1,000 ea. Quantity: 1</p>	\$31,300

#	Barrier Statement	Photo	Proposed Mitigation	Cost
				
3.	<p>Swim Pond</p> <p>The ramp is not located on an accessible route due to sand and water.</p> <p>The handrails are >33"-36" AFF, @ 37.5".</p> <p>The handrails lack the required extensions at the top and bottom of the ramp.</p> <p>Note: 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>Note: 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>Serving Window</p> <p>The serving window is > 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>Toilet Rooms</p> <p>There is no tactile/ Braille signage mounted on the latch side of the door.</p> <p>The mirror is > 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 > 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>	
TOTAL FOR HINKLEY PARK & POND:				\$64,600

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>Accessible Parking</p> <p>The designated accessible parking space and its associated access aisle have slopes > 2%, @ 3.2%.</p> <p>The parking lot lacks a van accessible space.</p> <p>The access aisle is <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>Accessible Route</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.	Route to Pitcher Cage The route to the cage provides < 32" clear width, @ 24".		Enlarge the opening. Unit Cost: \$5,000 ea. Quantity: 1	\$5,000
4.	Toilet Rooms There is no tactile/ Braille signage mounted on the latch side of the door. The door maneuvering clearance is < 18" on the latch pull-side for a forward approach, @ 9.5" due to the sink. The side grab bar starts > 12" from the side wall, @ 12.5". The toilet centerline is not 16-18" from the side wall, @ 19.5". The headroom under the shelf is <80" AFF, @ 78".	 	Install tactile/ Braille signage on the latch side of the door. Coordinate with location and height requirements. Unit Cost: \$100 ea. Quantity: 2 Install an automatic door opener. Unit Cost: \$2,500 ea. Quantity: 2 Reposition the side grab bar. Unit Cost: \$50 ea. Quantity: 2 Reposition the toilet. Unit Cost: \$1,500 ea. Quantity: 1 Install a cane detectable object below the shelf. Unit Cost: \$250 ea. Quantity: 2	\$7,300
TOTAL FOR METACOMET PARK: \$39,050				

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.

#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	Accessible Parking 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 signs and access aisles. Unit Cost: \$1,500 per space or aisle Est. Quantity: 3 (2 spaces + 1 access aisle)	\$4,500
2.	Accessible Route The athletic fields and the bleachers are not located on an accessible route. A wheelchair space is not provided at the bleachers.		Provide an accessible route. Additional study required. Unit Cost: \$10,000 Quantity: 1 Provide an accessible space on an accessible route next to the bleachers. Unit Cost: \$25/SF Quantity: 20 SF	\$10,500
TOTAL FOR MCCARTHY PARK:				\$15,000

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.	Accessible Parking 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.	Accessible Route 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 NOON HILL RESERVATION: \$8,000				

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.	Accessible Parking 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.	Accessible Route 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.	Accessible Parking 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.	Accessible Route The benches are not located on an accessible route.		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.	Accessible Route 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 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.	Accessible Parking Two of the accessible parking spaces lack the required signage. The signs are mounted < 60" AFF to the bottom of the sign, @ 56".		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
TOTAL FOR ENTRANCE TO HOLMQUIST: \$500				

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.	Accessible Route The gardens and water hoses are not located on an accessible route, due to the surface material.		Provide an accessible route to at least one designated accessible garden area. Additional study required. Unit Cost: \$10,000 Quantity: 1	\$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">• Accessible parking spaces have slopes >2% and lack the required signage.	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"> • The crosswalk at the James Ave parking area has cross slopes >2%. • Toilet rooms have accessible elements mounted in incorrect locations and/or missing and lack some of the required clearances at fixtures and doors. • Department counters are mounted too high. • Tactile/ braille signage is mounted too high. • Furniture obstructs the accessible route to the Board of Health. • The elevator controls are too high. • The computer station lacks the required knee/ toe clearance for a forward approach. • The picnic table is not on an accessible route and lacks the required knee/ toe clearance for a forward approach. • The kitchenette lacks the required footprint and accessible elements. • The breakroom sink is too high and lacks accessible seating. • The curb ramp at the building entry has cross slopes >2%. • The entry door push button control clear floor space has slopes >2% and the defibrillator controls are mounted too high. • The multiuser toilet room 	<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"> • There are no drinking fountains for standing users. • No accessible employee parking spaces and the employee parking lot is not on an accessible route. 		
14	Transfer Station, Salt Shed, & Swap Shack	<ul style="list-style-type: none"> • No accessible parking. 	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"> • Curb ramps are too steep. • The brick surface at the entry has abrupt changes in level. • The entry door is not capable of opening 90 degrees to provide the required clear width/ maneuvering clearances. • 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. • Tactile/ braille signage is not mounted on the latch side of the door. • Coat hooks and hanging rods are too high. • The craft room sink is too high. • The card tables lack the required knee/ toe clearance for a forward approach. • Egress door thresholds are 	<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"> Employee telephones are mounted too high. 		
16	Public Library	<ul style="list-style-type: none"> The parking lot lacks a van accessible parking space. The accessible parking spaces lack access aisles and have slopes >2%. The memorial entrance lacks directional signage to the accessible entrances. The accessible route to the side entrance has running slopes >5%. There are abrupt changes in level >1/4" at material transitions. The lower level ramp has running slopes >8.3%. Desks and tables lack the required knee clearance below (both adult and children). The lobby lacks a 'hi' drinking fountain. The check-out counter is >36" AFF. The threshold leading to the first floor reading room is too high and not beveled. Toilet rooms have accessible elements mounted in incorrect locations and/or missing. The lower level toilet rooms lack the required clearance at the toilet. 	<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"> Exterior parking and accessible routes due to their high visibility. Provide directional signage at the inaccessible entry 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. 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. Provide an accessible desk and table (both adult and children sized). Provide paper cups adjacent to the drinking fountain so that it can be utilized by standing users. 	<p>2 Years</p> <p>1 Year</p>
17	Pfaff Recreation Area	<ul style="list-style-type: none"> The accessible parking has slopes >2% and lacks the required signage. The accessible route to the 	<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 >2%.</p> <ul style="list-style-type: none"> The ramp at the entrance has running slopes >8.3% and lacks compliant handrails. The entry door lacks a level landing. Doors lack the required minimum 32" of clear width. Thresholds are too high and not beveled. Tactile/ braille signage is not provided. The accessible route through the large recreation space has cross slopes >2%. Toilet rooms have accessible elements mounted in incorrect locations and/or missing. Children's tables lack the required knee/ toe clearance. The kitchen sink is mounted too high and lacks the required knee/ toe clearance for a forward approach. The range appliance requires reaching over the burners to access the controls. The AED box protrudes into the circulation area and the controls are mounted too high. 	<p>KMA recommends prioritizing the exterior parking and accessible routes due to their high visibility.</p>	1 Year
			<p>Additionally, within the more immediate future:</p> <ul style="list-style-type: none"> 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. provide tactile/ braille signage <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>	6 Months
18	Medfield High School	<ul style="list-style-type: none"> The access aisle at the van space is <96" wide. The football accessible parking lacks signage and has slopes >2%. The walkway and the ramp leading to the football field 	<p>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.</p>	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"> • The football bleachers lack accessible seating located on a stable, firm, and slip resistant surface. • Toilet rooms have accessible elements mounted in incorrect locations and/or missing. • The cafeteria lift door lacks a level landing. 		
19	Public Safety Building	<ul style="list-style-type: none"> • The accessible parking has slopes >2%. • The accessible route to the rear entrance has running slopes >5%. • The single user toilet rooms have accessible elements mounted in incorrect locations and furniture obstructing required fixture clearances. • The administrative office counter is mounted >36" AFF. • The basketball court accessible parking has slopes >2%. • 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. • The fixed seat obstructs the required clear floor space at the handcuff area. • The benches in the cells lack the required clear floor space. 	<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"> • The emergency button in the group cell is mounted too high. • In the single person cells the sinks are mounted too high and the toilet CLs are not 16"-18" from the sidewall. • The detainee shower does not meet the dimensional requirements for an accessible transfer shower. • The employee locker room shelving and hooks are mounted too high. Additionally the benches lack the required back support. • 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. 		
20	Department of Public Works	<ul style="list-style-type: none"> • The parking area lacks a van accessible space and accessible parking signage. • The toilet room sink and mirror are too high and the door requires >5lbs of force to operate. • The employee breakroom lacks accessible seating and a work surface. Additionally, appliance controls are mounted too high. 	<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>	<p>1 Year</p> <p>5 Years</p>
21	Dwight-Derby House	<ul style="list-style-type: none"> • No accessible parking. • No accessible route from parking • Not enough accessible entrances. • Thresholds are too high. 	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">• The mirror and coat hook in the toilet room are too high• The kitchen sink is too high.		

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.



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TOWN OF MEDFIELD

Office of the

PLANNING BOARD

TOWN HOUSE, 459 MAIN STREET
MEDFIELD, MASSACHUSETTS 02052-2009

April 24, 2023

Melissa Cryan
Division of Conservation Services
100 Cambridge Street, Suite 900
Boston, MA 02114
melissa.cryan@mass.gov

Dear Ms. Cryan,

The Medfield Planning Board has participated in the review of the Medfield Open Space and Recreation Plan: 2023-2030 (OSRP). Public meetings, surveys, and the hard work of Committee has produced a document that accurately reflects the wishes of Medfield residents.

The 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 other ongoing 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 Select Board's Strategic Town Goals.

We are pleased to give this plan our full endorsement and look forward to seeing it in use in future decision-making processes.

Sincerely,

Paul McKechnie, Chair
Medfield Planning Board