



TOWN OF MEDFIELD MEETING NOTICE

Posted:

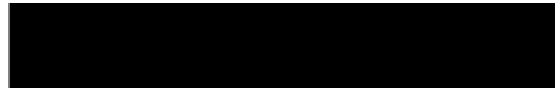
Town Clerk

Posted in accordance with the provisions of M.G.L. c. 30A, §§18-1

This meeting will be held in a hybrid format. Members of the public may do so in person or via Zoom by one of the following methods:

1. To join online, use this link:
<https://medfield-net.zoom.us/j/86784501182?pwd=NSStcGY0NXIvS1E5azBETjZuSE8yQT09>
 - a. Webinar ID: 867 8450 1182
 - b. Password: 057865
2. To join through a conference call, dial 309-205-3325 or 312-626-6799 or 646-931-3860 or 929-436-2866 or 301-715-8592 or 386-347-5053 or 564-217-2000 or 669-444-9171 or 669-900-6833 or 719-359-4580 or 253-215-8782 or 346-248-7799
 - a. Enter the Webinar ID: 867 8450 1182
 - b. Enter the password: 057865

Warrant Committee



PLACE OF MEETING	DAY, DATE, AND TIME
Medfield Town House 459 Main Street, Medfield MA Second Floor, Chenery Hall Also available via Zoom	Tuesday, March 11, 2025 at 7:00 pm

Agenda (Subject to Change)

- Call to Order, Confirmation of Quorum and Disclosure of Video Recording
- Approval of January 28, 2025 and February 25, 2025 Meeting Minutes
- Discussion of Updated 2024-2025 Calendar and Meeting Minute Responsibility
- Discussion of Overlay and Investment Accounts
- Discussion of Free Cash and Updated Financial Policy Scorecard

Discussion of Future Potential Tax Levy Impacts from Major Capital Needs

Discussion of Warrant Articles

- Senior and Veterans Exemption and Tax Work-Off Amendment
- Zoning Articles
 - Flood Plain District
 - Accessory Dwelling Units

Update of Town Meeting Warrant Articles

Town Finance Update

Committee Updates

- Capital Budget Committee
- School Building Committee

Informational Items

Other Topics Not Reasonably Anticipated 48 Hours Prior to the Meeting

Trust Funds Summary

Fund	Fund Type	Fund Description	Appropriating Authority	6/30/2022	6/30/2023	6/30/2024	12/31/2024
Stabilization	General Stabilization	General Stabilization Fund	Town Meeting	\$2,390,290.83	\$3,147,770.09	\$3,831,048.82	\$3,934,294
Capital Stabilization	Special Purpose Stabilization	Capital Stabilization Fund	Town Meeting	\$21,520.68	\$925,290.44	\$1,029,208.29	\$897,945
Municipal Buildings Cap	Special Purpose Stabilization	Municipal Buildings Stabilization Fund	Town Meeting	\$823,216.07	\$893,417.18	\$810,758.88	\$477,680
Opioid Stabilization Fund	Special Purpose Stabilization	Opioid Settlement Stabilization Fund	Town Meeting	\$0.00	\$0.00	\$127,164.48	\$0
Retirement	Restricted Use	Pension Reserve Fund	Town Meeting	\$3,512,538.05	\$3,400,707.10	\$3,300,777.77	\$3,051,284
Conservation	Restricted Use	Conservation Trust Fund	Conservation Commission/Town Meeting	\$15,038.86	\$15,354.60	\$16,144.84	\$16,580
Special Unemployment	Restricted Use	Unemployment Trust Fund	Select Board	\$177,706.90	\$131,730.25	\$111,826.14	\$123,766
The 1991 Library Trust	Restricted Use	Library	Board of Library Trustees	\$0.00	\$0.00	\$0.00	\$64,733
Library Trust	Restricted Use	Library	Board of Library Trustees	\$44,219.58	\$45,147.95	\$47,471.48	\$48,993
Granv. Dailey	Restricted Use	Library	Board of Library Trustees	\$81,236.09	\$82,941.61	\$87,210.14	\$89,560
M Grant Lib Fd	Restricted Use	Library	Board of Library Trustees	\$77,334.88	\$78,958.50	\$83,022.08	\$85,260
Cemetery	Restricted Use	Interest to be used to offset cemetery operation; principal cannot be spent	Cemetery Commission/Town Meeting	\$1,288,057.29	\$1,379,766.70	\$1,492,116.93	\$1,543,551
Vine Lake Cemetery Pres	Restricted Use	Gifted to town for cemetery projects	Cemetery Commission/Town Meeting	\$23,635.52	\$24,131.75	\$25,373.68	\$26,058
Municipal Insurance	Restricted Use	Extraordinary losses on insured property	Trust Fund Commissioners	\$300,627.61	\$307,645.03	\$324,298.30	\$333,391
Mad Grant Sch	Restricted Use	Scholarship for students pursuing career in edu.	School Committee	\$90,878.74	\$86,811.43	\$85,192.07	\$87,488
Council/Aging	Restricted Use	COA gift account (not primary gift account)	Council on Aging	\$3,167.13	\$3,233.63	\$3,400.06	\$3,492
Moses Ellis GAR	Restricted Use	Benefit of widows/children of veterans	Select Board	\$15,657.69	\$15,986.43	\$16,809.15	\$17,262
Antiquities	Restricted Use		Select Board	\$7,139.53	\$7,289.46	\$7,664.62	\$7,871
Tricentennial	Restricted Use		Select Board	\$4,296.58	\$4,386.82	\$4,612.59	\$4,737
School Essay Fd	Restricted Use	Established by 375th Committee	School Committee	\$5,977.80	\$6,103.30	\$6,417.40	\$6,590
Allendale Sewer	Restricted Use	Pumping station operations for subdivision	Board of Water & Sewerage	\$58,587.04	\$59,817.06	\$62,895.50	\$64,591
Dela Park Acres	Restricted Use	Pumping station operations for subdivision	Board of Water & Sewerage	\$17,283.36	\$17,646.25	\$18,554.42	\$19,054
Cedarview Acres	Restricted Use	Pumping station operations for subdivision	Board of Water & Sewerage	\$23,039.41	\$23,523.12	\$24,733.75	\$25,400
Carruth Sewer Dis.	Restricted Use	Pumping station operations for subdivision	Board of Water & Sewerage	\$8,709.84	\$8,892.70	\$9,350.35	\$9,602
Maude Washburn	Restricted Use	Bequest to to school	School Committee	\$5,830.55	\$5,952.94	\$6,259.30	\$6,428
Elderly & Disabled	Restricted Use	Tax relief for seniors/disabled	Elderly/Disabled Com app by SB	\$4,171.46	\$4,259.03	\$4,478.24	\$4,599
375 Anniv. Trust	Restricted Use	Leftover money from 350th/FY25 appropriation	Select Board	\$1,668.53	\$1,703.59	\$1,791.24	\$17,448
Eliz Busconi Trust	Restricted Use	School award fund for teacher proposals	School Committee	\$33,369.30	\$34,069.88	\$35,823.22	\$36,789
Voluntary Local Education	Restricted Use	School operational expenses	School Committee	\$8,603.46	\$8,784.09	\$9,236.14	\$9,485
Catherine Bell Library Tr	Restricted Use	Library	Board of Library Trustees	\$289,617.20	\$291,380.96	\$306,376.68	\$314,633
J.M. McCormick Scholar	Restricted Use	Closed	Closed	\$4.30	\$0.00	\$0.00	\$0
Michael Harman Schol	Restricted Use	Scholarship awarded in honor of Cpt. Harman	Harman Family	\$12,594.06	\$12,886.10	\$12,732.57	\$14,637
Elem Sch Tax Mitig-Stab	Special Purpose Stabilization	Reduce future tax impact of elementary school project	Town Meeting	\$0.00	\$0.00	\$0.00	\$936,490
Totals				\$9,346,018.34	\$11,025,587.99	\$11,902,749.13	\$12,279,690.17

			GF Expenditures	\$74,641,061.00	updated per WC guidance
Available Free Cash	\$5,625,562				
Required Free Cash Balance per Policy	\$2,175,357		GF Debt	\$ 2,129,157.00	
Free Cash Available for Appropriation	\$3,450,205		FC Calc total	\$72,511,904.00	
Fixed/Primary					
OPEB	\$578,813				
General Stabilization	\$175,000				
Capital Stabilization	\$850,000				
Danielson Pond	\$50,000				
<i>Subtotal</i>	<i>\$1,653,813</i>				
Known/Secondary					
Elementary Tax Mitigation Fund	\$900,000				
SBC Feasibility	\$400,000				
Economic Development Fund	\$15,000				
<i>Subtotal</i>	<i>\$1,315,000</i>				
Proposals for Discussion					
MSH/Overlook Environmental Review	\$25,000				
Conservation Land Trust	\$5,000				
Metacomet (additional CSF appropriation)	\$190,000				
<i>Subtotal</i>	<i>\$220,000</i>				
Total Appropriations	\$3,188,813				
vs. Amount Available for Appropriation	\$261,392				
Remaining Free Cash	\$2,436,749				

		FY25	FY26
Financial Policy Standard	Policy	Actual	Proposed
The minimum annual appropriation of the reserve fund should be x% of the total General Fund Operating Expenditure Budget	0.20%-0.30%	0.23%	0.23%
The appropriations and transfers into this reserve fund are limited by x% of the preceeding years tax levy	<5.00%	0.32%	0.31%
The Town shall strive to maintain free cash at x% of the General Fund Operating Expenditure Budgets, net of debt service*	3.00%	2.67%	3.36%
The Town shall strive to maintain General Stabilization Account at a minimum balance of x% of the General Fund Operating Expenditure Budget	5%-7%	5.42%	5.51%
The Town shall strive to maintain General Reserve Accounts at a minimum balance of x% of the General Fund Operating Expenditure Budget	>8.00%	8.22%	9.00%
<i>The Balance in the Special Education Reserve Fund cannot exceed x% of the annual net school spending of the school district</i>	<2.00%	0.43%	0.43%
General Fund non-exempt debt service should not exceed x% of annual General Fund Operating Revenues	<0.50%	0.37%	0.32%
Total General Fund debt service, should be maintained at no greater than x% of the annual General Fund Operating Revenues	<10.00%	3.68%	2.87%
<i>*As part of the financial policy updates that were approved in January 2025, this standard was updated from 2.5% to 3%, meaning the FY25 budget was in compliance with the financial policies in place at the time that budget was developed</i>			

SUMMARY OF POTENTIAL FUTURE TAX IMPACTS

DESCRIPTION	Estimated Yearly Increase in Average Property Tax		COMMENTS
OPERATING BUDGET			
<i>Estimated Yearly Operating Budget Increase Within Prop 2 1/2</i>	\$400		Assumes no operating budget Prop 2 1/2 Overrides
CAPITAL NEEDS (EXEMPT DEBT BORROWINGS)			
<i>Dale Street New Elementary School Building</i>	\$1,053		Assumes 475-500 Student Enrollment, MSBA Reimb., 30 year Term, and Level Debt Amort
<i>School Roofs</i>			Assumes 30% reimbursement from MSBA. Limitation of one school roof at a time in MSBA program will create sequencing challenges. Assumes 20 year Term and Level Principal Amortization. Current \$1.1 m levy within Municipal Building Stabilization Fund can not support financing for all roofs and other building needs.
Blake Middle School	\$79		
Wheelock School	\$49		
Memorial School	\$59		
High School	\$98		
<i>Park & Rec Building</i>			
20,000 SF Facility	\$522		Assumes 20 Year Term and Level Principal Amortization
TOTAL		\$2,260	
POTENTIAL TAX OFFSET IN FIRST 3 YEARS FOR SCHOOL BUILDING		\$ (364)	Assumes Tax Mitigation and Land Sale Proceeds of \$4.5 million (\$1.5 million tax savings per year for 3 years)

20 YEAR CAPITAL PLAN ESTIMATED COSTS

		PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	PRIORITY 5	TOTAL
		Currently Critical, (1-2 Years)	Potentially Critical (3-5 Years)	Necessary, Not Yet Critical (6-9 Years)	Recommended (10-19 Years)	20 Plus Years or Grandfathered	
SCHOOLS							
	Blake Middle School	\$ 13,513,000	\$ 3,386,000	\$ 2,705,000	\$ 131,000	\$ 116,000	\$ 19,851,000
	Wheelock	\$ 9,219,000	\$ 3,560,000	\$ 3,993,000	\$ 7,000	\$ 1,131,000	\$ 17,910,000
	Memorial	\$ 7,107,000	\$ 4,035,000	\$ 320,000	\$ -	\$ 116,000	\$ 11,578,000
	High School	\$ 4,795,000	\$ 26,401,000	\$ 2,762,000	\$ -	\$ -	\$ 33,958,000
	Subtotal	\$ 34,634,000	\$ 37,382,000	\$ 9,780,000	\$ 138,000	\$ 1,363,000	\$ 83,297,000
	Dale Street	\$ 13,912,000	\$ 2,162,000	\$ 1,022,000	\$ -	\$ -	\$ 17,096,000
TOTAL SCHOOLS		\$ 48,546,000	\$ 39,544,000	\$ 10,802,000	\$ 138,000	\$ 1,363,000	\$ 100,393,000
MUNICIPAL BUILDINGS							
	Town House	\$ 239,000	\$ 2,001,000	\$ 1,737,000	\$ -	\$ -	\$ 3,977,000
	Medfield Public Library	\$ 1,661,000	\$ 782,000	\$ 1,390,000	\$ -	\$ -	\$ 3,833,000
	Department of Public Works	\$ 408,000	\$ 543,000	\$ 13,000	\$ 2,068,000	\$ -	\$ 3,032,000
	Council on Aging	\$ 51,000	\$ 1,435,000	\$ 741,000	\$ 839,000	\$ 61,000	\$ 3,127,000
	Transfer Station	\$ 12,000	\$ 258,000	\$ 24,000	\$ -	\$ -	\$ 294,000
	Public Safety	\$ 57,000	\$ 41,000	\$ 51,000	\$ 177,000	\$ 2,034,000	\$ 2,360,000
MUNICIPAL BUILDINGS TOTAL		\$ 2,428,000	\$ 5,060,000	\$ 3,956,000	\$ 3,084,000	\$ 2,095,000	\$ 16,623,000
TOTAL MEDFIELD BUILDINGS (EXCEPT DALE STREET AND PFAFF)		\$ 37,062,000	\$ 42,442,000	\$ 13,736,000	\$ 3,222,000	\$ 3,458,000	\$ 99,920,000

PRIORITY 1 - Conditions require immediate action to correct a safety hazard, stop accelerated deterioration, return a facility to operation or correct an environmental hazard

PHOTO 12 - Conditions will soon become critical if not addressed. Conditions include intermittent operations, rapid deterioration, potential life safety hazards, and environmental non-compliance

Summary of Costs and Tax Impact for School Roof Replacements

SCHOOL		Estimated Project Costs	Estimated MSBA Reimbursent at 30%	Medfield Estimated Net Cost	Estimated 1st year Debt Service (20 Years, 4%, Level Principal)	Estimated Increase in Average Property Tax
Blake Middle School		\$ 5,500,000	\$ (1,650,000)	\$ 3,850,000	\$ 346,500	\$ 79
Memorial School		\$ 4,000,000	\$ (1,200,000)	\$ 2,800,000	\$ 252,000	\$ 59
Wheelock		\$ 3,000,000	\$ (900,000)	\$ 2,100,000	\$ 189,000	\$ 49
High School		\$ 6,600,000	\$ (1,980,000)	\$ 4,620,000	\$ 415,800	\$ 98
	TOTAL	\$19,100,000	\$ (5,730,000)	\$ 13,370,000	\$ 1,203,300	\$ 285

Municipal Buildings Stabilization Fund

Estimated June 30, 2025 Balance	\$ 477,679
FY 2026 Tax Levy	\$ 1,188,685
FY 2026 Appropriations	\$ (1,588,634)
Transfers	\$ 181,708
Estimated June 30, 2026 Balance	\$ 259,438

Annual Debt Service for all school roof replacements exceeds the annual MBSF tax levy. Leaving no funds for other building projects.

Department	Project #	Funding Source	Total Project Cost	FY2026 Request	FY2027 Request	FY2028 Request	FY2029 Request	FY2030 Request
DPW Water Division	Water Main Replacement Engineering	Water Retained Earnings	\$600,000.00		\$250,000		\$250,000	
DPW Water Division	SCADA	Water Retained Earnings	\$100,000.00					
DPW Water Division	Ford F550	Water Retained Earnings	\$127,000.00	\$127,000				
DPW Water Division	Ford F550	Water Retained Earnings	\$105,000.00		\$105,000			
DPW Water Division	FlexNet Software	Water Retained Earnings	\$50,000.00	\$50,000				
DPW Water Division	Risk Assessment	Water Retained Earnings	\$35,000.00	\$35,000				
DPW Water Division	Water Main Replacements	Water Retained Earnings	\$0.00					
DPW Water Division	Water and Sewer Rate Study	Water Retained Earnings	\$40,000.00					
DPW Water Division	Water Main Replacement Engineering	Water Retained Earnings	\$0.00					
DPW Water Division	MSH Tank Cleaning	Water Retained Earnings	\$0.00					
DPW Water Division	Mt. Nebo Tank Cleaning	Water Retained Earnings	\$0.00					
Department	Project #	Funding Source	Total Project Cost	FY2026 Request	FY2027 Request	FY2028 Request	FY2029 Request	FY2030 Request
DPW Sewer Division	Holding Tanks	Sewer Retained Earnings	\$400,000.00			\$400,000		
DPW Sewer Division	Inflow/Infiltration	Sewer Retained Earnings	\$125,000.00					
DPW Sewer Division	SCADA	Sewer Retained Earnings	\$100,000.00					
DPW Sewer Division	UV System Installation	Sewer Retained Earnings	\$125,000.00	\$125,000				
DPW Sewer Division	WWTP Improvement - Demolition of Existing DAF	Sewer Retained Earnings	\$35,000.00	\$35,000				
DPW Sewer Division	WWTP Improvement - Gravity Belt/Flotation Replacement	Sewer Retained Earnings	\$300,000.00		\$300,000			
DPW Sewer Division	Clean Sewer Mains	Sewer Retained Earnings	\$0.00					
DPW Sewer Division	Indian Hill Pump Station Upgrade	Sewer Retained Earnings	\$95,000.00					
DPW Sewer Division	Orchard Pump Station Upgrade	Sewer Retained Earnings	\$120,000.00					
DPW Sewer Division	Wastewater Treatment Plant Influent Screen	ARPA	\$321,431.00					
DPW Sewer Division	Wastewater Treatment Plant Dyna Sand Filtration Fiberglass Repair	ARPA	\$29,330.00					
DPW Sewer Division	Asset Management Plan	Sewer Retained Earnings	\$75,000.00					
DPW Sewer Division	Inflow/Infiltration	ARPA	\$220,000.00					
DPW Sewer Division	Ford F250	Sewer Retained Earnings					\$65,000	
DPW Sewer Division	Foundry Street Pump Station Improvements	Sewer Retained Earnings					\$65,000	
DPW Sewer Division	Lakewood Pump Station Improvements	Sewer Retained Earnings						\$75,000

Floodplain Zoning*

Proposed Bylaw Rewrite for 2025 Town Meeting

*MANDATORY bylaw update



THIS IS A MANDATORY UPDATE TO OUR BYLAW!

- **FEMA requires** the update to stay in the **National Flood Insurance Program (NFIP)**.
- Without it, homeowners could lose flood insurance or face higher costs.
- The town could lose federal disaster aid and recovery funds.
- Updating the bylaw protects homes, keeps insurance affordable, and ensures FEMA compliance.
- Action is needed to keep Medfield safe and prepared for future floods.
- **This draft has been approved by DCR, and is largely the same as their FEMA Model Bylaw.**



Summary of the Bylaw

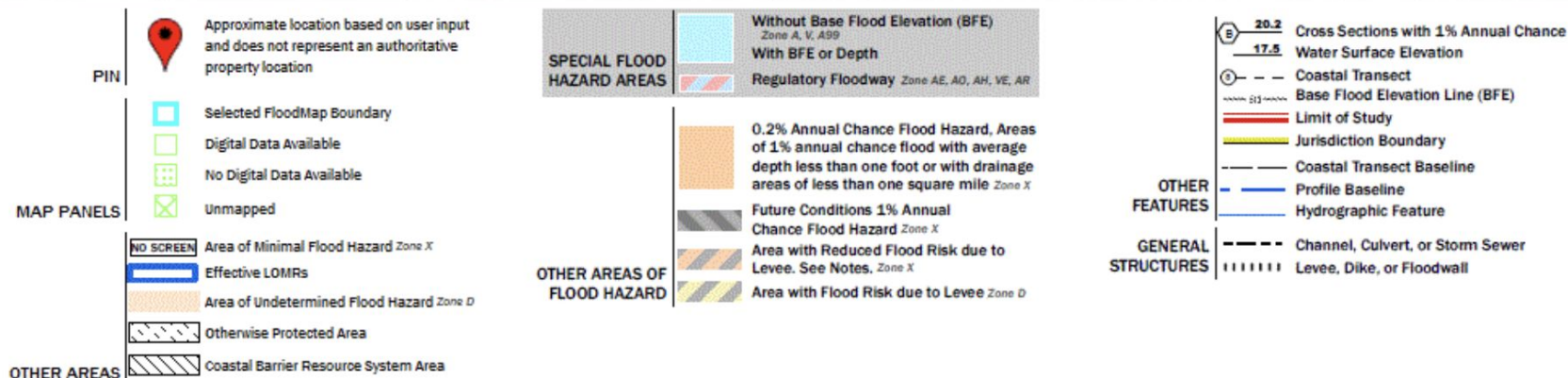
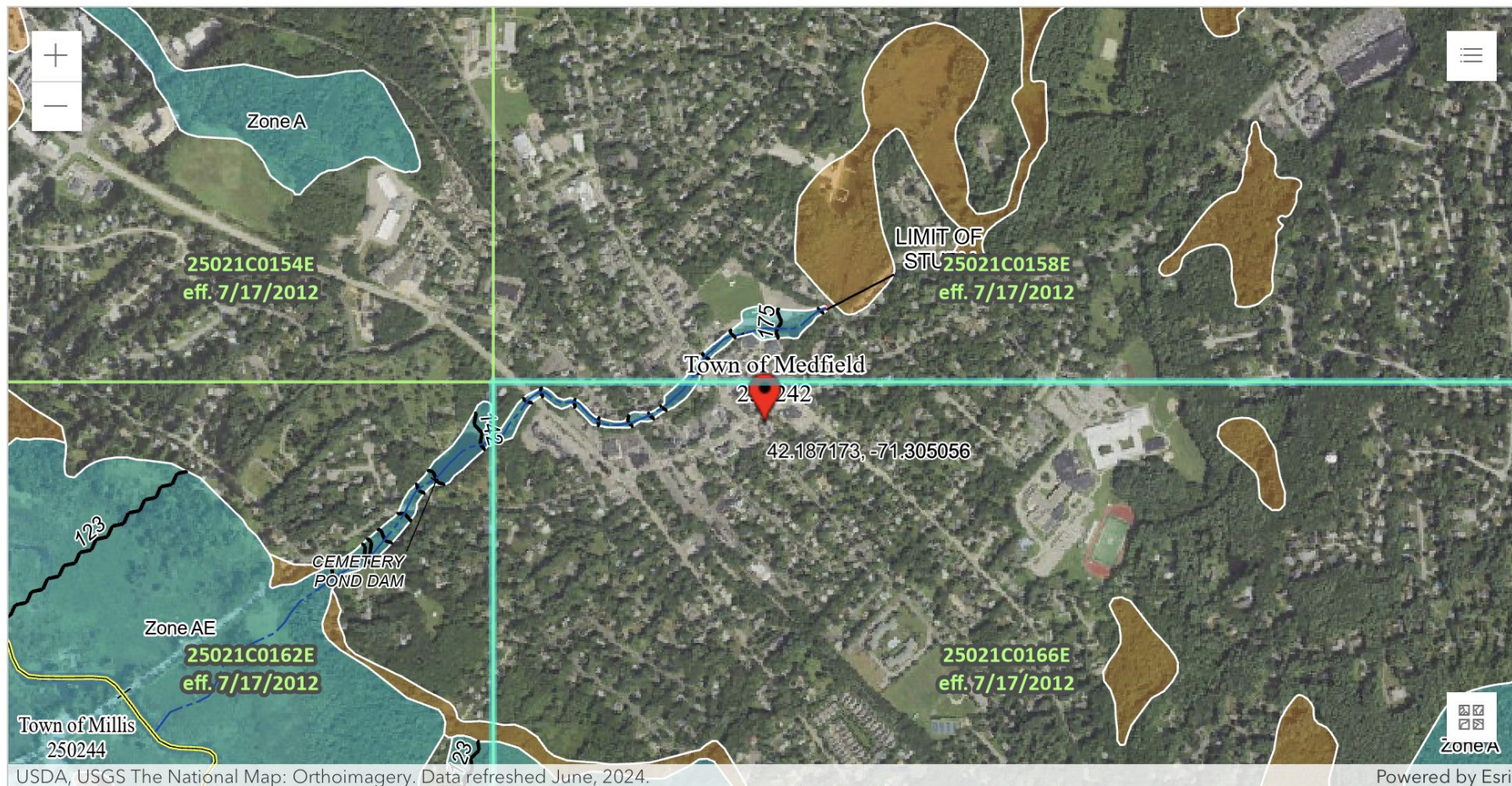
1. This bylaw **protects people and property from flood damage** in Medfield's high-risk areas.
2. **Special permits** are needed for most construction or land changes in flood zones.
3. Buildings **must** follow strict **flood protection standards**.
4. **The town must follow FEMA guidelines** and report any major floodplain changes.
5. If someone gets a **variance**, they will be **warned about higher flood insurance costs**.
6. **This bylaw does not override state building codes** but ensures stricter flood safety rules apply when needed.



Purpose of the Bylaw

This bylaw is meant to:

- Protect people and property from flooding in Medfield, especially in areas near the Charles and Stop Rivers.
- Maintain the natural ability of floodplains to store water and control floods.
- Prevent problems like sewage leaks, power outages, and dangerous conditions caused by flooding.
- Reduce costs of emergency response and property damage due to floods.



Article 10

Floodplain District

§ 300-10.1 Purpose.

The purpose of this Article is to promote:

- A. The health and safety of the occupants of lands subject to seasonal or periodic flooding in the Charles and Stop Rivers Floodplain District.
- B. The preservation of the natural flood control characteristics and the water storage capacity of the Floodplain District.
- C. The safety and purity of water; control and containment of sewage; safety of gas, electric, fuel and other utilities from breaking, leaking, short circuiting, grounding, igniting, electrocuting or any other dangers due to flooding.
- D. Ensure public safety through reducing the threats to life and personal injury
- E. Eliminate new hazards to emergency response officials
- F. Prevent the occurrence of public emergencies resulting from water quality, contamination, and pollution due to flooding
- G. Avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding
- H. Eliminate costs associated with the response and cleanup of flooding conditions
- I. Reduce damage to public and private property resulting from flooding waters

§ 300-10.2 Floodplain Overlay District Boundary

The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas within the Town of Medfield designated as Zone A, AE, AH, AO, or A99 on the Norfolk County Flood Insurance Rate Map (FIRM) dated July 8, 2025 issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The exact boundaries of the District shall be defined by the 1%-chance base flood elevations shown on the FIRM and further defined by the Norfolk County Flood Insurance Study (FIS) report dated July 8, 2025. The FIRM and FIS report are incorporated herein by reference Planning Board.

§ 300-10.3 Floodplain Administrator

The Town hereby designates the position of Town Administrator (or their designee) to be the official floodplain administrator for the Town of Medfield.

§ 300-10.4 Definitions Relating to Floodplain Zoning.

- DEVELOPMENT means any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials. [US Code of Federal Regulations, Title 44, Part 59]
- FLOODWAY. The channel of the river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. [Base Code, Chapter 2, Section 202]
- FUNCTIONALLY DEPENDENT USE means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities. [US Code of Federal Regulations, Title 44, Part 59] Also [Referenced Standard ASCE 24-14]
- HIGHEST ADJACENT GRADE means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. [US Code of Federal Regulations, Title 44, Part 59]
- HISTORIC STRUCTURE means any structure that is:
 - a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

- b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - 1) By an approved state program as determined by the Secretary of the Interior or
 - 2) Directly by the Secretary of the Interior in states without approved programs.
 [US Code of Federal Regulations, Title 44, Part 59]
- **NEW CONSTRUCTION.** Structures for which the start of construction commenced on or after the effective date of the first floodplain management code, regulation, ordinance, or standard adopted by the authority having jurisdiction, including any subsequent improvements to such structures. New construction includes work determined to be substantial improvement. [Referenced Standard ASCE 24-14]
- **RECREATIONAL VEHICLE** means a vehicle which is:
 - a) Built on a single chassis;
 - b) 400 square feet or less when measured at the largest horizontal projection;
 - c) Designed to be self-propelled or permanently towable by a light duty truck; and
 - d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.
 - e) [US Code of Federal Regulations, Title 44, Part 59]
- **REGULATORY FLOODWAY** - see FLOODWAY.
- **SPECIAL FLOOD HAZARD AREA.** The land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, or AH [Base Code, Chapter 2, Section 202]
- **START OF CONSTRUCTION.** The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns. Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual “start of construction” means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Base Code, Chapter 2, Section 202]
- **STRUCTURE** means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. [US Code of Federal Regulations, Title 44, Part 59]
- **SUBSTANTIAL REPAIR OF A FOUNDATION.** When work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building official shall determine it to be substantial repair of a foundation. Applications determined by the building official to constitute substantial repair of a foundation shall require all existing portions of the entire building or structure to meet the requirements of 780 CMR. [As amended by MA in 9th Edition BC]
- **VARIANCE** means a grant of relief by a community from the terms of a flood plain management regulation. [US Code of Federal Regulations, Title 44, Part 59]
- **VIOLATION** means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation

certificate, other certifications, or other evidence of compliance required in Title 44 CFR §60.3 is presumed to be in violation until such time as that documentation is provided. [US Code of Federal Regulations, Title 44, Part 59]

§ 300-10.5 Applicability.

- A. In Zones A and AE, along watercourses that have not had a regulatory floodway designated, the best available federal, state, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.
- B. In Zones A1-30 and AE, along watercourses that have a regulatory floodway designated on the Town's/City's FIRM Map encroachments are prohibited, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
- C. In A Zones, in the absence of FEMA BFE data and floodway data, the building department will obtain, review and reasonably utilize base flood elevation and floodway data available from a Federal, State, or other source as criteria for requiring new construction, substantial improvements, or other development in Zone A as the basis for elevating residential structures to or above base flood level, for floodproofing or elevating nonresidential structures to or above base flood level, and for prohibiting encroachments in floodways.
- D. Within Zones AO and AH on the FIRM, adequate drainage paths must be provided around structures on slopes, to guide floodwaters around and away from proposed structures.
- E. Subdivision proposals: All subdivision proposals and development proposals in the floodplain overlay district shall be reviewed to assure that:
 - a) Such proposals minimize flood damage.
 - b) Public utilities and facilities are located & constructed so as to minimize flood damage.
 - c) Adequate drainage is provided.
- F. When proposing subdivisions or other developments greater than 50 lots or 5 acres (whichever is less), the proponent must provide technical data to determine base flood elevations for each developable parcel shown on the design plans.
- G. Recreational vehicles. In A, A1-30, AH, and AE Zones, all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.

§ 300-10.6 Permitted uses.

A permit is required for all proposed construction or other development in the floodplain overlay district, including new construction or changes to existing buildings, placement of manufactured homes, placement of agricultural facilities, fences, sheds, storage facilities or drilling, mining, paving and any other development that might increase flooding or adversely impact flood risks to other properties.

- A. Land in the Floodplain District may be used for any purpose otherwise permitted in the underlying district except that:
 - 1) No building permit shall be issued nor any building, wall, dam or other structure shall be erected, constructed, altered, enlarged or otherwise created or moved for any purpose unless a special permit is issued by the Board of Appeals.
 - 2) Dumping, filling, excavating or transferring of any earth or fill material within the district is prohibited unless a special permit is issued by the Board of Appeals.
 - 3) No ponds or pools shall be created or other changes in watercourses allowed, whether for swimming, fishing or other recreational uses, agricultural uses, scenic features or drainage improvements or any other uses, unless a special permit is issued by the Board of Appeals.
- B. Dams and water control devices.
 - 1) Proper operation and maintenance of existing dams and other water control devices are permitted uses

under this Article. This includes the temporary alteration of the water level for emergency or maintenance purposes and the removal of any and all flashboards of a privately owned dam in order to lower the water level.

- 2) No new dams or other water control devices shall be created unless a special permit is issued by the Board of Appeals.

C. Maintenance of municipal facilities, such as waterworks, pumping stations, existing public ways and parks, shall not be subject to a special permit under this Article.

§ 300-10.7 Application for special permit.

- A. Any person desiring a special permit for any use set out in § 300-10.6(A) above within the Floodplain District shall submit an application to the Board of Appeals, in accordance with the provisions of MGL c. 40A, as amended. The application shall be accompanied by plans of any construction and of the premises on which it is to be situated. All plans shall show existing and proposed finished ground contour at two-foot intervals. Contours shall be delineated within 200 feet of the proposed construction.
- B. Copies of the application for special permit to the Board of Appeals with accompanying plans shall also be sent to the Building Commissioner, Board of Health, Conservation Commission and Planning Board for their recommendations to the Board of Appeals, as to their approval, disapproval or appropriate recommendations.
- C. All such plans shall be certified by a registered land surveyor or a registered professional civil engineer.
- D. Prior to submitting an application for special permit, the applicant shall have obtained an order of conditions or determination of nonapplicability, as appropriate, from the Medfield Conservation Commission; a copy of the Commission's decision shall be included with the application.

§ 300-10.8 Issuance of special permits.

The Board of Appeals, after holding a public hearing, shall issue a permit under this Article if it finds that the use of the premises will not endanger the health or safety of the occupants thereof or of other land in the Floodplain District. In deciding applications for a special permit under this Article, but without limiting the generality of the foregoing, the Board of Appeals shall find affirmatively:

1. That safe vehicular and pedestrian access to, over and from the premises is provided on ways having all elevations no less than 125 feet above mean sea level (NGVD 1929), unless data indicated a higher ground.
 2. That because of the location, elevation or for other reasons, there will be no danger of pollution to public or on-site water facilities.
 3. That sewage, gas, electricity, fuel, and other utilities will be adequately protected from all hazards which may arise as a result of a severe flood.
 4. That the methods of drainage are adequate.
 5. That other land in the Floodplain District is nevertheless protected against diminution of value as a result of the proposed use of the premises.
 6. The proposed project, and its construction, will be consistent with the Conservation Commission's decision.
- A. No building permit shall be issued until the Board of Health has issued a permit under this Article approving the proposed sanitary and storm drainage system or has allowed 45 days to elapse after receipt of the application.
 - B. No certificate of occupancy shall be issued until the Board of Appeals, the Building Inspector, the Board of Health, and the Conservation Commission have received a certified plan showing the foundation and floor elevations, grading of the premises, elevations of the complete structure and all elevations of the various elements that make up the sewage disposal system, and it is determined by each board and the Building Inspector that all requirements of all permits are satisfied or 45 days have elapsed after the receipt of such plan by the Building Inspector and each board and notification of the Building Inspector and each board by the applicant for the completion of the work.
 - C. In consideration of any of the items under this § 300-10.7, Issuance of special permits, the Board of

Health and the Board of Appeals shall consider the minimum groundwater level in the Floodplain District to be 123 feet above mean sea level, unless data indicate a higher groundwater level.

§ 300-10.9 Obligation of applicant.

- A. The furnishing of all plans and specifications necessary to all boards and authorities as required by this Article shall be the obligation of the applicant. Each board or authority shall immediately return to such applicant a dated receipt in duplicate, describing the documents received. Such receipt shall be prima facie evidence of delivery and date of delivery. A copy of each receipt shall be presented to the Board of Appeals at least two weeks before the date set for the hearing of the application.
- B. Medfield's permit review process includes the use of a checklist of all local, state and federal permits that will be necessary in order to carry out the proposed development in the floodplain overlay district. The proponent must acquire all necessary permits, and must submit the completed checklist demonstrating that all necessary permits have been acquired.

§ 300-10.10 Variances

- A. If the State issues variances to the flood-resistant standards as found in the state building code, the Town will request from the State Building Code Appeals Board a written and/or audible copy of the portion of the hearing related to the variance, and will maintain this record in the community's files. The Town shall also issue a letter to the property owner regarding potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of a community official that (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property.
- B. Such notification shall be maintained with the record of all variance actions for the referenced development in the floodplain overlay district.
- C. Variances to local Zoning Bylaws related to community compliance with the National Flood Insurance Program (NFIP). A variance from these floodplain bylaws must meet the requirements set out by State law, and may only be granted if: 1) Good and sufficient cause and exceptional non-financial hardship exist; 2) the variance will not result in additional threats to public safety, extraordinary public expense, or fraud or victimization of the public; and 3) the variance is the minimum action necessary to afford relief.
- D. Requirement to submit new technical data
 - 1) If the Town acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the Town will, within 6 months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s.) Notification shall be submitted to:
 - FEMA Region I Risk Analysis Branch Chief
 - And copy of notification to Massachusetts NFIP State Coordinator, MA Dept. of Conservation & Recreation.
- E. Watercourse alterations or relocations in riverine areas. In a riverine situation, the Floodplain Administrator shall notify the following of any alteration or relocation of a watercourse:
 - Adjacent Communities, especially upstream and downstream
 - Bordering States, if affected
 - NFIP State Coordinator, Massachusetts Department of Conservation and Recreation,
 - NFIP Program Specialist, Federal Emergency Management Agency, Region I

§ 300-10.11 Limits of authority.

Nothing contained in this Article 10 shall limit the authority of the Board of Health with respect to premises in the Floodplain District or limit the applicability of the Commonwealth of Massachusetts State Building Code to any structure in the Floodplain District.

§ 300-10.12 Abrogation and greater restriction section.

The floodplain management regulations found in this Floodplain Overlay District section shall take precedence over any less restrictive conflicting local laws, ordinances or codes.

§ 300-10.13 Disclaimer of liability.

The degree of flood protection required by this bylaw is considered reasonable but does not imply total flood protection.

§ 300-10.14 Severability section.

If any section, provision or portion of this bylaw is deemed to be unconstitutional or invalid by a court, the remainder of the ordinance shall be effective.

Article 10 – Floodplain District - Point by point explanation

§ 300-10.1 Purpose

This bylaw is designed to mitigate risks associated with seasonal and periodic flooding within Medfield's **Charles and Stop Rivers Floodplain District**. Key objectives include:

- **Protecting public health and safety** by reducing flood-related risks.
- **Preserving natural flood control mechanisms** and maintaining water storage capacity.
- **Safeguarding infrastructure** by ensuring utilities (water, gas, electric, sewage) are resilient to flooding.
- **Minimizing financial and operational disruptions** caused by flood damage.
- **Reducing emergency response burdens** and the economic costs associated with flood recovery.

§ 300-10.2 Floodplain Overlay District Boundary

The **Floodplain District** is established as an **overlay district**, incorporating all **Special Flood Hazard Areas (SFHAs)** identified in FEMA's **Flood Insurance Rate Map (FIRM)** and **Flood Insurance Study (FIS)**, effective July 8, 2025. Boundaries are defined by **1%-chance base flood elevations** and are officially incorporated into town planning policies.

§ 300-10.3 Floodplain Administrator

The **Town Administrator (or designee)** serves as the official **Floodplain Administrator**, ensuring compliance with floodplain regulations and overseeing implementation.

§ 300-10.4 Definitions Relating to Floodplain Zoning

This section defines critical floodplain management terms, including:

- **Development:** Any human-made modifications to land (construction, excavation, paving, etc.).
- **Floodway:** Areas required to allow floodwaters to pass without increasing water levels significantly.
- **Functionally Dependent Use:** Structures requiring proximity to water (e.g., docks, ports).
- **Historic Structure:** Buildings officially recognized for historical significance.
- **New Construction:** Buildings initiated **after** the first floodplain management regulations were enacted.
- **Regulatory Floodway:** The designated area required to safely convey base floodwaters.
- **Start of Construction:** The official commencement date for new developments or significant structural improvements.

§ 300-10.5 Applicability

This section outlines **specific zoning and building requirements** for developments in **high-risk flood zones (A, AE, AH, AO, A99)**:

- Construction or land alterations **must not increase flood levels**.
- Developers **must use best available flood data** if FEMA-provided data is absent.
- Subdivision proposals must integrate flood mitigation strategies.
- **Recreational vehicles** in flood zones must comply with anchoring and elevation requirements or be temporary (≤ 180 days).

§ 300-10.6 Permitted Uses

- A **permit is required** for **any** development in the floodplain.
- **Special permits** are required for:
 - Structural modifications (new construction, enlargements, alterations).
 - Excavation, filling, or land grading.
 - Watercourse modifications (dams, ponds, pools).
- Routine **municipal maintenance** is exempt.

§ 300-10.7 Application for Special Permit

Applicants seeking special permits must submit **detailed site plans** and receive recommendations from multiple town authorities (Building Commissioner, Board of Health, Conservation Commission, Planning Board). Plans must include **topographic contour data** (two-foot intervals, within 200 feet of the site).

§ 300-10.8 Issuance of Special Permits

The **Board of Appeals** will only issue a special permit if the proposed project:

- Provides **safe access for vehicles and pedestrians** above flood elevations.
- **Prevents water contamination** and does not pose a risk to public utilities.
- **Incorporates adequate drainage solutions.**
- Complies with the Conservation Commission's floodplain requirements.
- Aligns with state groundwater level standards (123 feet above mean sea level unless data suggests higher).

§ 300-10.9 Obligation of Applicant

Applicants are **fully responsible** for:

- Providing all required documentation to regulatory boards.
- Ensuring compliance with a comprehensive **permit checklist** that includes local, state, and federal approvals.

§ 300-10.10 Variances

- If a project **does not fully comply** with flood-resistant construction codes, a **variance** may be requested.
- The town will document all variance approvals and **inform property owners** that non-compliant construction may lead to **significantly increased flood insurance premiums** (up to **\$25 per \$100 of coverage**).
- If new flood data becomes available, the town must **notify FEMA within six months**.

§ 300-10.11 Limits of Authority

This bylaw **does not override** other legal regulations, including **state building codes and Board of Health jurisdiction**.

§ 300-10.12 Abrogation and Greater Restriction

If **any conflict** arises between this bylaw and less restrictive local regulations, **the stricter floodplain rules take precedence**.

§ 300-10.13 Disclaimer of Liability

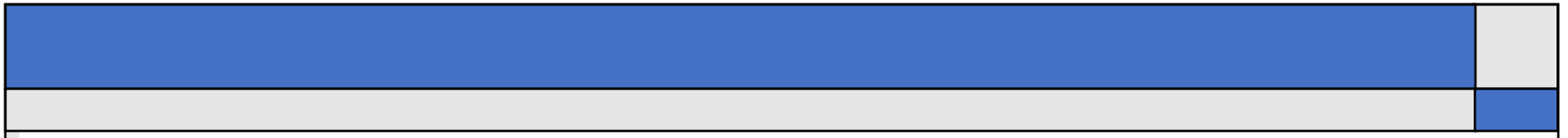
While the bylaw **aims to provide reasonable flood protection**, it **does not guarantee complete flood prevention**.

§ 300-10.14 Severability

If **any section** of this bylaw is legally invalidated, the **remaining provisions remain enforceable**.

Accessory Dwelling Unit Bylaw Update*

Proposed Bylaw Rewrite for 2025 Town Meeting
*REQUIRED to comply with new legislation





THIS IS A REQUIRED UPDATE TO COMPLY WITH THE NEW STATE LAW!

Protected Use ADUs – State Law Compliance

- **Governing Laws:** Section 8 of Chapter 150 of the Acts of 2024 & 760 CMR 71.00
- **By-Right ADUs:**
 - Allowed in single-family residential zones without requiring special permits or variances.
 - Maximum size: 900 SF or 50% of the principal dwelling's gross floor area (whichever is smaller).
- **Municipal Regulations:**
 - Towns may enforce REASONABLE setbacks, height restrictions, and site plan reviews.
 - Owner-occupancy cannot be required for either the ADU or main dwelling.
- **Short-Term Rental Restrictions:**
 - Municipalities may prohibit or regulate short-term rentals (31 days or fewer).
- **Effective Date:** February 2, 2025
- **Purpose:** Expands **affordable housing** options while maintaining local zoning control.

WE HAVE LIMITED AUTHORITY TO REGULATE ADUs



Summary of the Bylaw

The proposed amendments would create consistency with the newly enacted state statute and regulations and would provide an appropriate mechanism to:

- Allow for a single ADU by-right in any single-family residential zoning district provided they are within conforming setbacks and not more than 900 square feet (a Protected ADU).
- Permit the conversion of a pre-existing, nonconforming structure into an ADU through Site Plan Approval by the Planning Board.
- Permit the construction of a new, nonconforming ADU of not more than 900 square feet through Site Plan Approval from the Planning Board.
- Provide for a discretionary Special Permit approval process through the Zoning Board of Appeals to allow for an ADU exceeding 900 square feet (non-protected ADUs).

300-14.17: Accessory Dwelling Units

Purpose and intent. This bylaw aims to allow accessory dwelling units (ADUs) in districts which allow single-family housing to enhance affordable housing options while keeping the character of existing neighborhoods, and to comply with 3we3 For definitions, refer to 760 CMR 71.02 Definitions.

A. Permissible Use Without Site Plan Approval. One Accessory Dwelling Unit (ADU) may be established within, attached to, or detached from a single-family dwelling as of right, without a Site Plan Approval, provided the following conditions are met:

- (1) Dimensional Requirements Compliance: The by-right setbacks of an ADU are to be no closer than 12 ft to the side yard, and 20 ft to the rear yard. All other dimensional requirements shall be as set forth in the Table of Area Regulations. An ADU that does not meet these requirements, but that is under 900 SF, shall be deemed a nonconforming, protected use ADU, governed by section B of this bylaw.
- (2) Entrance and Access Requirements: The ADU must have a separate entrance directly from the outside or through a shared hallway, as per the state building code's egress standards.
- (3) Size Limitation: A Protected ADU may not exceed 50% of the principal dwelling's gross floor area or 900 square feet, whichever is less. ADUs of larger size shall be deemed non-protected ADUs, and permissible only through a Special Permit process, as outlined in Section 14.10 of the Medfield Zoning Bylaws.
- (4) Parking Requirements: One parking space shall be required for an ADU.

B. Conditions Requiring Site Plan Approval. A Site Plan Approval shall be required if the construction of an Accessory Dwelling Unit (ADU) results in a new nonconformity or increases an existing nonconformity of the building, as determined by the Dimensional Requirements set forth in Section 14.17(A). In such cases, the applicant must obtain Site Plan Approval in accordance with Section 14.12 of the Medfield Zoning Bylaws. The Planning

Board shall review applications and determine whether the proposed modifications meet the applicable Site Plan Approval criteria.

- a. The conversion of a pre-existing, non-residential building into an ADU which does not meet the conditions listed under 300-14.17(A)(1) through 300-14.17(A)(4) may be allowed only through a Site Plan Approval through the Planning Board.

C. Non-protected use ADUs. ADUs larger than 900 SF may be approved by the Zoning Board of Appeals through a Special Permit, as set forth in Section 14.10 of the Medfield Zoning Bylaws.

D. Owner Occupancy and Rental Conditions. In accordance with applicable statutes, owner occupancy of either the principal dwelling or the Accessory Dwelling Unit (ADU) is not required. However, short-term rentals are prohibited. For the purposes of this bylaw, a short-term rental is defined as the use, possession, or right to use or possess an ADU for a period of 31 consecutive calendar days or fewer, regardless of whether such use is as a lessee, tenant, guest, or licensee.

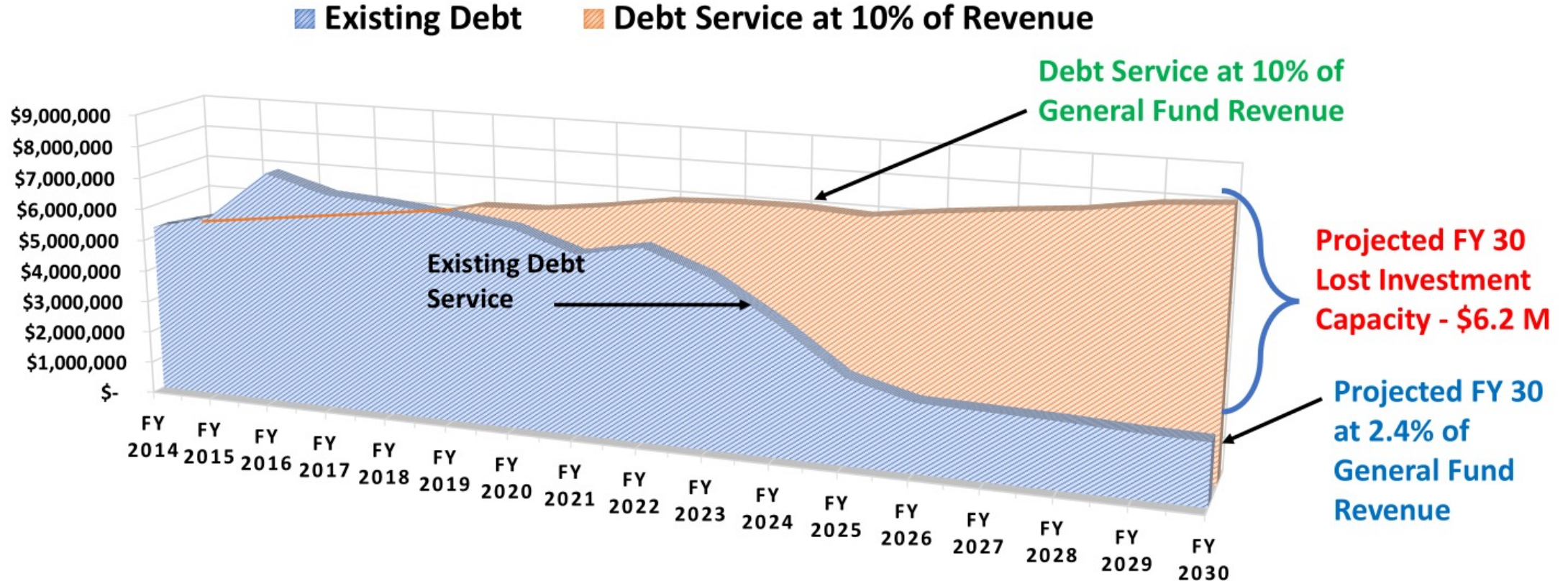
E. Changes in Ownership. In accordance with state law, the right to maintain an Accessory Dwelling Unit (ADU) is attached to the property and automatically transfers upon sale or transfer of ownership. Future property owners may continue to own and operate the ADU without requiring additional permits, provided the unit remains in compliance with all applicable zoning and building regulations. This provision runs with the land, ensuring the continued lawful use of the ADU in accordance with state statutes.

F. Architectural Compatibility. To maintain neighborhood character and ensure harmonious development, property owners are strongly encouraged to design any newly constructed Accessory Dwelling Unit (ADU), including in-law apartments, to be architecturally and aesthetically consistent with the principal dwelling. This includes the use of similar exterior materials, roof pitch, window styles, and other design elements that complement the main structure. For properties designated as historic or located within a historic district, property

owners should consider applicable local historic preservation guidelines to maintain the visual integrity of the existing home and streetscape.

Managing Both Capital Investment and Exempt Debt

MAINTAIN A STEADY BALANCE OF CAPITAL INVESTMENT



Best Practice:

Take on new debt as old is retired
(Lack of reinvestment leads to lost capacity)

Exempt Debt: a temporary property tax increase above and beyond the Proposition 2 ½ Levy limits. Temporary because it decreases over life of debt

SUMMARY OF POTENTIAL FUTURE TAX IMPACTS

DESCRIPTION	Estimated Yearly Increase in Average Property Tax		COMMENTS
OPERATING BUDGET			
<i>Estimated Yearly Operating Budget Increase Within Prop 2 1/2</i>	\$400		Assumes no operating budget Prop 2 1/2 Overrides
CAPITAL NEEDS (EXEMPT DEBT BORROWINGS)			
<i>Dale Street New Elementary School Building</i>	\$1,053		Assumes 475-500 Student Enrollment, MSBA Reimb., 30 year Term, and Level Debt Amort
<i>School Roofs</i>			Assumes 30% reimbursement from MSBA. Limitation of one school roof at a time in MSBA program will create sequencing challenges. Assumes 20 year Term and Level Principal Amortization. Current \$1.1 m levy within Municipal Building Stabilization Fund can not support financing for all roofs and other building needs.
Blake Middle School	\$79		
Wheelock School	\$49		
Memorial School	\$59		
High School	\$98		
<i>Park & Rec Building</i>			
20,000 SF Facility	\$522		Assumes 20 Year Term and Level Principal Amortization
TOTAL		\$2,260	
POTENTIAL TAX OFFSET IN FIRST 3 YEARS FOR SCHOOL BUILDING		\$ (364)	Assumes Tax Mitigation and Land Sale Proceeds of \$4.5 million (\$1.5 million tax savings per year for 3 years)

20 YEAR CAPITAL PLAN ESTIMATED COSTS

		PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	PRIORITY 5	TOTAL
		Currently Critical, (1-2 Years)	Potentially Critical (3-5 Years)	Necessary, Not Yet Critical (6-9 Years)	Recommended (10-19 Years)	20 Plus Years or Grandfathered	
SCHOOLS							
	Blake Middle School	\$ 13,513,000	\$ 3,386,000	\$ 2,705,000	\$ 131,000	\$ 116,000	\$ 19,851,000
	Wheelock	\$ 9,219,000	\$ 3,560,000	\$ 3,993,000	\$ 7,000	\$ 1,131,000	\$ 17,910,000
	Memorial	\$ 7,107,000	\$ 4,035,000	\$ 320,000	\$ -	\$ 116,000	\$ 11,578,000
	High School	\$ 4,795,000	\$ 26,401,000	\$ 2,762,000	\$ -	\$ -	\$ 33,958,000
	Subtotal	\$ 34,634,000	\$ 37,382,000	\$ 9,780,000	\$ 138,000	\$ 1,363,000	\$ 83,297,000
	Dale Street	\$ 13,912,000	\$ 2,162,000	\$ 1,022,000	\$ -	\$ -	\$ 17,096,000
TOTAL SCHOOLS		\$ 48,546,000	\$ 39,544,000	\$ 10,802,000	\$ 138,000	\$ 1,363,000	\$ 100,393,000
MUNICIPAL BUILDINGS							
	Town House	\$ 239,000	\$ 2,001,000	\$ 1,737,000	\$ -	\$ -	\$ 3,977,000
	Medfield Public Library	\$ 1,661,000	\$ 782,000	\$ 1,390,000	\$ -	\$ -	\$ 3,833,000
	Department of Public Works	\$ 408,000	\$ 543,000	\$ 13,000	\$ 2,068,000	\$ -	\$ 3,032,000
	Council on Aging	\$ 51,000	\$ 1,435,000	\$ 741,000	\$ 839,000	\$ 61,000	\$ 3,127,000
	Transfer Station	\$ 12,000	\$ 258,000	\$ 24,000	\$ -	\$ -	\$ 294,000
	Public Safety	\$ 57,000	\$ 41,000	\$ 51,000	\$ 177,000	\$ 2,034,000	\$ 2,360,000
MUNICIPAL BUILDINGS TOTAL		\$ 2,428,000	\$ 5,060,000	\$ 3,956,000	\$ 3,084,000	\$ 2,095,000	\$ 16,623,000
TOTAL MEDFIELD BUILDINGS (EXCEPT DALE STREET AND PFAFF)		\$ 37,062,000	\$ 42,442,000	\$ 13,736,000	\$ 3,222,000	\$ 3,458,000	\$ 99,920,000

PRIORITY 1 - Conditions require immediate action to correct a safety hazard, stop accelerated deterioration, return a facility to operation or correct an environmental hazard

PHOTO 12 - Conditions will soon become critical if not addressed. Conditions include intermittent operations, rapid deterioration, potential life safety hazards, and environmental non-compliance

Summary of Costs and Tax Impact for School Roof Replacements

SCHOOL		Estimated Project Costs	Estimated MSBA Reimbursent at 30%	Medfield Estimated Net Cost	Estimated 1st year Debt Service (20 Years, 4%, Level Principal)	Estimated Increase in Average Property Tax
Blake Middle School		\$ 5,500,000	\$ (1,650,000)	\$ 3,850,000	\$ 346,500	\$ 79
Memorial School		\$ 4,000,000	\$ (1,200,000)	\$ 2,800,000	\$ 252,000	\$ 59
Wheelock		\$ 3,000,000	\$ (900,000)	\$ 2,100,000	\$ 189,000	\$ 49
High School		\$ 6,600,000	\$ (1,980,000)	\$ 4,620,000	\$ 415,800	\$ 98
	TOTAL	\$19,100,000	\$ (5,730,000)	\$ 13,370,000	\$ 1,203,300	\$ 285

Municipal Buildings Stabilization Fund

Estimated June 30, 2025 Balance	\$ 477,679
FY 2026 Tax Levy	\$ 1,188,685
FY 2026 Appropriations	\$ (1,588,634)
Transfers	\$ 181,708
Estimated June 30, 2026 Balance	\$ 259,438

Annual Debt Service for all school roof replacements exceeds the annual MBSF tax levy. Leaving no funds for other building projects.