

(508) 906-3027

TOWN OF MEDFIELD

Office of the

PLANNING BOARD

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

CERTIFICATE OF APPROVAL OF A DEFINITIVE PLAN

TO: Marion Bonoldi, Town Clerk
Town of Medfield
459 Main Street
Medfield, MA 02052

RE: Application of Trinity Acquisitions LLC (the "Applicant") for approval of a definitive subdivision plan for redevelopment of the property known as the Medfield State Hospital Campus, Hospital Road, Parcel ID 71-001 (the "Property")

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It is hereby certified by the Planning Board of the Town of Medfield, Massachusetts (the "Board"), that at a duly called and properly posted meeting of said Board, held on June 23, 2025, it was voted to grant approval of a definitive subdivision plan pursuant to the Applicant's initial filings submitted on April 4, 2025 (the "Definitive Subdivision Plan Approval"). The Definitive Subdivision Plan Approval was granted under Massachusetts General Laws, Chapter 41, Sections 81K-81GG (the "Subdivision Control Law"), and the Rules and Regulations Governing the Subdivision of Land codified in Chapter 310 of the Town's General Bylaws and attachments thereto (collectively, the "Subdivision Regulations"). By and through such approval, the Applicant seeks to create eleven (11) development lots on the Property (10 for the Project, as defined below, and one for the Bellforge Arts Center, as shown on the lotting plan annexed hereto as **Exhibit A**), within the context of a project to rehabilitate/develop 27 existing historic buildings (along with non-historic Building 10) into 334 mixed-income rental apartment homes, together with related open space, parking, and amenities as shown on the Applicant's plans (collectively, the "Project") and as conditionally approved pursuant to this Board's prior Decision granting a special permit and site plan approval for the Property dated April 10, 2023, and filed with the Town Clerk on April 18, 2023 (the "2023 Decision").

I. Project Description

As set forth in the 2023 Decision and materials incorporated therein by reference, by application dated January 11, 2023, the Applicant sought approval for the Project pursuant to

Section 300-20 of the Town of Medfield Zoning Bylaw (the "Bylaw"), inclusionary zoning approval pursuant to Zoning Bylaw Section 300-14.16, a special permit pursuant to Zoning Bylaw Sections 300-14.15 and 300-14.16, and site plan approval pursuant to Zoning Bylaw Section 300-14.12 for the certified historic rehabilitation of 27 existing buildings (along with non-historic Building 10) on the Property, resulting in the creation of 334 mixed-income apartment homes (25% of which will be affordable), with related open space, amenities and pedestrian and traffic circulation and parking. As described in those proceedings and the proceedings which are the subject of this approval, the redevelopment of the Property has been meticulously designed to meet the contemporary housing and recreational needs of the Medfield community, by preserving open space for public enjoyment, while reimagining the existing historic buildings as new homes for a wide range of residents. The Property has a rich 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 accomplishes an adaptive reuse of the existing buildings to again provide rewarding housing and recreational opportunities. The Property features a hillside location with stately buildings, an extensive tree canopy, and spectacular open space and can thus be embraced as an enriching environment for residents and neighbors.

The Project design 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 residential feel. Residential apartments will be combined with artist-focused amenities to complement the new Bellforge Arts Center. Open spaces will be maintained or improved 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. The Applicant has worked within the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties to respect the historic integrity of the Property's buildings, while providing for entry stoops/ramps in appropriate locations to complement, rather than to completely replicate, the historic character of the site and the buildings.

In total, 334 apartments are proposed, consisting of studios, and one-, two-, and three-bedroom apartments, and varying in size from approximately 300 to approximately 1,400 square feet, configured as flats or multilevel layouts, based on the existing buildings. These diverse housing types, along with common area interior and exterior amenity spaces, will be distributed across the Property. Each apartment will meet or exceed the market-rate quality of housing in the Medfield area. Common spaces within the Amenity buildings will be fully accessible, with elevator or walkway access to all floor levels and rooms. To the extent feasible, all housing will be designed for adaptability. In compliance with Massachusetts Architectural Access Board regulations, 5% of the units (17 total) will be Group 2 accessible, designed to support individuals with mobility challenges, and suitable for all age groups and disabilities. An additional two percent (2%) (7 total) of units will be designed for individuals with sensory impairments.

II. Submitted Materials and Information

This Definitive Subdivision Plan Approval is based on the following Plans, information, and materials, all of which are incorporated herein:

A. Planning and Subdivision Application Materials

1. A document entitled "Cover Letter to BOH re: Subdivision Plan-related Submittals," prepared and submitted by Robinson & Cole LLP on behalf of the Applicant, dated April 4, 2025
2. A document entitled "Cover Letter for Planning Board re: Supplemental Materials Related to Plan Approval," prepared and submitted by Robinson & Cole LLP on behalf of the Applicant, dated April 4, 2025
3. A document entitled "Cover Letter for Planning Board - Close out of Conditions Within Plan Approval Decision – SP & SPA 23-01," prepared and submitted by Robinson & Cole LLP on behalf of the Applicant, dated April 4, 2025
4. A document entitled "Subdivision of Land Form 3 with Attachments," prepared by Trinity Acquisitions LLC and Vanasse Hangen Brustlin, Inc., dated April 4, 2025
5. A document entitled "Medfield Planning Board Subdivision Submittal – Attachment G – Copies of Existing Encumbrances," prepared by Trinity Acquisitions, LLC, dated April 4, 2025
6. A document entitled "Subdivision of Land Form 4 – Designer's Certificate," prepared by Vanasse Hangen Brustlin, Inc. on behalf of the Applicant, dated March 26, 2025
7. A document entitled "Medfield Planning Board Subdivision Submittal – Attachment F – Traffic Impact and Access Study," prepared by Vanasse Hangen Brustlin, Inc., dated May 2022

B. Stormwater and Environmental Review

8. A document entitled "Stormwater Pollution Prevention Plan (SWPPP) Manual," prepared by Vanasse Hangen Brustlin, Inc. on behalf of the Applicant, dated January 31, 2025
9. A document entitled "Project Review Application," prepared by Trinity Acquisitions, LLC, dated March 28, 2025
10. A document entitled "Stormwater Report - Attachment D," prepared by Vanasse Hangen Brustlin, Inc., dated March 28, 2024
11. A document entitled "Stormwater Management System Operations and Maintenance Manual," prepared by Vanasse Hangen Brustlin, Inc., dated March 28, 2024

12. A document entitled “Board of Health Peer Review Letter #1,” prepared by Apex Companies, LLC, dated May 9, 2025
13. A document entitled “Board of Health Peer Review Letter,” (Response to Apex Written Comments) prepared by Vanasse Hangen Brustlin, Inc., dated May 30, 2025
14. A document entitled “Board of Health Peer Review Letter #2,” prepared by Apex Companies, LLC, dated June 13, 2025
15. A document entitled “Exhibit S – Subdivision Waiver Requests,” prepared by Vanasse Hangen Brustlin, Inc., dated June 18, 2025

C. Planning Board Peer Review

16. A document entitled “Planning Board Peer Review Letter #1,” prepared by Apex Companies, LLC, dated May 20, 2025
17. A document entitled “Planning Board Peer Review Letter #1” (Response to Planning Board Peer Review Letter #1), prepared by Vanasse Hangen Brustlin, Inc., dated June 6, 2025
18. A document entitled “Planning Board Peer Review Letter #2,” prepared by Apex Companies, LLC, dated June 20, 2025
19. A document entitled “Planning Board Follow-Up Memo,” prepared by Trinity Financial, dated June 20, 2025

D. Design, Engineering & Construction Plans

20. A document entitled “Signage Package,” prepared by Whitney Veigas for Trinity Financial, dated March 7, 2025, including Site Plan dated April 2, 2025, to reflect Tower Parking Lot layout.
21. A document entitled “Proposed Irrigation Plan,” prepared by Klopfer Martin Design Group, dated March 27, 2025
22. A document entitled “Construction Mitigation Plan,” prepared by Trinity Acquisitions, LLC, dated March 28, 2025
23. A document entitled “Updated Planning Board Exhibits,” prepared by Vanasse Hangen Brustlin, Inc., dated March 28, 2025
24. A document entitled “Medfield State Hospital Site Drawings – Site Permit Package,” prepared by Vanasse Hangen Brustlin, Inc. with contributions from

ICON Architecture Inc., Klopfer Martin Design Group, Souza, True and Partners, Inc., R.W. Sullivan Engineering, McPhail Associates, LLC, and other consultants, dated March 28, 2025, and revised through June 6, 2025

25. A document titled “Exhibits to Planning Board’s Response Memo,” prepared by Trinity Financial and Vanasse Hangen Brustlin, Inc., dated June 20, 2025

E. Historic And MEPA Documentation

26. A document entitled “Certificate of Appropriateness – Historic District Commission Approval,” prepared by the Medfield Historic District Commission, dated February 4, 2025
27. A document entitled “Notice of Project Change – Medfield State Hospital Clean Up and Redevelopment Project,” prepared by Fort Point Associates, Inc. on behalf of Trinity Acquisitions, LLC, dated May 31, 2023
28. A document entitled “Statement on the Proposed Subdivision – Medfield State Hospital/Trinity Financial,” prepared by the Medfield Historical Commission (co-chairs David Temple and Seth Meehan), dated June 11, 2025
29. A document entitled “A Short History of Medfield State Hospital, 1890–2016,” prepared by John Thompson, LSP, originally written in 2016 and appended to the Historical Commission’s June 11, 2025 submission
30. A document entitled “Letter of Support for Historic Rehabilitation,” prepared by the Medfield Historical Commission, dated January 11, 2024
31. A document entitled “Secretary’s Certificate on Expanded Notice of Project Change (ENPC),” prepared by the Executive Office of Energy and Environmental Affairs, dated July 14, 2023

F. Presentation Materials

32. A document entitled “Public Hearing Presentation – Medfield State Hospital Redevelopment,” prepared by Trinity Financial, dated May 12, 2025
33. A document entitled “Public Hearing Presentation – Medfield State Hospital Redevelopment,” prepared by Trinity Financial, dated May 29, 2025
34. A document entitled “Medfield State Hospital Redevelopment Public Hearing for Subdivision Approval – Planning Board Presentation,” prepared by Trinity Financial, dated June 23, 2025

G. Town And Departmental Communications

34. An email titled "Street Names" prepared by Fire Chief Bill DeKing, dated June 2, 2025

III. Procedural History

On April 4, 2025, the Applicant submitted requests for Definitive Subdivision Plan Approval, stormwater management approval, and certain plans and materials responsive to Condition #1 of the Board's 2023 Decision ("Condition #1"). The Applicant requested concurrent action on all three (3) submittals. Stormwater management approval was independently considered, reviewed, and approved by the Board of Health; review of the Applicant's request for Definitive Subdivision Plan Approval and the Applicant's request for Board sign-off regarding Condition #1 were heard concurrently by the Board.

With respect to the Applicant's request for subdivision approval, the following materials were submitted:

- A. Subdivision of Land Form 3 – Applicant for Approval of Definitive Subdivision Plan
- B. Subdivision of Land Form 4 – Designer's Certificate
- C. Site Permit Package for Definitive Subdivision Plan Submittal
- D. Stormwater Report
- E. Stormwater Management System operations and Maintenance Manual
- F. Traffic Impact Statement
- G. Copies of Existing Encumbrances
- H. Environmental Impact Statement
- I. Planning Board Exhibits
- J. Stormwater Pollution Prevention Plan (SWPPP) Template
- K. Irrigation Planning Diagram

The duly posted public hearing for this Project was opened on May 12, 2025 after being advertised in the Hometown Weekly on April 24, 2025 and May 1, 2025. A site visit was not scheduled as all Board members are familiar with the Project and the Property. Subsequent public hearing sessions were held on May 29, 2025 and June 23, 2025, at which time the hearing was closed and the Board voted to approve the Project, granting certain waivers and subject to conditions, with the Board to review a draft decision prepared by Town Counsel at a subsequent meeting.

Signoff as to Condition #1 relative to the 2023 Decision was memorialized via correspondence entitled "Final Administrative Determination – Closeout of Site Plan Approval Conditions" dated June 24, 2025 (stamped by the Town Clerk on July 2, 2025). As agreed by the Applicant, Condition #1 and the aforesaid item of correspondence shall be deemed incorporated into this approval by reference, such that matters relating to the scope, sequencing, and execution of project construction shall be appropriately finalized and enforced under this approval, including but not limited to the following: (a) the requirement(s) regarding a construction mitigation plan as set forth in Condition 1(e); and (b) the requirement(s) regarding a construction sequencing narrative and plan set forth in Condition 1(f).

IV. Waivers – Subdivision Rules and Regulations

The Applicant requested that the Board waive the following provisions of the Town's Subdivision Regulations (all as more specifically set forth in the Applicant's Exhibit S – Subdivision Waiver Requests dated June 18, 2025, which is incorporated herein by reference):

1. **§ 310-4.2.C.(16)(b) regarding street layout plan cross-sections** (*the Applicant proposed cross-sections on dedicated plan sheets in lieu of cross-sections combined on plan sheets; in support of the requested waiver, the Applicant states that due to the number of typical section provided, the Applicant proposes to provide typical section on separate sheets from the proposed plans with reference locations for each typical section provided on the plan views*)
2. **§ 310-4.2.C.(16)(b) regarding street layout plan cross section intervals** (*the Applicant proposes to provide what it considers "typical sections" for each proposed right-of-way, depicting each configuration of roadway cross-section, instead of cross-sections at regular intervals*)
3. **§ 310-4.2.C.(16)(c) regarding street profile requirements** (*the Applicant proposes to reference the more current NAVD 1988 Datum in lieu of MA 1929 Datum, and has provided a datum conversion chart for reference on the plans*)
4. **§ 310-4.2.C.(25) regarding soil borings** (*the Applicant proposes to reduce the frequency of soil borings to every 400 feet where the majority of proposed roadways are being constructed in the location of existing roadways; where roadways are proposed beyond existing roadway limits, the required 100 ft boring spacing is proposed*)
5. **§ 310-5.2.A.(1) regarding right-of-way width** (*the Applicant requests a waiver from the 50-foot right-of-way width requirement and proposes minimum right-of-way widths – such that widths will actually be wider at various locations as shown on the Plans – as follows: (a) 21 feet on East Stonegate Drive, (b) 26 feet on West Stonegate Drive, (c) 27 feet on Chapel Street, (d) 26 feet on North Chapel Street, (e) 27 feet on East Chapel Street, (f) 33.5 feet on West Chapel Street, (g) 30.5 feet on Overlook Drive, and (h) 35.5 feet on Center Street*)
6. **§ 310-5.2.A.(3) regarding typical cross sections** (*the Applicant requests a waiver from the Plate 3B requirement and in support of the request states that it proposes to maintain the intent of the existing configurations of the site's historic roadways as shown on the plans and typical sections*)
7. **§ 310-5.2.A.(3) regarding width of pavement and travel lanes** (*the Applicant requests a waiver from the requirement of 24 feet and proposes roadway pavement widths of 18 feet for one-way roadways and 20 feet for two-way roadways*)

8. **§ 310-5.2.A.(5)(a) regarding curbing** (*the Applicant proposes vertical granite curb (VGC) as opposed to sloped granite edging (SGE) to match historic conditions of the site; other locations are proposed as flush edge of pavement (EOP) to allow for stormwater to sheet flow off the roadways into adjacent shallow basins and/or country drainage*)
9. **§ 310-5.2.A.(6)(a) regarding minimum distance between curb openings for driveways and catch basins or hydrants** (*the Applicant requests that the requirement of 20 feet be reduced to 10 feet, and in support of the request, the Applicant states that it proposes to allow for catch basins to be closer to curb openings to better capture stormwater surface runoff at pedestrian crossings as shown on the plans*)
10. **§ 310-5.2.A.(8)(a) regarding grass strips** (*the Applicant requests a waiver from the Plate 3b requirement, and in support of such request, states that it proposes to maintain the intent of the existing configurations of the historic roadways*)
11. **§ 310-5.2.A.(10) regarding loaming and seeding** (*the Applicant requests a waiver from the 6" loam and seed requirement, and in furtherance of such request, the Applicant proposes: (a) that areas of disturbance to subgrade, and proposed as lawn, will be 6" loam and seed as required; (b) that some areas of disturbance be eco- or no-mow grass (rather than lawn seed) or special plant palette for stormwater retention swales; and (c) construction laydown areas to be scarified, brought to proposed grades with new loam as needed, amended as needed, and seeded, because native soil is generally excellent. Other lawn areas to be overseeded without loam*)
12. **§ 310-5.2.A.(10) regarding tree planting** (*the Applicant requests waivers from various requirements, and in support thereof, states that it proposes (a) that the plan maintain the historic character of the streetscapes with trees planted more widely apart than the regulation; (b) existing trees nearing maturity will have replacements planted nearby to maintain consistency across the site; and (c) trees will conform to utility adjacency regulations*)
13. **§ 310-5.2.C.(1)(h) regarding no disturb buffers for drainage basins** (*the Applicant requests a waiver from the 100 foot requirement, and in support, notes that no large detention/retention basins are proposed as part of the Project*)
14. **§ 310-5.2.C.(2)(a) regarding storm drain pipe material** (*the Applicant proposes high density polyethylene (HDPE) pipe with improved roughness coefficient to allow for instances of stormwater design flow capacities to be met with smaller pipes than reinforced concrete pipe (RCP)*)
15. **§ 310-5.2.D.(2)(c)(i) regarding hydrant offset** (*the Applicant requests a waiver from the requirement of seven (7) feet from edge of traveled way (EOTW), and in support thereof, states that it proposes to maintain the intent of the existing*

configurations of the site's historic roadways such that fire hydrants are proposed to remain within the resulting public rights-of-ways)

16. **§ 310 – Table 1 regarding minimum centerline radius** *(the Applicant requests a waiver from the requirement of 275 feet, and in support of such request, states that it proposes to match the site's existing roadway layout to the extent feasible, with minimum proposed centerline radii as follows: (a) 90 feet for East Chapel Street; (b) 100 feet for West Stonegate Drive; (c) 100 feet for East Stonegate Drive; (d) 200 feet for Stonegate Drive; and (e) 200 feet for North Chapel Street)*
17. **§ 310 – Table 1 regarding minimum clear sight distance** *(the Applicant requests a waiver from the requirement of 300 feet, and in support of such request, states that it proposes to match the layout of the site's existing roadways to the extent feasible, as existing historic buildings are to remain)*
18. **§ 310 – Table 1 regarding K value for crest vertical curve** *(the Applicant requests a waiver from the requirement of a value of 28, and in support of such request, states that it proposes to match the profiles of the site's existing roadways to the extent feasible; some locations with flat grades are proposed to be fine graded through a point of vertical intersection (PVI) to ensure positive drainage)*
19. **§ 310 – Table 1 regarding K value for sag vertical curve** *(the Applicant requests a waiver from the requirement of a value of 30, and in support of such request, states that it proposes to match the profiles of the site's existing roadways to the extent feasible; those locations with flat grades are proposed to be fine graded through a point of vertical intersection (PVI) to ensure positive drainage)*
20. **§ 310 – Table 1 regarding maximum grade** *(the Applicant requests a waiver from the requirement of six percent (6%), and in support of such request, states that it proposes that the maximum longitudinal profile grade of existing roadway, at the following locations, be permitted to exceed the 6% requirement in order to match the existing grade: (a) 6.5% for Overlook Drive; and (b) 7.7% for Cottage Street)*
21. **§ 310 – Table 1 regarding minimum grade** *(the Applicant requests a waiver from the requirement of one percent (1%), and in support of such request, states that it proposes that the minimum longitudinal profile grade of existing roadway, at the following locations, be permitted below the required threshold of 1% in order to match the existing grade, such that positive drainage will be provided in these areas through the use of 2% minimum cross-slopes: (a) 0.4% for West Chapel Street; and (b) 0.5% for East Chapel Street)*
22. **§ 310 – Table 1 regarding maximum of grade leveling area at approach to intersection for 100 feet from sideline of existing way** *(the Applicant requests a waiver from the requirement of two percent (2%) within 100 feet, and in support of such request, states that it proposes to match the site's existing roadway grades to the extent feasible, while modifying the grades to meet accessibility requirements)*

of Americans with Disabilities Act (ADA), Massachusetts Architectural Access Board (MAAB) and Public Right-of-Way Accessibility Guidelines (PROWAG))

23. **§ 310 – Table 1 regarding minimum intersection angle** *(the Applicant requests a waiver from the requirement of 60 degrees to the lesser angle of 42 degrees, and in support of such request, the Applicant states that it proposes to match the layout of the site's existing roadways to the extent feasible, and that the reduced minimum angle is proposed where Center Street intersects at West Stonegate Drive)*
24. **§ 310 – Table 1 regarding minimum distance between entering streets not directly opposite each other** *(the Applicant requests a waiver of the requirement of 225 feet and requests a lesser minimum distance of 150 feet; in support of such request, the Applicant states that it proposes to match the layout of the site's existing roadways to the extent feasible, whereby the reduced minimum distance between entering streets is proposed along North Chapel Street between East Chapel Street and East Stonegate Drive)*
25. **§ 310 – Table 1 regarding minimum radius at street side line** *(the Applicant requests a waiver of the requirement of 30 feet to the lesser minimum radius of 10 feet; in support of such request, the Applicant states that it proposes tighter curb radii to match existing conditions where applicable and where not inhibiting emergency vehicle access)*
26. **§ 310 – Table 1 regarding left sight distance** *(the Applicant requests a waiver from the requirement of 430 feet, and in support of such request, states that it proposes to match the layout of the site's existing roadways to the extent feasible. Existing historic buildings are to remain)*
27. **§ 310 – Table 1 regarding right sight distance** *(the Applicant requests a waiver from the requirement of 410 feet, and in support of such request, states that it proposes to match the layout of the site's existing roadways to the extent feasible, as existing historic buildings are to remain)*

V. Findings and Determination; Conditions

In accordance with the requirements of the Subdivision Regulations, and after careful consideration of all the materials provided by the Applicant, the thoughtful and informative comments provided at the public hearing, and the presentations, questions and comments made by all those in attendance at the various sessions of the public hearing, and the reports, comments and correspondence from the Board's peer reviewer, the Board voted unanimously to approve the Project as shown on the final revised Plans and other submitted materials, including a grant of waivers requested in connection with the approval of such plans, subject to the conditions set forth below.

1. **Submission of Construction-Phase Public Safety Plans.** Prior to commencement of any land disturbance or issuance of any building permit, the Applicant shall submit

a Construction-Phase Public Safety and Logistics Plan (the "Plan") for review and written approval by a Board designee, the Medfield Fire Department, and the Medfield Police Department. The Plan shall identify and prepare necessary signage for applicable areas from which the public will be restricted, as well as emergency access routes, staging areas, laydown zones, contractor contact information, and schedules for clearing and vegetation establishment as consistent with the Stormwater Pollution Prevention Plan (SWPPP) and National Pollutant Discharge Elimination System (NPDES) Construction General Permit.

2. **Finalization of Water and Sewer Approvals.** No site work or utility installation shall commence until the Medfield Board of Water & Sewerage provides written confirmation that all water and sewer utility plans have been reviewed and approved. Such certification shall confirm that connection permits and capacity authorizations have been issued and shall be submitted to the Board by the Applicant forthwith upon the Applicant's receipt of the same.
3. **Hydrant Placement and Emergency Circulation Review.** Prior to endorsement of the Definitive Subdivision Plan, the Fire Department shall review the Applicant's proposed fire hydrant layout, emergency vehicle circulation, and access plans. No plan shall be endorsed prior to the Board receiving written approval of the same from the Fire Department.
4. **Soil Erosion and Sediment Control (ESC).** Prior to any land disturbance, the Applicant shall submit finalized ESC Plans consistent with the Massachusetts Erosion and Sediment Control Guidelines, to the reasonable satisfaction of the Department of Public Works (DPW), which plans shall include identification of the responsible party and a phased sequencing plan. Such plans shall be incorporated into the NPDES CGP and shall be reviewed and shall require the written approval of the Department of Public Works.
5. **Stormwater System Certification.** All stormwater facilities shall comply with Chapter 235 of the Town of Medfield's General Bylaws, the Massachusetts Department of Environmental Protection ("DEP") Stormwater Handbook, and the Environmental Protection Agency ("EPA") MS4 General Permit. Prior to the start of construction, the Applicant shall submit a stamped certification from a licensed professional engineer verifying compliance with such standards, including but not limited to, incorporation of Board of Health peer review comments and any conditions imposed by the Board of Health in connection with its approval of the Project.
6. **Approval of Signage and Wayfinding.** All subdivision signage, including street names and wayfinding elements, shall be submitted for review by and written approval of the Sign Advisory Board. Such written approval shall be obtained prior to installation, and the Applicant shall provide a copy of such approval forthwith upon receipt of the same. Without limiting the foregoing, the Applicant shall obtain separate sign permits in accordance with the requirements of the Town's Zoning

Bylaw and shall be subject to all other requirements of the Zoning Bylaw regardless of whether the same is expressly stated herein.

7. **Snow Storage Plan Revisions.** The final subdivision plans shall incorporate a Snow Storage Plan that: (a) improves sightlines at intersections; (b) coordinates snow storage areas with landscaping plans, avoiding species susceptible to de-icing chemicals; and (c) provides grading to prevent untreated runoff into stormwater basins. The revised plan shall be submitted to DPW for review and written approval. Such written approval shall be obtained and transmitted to the Board by the Applicant prior to final endorsement of the final subdivision plans and shall demonstrate consistency with the Land Disposition Agreement for the Redevelopment of Portions of the Former Medfield State Hospital between the Town and the Applicant dated June 21, 2022, including but not limited to, compliance with the terms and conditions of all addenda and amendments thereto.
8. **Operations and Maintenance (O&M) Manual.** Prior to the start of construction, the Applicant shall submit to the Board a final O&M Manual (Manual) detailing and delineating infrastructure responsibilities and best management practices, including delineation of ownership and maintenance obligations between the Town and the Applicant for, among other things, maintenance of stormwater infrastructure, landscaping, and snow removal, all of which shall, at a minimum, be commensurate with that which was submitted with the application materials. The Manual shall be subject to review by and written approval of the Town Administrator. The Manual shall serve as the reference for all long-term maintenance and dispute resolution. The revised Manual shall also (a) require submittal of maintenance logs to the DPW in accordance with the approved schedule and (b) include updated DPW emergency contacts.
9. **Stormwater Operations and Maintenance Agreement.** A fully executed Stormwater O&M Agreement, in a form satisfactory to the Applicant, the Board, and Town Counsel, shall be submitted prior to the commencement of any site work. The signed and approved agreement shall be recorded with the Registry of Deeds and shall provide for perpetual maintenance, enforcement rights, and compliance verification mechanisms consistent with submittals made with respect to the application Definitive Subdivision Plan Approval.
10. **Environmental Impact Reporting.** Prior to the start of construction, the Applicant shall submit to the Board the full Single Environmental Impact Report (EIR) as filed with the Executive Office of Energy and Environmental Affairs (EOEEA), along with a cover letter summarizing and comparing any changes, material impacts, or additions relative to the previously submitted Notice of Project Change (NPC).
11. **Roadway Design Plans.** Prior to commencement of any site construction, the Applicant shall submit final construction-level roadway design plans, prepared and stamped by a registered professional engineer, demonstrating that all roadway surfaces – in particular, those within curbed sections and areas of minimal

longitudinal slope – are designed to provide sufficient positive drainage. The plans shall clearly show that ponding will be effectively mitigated through appropriate grading, drainage structures, or other engineering measures acceptable to the Department of Public Works. Approval of final construction plans shall be subject to review and written approval by the Board and the Department of Public Works or their designees.

12. **Recording of Easements on Town-Owned Land and Land to be Conveyed to the Applicant.** Prior to the recording of the Definitive Subdivision Plan, the Applicant shall finalize and record all permanent drainage easements necessary to accommodate drainage infrastructure located on Town-owned land, as identified in Exhibit P1 and reflected in the revised Grading and Drainage Plans, and utility easements in favor of the Town to be located on land to be conveyed to the Applicant. Recorded easements shall be submitted to the Board and the DPW for review and confirmation prior to plan endorsement.
13. **Protection of Bioretention Areas and Subsurface Recharge Systems During Construction.** The Applicant shall ensure that all bioretention areas and subsurface recharge systems are protected during construction through the installation and maintenance of silt fencing or other approved barriers, as depicted on the updated Site Preparation and Erosion Control Plans. These protective measures are intended to prevent construction vehicle access, minimize soil compaction, and preserve long-term infiltration capacity. These protective measures shall be actively maintained for the duration of construction and shall be specifically referenced and enforced through the Construction Management Plan. The Construction Management Plan shall be submitted to the Board and the DPW prior to the commencement of any site work and shall include clear instructions and diagrams showing the location and maintenance requirements of all protective barriers for infiltration facilities.
14. **Compliance with Permitting Requirements.** The Applicant shall obtain all applicable federal, state, and local permits required for the subdivision and associated site work. The Applicant shall comply with all conditions of approval issued by permitting authorities, including but not limited to those issued by the Conservation Commission, Board of Health, DPW, and by any relevant state or federal agency. Written proof of all such permits shall be submitted to the Board prior to the commencement of construction.
15. **Performance Security.** Before the Board's endorsement on the Definitive Subdivision Plan, the Applicant shall prepare a form of covenant for Town Counsel review prior to recording securing the construction of ways and the installation of municipal services.
16. **Pre-Construction Meeting.** Without limiting any associated condition(s) set forth within the Board's 2023 Decision, prior to the start of clearing and construction (other than that required for surveying or testing or for the installation of erosion control measures), a pre-construction meeting shall take place to include, at a minimum, the

Applicant, the contractor, the Board's review engineer, the Planning Director, the Conservation Agent, the Building Commissioner, the Fire Chief, the Police Chief, a Town Administrator representative, and a representative of the DPW. The limit of work and extent of tree clearing shall be clearly marked prior to the pre-construction meeting.

17. **Construction Activities.** Without limiting any associated condition(s) set forth within the Board's 2023 Decision, and in keeping with the purpose and intent of Bylaw § 180-5, construction activities, including deliveries, shall be limited to the hours between (a) 7:00 a.m. and 5:00 p.m., inclusive, Monday through Friday, (b) 8:00 a.m. and 2:00 p.m., inclusive, on Saturdays, and (c) 9:00 a.m. and 2:00 p.m., inclusive, on Sundays. Notwithstanding the foregoing, interior construction that does not generate excessive noise may occur on weekday evenings until 7:00 p.m. No construction, deliveries, or any other construction-related activities may occur on New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving, Christmas Eve or Christmas Day. Trucks and other equipment may not idle or warm up until 7:00 a.m. on approved construction days. The Applicant shall take all feasible and reasonable measures to control dust, noise, odor, emissions, vehicle idling, vibration, and trash or debris. Provisions for water/fire suppression and safe, uninterrupted and convenient access to adjacent homes and streets shall be provided at all times.
18. **Construction Inspections.** Without limiting any associated condition(s) set forth within the Board's 2023 Decision, the Applicant shall coordinate all required inspections with the DPW and Board's consulting engineer. No infrastructure shall be constructed, installed, backfilled or paved (as applicable) without prior inspection and approval having been obtained. A minimum 48-hour notice shall be required for all inspection requests. To the extent there is a cost associated with any such inspection(s) or any associated services of a peer review consultant, such cost shall be borne by the Applicant.
19. **Modifications.** Insubstantial modifications to the design or layout of the structures and/or infrastructure which, prior to construction or site work, are determined by the Board or its designee to be minor, may be made to the project as field changes without the need for modification of the Definitive Plan or a public hearing. The Board reserves the right to allow such minor modifications. Substantial modifications shall require a public hearing.
20. **As-Built Plans and Certification.** Upon completion of construction, the Applicant shall submit full as-built plans certified and stamped by a Massachusetts Registered Professional Engineer, confirming conformance with approved plans. Plans shall include utility invert elevations, horizontal and vertical control, and certification of stormwater infrastructure.
21. **Street Acceptance Procedure.** The Applicant shall prepare and submit materials necessary for the layout and acceptance of any public ways, including metes and

bounds descriptions and street layout plans, as required by the Select Board and this Board.

22. **Recording.** The Applicant shall record this approval in the Norfolk County Registry of Deeds. After plan endorsement, the Applicant shall record such signed plans in the Norfolk County Registry of Deeds and shall forthwith provide a copy of the recorded plans to the Board for its file. At a minimum, a lotting plan shall be recorded in the same or substantially similar form to that which is annexed as Exhibit A.
23. **General.** There shall be no further subdivision of the Property, including changes of lot lines, without prior Board approval and in no event shall a road be constructed which connects through to any other subdivision nor shall any road from another subdivision connect to this subdivision. There shall be no clear cutting of trees and tree cutting shall be in accordance with the plans presented to the Board in these proceedings. The restrictions and conditions set forth herein and incorporated herein by reference are intended to be permanent and binding upon the Applicant and all subsequent owners of the Property. This approval is based upon the aforesaid plans before the Board (most recently revised on June 6, 2025) which plans shall be incorporated herein by reference and construction in conformance with said plans shall be deemed a condition of approval. All peer review comments and the Applicant's responses thereto shall be deemed incorporated into this approval by reference and compliance with such comments as described in said responses and approved hereunder shall constitute a condition of approval. This approval shall be referenced in all subsequent deeds and all documents necessary to carry out this approval or the conditions set forth herein (including but not limited to covenants and easements).

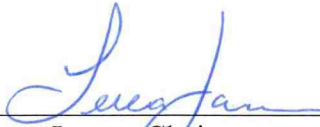
This Decision may be appealed under the applicable provisions of state and local law.

The Board should be notified immediately of any appeal to the Superior or Land Court on this subdivision approval made within the statutory twenty (20) day appeal period pursuant to G.L. c. 41, § 81BB.

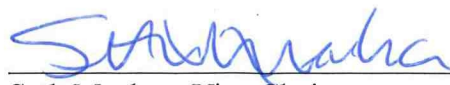
[The remainder of this page is left blank intentionally. Signatures to follow.]

TOWN OF MEDFIELD PLANNING BOARD

Yes


Teresa James, Chair

Yes


Seth Meehan, Vice Chair

Yes


Paul McKechnie, Clerk

Yes


Sarah Lemke

Yes

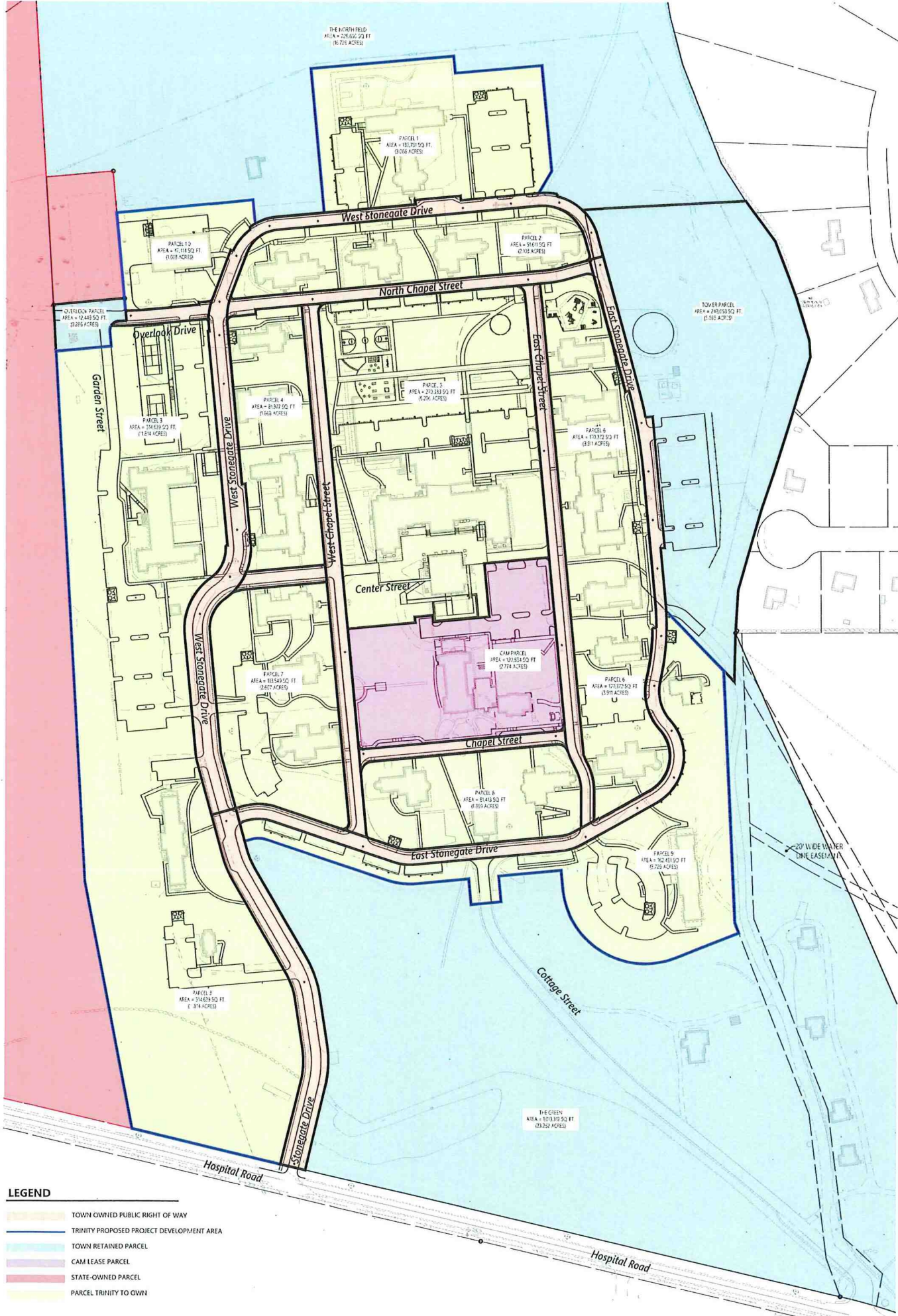

Doug Larence

Dated: August 26, 2025

Copy of Findings and Decision mailed to:

Applicant
Owner
Town Administrator
Select Board
Board of Assessors
File
Abutters (notice of decision)

EXHIBIT A



LEGEND

- TOWN OWNED PUBLIC RIGHT OF WAY
- TRINITY PROPOSED PROJECT DEVELOPMENT AREA
- TOWN RETAINED PARCEL
- CAMP LEASE PARCEL
- STATE-OWNED PARCEL
- PARCEL TRINITY TO OWN