



TOWN OF MEDFIELD PLANNING BOARD

459 Main Street
Medfield, MA 02052

Decision: SP & SPA 23-01

April 10, 2023

Applicant:

Trinity Acquisitions LLC
75 Federal Street
Boston, MA 02110
Attn: Abby Goldenfarb, VP

Owner:

Town of Medfield
459 Main Street
Medfield, MA 02052
Deed: B 32740 P 401
Plan: B 635 P 76

Property Location:

Medfield State Hospital
Hospital Road
Zoning: MSHD

- Parcel ID: 71-001: Core Campus, West Slope, North Field
- Parcel ID: 71-017: Water Tower

By application dated January 11, 2023 and filed with the Medfield Town Clerk and the Planning Board (or this “Board”) on January 12, 2023, Trinity Acquisitions, LLC (the “Applicant”), seeks approval for the project known as “Former Medfield State Hospital Redevelopment.” The Applicant is the designated developer under a Land Disposition Agreement with the Town of Medfield, dated June 21, 2022. Specifically, the Applicant seeks plan approval pursuant to Section 300-20 of the Town of Medfield Zoning Bylaw (the “Zoning Bylaw”), inclusionary zoning approval pursuant to Section 300-14.16, a special permit pursuant to Sections 300-14.15 and 300-14.16, and site plan approval pursuant to Section 300-14.12 for the certified historic rehabilitation of 27 existing buildings on the former Medfield State Hospital Property located at Hospital Road, Medfield, Massachusetts (Parcel ID #71-001 & #71-017), resulting in the creation of 334 mixed-income apartment homes (25% affordable), with related open space, amenities and pedestrian and traffic circulation and parking all as more fully shown on the approved plans (the “Project”).

Description of Project: The redevelopment of the historic Medfield State Hospital Campus 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 Property 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 Project’s

redevelopment plan will adaptively reuse these buildings to again provide rewarding housing and recreational opportunities. The Property's hillside location, with its stately buildings, extensive 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 Project as proposed respects and enhances the historic character of the Property, while strengthening its identity as a mixed-use environment. Built in a Queen Anne style typical of its generation of hospital institutions, the historic buildings will be renovated to offer a decidedly residential feel. Residential apartments will be combined with artist-focused amenities to complement the new Bellforge Arts Center. Open spaces will be reinvigorated to create more accessible, inviting, and usable areas. The Project's plans connect open space elements across the Property, encouraging walking and casual meetings for residents.

Twenty-seven existing historic contributing buildings are proposed for reuse as part of the Project (not including Buildings 24 and 25 targeted for redevelopment into the Bellforge Arts Center 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 building 10 and the building commonly referred to as the shed.

Given that the Property's buildings were constructed for therapeutic residential use, they can readily be converted to unique and comfortable apartments, celebrating the historic character. Adaptive reuse 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 to be removed or modified at the direction of the Applicant's preservation consultant. 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 Property. Broad porches will again provide a place to sit and enjoy the outdoors.

The Applicant will work within the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties regulations (the "Secretary of the Interior's Standards") to respect the historic integrity of the Property's buildings. While major new additions are not proposed, entry stoops/ramps in select locations for accessible building entrances may be added for access to the buildings for future residents. 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 approximately 350 to approximately 1400 square feet. Various housing types and common area interior and exterior amenity spaces will be distributed across the Property, 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. To the extent feasible, 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, and an additional 2% of units will be designed to accommodate sensory impaired persons.

Procedural History: The duly posted public hearing on this Project was opened on February 6, 2023, after being advertised in the Hometown Weekly on January 19, 2023, and January 26, 2023. A site visit was not scheduled as all Planning Board members are familiar with the Property. Subsequent public hearing sessions were held on Monday, March 6, 2023, Monday, March 20, 2023, Monday, April 3, 2023, and Monday April 10, 2023. The public comments portion of the hearing was closed on Monday, April 3, 2023 and the public hearing was closed on Monday, April 10, 2023. The first three meetings and the last meeting were held remotely on Zoom and instructions on how to view or listen to the meeting were included in the meeting agendas, legal advertisements, and abutters notification. The penultimate meeting was held in person at the Public Safety Building. The minutes of the public hearings are available at Medfield Town Hall and on the Town of Medfield website; and are incorporated by reference into this Decision.

On January 23, 2023, the Applicant filed the following materials with the Board for Plan Approval pursuant to Medfield Zoning Bylaw Sections 300-20, 14.12, 14.15; Inclusionary Zoning Special Permit pursuant to Medfield Zoning Bylaw Section 300-14.16; and Land Disturbance Activity pursuant to Medfield Town Code Chapter 235 Stormwater Management, dated January 11, 2020, prepared by the Applicant:

- Town of Medfield Planning Board Application for Hearing;
- Supporting Information Materials Booklet with Exhibits A through R as follows:

- Exhibit A Land Disposition Agreement between Applicant and Town;
- Exhibit B Development Plans titled “Medfield State Hospital Site Drawings”;
- Exhibit C Affirmative Fair Housing Marketing and Resident Selection Plan;
- Exhibit D Floor Plans;
- Exhibit E Forms of Affordable Housing Restriction and Agreements;
- Exhibit F1 Article 1 of Warrant for Special Town Meeting June 21, 2022;
- Exhibit F2 Applicant’s Certificate of Organization;
- Exhibit F3 Applicant’s Certificate of Amendment;
- Exhibit F4 Applicant’s Certificate of Good Standing;
- Exhibit G1 Roadway Circulation;
- Exhibit G2 Roadway Ownership;
- Exhibit H Parking Allocation Plan;
- Exhibit I Program Reference Plan;
- Exhibit J1 Overall Utility Programming Concept;
- Exhibit J2: Sewer Programming Concept;
- Exhibit J3: Water Programing Concept;
- Exhibit J4: Water-Sewer Program Comparison;
- Exhibit J5: Existing Conditions Cover Areas;
- Exhibit J6: Proposed Conditions Cover Areas;
- Exhibit J7: Stormwater BMP Graphic;
- Exhibit J8: NRCS Web Soil Survey;
- Exhibit K1: FEMA Floodplain Map;
- Exhibit K2: Wetlands Proximity;
- Exhibit K3: NHESP Site Locus;
- Exhibit L: Construction Management Plan;
- Exhibit M: Wayfinding Signage Plan;
- Exhibit N: Soil Erosion and Sediment Control Concept Plan;
- Exhibit O: EV Charging Spaces Plan (submitted after initial filing);
- Exhibit P: Approximate Boundary Plan (submitted after initial filing);
- Exhibit Q1: Fire Truck Turning Plan (submitted after initial filing);
- Exhibit Q2 Fire Truck Turning Plan (submitted after initial filing);
- Exhibit R1: Off-Site Improvement Plan, West/Harding/North (submitted after initial filing and subject to Medfield Select Board approval);
- Exhibit R2: Off-Site Improvement Plan, Harding/Hospital (submitted after initial filing and subject to Medfield Select Board approval);
- Filing fees.

On March 3, 2023, the Applicant filed the following supplemental materials with the Planning Board:

- Affordable Fair Housing Marketing and Resident Selection Plan, (updated Exhibit C);

- Specimen Construction Management Plan;
- Snow Storage Plan;
- Transportation Impact and Access Study;
- Geothermal and Solar Feasibility Study;
- Structural Schematic Design Narrative;
- Draft Layouts and Materials Overall Site Plan, revision date 3/2/2023;
- Draft Parking Allocation Plan, revision date 3/2/2023;
- Draft Fire Truck Turning Radii, dated 3/2/2023; and
- Building description and floor plans, dated 2/24/2023 (updated Exhibit D).

On March 20, 2023, the Applicant filed the following supplemental materials with the Planning Board:

- Updated Exhibit B Development Plans titled “Medfield State Hospital Site Drawings”, revised 3/20/2023.

On April 7, 2023, the Applicant filed the following supplemental materials with the Planning Board:

- Updated Exhibit B Development Plans titled “Medfield State Hospital Site Drawings”, revised 4/7/2023.

The Plans and accompanying materials were reviewed for conformance with Medfield Zoning Bylaw Section §300-20 (Medfield State Hospital District), §300-14.12 (Site Plan Approval by Planning Board), §300-14.15 (Special Permits by Planning Board), §300-14.16 (Inclusionary Zoning), and the Policies & Procedures of the Planning Board Site Plan Approval and Special Permit Rules and Regulations (PB SPA Regulations) and good planning and engineering practice. Review of the Project for stormwater matters was assigned to BETA, Inc. as part of the stringent stormwater management requirements under Town Code Chapter 235. Per Section 235-5, responsibility for administration was granted to the Planning Board by DPW Director Maurice Goulet in writing on July 14, 2022. The Applicant opted to pause the stormwater permit component of the Application and return to the Board at a later date for stormwater management approval under Town Code Chapter 235 once the Applicant’s stormwater management plans are further advanced.

Findings of Fact

In accordance with the requirements of Section 300-20 of the Zoning Bylaw, the Planning Board makes the following Findings of Fact on the Applicant’s request for Plan Approval based on the application, plans, and information received at the public hearing:

1. § 300-20.6.A – The Applicant submitted, as part of the application, a draft housing marketing and resident selection plan that is in compliance with Medfield’s Inclusionary Housing Bylaw (see Exhibit C).
2. § 300-20.6.B – The Applicant demonstrated that the Project involves the development of 25% affordable rental units, i.e. 85 units will be affordable rental units, for eligible households earning up to 80% area median income.
3. § 300-20.6.C – The Applicant demonstrated that the rents for each affordable unit will be calculated so that each eligible household spends no more than approximately 30% of the income on rent and utilities.
4. § 300-20.6.D – The Applicant has satisfactorily demonstrated compliance with the design and construction requirements for affordable units in its Supporting Information and Materials Booklet (Section II.J).
5. § 300-20.6.E – The Applicant submitted, as part of the application, initial forms of the Affordable Housing Restriction and Agreements for the general affordable units and the proposed artist housing units (see Exhibit E).
6. § 300-20.7 – The Applicant has satisfactorily demonstrated compliance with the Dimensional Requirements of the Medfield State Hospital District in its Supporting Information and Materials Booklet (Section II.F MSHD Design Guidelines Summary).
7. § 300-20.9.A – Date of Pre-Review with Plan Approval Authority (Planning Board): July 18, 2022
8. § 300-20.9.B – Date of Filing Application and Plans: January 12, 2023
9. § 300-20.9.B (1), (2), (3) – The Applicant satisfactorily submitted to this Board (plan approval authority) and the Medfield Select Board (administering agency) the following documentation which complies with this provision: Draft Affordable Housing Restriction and Agreement (General), Draft Affordable Housing Restriction and Agreement (Artist Units), Draft Affirmative Fair Housing Marketing And Resident Selection Plan, plus ancillary organizational documentation. Additionally, the following findings are made in accordance with the applicable Bylaw sections noted:
 - Housing marketing and selection plan and supplemental information in accordance with §§ 300-20.6 and 300-14.16.
 - Draft form of affordable housing restriction and regulatory agreement in accordance with §§ 300-20.6.E and 300-14.16.C & D and the Rules of the Medfield Planning Board.
 - Evidence that the proposed project complies with the cost/rent and eligibility requirements of § 300-20.6.
10. § 300-20.9.C (1) – The perimeter dimension of the lot or development rights area (approximately 2,028,385 SF or approximately 46.6 acres) is defined and in accordance with the agreement with the Medfield Select Board and is shown of the plan set entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023.
11. § 300-20.9.C (2) – Assessor's Map, lot and block numbers; Parcel ID: 71-001 (Core Campus, West Slope, North Field) and Parcel ID: 71-017 (Water Tower)

12. §300-20.9.C (3) – All existing and proposed buildings, structures, building setbacks, parking spaces, driveway openings, distances between buildings, viewsheds, exterior measurements of individual buildings, driveways, service areas, and open areas are shown of the plan set entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023.
13. §300-20.9.C (4) – Internal roads, sidewalks and parking areas for motor vehicles and bicycles (with dimensions of paving and indication of number of parking spaces) are shown of the plan set entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023, and Parking Allocation Plan, Exhibit H, revised through April 7, 2023.
 - Parking Requirements:
 - Parking for residential units: 549
 - Parking for visitors/public shared-use : 119
 - Public parking - Water Tower Lot: 72
 - Electric vehicle charging stations: 46 spaces
 - Electric vehicle ready locations: 102 spaces
 - Bicycle Parking: 48 spaces
14. §300-20.9.C (5) – All facilities for sewage, refuse and other waste disposal and for surface water drainage are shown of the plan set entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023.
15. §300-20.9.C (6) – All proposed and existing landscaping features, such as fences, walls, planting areas, viewsheds, walkways, seating areas, or gathering areas in and within 300 feet of the development area are shown of the plan set entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023.
16. §300-20.9.C (7) – Existing major natural features, including streams, wetlands, and all trees five inches or larger in caliper are shown of the plan set entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023.
17. §300-20.9.C (8) – Scale and North arrow (minimum scale of one inch equals 40 feet) are shown of the plan set entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023.
18. §300-20.9.C (9) – Total site area in square footage and acres (approximately 2,028,385 SF or approximately 46.6 acres) and areas to be set aside as public open space (65%) are shown of the plan set entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023.

19. §300-20.9.C (10) – Percentage of lot coverage, including the percentage of the lot covered by buildings (approximately 39%) and percentage of open space (approximately 61%) is shown of the plan set entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023.
20. §300-20.9.C (11) – The proposed residential density in terms of dwelling units per acre is calculated at approximately 7.2. The Floor Area Ratio of the Project is approximately 0.1947.
21. §300-20.9.C (12) – Location sketch map (indicating surrounding streets and properties and any additional abutting lands owned or controlled by the applicant) is shown of the plan set entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023.
22. §300-20.9.C (13) – Representative elevation sketches of buildings (indicate height of building and construction material of the exterior facade) is shown of the plan set entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023.
23. §300-20.9.C (14) – Typical unit floor plan for residential uses is shown of the plan set entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023.

	Total	Market	Affordable (25%)
Studio	45	34	11
One Bedroom	155	116	39
Two Bedroom	100	74	26
Three Bedroom	34	25	9

24. §300-20.9.C (15) – Developer's (or developer's representative) name, address and phone number is shown of the plan set entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023.
25. §300-20.9.C (16) – Draft marketing and resident selection plan as required in § 300-20.6 has been satisfactorily submitted, see Exhibit C.
26. §300-20.9.C (17) – Any other information, which may include required traffic, school and/or utilities impact study, in order to adequately evaluate the scope and potential impacts of the proposed project has been satisfactorily submitted.

Fiscal Impact Analysis	<u>Fougere Fiscal Impact Analysis updated 06-15-22</u>
Traffic Report	<u>VHB Transportation Impact and Access Study 05-19-22</u>
Market Study	<u>Kenilworth Market Analysis April 2022</u>
Utilities & Infrastructure	<u>VHB Preliminary Utilities and Infrastructure Memo</u>

Environmental Assessment	<u>McPhail Environmental Site Assessment Report</u>
Hazardous Materials Reports	<u>Vertex Companies Reports on Four Buildings</u>
Regulatory Compliance	<u>Fort Point Associates Memo re Regulatory Compliance</u>

27. §300-20.9.D (1) & (2) – Rehabilitation Plans entitled “Medfield State Hospital Site Drawings,” prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023, have been satisfactorily submitted, see Exhibit D.
28. §300-20.9.F – The Application Fee of \$1,000 base fee plus \$100/unit has been received by the Planning Board.
29. §300-20.9.G – The Application was circulated to town departments and various boards, committees, and commissions on January 13, 2023.
30. §300-20.10.A – Dates of public hearings: February 6, 2023, March 6, 23023, March 20, 2023, April 3, 2023, and April 10, 2023. Notices were sent to parties in interest in accordance with the procedures set forth in MGL c. 40A, § 11 (including properties in Dover and Sherborn) as well as the Planning Boards of surrounding towns.
31. §300-20.10.B – The legal ad appeared in the Hometown Weekly on January 20, 2023 and January 27, 2023.
32. §300-20.10.C – Administering Agency review: With a recommendation from the Affordable Housing Trust, the Medfield Select Board made a finding on April 4, 2023 that the application is consistent with the requirements of Zoning Bylaw Section 300-20.6.
33. §300-20.10.D – The Town of Medfield employed the following consultants to review the information provided in Section 300-20.9.C (17) above.

Stormwater Impact Report	BETA Group Inc. (paused)
Fiscal Impact Analysis	<u>Karl Seidman</u>
Traffic Report	<u>BETA Group, Inc.</u>
Utilities & Infrastructure	<u>Environmental Partners</u>

34. §300-20.13, Design Guidelines (A-F) – The Applicant demonstrated the Project’s conformance with the Design Guidelines of Zoning Bylaw Section 300-20.13 in the Supporting Information and Materials Booklet, Section II.E. Key features of the Project include a mix of uses focused on community, cultural and arts expansion with residential and public amenities, activated open spaces, improved streetscapes, existing and new trees and plantings and stormwater improvements.

- a. Campus Character & Context – The Project’s proposed design includes the adaptive reuse of all buildings on the Property (other than those proposed for demolition) without new construction. No new buildings are proposed. This Project plan assures preservation of the hilltop quadrangle and long views from it. Reuse of existing buildings will preserve viewsheds between buildings and the historic rhythm/spacing of the Property’s buildings.
- b. Historic Preservation – The Project as proposed adheres to the Secretary of the Interior’s Standards in order to respect the historic integrity of the Property’s buildings. The Project’s buildings may include modest additions, including some entry stoops/ramps for accessible building entries at the larger residential buildings and resident amenity buildings – these new additions will complement, rather than replicate, the historic character of the Property and buildings. Where selective demolition is proposed, thoughtful and appropriate interventions will be incorporated. Given that the Property’s buildings were constructed for therapeutic residential use, it is believed that they can readily be converted into unique and comfortable apartments, celebrating their historic character.
- c. Buildings – Adaptive reuse will preserve the exterior and interior, including entries, corridors, and stairways, maintaining the historic campus setting. There may be some connectors and service additions that were added over the years that are proposed to be removed (under the guidance of the Applicant’s preservation consultant to determine which elements may be modified).
 - i. Where existing buildings offer windowed gabled ends, the Applicant is taking the opportunity to create some duplex (i.e. two-story) units up into building attics.
 - ii. Building entries will match current locations – in some cases, the Applicant proposes incorporating additional entries directly into units off the porch structures and entry stoops will be added where porches are not currently existing. This will enhance the overall circulation on the Property.
 - iii. South facing, broad porches may be repaired where existing to provide places to sit and enjoy the outdoors.
 - iv. New replacement windows and doors will be consistent in scale, rhythm, and color to the historic elements.
 - v. The Applicant is including restoration of masonry envelopes, repointing and repairing as necessary. Exterior wall systems will be insulated to the extent feasible per historic guidelines.
 - vi. The Applicant will remove the existing slate roofs that are beyond their useful life, and then investigate and repair existing roof

- sheathing, and provide new roof systems, including new flashings, gutters, and downspouts.
- vii. New HVAC systems will be all-electric. Mechanical units will be located in basements where possible, and sensitively located adjacent to buildings on site.
 - viii. Water conserving fixtures will be specified for all units.
 - i. Infrastructure – All Project infrastructure will be sensitively designed to be compatible with the historic fabric of the Property’s campus character and in keeping with the Secretary of the Interior’s Standards:
 - The Applicant is proposing to cause the restoration and improvement of the streets and sidewalks throughout the Property, and to add walks and drives in a thoughtful manner.
 - New utilities will be installed below grade, and the Applicant will work to minimize the impact of needed contemporary venting on the facades and roofs of the existing buildings.
 - New site lighting incorporates “dark sky guidelines” and will be scaled to the pedestrian, residential scale of the campus.
- d. Access and Parking – The Project plan incorporates small lots throughout the Property, targeted to match the required parking for adjacent residential uses.
- i. CAM will be incorporating a parking lot in its leased premises for the Bellforge Arts Center.
 - ii. Public parking will be provided in the Water Tower Lot along Tower Street, as well as in lots near Building 7 and Building 13.
- e. Landscape – The Project design seeks to enhance the site's features that exist. The Applicant will incorporate landscape buffers as required to conceal infrastructure and shield views into parking areas. The proposed landscaping plan will maintain the Property’s character that contrasts between the formality of the hilltop campus and the surrounding pastoral landscape.
- i. As set forth above under “Existing and new trees and plantings,” the Project team have undertaken a preliminary tree survey on the Property. Those trees that are in decline will be addressed; additional new trees will be carefully selected to complement the

existing tree canopy and overall building character while providing a diversity of native species to enhance ecological connections.

- ii. If and where irrigation systems are necessary, their design will follow applicable guidelines.

- 35. § 300-20.11.F.1 – The Applicant has demonstrated that the Project is consistent with the purpose and intent of Article 20 of the Zoning Bylaw.
- 36. § 300-20.11.F.1(a) – The Applicant has submitted the required fees and information as required by the Town of Medfield in Section 300-20.11 of the Zoning Bylaw.
- 37. § 300-20.11.F.1(b) – The Applicant has demonstrated that the Project and development plan meet all the requirements and standards set forth in Article 20 and the Applicable Design Guidelines of Article 20 of the Zoning Bylaw.
- 38. § 300-20.11.F.1(c) – The Applicant has demonstrated that the Project will not result in any extraordinary adverse potential impacts on nearby properties.
- 39. § 300-20.11.F.2 – The Medfield Select Board has issued a written confirmation that the Project complies with the affordability requirements of Section 300-20.6 of the Zoning Bylaw.
- 40. In addition to the above Findings of Fact and in accordance with the requirements of Sections 300-14.15 and 300-14.16 of the Zoning Bylaw, the Planning Board makes the following Findings of Fact on the Applicant's request for Inclusionary Zoning/Special Permit Approval based on the application, plans, and information received at the public hearing:
 - a. § 300-14.16.A&B – The Project requires inclusionary zoning/special permit approval from the Planning Board because it will result in a net increase of six or more dwelling units, as measured over a ten-year period and because the Project requires site plan approval.
 - b. § 300-14.16.C.1 – The Project involves the construction of 334 residential rental housing units, 25% of which (i.e. 85 units) will be restricted to households earning up to 80% of the area median income.
 - c. § 300-14.16.C.2 – At least 20% of the total number of bedrooms within the Project will be located within affordable units.
 - d. § 300-14.16.C.3 & 14.16-D – The Applicant submitted, as part of the application, initial forms of the Affordable Housing Restriction and Agreements for the general affordable units and the proposed artist housing units (see Exhibit E). The Applicant submitted, as part of the application, a draft housing marketing and resident selection plan that is in compliance with Medfield's Inclusionary Housing Bylaw (see Exhibit C, as revised).
 - e. § 300-14.16.E – The Applicant will be seeking approval from DHCD to allow for 10% of the affordable housing units to have a preference for artists.
 - f. The Applicant provided the Planning Board with a housing marketing and selection plan that satisfies the requirements of Sections 300-20.6 and 300-14.16 of the Zoning Bylaw (see Exhibit C, as revised).
 - g. §300-14.15.E – The Applicant demonstrated the Project's compliance with the criteria for granting a special permit under Section 300-14.15.E of the Zoning Bylaw in the Supporting Information and Materials Booklet, Section IV.A.

- h. §300-14.15.E.1 – The Project’s overall design is consistent and compatible with the neighborhood, including as to factors of building orientation, scale and massing.
 - i. §300-14.15.E.2 – The Project’s vehicular traffic flow, access and parking and pedestrian safety are properly addressed such that the proposed use will not result in a public hazard due to substantially increased vehicular traffic or parking in the neighborhood.
 - j. §300-14.15.E.3 – The Project’s drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
 - k. §300-14.15.E.4 – The Project use will not have any significant adverse effect upon properties in the neighborhood, including property values.
 - l. §300-14.15.E.5 – The Project will not adversely affect or cause substantial damage to any environmentally significant natural resource, habitat, or feature.
 - m. §300-14.15.E.6 – The Project will re-use existing buildings on the Property and therefore, will not change the number, height, bulk or location of the buildings.
 - n. §300-14.15.E.7 – The Project’s water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.
 - o. §300-14.15.E.8 – The Project will not create a hazard to public safety or health in the neighborhood, and in fact, will enhance public safety and health because the Project seeks to redevelop the existing, vacant and deteriorating buildings into livable, residential units.
 - p. §300-14.15.E.9 – The Project will be connected to the existing municipal sewer system.
41. In addition to the above Findings of Fact and in accordance with the requirements of Section 300-14.12 of the Zoning Bylaw, the Planning Board makes the following Findings of Fact on the Applicant’s request for Site Plan Approval based on the application, plans, and information received at the public hearing:
- a. §300-14.12 – The Project requires site plan approval because it involves the development of a multi-family use.
 - b. §300-14.12.C.2 – The Project will not result in a public hazard due to substantially increased vehicular traffic or due to inadequacy of the structure or configuration of the road(s) directly serving the Property. Based on the 2022 Traffic Impact and Access Study and confirmed by the 2022 memo, BETA has found that the study area, traffic volumes (data collection, seasonal adjustments, existing traffic volumes and turning movements, etc.), multi-modal transportation, crash history, future conditions (background growth, adjacent projects, etc.), build conditions (trip generation, mode split, trip distribution, etc.), and traffic operations, to be satisfactory. Mitigation measures include a Transportation Demand Management (TDM) program, site access improvements, and intersection improvements at the three (3) intersections of Harding Street at North Street and West Street, and Harding Street at Hospital Road.

- c. §300-14.12.C.3 – The Project will not create any danger of pollution to public or private water facilities. Environmental Partners’ initial evaluation finds that current proposed project’s estimated peak day water demands of approximately 63,410 gpd (0.06 MGD) could be accommodated under current authorized limits provided that the Town of Medfield continues to be proactive with its water conservation programs (this does not include irrigation).
 - d. §300-14.12.C.4 – The methods of drainage at the Property are adequate and meet the standards of the Subdivision Rules and Regulations of the Town of Medfield, as shown by the Applicant as of the date of this Decision. The Project’s stormwater management design has not been developed at this stage but will be addressed by the forthcoming Subdivision Plan process and Town’s stormwater management bylaw Chapter 235, provisions of which incorporate requirements for stormwater recharge, total suspended solids (TSS) removal, and nutrient removal (e.g., phosphorous) in compliance the Massachusetts MS4 General Permit.
 - e. §300-14.12.C.5 – The Project will not emit excessive noise, light or odor. This requirement is initially met in concept, except subject to the condition below, the Applicant shall be required to provide a final photometric plan and lighting plan for final approval prior to any site disturbance taking place on the site or the issuance of any building or demolition permit which ever first occurs.
 - f. §300-14.12.C.6 – The Site Plan (see Exhibit B as revised) and the Project, as demonstrated by the Applicant, conform to all requirements of the Zoning Bylaw.
 - g. The Applicant provided to the Planning Board a soil erosion and sediment control concept plan that includes the information required by General Bylaws § 235-12 (see Exhibit N).
42. The Applicant submitted a Construction Management Plan that includes the information set out in the Planning Board’s Rules and Regulations (see Exhibit L).
43. The Applicant submitted an initial wayfinding signage plans in accordance with Section 300-13 of the Zoning Bylaw (see Exhibit M).
44. Pursuant to Section 300-20.11.D, the Applicant requested two waivers from the Zoning Bylaw. The first is a waiver from the Zoning Bylaw’s dimensional standard for off-street parking spaces set forth in the definition of “Parking Space” under Section 300-2.1, which requires that off-street parking spaces be 9.5’ wide by 18’ long. The Project contains off-street parking spaces in parking lots to a more conventional 9’ width by 18’ length. The reduction in size of off-street parking spaces is intended to minimize impervious area on the Property and maximize available parking to allow for adequate visitor and public parking on-site. The second is a waiver from the Zoning Bylaw’s standards for off-street parking under Section 300-8.3.A(4), which require that off-street parking spaces be arranged so as to not permit the backing of automobiles onto any street. The Project includes head-in off-street parking spaces along North Street and South Street. The head-in parking arrangement for these spaces is necessary so that required parking can be located in close proximity to the residential units served by those spaces.

45. The Applicant demonstrated to the Planning Board that the two waiver requests should be granted because the reduced parking space size and the head-in parking along North Street and South Street allow for flexibility in project design, while promoting the overall project quality and will enhance the redevelopment of the Medfield State Hospital Campus, by allowing the Property to be developed in a way that achieves the density, affordability, mix of uses, and/or physical characteristics allowable under the provisions of Article 20 of the Zoning Bylaw while reducing the overall amount of impervious service needed for accommodating the Project's off-street parking needs.

Decision

Based on the Findings of Fact above the Board makes the following decision:

The Planning Board approves the Inclusionary Zoning Special Permit and Site Plan entitled: "Medfield State Hospital Site Drawings," prepared by Icon Architecture, VHB and KMDG, issued on January 11, 2023 and revised through April 7, 2023 (collectively, the "Decision Approved Plans"), after carefully considering the Property itself, the qualities of the location and the proposed use of the Property's land, grading, access, and egress, and other aspects of the Project as proposed, including those meeting the objectives discussed herein and the findings of the Board with the following waivers:

1. Space size
2. Head-in Parking

Pursuant to Section 300-20.11.D, the Applicant seeks and the Board grants waivers from (1) the Zoning Bylaw's dimensional standard for off-street parking spaces set forth in the definition of "Parking Space" under Section 300-2.1, which requires that off-street parking spaces be 9.5' wide by 18' long; and (2) the Zoning Bylaw's standards for off-street parking under Section 300-8.3.A(4), which require that off-street parking spaces be arranged so as to not permit the backing of automobiles onto any street. With respect to the first waiver request, the Applicant proposes to keep off-street parking spaces in parking lots to a more traditional 9' width by 18' long. The reduction in size of off-street parking spaces is intended to minimize impervious area on the Property, and maximize available parking to allow for adequate visitor and public parking on-site. With respect to the second waiver request, the Project includes head-in off-street parking spaces along North Street and South Street. The head-in parking arrangement for these spaces is necessary so that required parking can be located in close proximity to the residential units served by those spaces. The Board grants the waivers because the reduced parking space size and head-in parking allow for flexibility in project design, while promoting the overall project quality and will enhance the redevelopment of the Medfield State Hospital Campus, by allowing the Property to be developed in a way that achieves the density, affordability, mix of uses, and/or physical characteristics allowable under the provisions of the MSHD.

The Board imposes the following conditions on such approval, which the Board finds to be reasonable and voluntarily agreed to by the Applicant:

1. The Board approves the following conceptual documents but will require that the Applicant return to the Board for the Board's approval, at a subsequent meeting or meetings and prior to any site disturbance, issuance of any demolition permit(s) or the issuance of building permit(s), whichever first occurs:
 - a. Lighting plan including but not limited to photometric plan, lighting controls and fixture design.
 - b. Landscaping plan which addresses issues, including but not limited to, reduction in heat island effect, tree canopy cover, fencing for sound mitigation, and existing tree removal comparison to new tree plantings. This submittal will include a tree analysis and final planting plan (indicating species, quantities, location, and replacement plantings) together with an inventory of trees having a caliper of 6 inches or greater located within the interior campus of the Property (excluding the wooded edges).
 - c. Final road design, including sidewalk and pedestrian crossing designs. Specifications for the same to be reviewed by the Department of Public Works and Select Board during the Project's subdivision process.
 - d. Final signage plan, including but not limited to wayfinding, traffic and parking management.
 - e. Final construction mitigation plan that will address all aspects of construction mitigation, including, but not limited to: (i) blasting; (ii) provisions that meet the prior approval of the Medfield Fire Department and Medfield Police Department for traffic flow and emergency vehicle ingress/egress along any partially constructed driveways within the Project; (iii) stockpiling of materials; (iv) trucking routes that meet the prior approval of the Medfield Police Department (via Route 27, not Harding Street); (v) a detailed construction mitigation and sequencing plan; (vi) an erosion control plan; and (vii) an integrated pest management plan, all reviewed by the Medfield Department of Public Works prior to submission.
 - f. A narrative and plan for the construction sequencing for the Project. Such narrative and plan shall include any phasing of the Project, which phasing may include but not be limited to separate phases and schedules for (i) pre-development activities including initial land disturbance, roadway and pedestrian path improvements, water, stormwater, and other utility infrastructure construction, and (ii) additions to and demolition (partial or total) and rehabilitation of one or more building(s) as the Applicant shall identify to the Board. At a minimum, the sequencing narrative and plan must address the construction of bioswales, infiltration basins, slope stabilization, duplicative

erosion control systems and related site safety measures during the construction of the Project.

- g. The foregoing plans, once approved, shall, collectively with the Decision Approved Plans, be defined as the “Final Approved Plans.”
2. All work shall be completed substantially as set forth in the materials submitted with this Application, except where noted herein including but not limited to the following:
 - a. Final location and number of electric vehicle charging stations.
 - b. Location and number of parking spaces available to the public for use of adjacent public properties including but not limited to the so called “North Field” consistent with the conceptual plan for such parking spaces included in the Decision Approved Plans.
2. Any signage shall be in accordance with Zoning Bylaw Article 13 and the Applicant shall obtain all necessary permits for any such sign.
3. The Applicant shall obtain all necessary permits from other relevant local boards and/or commissions, including:
 - a. Subdivision Approval; and
 - b. Stormwater Management Town Code Chapter 235. (Submit copy of approval for file)
4. Prior to the issuance of the first building permit for any building on the Property, the Applicant shall secure the Affordable Housing Units consistent with Findings 1 through 5 above as follows: The affordable units shall be restricted in perpetuity as provided in the Regulatory Agreements, consistent with Findings 1 through 5 above, in accordance with applicable state regulations and guidelines and consistent with the Regulatory Agreement submitted and approved by the Medfield Select Board concurrent with this hearing. Evidence of the recorded Regulatory Agreements for the Project shall be provided to the Board, prior to the issuance of the first building permit for any building on the Property.
5. The Applicant shall be responsible for scheduling a pre-construction meeting with the Medfield Building Department and other applicable Town departments at least fourteen (14) days before the commencement of work on the Project. The Applicant shall provide a current construction sequencing schedule at this meeting.
6. During construction, the Applicant shall provide updates to the community, as needed, noting any restrictions on public access throughout the Property. The Applicant shall provide public access through the Property for access to Town-owned properties. Said access may change during construction to accommodate the construction activities and safety of the public and construction workers. At all times the available public access shall be provided to the Town Administrator to post on the Town of Medfield Website.
7. All necessary easements for the Project shall be identified on the Final Approved Plan and recorded prior to the issuance of the certificate of occupancy for the first building in each phase of the Project.
8. The Applicant has offered and the Board accepts that the Applicant will grant an

easement to the Town of Medfield through the Medfield Select Board as noted on the plan in the area of Field Street to the North Field for all purposes which public ways in the Town of Medfield are used.

9. During construction, the Applicant shall comply with the following:
 - a. The Applicant's engineer of record, during the site development and construction phase, shall visit the construction site for all necessary as-built inspections, and shall provide reports to the Medfield Building Department and Town Peer Review Engineer to advise of the status of the work, erosion control measures and any special circumstances which may arise.
 - b. Upon completion of the stormwater management system, the Applicant's engineer shall provide a report to the Town of Medfield's Peer Review Engineer, with a copy to the Board, certifying that the stormwater management system was installed substantially in accordance with the Final Approved Plans. Such report shall include a certification that the excavations of the proposed systems were inspected prior to backfilling. An as-built plan of the stormwater management system prepared by a licensed engineer shall be provided with the report and shall include a copy in electronic format.
 - c. During construction, the Applicant shall maintain all feasible and reasonable means of dust control and shall collect all debris daily and as needed shall sweep Hospital Road in accordance with best management practices.
 - d. During construction the Applicant shall maintain and implement an integrated pest management plan.
 - e. Hours of exterior construction are limited to 7:00 a.m. to 5:30 p.m., Monday through Friday, and 8:00 a.m. to 4:00 p.m. on Saturday. Absent emergency conditions, which shall require written approval by the Police Department, no construction is permitted on Sundays or the following holidays: New Year's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving, and Christmas Day (or the following Monday when the holiday falls on a weekend). No on-site equipment shall be started and allowed to warm up before the designated construction hours, including no vehicle parking, standing, or idling on the adjacent public streets. Oversized deliveries of construction material should occur before or after peak traffic hours. Notwithstanding the foregoing, interior construction that doesn't generate excessive noise may occur on weekday evenings, until 7:00 p.m. The Applicant agrees that the hours of operation shall be enforceable by the Medfield Police Department.
 - f. The location of any and every stormwater disposal area shall be protected to prevent compaction by heavy equipment and to prevent contamination of the area with soils and materials that may reduce infiltration rates for the existing soils.
 - g. No construction debris shall be buried or disposed of at the Project site. The Applicant shall perform a daily cleanup of construction debris, including soil on

adjoining roads within two hundred (200) yards from the entrance(s) of the Project caused by construction. Damage shall be monitored by photographic documentation by the Applicant and at least monthly inspections by the Medfield Department of Public Works. The Applicant shall repair any damage to the adjacent roadways caused by Project construction. The Applicant shall provide an elevated crushed stone apron at the entrance(s) of the Project at least fifteen (15) feet in width and twenty (20) feet in length to remove dirt from truck wheels, mitigate dust, and provide erosion control, or such stabilizing construction exit.

10. Prior to the issuance of the certificate of occupancy for the first building completed in a phase of the Project, the Applicant shall have completed the following:
 - a. The Applicant shall submit a letter from the engineer and/or architect, as appropriate, of the Project stating that the building(s), landscaping, lighting, layout, materials, stormwater management and utilities substantially comply with the Plans of Record as approved by the Board for that phase of the Project.
 - b. The proposed intersection improvements at Harding and North Street, Harding and West Street and Harding and Hospital Road shall be completed in conformance with any approvals by the Medfield Select Board, acting as the Town of Medfield Road Commissioners.
 - c. The Medfield Department of Public Works Director and Medfield Building Commissioner shall inspect the construction of internal driveways and paved areas for conformance with the Final Approved Plans for that phase of the Project.
 - d. All utilities shall be underground, subject to review and approval of local utility companies per utility company specifications which may require certain above-ground infrastructure.
 - e. All deeds, restrictions, easements and/or other instruments as shown on the Final Approved Plans shall be recorded. Any easements and/or restrictions or deeds shall be recorded prior to the issuance of any certificate of occupancy for the Project.
 - f. The Applicant shall provide as-built plans that show building locations, grades, access ways, parking areas, sidewalks and walkways, curbing, stormwater management facilities, lighting, and utilities to the Medfield Building Department and Medfield Engineering Department that serve that phase of the Project. Within 120 days after the issuance of the final certificate of occupancy for final phase of the Project, the Applicant shall submit as-built plans for the entire Project in accordance with this condition.
 - g. Landscaping shall be installed in accordance with the Final Approved Plans for that phase of the Project.
 - h. All onsite water and sewer infrastructure for the Project shall be constructed and fully operational for that phase of the Project.
 - i. The Applicant shall follow all Town of Medfield requirements for obtaining an

assignment of an address number for the buildings and for the unit numbers.

11. If all site related issues, including landscaping, have not been completed at the time the building(s) are ready for occupancy, the Medfield Building Department may authorize the Applicant to post a security sufficient in the reasonable opinion of the Medfield Building Department, to cover the cost of the Town of Medfield for completing the remaining site items. The Medfield Building Department will provide notification of the posting of the security to the Board.
12. This Decision shall be recorded in the Norfolk County Registry of Deeds and proof of same shall be provided to this Board and the Medfield Building Department prior to the commencement of any site work or the issuance of any demolition permit or building permit which ever first occurs.
13. These above conditions are intended to be permanent to the Applicant and subsequent property owners.
14. Requirements herein shall be deemed covenants running with the land, binding on the Applicant, its successors and assigns.
15. For purposes of interpreting the continued validity of this Decision pursuant to Section 300-20.11(I) of the Zoning Bylaw, “commencement of construction” shall include any site preparations, improvements or disturbance, issuance of any demolition permit(s) or the issuance of building permit(s), whichever first occurs. The Applicant shall diligently pursue construction of the Project (as the same may be pursued in one or more phases as set forth in the construction sequencing plan) upon commencement thereof in a reasonable and diligent manner.
16. The approvals granted in this Decision shall not lapse, provided that construction has commenced within two years after the Decision is issued, which time shall be extended by the time required to adjudicate any appeal from such plan approval.
17. Said time shall also be extended by the plan approval authority upon a showing by the Applicant that the Applicant is actively pursuing other required permits for the proposed project or there is other good cause for the failure to commence construction or as may be provided in a plan approval for a multi-phase proposed project. “Good cause” shall include material conditions beyond the Applicant’s reasonable control, including, without limitation, lack of the availability of financing; labor disputes; governmental preemption in connection with a national, state, or local emergency or other governmental action; inability to obtain services, labor, or materials; natural disasters; civil unrest; or fire, flood, or other casualty. The Applicant shall submit a request for extension of this plan approval to the Planning Board at least 60 days prior to the approval’s lapse or any subsequent extension lapse.
18. Subsequent modifications to this Decision and/or the Final Approved Plans shall be reviewed and approved in accordance with the standards and procedures set forth in Section 300-20.12 of the Zoning Bylaw.
19. This Decision may be appealed in accordance with G.L. c. 40A, s. 17 to a court of competent jurisdiction.

RECORD OF VOTE

We, the members of the Planning Board, vote to approve the Medfield State Hospital Redevelopment Plan as stated above in the “Decision:”

So voted April 10, 2023

TOWN OF MEDFIELD PLANNING BOARD

Yes _____
Paul D. McKechnie, Chair

Yes _____
James Brand, Vice Chair

Yes _____
Sarah T. Lemke, Clerk

Yes _____
Teresa James, Member

Yes _____
Seth Meehan, Member

Town Clerk: Original Decision
Norfolk County Registry of Deeds: Certified Copy of Decision

cc: File
Applicant
Building Department
Assessing Department
Board of Health
Notice of Decision to Abutters