



Warrant Committee

February 27, 2024

Agenda

- Call to order and disclosure of video recording
- Approval of February 13th meeting minutes
- 2024 calendar and minute meeting assignments
- Presentation and Discussion of FY 25 School Department Operating Budget
- Discussion of Article 14 – Create a special education reserve fund
- Introductory discussion and education on MBTA Zoning
- Capital Budget Committee Update
- Update from Town Finance
- Informational Items
- Other topics not reasonably anticipated 48 hours prior to the meeting

2024 WARRANT COMMITTEE CALENDAR AND MINUTE RESPONSIBILITY

Meeting Date - 2024		Minute Responsibility
January 16, 2024 (Public Safety Building)	Town Departments Budget Reviews 1	Ed Vozzella
January 30, 2024	Town Departments Budget Reviews 2	Steve Callahan
February 13, 2024	Town Department Budget Review, Health Care, Final FY 25 Omnibus Budget, Free Cash	Deborah Cartisser
February 27, 2024 (Public Safety Building)	School Dept, Article 14 – Special Education, MBTA Zoning Brief	Emily McCabe
March 12, 2024	Financial Articles Review, Conservation Commission Operating Budget and Articles, Park & Rec Department Revolver Article	Peter Michelson
March 19, 2024 (Public Safety Building)	Articles Review (Town Moderator, Zoning Enforcement Fees, Dog Bylaw, Update to Bylaw for Select Board name change, Citizen's Petition – MSH Chapel Property)	Brent Nelson
April 2, 2024**	Warrant Committee Public Hearing (7:30 PM Start), Articles Review and Discussion with Select Board – Hinkley North Disposition Authority, MSH Chapel Property	Pete Saladino
April 9, 2024	MBTA Zoning Warrant Article, Potential Votes on Articles	Jillian Rafter
April 10, 2024 – NO MEETING	FINAL WARRANT REPORT TO PRINTER	
May 6, 2024	Annual Town Meeting	Bob Sliney
All meetings on Tuesday at 7 pm unless otherwise noted with “**”.		



MEDFIELD PUBLIC SCHOOLS FY 2025 BUDGET



Medfield Public Schools

Mission Statement

The Medfield Public Schools, in partnership with families and the community, fosters a safe, inclusive learning environment, empowering our students to meet high standards, adapt to change, and become responsible contributing members of society.



Inclusivity - Respect - Responsibility - Continuous Growth

FY25 Budget Process To Date...



- Medfield School Committee established budget timeline
- Leadership Team established priorities for schools
- Principals, Directors and Department Chairs developed budgets
- Superintendent and Director of Finance conducted 21 budget meetings with Principals and Department Chairs to review requests
- Superintendent and Leadership Team met to review budget requests and input
- Superintendent and Director of Finance met to develop the FY25 Initial Budget
- Superintendent presented FY25 Initial Budget (First Pass) at School Committee meeting in December and held Public Hearing in January

FY25 Budget Assumptions

- Federal Entitlement Grants will be level funded
- Chapter 70 will be slightly increased
- Continuation and potential reduction of tuition for FDK
- Circuit Breaker will be funded at 75%



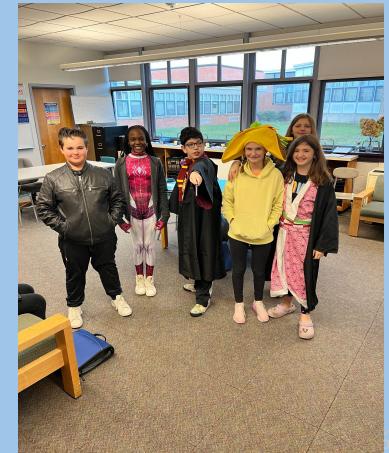
FY25 Budget Drivers

- **Instructional/Personnel Costs**
CBA agreements and contracts
- **Transportation**
Year 4 of current contract Connolly/Accept Collaborative for Special Education
- **Special Education**
In district positions and out of district placements
- **Professional Development**
Continue commitment to teacher and administrator quality/Change in district-wide committees
- **Technology**
Equipment replacement and software

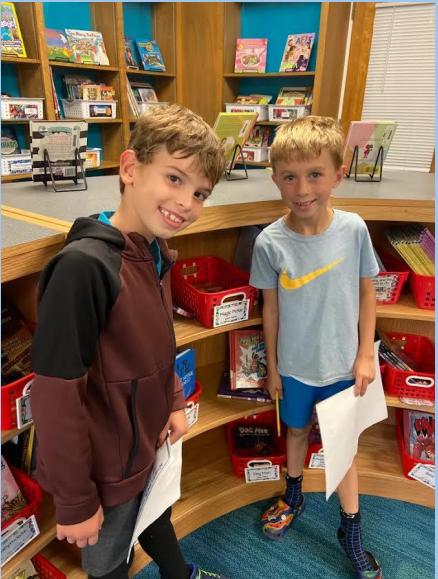


Medfield Strategic Initiatives in the FY25 Budget

- Maintaining current staffing levels for continued academic excellence, rigor, and opportunities/supports for students
- Transitioning to Full Day Kindergarten (FDK) for all students
- Funding for professional development around culturally responsive instruction, restorative practices, and literacy instruction
- Recommendations for increases to Special Education staffing
- Implementing communication audit/review recommendations
- Supporting Capital Budget needs



Funding Sources- A look at FY24 (Current School Year)



- **Three components of our budget**
 - Chapter 70 Aid = \$ 6,507,474
 - Local Contribution = \$34,669,310
 - Other (grants, tuitions, fees) = \$5,347,693

Although the FY24 Budget is \$41,176,784 it actually cost \$46,524,477 to run the district.

Also important to note- Medfield contributes to Tri-County and to Norfolk County Aggie

Funding Outside the Operating Budget (Projected for FY25)

- State & Federal Grants \$700,000
- Tuitions (Pre K, Kindergarten) \$653,000 (FY24 724,950)
- School Lunch \$1,000,000
- Athletic Fees \$300,000
- Undistributed Receipts \$310,000
- Private Grants/Gifts \$200,000
- Circuit Breaker \$730,000

59.4 FTE's funded outside operational budget



Recent Revenue Generated for the Town of Medfield

- Medicaid Reimbursement from 7/1/22- 1/26/23 \$19,504
- FY22 and FY23 Budget Turnbacks \$163,683
- Technology Reimbursement FY23 \$109,114



Area Per Pupil Expenditures- How Do We Compare?

By Communities: <https://profiles.doe.mass.edu/statereport/ppx.aspx>

Dover	\$24,988.05
Dedham	\$24,661.16
Needham	\$22,808.43
Westwood	\$22,370.12
Sherborn	\$21,997.32
Norwood	\$21,114.85
Foxboro	\$20,576.64
Millis	\$20,250.83
Medfield	\$18,769.80
Medway	\$18,536.50



FY25 Budget Analysis



Inclusivity - Respect - Responsibility - Continuous Growth

FY25 Budget Summary- Student Services, District Services, and Policy/Administration

Budget Area	FY2023 Actual	FY2024 Budget	FY2025 Request	Change (\$)	Change (%)
Student Services	\$2,904,224	\$3,094,358	\$3,596,329	\$501,971	16.2%
District Services	\$3,393,777	\$3,690,919	\$3,827,718	\$136,799	3.7%
Policy/Admin	\$1,629,323	\$1,699,858	\$1,795,918	\$96,060	5.7%

FY25 Budget Summary- Student Services

Budget Area	FY2023 Actual	FY2024 Budget	FY2025 Request	Change (\$)	Change (%)
Student Services	\$2,904,224	\$3,094,358	\$3,596,329	\$501,971	16.2%
District Wide Staff				\$ 1,280,366	
Office Support Staff				\$ 87,538	
Tutoring				\$ 40,941	
Summer School				\$ 60,000	
Testing/Screening				\$ 4,750	
MEDICAID Filing Fee				\$ 4,000	
Contracted Services				\$ 142,200	
Supplies/Equipment				\$ 50,500	
Special Education Transportation				\$ 650,000	
Out of District Tuition				\$ 1,276,034	

FY25 Budget Summary- District Services

Budget Area	FY2023 Actual	FY2024 Budget	FY2025 Request	Change (\$)	Change (%)
District Services	\$3,393,777	\$3,690,919	\$3,827,718	\$136,799	3.7%

District Wide Staff	\$ 961,411
Maintenance Staff	\$ 330,310
OT Maintenance/Summer Help	\$ 56,000
Research & Development	\$ 30,000
PD/Degree Change/Course Reimbursement	\$ 122,500
Teacher Retirement /Sick Leave Buyback	\$ 66,000
Contracted Services	\$ 352,640
Supplies/Equipment	\$ 233,000
Other Custodial Expense	\$ 13,000
General Education Transportation	\$ 1,662,857

FY25 Budget Summary-Policy/Administration

Budget Area	FY2023 Actual	FY2024 Budget	FY2025 Request	Change (\$)	Change (%)
Policy/Administration	\$1,629,323	\$1,699,858	\$1,795,918	\$96,060	5.7%

Central Office Staff	\$ 434,695
General Reserve	\$ 95,000
Office Support Staff	\$ 345,923
Legal	\$ 55,000
Supplies, Equipment & Contract Services	\$ 75,300
Utilities/Rent (Town Hall)	\$ 32,500
TEC/ACCEPT memberships	\$ 25,000
School Committee Expense	\$ 14,500
District Wide PD	\$ 20,000
Technology Department Staff/Equip	\$ 658,000
Textbooks	\$ 40,000

FY25 Budget Summary- By School

Budget Area	FY2023 Actual	FY2024 Budget	FY2025 Request	Change (\$)	Change (%)
Medfield High	\$10,595,305	\$10,935,814	\$11,425,992	\$490,179	4.5%
Blake Middle	\$8,099,901	\$8,433,918	\$8,605,305	\$171,387	2.0%
Dale Street School	\$ 4,493,061	\$ 4,727,015	\$ 4,973,410	\$246,395	5.2%
Wheelock School	\$ 4,176,527	\$ 4,438,481	\$ 4,684,198	\$245,716	5.5%
Memorial School	\$ 4,166,972	\$ 4,156,421	\$ 4,274,202	\$117,781	2.8%

FY25 Budget Summary-Memorial School

Budget Area	FY2023 Actual	FY2024 Budget	FY2025 Request	Change (\$)	Change (%)
Memorial School	\$4,166,972	\$4,156,421	\$4,274,202	\$117,781	2.8%

Payroll:

Principal's Office	\$ 247,633
Unit A Staff	\$ 3,139,369
Unit B Staff	\$ 470,976
Other	\$ 166,224

Non-Payroll:

Supplies/Services	\$ 107,000
Utilities	\$ 141,000
Other Expense	\$ 2,000

FY25 Budget Summary-Wheelock School

Budget Area	FY2023 Actual	FY2024 Budget	FY 2025 Request	Change (\$)	Change (%)
Wheelock School	\$4,176,527	\$4,438,481	\$4,684,198	\$245,176	5.5%

Payroll:

Principal's Office	\$ 248,398
Unit A Staff	\$ 3,744,679
Unit B Staff	\$ 292,165
Other	\$ 168,856

Non-Payroll:

Supplies/Services	\$ 107,100
Utilities	\$ 121,000
Other Expense	\$ 2,000

FY25 Budget -Dale Street School

Budget Area	FY2023 Actual	FY2024 Budget	FY2025 Request	Change (\$)	Change (%)
Dale Street School	\$4,493,061	\$4,727,015	\$4,973,410	\$246,395	5.2%

Payroll:

Principal's Office	\$ 244,773
Unit A Staff	\$ 4,026,961
Unit B Staff	\$ 220,329
Other	\$ 178,157

Non-Payroll:

Supplies/Services	\$ 118,190
Utilities	\$ 183,000
Other Expense	\$ 2,000

FY25 Budget Summary-Middle School

Budget Area	FY2023 Actual	FY2024 Budget	FY2025 Request	Change (\$)	Change (%)
Blake Middle	\$8,099,901	\$8,433,918	\$8,605,305	\$171,387	2.0%

Payroll:

Principal's Office	\$ 407,464
Unit A Staff	\$ 7,052,331
Unit B Staff	\$ 373,607
Other	\$ 366,663

Non-Payroll:

Supplies/Services	\$ 140,010
Equipment	\$ 2,250
Utilities	\$ 260,000
Other Expense	\$ 2,980

FY25 Budget Summary- High School

Budget Area	FY2023 Actual	FY2024 Budget	FY2025 Request	Change (\$)	Change (%)
Medfield High	\$10,595,305	\$10,935,814	\$11,425,992	\$490,179	4.5%

Payroll:

Principal's Office	\$ 589,840
Unit A Staff	\$ 8,578,768
Unit B Staff	\$ 337,899
Other	\$ 1,160,035

Non-Payroll:

Supplies/Services	\$ 305,870
Equipment	\$ 6,050
Utilities	\$ 440,000
Other Expense	\$ 7,530

FY 25 Budget-Total

Budget Area	FY2023 Budget	FY2024 Budget	FY2025 Request	Change (\$)	Change (%)
TOTAL	\$39,506,948	\$41,176,784	\$43,183,072	\$2,006,288	4.87%

This 4.87% Increase to the FY25 Budget...

- Maintains our current staff and programs
- Fulfils obligations to Collective Bargaining Agreements:
 - Teacher-MTA Unit A
 - Teacher Assistants- MTA Unit B
 - Administrative Assistants
 - Custodians
 - Food Service
- Adds 2 FTE Positions (Added 1.5 FTE to FY24 after ATM due to student needs)
- Increases Supplies by \$35K
- Increases Transportation by \$94K
- Increases Out of District Tuition by \$459K
- Increases Technology & Equipment by \$27K



FY25 Budget Increases-Analysis

Staffing

• Teachers – Steps/Lanes/% Increase/Longevity	\$ 994,084
• Teaching Assistants	\$ 43,618
• .5 Assistant Athletic Director (MHS)	\$ 31,260
• .5 Teaching Assistant(Memorial)	\$ 18,334
• .5 Teaching Assistant (Wheelock)	\$ 18,334
• .5 Ed Team Leader (Wheelock)	\$ 23,242
• Staff not in Unit A or B– Steps/% Increase	\$ 262,575

Special Education

- Tuitions \$ 458,600

FY25 Budget Increases-Analysis

All Other District Services

- Supplies & Services \$ 34,770
- Technology & Equipment \$ 27,315
- Transportation \$ 94,156



Additional Positions NOT in the Recommended FY25 Budget

1.0 Adjustment Counselor - Dale Street	\$ 73,538
1.0 Math Specialist - Dale Street	\$ 73,538
.5 ETL - Memorial School	\$ 23,242
1.0 Behavior Therapist - Memorial	\$ 73,538
1.0 Building Sub - Blake Middle School	\$ 30,000
.2 Math Specialist - Blake Middle School	\$ 22,979
.4 Wellness Teacher - High School	\$ 28,602
.5 Administrative Assistant- District	\$ 30,000





Medfield Public Schools

Strategic Plan

2023
2028



Our Mission

The Medfield Public Schools, in partnership with families and the community, fosters a safe, inclusive learning environment, empowering our students to meet high standards, adapt to change, and become responsible, contributing members of society.

Our Vision

Embracing our time together to empower students to make a meaningful difference

Our Core Values

Inclusivity • Responsibility
Respect • Continuous Growth



Priorities and Strategies

After developing a mission, core values, and a vision, the Strategic Planning Committee began the work of developing the priorities that will serve as the core focus of district improvement for the next five years.

- 1 Safety, Belonging, and Well-Being
- 2 Community Engagement and Communication
- 3 Curriculum, Instruction, and Assessment
- 4 Finance, Facilities, and Personnel

Medfield Schools -- PAYROLL SUMMARY and FTEs

	2020	2021	2022	2023	2024	2025			
Payroll Summary	Actual	Actual	Actual	Actual	Budget	Request	Increase		Percent
Teachers Steps & lanes	\$ 22,697,377	\$ 23,175,497	\$ 23,924,982	\$ 24,799,086	\$ 25,777,912	\$ 26,883,792	\$ 1,105,881		4.29%
Paraprofessionals	\$ 1,247,278	\$ 1,097,963	\$ 1,138,618	\$ 1,250,094	\$ 1,670,963	\$ 1,737,323	\$ 213,223		12.76%
All Other Staff	\$ 4,569,977	\$ 4,753,522	\$ 4,949,833	\$ 5,148,187	\$ 5,640,589	\$ 5,833,855	\$ 82,881		1.47%
Longevity	\$ 171,315	\$ 173,270	\$ 174,300	\$ 172,900	\$ 204,900	\$ 207,340	\$ 32,000		15.62%
Stipends	\$ 568,128	\$ 621,003	\$ 794,234	\$ 873,179	\$ 847,000	\$ 867,000	\$ 19,700		2.33%
Substitutes	\$ 469,980	\$ 638,437	\$ 678,784	\$ 347,339	\$ 195,000	\$ 195,000	\$ -		0.00%
Overtime	\$ 82,541	\$ 80,163	\$ 83,546	\$ 95,764	\$ 100,000	\$ 103,500	\$ 3,500		3.50%
Total	\$ 29,806,596	\$ 30,539,853	\$ 31,744,296	\$ 32,686,549	\$ 34,436,364	\$ 35,827,811	\$ 1,457,185		4.41%
Increase from prior year		2.5%	3.9%	-1.0%	4.3%				
	2020	2021	2022	2023	2024	2025			
FTEs	Actual	Actual	Actual	Actual	Budget	Request	Increase from 24 to 25		
Teachers	272.9	264.4	265.4	267.4	268.9	272.4			3.5
Assistants	78.1	68.08	70.4	70.8	72.1	74.6			2.5
Administrative Assistants	12.8	12.8	12.8	12.8	12.8	12.8			0
Custodians	21	21	21	21	21	21			0
IT	8	8	8	8	8	8			0
Total	392.8	374.3	377.6	380.0	382.8	388.8			6.0
Enrollment	2,601	2,510	2,529	2,513	2,537				
Grants & Revolving Accts	2020	2021	2022	2023	2024	2025			
FTEs	Actual	Actual	Budget	Actual	Budget	Request	Increase from 24 to 25		
Teachers	7.2	7.8	7.2	8.7	8.7	7.2			-1.5
Assistants	33.5	34.6	35.4	35.9	35.9	34.4			-1.5
Administrative Assistants	0.4	0.4	0.4	0.4	0.4	0.4			0
Food Service	13	13	13	13	13	17.8			4.8
Total	54.1	55.8	56.0	58.0	58.0	59.8			1.8
Total FTEs	446.9	430.1	433.6	438.0	440.8	448.6			7.8

*The addition to the Operation FY25 Budget are 1.5 Special Ed. plus 1.0 Para. which was added during the FY24 school year plus a .5 ED. Teacher new to the FY25 Budget

Medfield Schools

Non Payroll Expenses - Major line items

FY2025

	FY2025		Budget	Actual	Budget	Actual	Budget	Budget	Incr (decr) from 2024	Percent
	2020	2021	2022	2022	2023	2023	2024	2025		
Special Education										
Tuition Private schools	1,267,378	1,738,739	1,664,260	1,500,787	1,507,244	1,991,172	1,312,419	1,614,668	302,249	23.0%
Circuit Breaker offset	(512,455)	(446,708)	(650,676)	(528,460)	(700,000)	(1,016,144)	(773,488)	(700,000)	73,488	-9.5%
Tuition Private schools	754,923	1,292,031	1,013,584	972,337	807,244	975,028	538,931	914,668	375,737	69.7%
Tuition Collaboratives	331,001	103,857	69,794	63,909	56,559	28,832	62,289	-	(62,289)	-100.0%
Transportation - Special Ed	1,144,410	354,338	505,000	164,566	510,000	505,650	650,000	650,000	-	0.0%
Special Education	2,230,334	1,750,226	1,588,378	1,200,811	1,373,803	1,509,511	1,251,220	1,564,668	313,448	25.1%
Tuitions - Mass Schools	202,082	77,827	108,192	233,778	176,926	231,267	206,215	346,366	140,151	68.0%
Transportation	1,194,466	1,391,471	1,429,404	1,444,703	1,467,900	1,502,345	1,573,700	1,662,857	89,157	5.7%
Facilities -Operations										
Electricity	518,501	525,673	635,000	591,672	620,000	586,841	740,000	690,000	(50,000)	-6.8%
Heat - Natural Gas	219,365	228,843	292,000	173,030	292,000	284,463	326,000	327,000	1,000	0.3%
Water and Sewer	51,808	38,057	74,500	77,330	83,500	78,278	90,500	100,500	10,000	11.0%
Telephone	66,348	62,197	76,000	62,118	72,000	62,087	70,000	70,000	-	0.0%
Maintenance contracts	158,141	392,367	225,000	201,974	245,000	201,130	245,000	230,000	(15,000)	-6.1%
Operations	1,014,163	1,247,137	1,302,500	1,106,124	1,312,500	1,212,798	1,471,500	1,417,500	(54,000)	-3.7%

2022-23 Budget vs 2021-22 Actual										
Category		2021-22 Actual			2022-23 Budget			2021-22 Actual		
		2020	2021	2022	2022	2023	2023	2024	2025	Incr (decr)
		2020	2021	2022	2022	2023	2023	2024	2025	from 2024
District Technology										
Computer Replacement	300,045	132,673	150,000	442,720	150,000	135,522	125,000	125,000	-	0.0%
IT Infrastructure	80,268	20,340	100,000	121,764	100,000	109,476	80,000	80,000	-	0.0%
Software licenses	110,099	136,050	110,000	135,967	125,000	166,336	150,000	160,000	10,000	6.7%
Contracted Services	99,476	96,482	70,000	121,920	70,000	75,650	70,000	70,000	-	0.0%
Instructional software	73,265	75,406	75,000	127,635	75,000	74,093	110,000	150,000	40,000	36.4%
District wide security	14,704	20,170	25,000	20,994	25,000	13,427	25,000	25,000	-	0.0%
Technology	677,857	481,121	530,000	970,999	545,000	574,504	560,000	610,000	50,000	8.9%
All Other expenses	1,198,825	1,335,501	1,566,075	1,556,158	1,622,825	1,672,716	1,677,785	1,753,870	76,085	4.5%
Total Expenses	6,517,727	6,283,283	6,524,549	6,512,573	6,498,954	6,703,141	6,740,420	7,355,261	614,841	9.1%
		Budget	Actual	Budget	Actual	Budget	Budget	Budget	Incr (decr)	
		2020	2021	2022	2022	2023	2024	2025	from 2024	
Payroll expense	29,806,595	30,539,853	31,823,680	31,719,831	33,007,994	32,755,949	34,436,364	35,827,811	1,391,447	4.04%
Non payroll expenses	6,517,727	6,283,283	6,524,549	6,512,573	6,498,954	6,703,141	6,740,420	7,355,261	614,841	9.12%
Total	36,324,322	36,823,136	38,348,229	38,232,403	39,506,948	39,459,090	41,176,784	43,183,072	2,006,288	4.87%

Special Education History										
Special Education			Budget	Actual	Budget	Actual	Budget	Budget	Incr (decr)	
	2020	2021	2022	2022	2023	2023	2024	2025	from 2024	Percent
Tuition Private schools	1,267,378	1,738,739	1,664,260	1,500,787	1,507,244	1,991,172	1,312,429	1,614,668	302,239	23.0%
Tuition Collaboratives	331,001	103,857	69,794	63,909	56,559	28,832	62,289	-	(62,289)	-100.0%
Transportation - Special Ed	1,144,410	354,338	505,000	164,566	510,000	505,650	650,000	650,000	-	0.0%
Tuitions - Mass Schools	202,082	77,827	108,192	233,778	176,926	231,267	206,215	346,366	140,151	68.0%
Total Cost	2,944,871	2,274,761	2,347,246	1,963,039	2,250,729	2,756,922	2,230,933	2,611,034	380,101	17.0%
Circuit Breaker Offset	(512,455)	(446,708)	(650,676)	(528,460)	(700,000)	(1,016,144)	(773,488)	(700,000)	73,488	-9.5%
Net Cost	2,432,416	1,828,053	1,696,570	1,434,579	1,550,729	1,740,778	1,457,445	1,911,034	453,589	31.1%
Number of Students	23	18		18		21	20	18		
Average Cost per Student before CB offset	128,038	126,376		109,058		131,282	111,547	145,057		
Eligible Expenses	2020	2021	2022	2022	2023	2023	2024	2025		
Tuition - after the Foundation Budget reduction (deductible)						1,096,134				
Reimbursement Rate						0.75				
Circuit Breaker Reimbursement							822,101			
Transportation						351,359				
Reimbursement Rate						0.57				
Circuit Breaker Reimbursement							200,275			
Total Circuit Breaker Reimbursement							1,022,375			

Circuit Breaker (750)									
Description	Actual	Actual	Actual	Actual	Actual	Actual	Projected Budget	Forecast	Forecast
	2018	2019	2020	2021	2022	2023	2024	2025	2026
Beginning Balance	240,329	(32,026)	(39,843)	206,570	231,811	354,030	286,271	217,147	247,211
Receipts	416,589	642,817	758,868	471,949	650,678	948,385	1,022,376	730,064	850,000
Disbursements									
Direct payroll									
Allocated payroll	-								
Total payroll	-	-	-	-	-	-	-	-	-
Direct expenses	688,944	650,634	512,455	446,708	528,460	1,016,144	1,091,499	700,000	700,000
Allocated expenses	-		-	-					
Total Expenses	688,944	650,634	512,455	446,708	528,460	1,016,144	1,091,499	700,000	700,000
Ending Balance	(32,026)	(39,843)	206,570	231,811	354,030	286,271	217,147	247,211	397,211

NOTES -

Food Service (800)									
Description	Actual	Actual	Actual	Actual	Actual	Actual	Projected Budget	Forecast	Forecast
	2018	2019	2020	2021	2022	2023	2024	2025	2026
Beginning Balance	135,573	157,717	108,146	93,357	15,385	784,276	994,805	888,723	793,940
Receipts	708,792	718,518	676,613	508,695	1,738,772	1,491,588	1,000,000	1,000,000	1,000,000
Disbursements									
Direct payroll	267,430	356,144	344,572	318,844	386,412	475,571	485,082	494,784	504,679
Allocated payroll									
Total payroll	267,430	356,144	344,572	318,844	386,412	475,571	485,082	494,784	504,679
Direct expenses	419,219	411,723	343,696	266,837	583,088	740,690	500,000	500,000	500,001
Allocated expenses	-	221	3,134	987	381	2,575			
Capital						62,224	121,000	100,000	100,000
Total Expenses	419,219	411,944	346,830	267,824	583,469	805,488	621,000	600,000	600,001
Ending Balance	157,716	108,146	93,357	15,385	784,276	994,805	888,723	793,940	689,259

NOTES -

Article 14. Create a Special Education Reserve Fund

To see if the Town will vote to accept the provisions of Chapter 40, Section 13E of the Massachusetts General Laws to establish a Special Education Reserve Fund to be utilized in the upcoming fiscal years, for the general purposes of funding, without further appropriation, unanticipated or unbudgeted costs of special education and recovery high school programs, out-of-district tuition or transportation, all as provided for by law; such funds to be distributed after a majority vote of the School Committee and a majority vote of the Select Board only; provided that the balance in such reserve fund shall not exceed two (2) percent of the annual net school spending amount established for the school district; or take any other action with respect thereto.

 (School Committee)

DRAFT

MEDFIELD & MBTA COMMUNITIES ZONING – FREQUENTLY ASKED QUESTIONS --

OVERVIEW	
What is the MBTA Communities Act?	The law created a requirement that each of the 177 designated MBTA Communities must have zoning that permits multi-family housing by right. (References: MGL c.40A Section 3A; MGL c.161A Section 1)
What does “by right” mean, and what is the definition of “multi-family” under the law?	<p>“By right” means a proposed project may proceed under a zoning bylaw without the need for a special permit, variance, zoning amendment, or other discretionary zoning approval. However, “by right” does allow for a site plan review process.</p> <p>“Multi-family” is defined as a building with three or more residential units, or two or more buildings on the same lot with more than one residential unit in each building. The definition encompasses a range of housing types, including townhomes, triple-deckers, and single-family cluster-style developments.</p>
Why was Medfield designated as an MBTA Community?	While Medfield does not have MBTA services within its borders, because it abuts a town that does provide services, it has been deemed to be an “Adjacent Community” that must comply with the law.

<p>What are MBTA Community Act requirements for Medfield?</p>	<p>By Dec. 31, 2024, Medfield must have state-approved zoning that:</p> <ul style="list-style-type: none"> • Provides for at least 1 district of reasonable size (at least 50 acres) where multi-family housing is permitted as of right. (Multiple districts of smaller size can also be established.) • Is not age-restricted and must be suitable for families with children. • Has a minimum gross density of 15 housing units per acre.
<p>What are the most common misconceptions about the new law?</p>	<p>The MBTA Communities Act is not:</p> <ul style="list-style-type: none"> • A mandate to build housing. The requirement is about the theoretical capacity of land use, and not a requirement to build. • A housing production target. • Solely for addressing affordable housing needs. • A one-size-fits-all tool to address all housing needs in a community. • Designed to override other certain regulations, such as water protection laws, historic district requirements, and zoning bylaws related to screening of adjacent properties, vehicle access, and dark-sky compliant lighting, for example.

TOWN REQUIREMENTS & PLANNING	
How and when must Medfield comply with the law?	<p>Medfield must comply with the law by selecting districts to be zoned for MBTA compliance and writing a zoning bylaw regulating this type of development. The proposed bylaw and map amendment will be proposed at Town Meeting on May 6, 2024. The Town of Medfield has until December 31, 2024 to comply.</p>
What are the penalties for not complying?	<p>The Town would lose access to the following state-funded grants:</p> <p>Loss of access to grant funds, per Section 3A:</p> <ul style="list-style-type: none"> ‣ Housing Choice Initiative ‣ Local Capital Projects Fund ‣ MassWorks infrastructure program ‣ Additional grant programs: ‣ Community Planning Grants, EOHLG ‣ Massachusetts Downtown Initiative, EOED ‣ Urban Agenda, EOED ‣ Rural and Small Town Development Fund, EOED ‣ Brownfields Redevelopment Fund, MassDevelopment ‣ Site Readiness Program, MassDevelopment ‣ Underutilized Properties Program, MassDevelopment ‣ Collaborative Workspace Program, MassDevelopment ‣ Real Estate Services Technical Assistance, MassDevelopment ‣ Commonwealth Places Programs, MassDevelopment ‣ Land Use Planning Grants, EOEEA ‣ Local Acquisitions for Natural Diversity (LAND) Grants, EOEEA ‣ Municipal Vulnerability Preparedness

	<p>Attorney General's Advisory Guidance (March 2023)</p> <ul style="list-style-type: none"> “All MBTA Communities must comply with the Law. Communities that do not currently have a compliant multi-family zoning district must take steps outlined in the EOHLC (DHCD) guidelines to demonstrate interim compliance. Communities that fail to comply with the Law may be subject to civil enforcement action.”
<p>How has Medfield been planning for its compliance with the law?</p>	<p>The Medfield Planning Board has been meeting twice-monthly to discuss compliance strategies in open meetings, and will host two public workshops to educate and engage the public, and two public hearings to discuss the semi-final zoning language before Town Meeting. Medfield has been working with Innes Associates to make sure the proposed zoning meets the State's requirements.</p>
<p>How can community members weigh in?</p>	<p>Community members are welcome to attend any Planning Board hearing in which MBTA Communities is on the agenda, and let us know their thoughts! Additionally, the second public workshop (whose main purpose is to get public comment!) is scheduled for March 18, 2024 at 7:30 pm, in person at the Public Safety Building. Interested residents should attend the workshop and provide the Board with feedback! Additionally, residents will be able to weigh in at the two public hearings the Planning Board will be hosting: March 28, 2024 and April 1, 2024, both at 7:30 pm via Zoom. Agendas will be posted on the Town of Medfield site with more information.</p>
<p>Which town parcels will be targeted for MBTA Communities compliance?</p>	<p>Please check the Town's MBTA Zoning webpage to see the latest iteration of the MBTA Zoning Districts. The Planning Board is considering districts in the downtown area, the industrial area, and the Medfield State Hospital, but will be narrowing down locations in the coming months.</p>

How many new housing units will be built in Medfield as a result of the new law?	This is hard to tell, as this is a zoning mandate (which is a legal framework) and not a housing production mandate.
What will this cost Medfield?	There is no cost for complying with MBTA Communities. On the contrary, non-compliance will result in a financial burden to residents, due to our inability to access state grant funding. Lack of compliance will also lead to potential legal action taken by the Attorney General against the Town.
How will the law impact historic districts/properties?	The Historic District regulations are still in full effect, and the Historic District Commission and Historic Commission would still have the same level of authority for MBTA parcels as they do for existing parcels.
What role does Medfield State Hospital play in town planning for compliance?	The status of the MSH's eligibility is still to be determined. The State will then evaluate every case individually. Therefore, we do not yet know if the MSH would be eligible land.
ZONING BASICS & STRATEGY	
What is zoning?	Zoning refers to a set of regulations that restrict how a property can and cannot be used. It can also mean regulating the size, shape and scale of the buildings on a certain property within a specific geographic area.
What does “as of right development” mean?	“As of right” means development that may proceed under a zoning by-law without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval. As of right developments can still be regulated by the Planning Board through Site Plan Approval, which regulates development but must still permit it as long as public health, safety, and welfare criteria is met.

<p>Will a Zoning Overlay District be used, and if so, what does that mean?</p>	<p>Yes! A Zoning Overlay will be used, because it will allow property owners the option to either use the Overlay District or the Underlying Zoning. In other words, an MBTA Overlay would add a new set of development parameters that property owners may choose, but it will not overwrite the underlying zoning.</p> <p>An Overlay District is a type of land use zoning district that "lies" on top of the existing zoning and potentially covers many underlying districts or portions thereof. The use of Overlay Districts provides communities with an opportunity to meet the unique needs of geographic areas that may either require higher levels of protection or that may not be reaching their fullest development potential. Overlay Districts provide one of the most flexible means to alter zoning as they can impose either greater restrictions or more flexible provisions depending on the goals for the district. Examples of typical overlays that are more restrictive include those for sensitive resources such as flood plains or aquifer protection districts. Examples of typical overlays that are more flexible include those for village centers, or other areas designated for higher levels of density and economic development.</p>
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PERMITTING FUTURE DEVELOPMENTS	
How would a potential development in the MBTA Zone be permitted?	Just like any other development in Medfield, MBTA projects will still be subject to the review of the Planning Board, Board of Health, Conservation Commission, Water and Sewer Board, Building Dept, Historic District Commission, Historical Commission, Fire and Police, and comply with all other local regulations and bylaws.
AFFORDABLE HOUSING	
Will Medfield's proposed compliance with the new law result in creation of more affordable housing?	Medfield will be requiring that 10% of all development units under MBTA Zoning be made affordable— this is not much different than our existing inclusionary zoning requirement. Requiring 10% affordability will ensure Medfield does not fall behind its Chapter 40B goals (which require that all MA towns have at least 10% of their housing stock be made affordable to those earning 80% or less than the area's median income).
Will new multi-family units built in MBTA Communities zones count toward the town's Subsidized Housing Inventory (SHI)?	The affordable units will count towards our Subsidized Housing Inventory, allowing us to keep pace with 40B's requirement.
MORE INFORMATION	
<u>https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities</u>	If you have any additional questions, please email Maria De La Fuente, Director of Land Use and Planning, at <u>mdelafuente@medfield.net</u>