



(508) 906-3027

TOWN OF MEDFIELD

Office of the

PLANNING BOARD

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

June 24, 2025



RE: Final Administrative Determination — Closeout of Site Plan Approval Conditions
Applicant: Trinity Acquisitions LLC
Project: Medfield State Hospital Redevelopment
Decision Reference: Site Plan and Special Permit Approval, SP & SPA 23-01 (April 10, 2023)

Pursuant to the authority granted under the Town of Medfield Zoning Bylaw, specifically Sections 300-14.12, 300-14.15, 300-14.16, and 300-20, and in accordance with the Planning Board's April 10, 2023 Plan Approval Decision (SP & SPA 23-01) (the "Decision"), the Medfield Planning Board ("Board") hereby issues this final administrative determination with respect to the closeout of the site plan approval conditions associated with the Medfield State Hospital Redevelopment ("Project").

At a duly posted meeting on Monday, June 23, 2025, the Board reviewed the Applicant's submission dated April 4, 2025, including all attachments and referenced materials. The Board makes the following findings and determinations:

I. Background

Condition #1 of the April 10, 2023 the Decision ("Condition #1") required the Applicant to return to the Planning Board for review and approval of certain plans and supporting materials prior to any site disturbance, demolition, or building permit issuance. These items, if approved, would collectively become part of the "Final Approved Plans" as defined in the Decision.

As part of its April 4, 2025 submittal, the Applicant presented documentation demonstrating compliance with the conditions outlined in subsections (a) through (f) of Condition #1. This submittal was coordinated concurrently with the Applicant's filing for Definitive Subdivision Plan and Stormwater Management approval.

cc: Building Commissioner
ZBA
Board of Health

II. Determination of Resolved Items

Upon review of the materials submitted and discussions during the Board's duly posted meeting, the Board finds that the following components of Condition #1 have been satisfactorily resolved and approved as part of the Site Plan Approval process:

- (a) Lighting Plan:** Photometric analysis, fixture specifications, and lighting control measures are accepted as complete and consistent with the project intent and applicable zoning standards.
- (b) Landscaping Plan:** The final planting plan, species and quantity lists, and comparative tree inventory (including trees $\geq 6"$ caliper) have been submitted and are consistent with the requirements of Condition #1(b).
- (c) Final Road Design:** Preliminary road and pedestrian designs, including sidewalk layout and crossing treatments, have been submitted. These designs are acknowledged to be substantially developed and appropriate for incorporation into the subdivision permitting process.
- (d) Final Signage Plan:** Including wayfinding and traffic-related signage elements. The plan was submitted as Attachment A to the April 4, 2025 letter and is approved.

These items are now deemed to form part of the "Final Approved Plans" as defined in the original April 10, 2023 approval.

III. Items to Be Governed Under Subdivision Review

The Board further finds that the remaining components of Condition #1 set forth below—although submitted in draft form—are more appropriately finalized and enforced under the Applicant's request for Definitive Subdivision Plan approval, as such matters directly relate to the scope, sequencing, and execution of project construction:

- (e) Construction Mitigation Plan:** Including blasting protocols, truck routes, staging, traffic safety measures, erosion and sediment control, and pest management. These items will be reviewed and conditioned under the subdivision decision.
- (f) Construction Sequencing Narrative and Plan:** Covering phasing of land disturbance, infrastructure, and building rehabilitation activities. This document is integral to construction oversight and will be administered under the subdivision process.

These items shall no longer be enforced as standalone site plan conditions but instead shall be incorporated by reference into the Board's Definitive Subdivision Plan approval and related conditions.

IV. Conclusion

The Planning Board hereby finds that the Applicant has met its obligations under Condition #1 of the April 10, 2023 Site Plan Approval Decision. The four (4) items noted in Section II above are approved and closed out under SP & SPA 23-01, and the remaining two items set forth in Section III above are now formally deferred to and incorporated within the scope of the Board's Definitive Subdivision Plan and Stormwater Management approvals, in accordance with applicable law and regulation.

No further action is required by the Applicant under the Site Plan Approval decision with respect to Condition #1. This determination shall be incorporated into the official Planning Board file and shall be recorded as part of the administrative history of the Medfield State Hospital Redevelopment Project.

Respectfully,

Maria De La Fuente
Director of Land Use

cc: Building Commissioner
ZBA
Board of Health