Attachment 2

Summary of project related to the Montrose School property at 29 & 55 North Street, Medfield

The Montrose School Campus Plan that is the subject of the current site plan review proceedings before the Planning Board proposes to create new athletic fields, enhance educational opportunities related to the campus's natural resources, including Vine Brook, the pond, and the related wetlands, improve pedestrian and vehicular traffic patterns on campus, and make improvements to the School's Straw Hat Building, including a new entrance for students.

The project will provide for increased outdoor learning for students and teachers, along with better access to the wetlands edge for scientific sampling and observation. Additionally, bridges over Vine Brook will be repaired or replaced to allow for easier and safer movement from one part of the campus to another, and stone walls along the brook will be reset where they have become unstable.

The existing grass athletic field on the north side of the campus will be replaced with two regulation turf fields, one for field hockey and the other for soccer (a fall sport) and lacrosse (a spring sport). These new fields will allow for greater use by students, with an expected reduction of weather-related limitations on field use, thereby enhancing the School's athletic programs and the physical well-being of the students.

New pedestrian walkways throughout the campus will allow for conversation, mentoring, and recreation. The safety and security of the expanded walkways, especially near parking areas and driveways, will be enhanced by raised crosswalks and fencing with gates at the vehicular entrances to the campus from Brook Street and Janes Avenue. Additional lighting will be installed in pedestrian areas, including along walkways leading from the academic buildings to 55 North Street, and in parking areas.

The large asphalt-paved parking area north of Vine Brook will be significantly reduced in size, thereby lessening impervious area and improving drainage and stormwater controls on the campus. However, even with this parking area reduction, the proposed project is intended to provide adequate parking and infrastructure for the School's current needs, as well as future planned expansion of classroom space and increases in the size of the student body.

The project will involve site plan review with the Planning Board, a notice of intent and related proceedings before the Conservation Commission, review of stormwater matters with the Board of Health, and additional review by the Zoning Board of Appeals related to watershed protection, flood plain, and parking matters. In preparation for the filing of the various applications, the School's representatives have met with representatives of the Town's Planning and Zoning Departments, Fire Department, Building Department, and Conservation Commission, and expects to meet soon with a representative of the

Department of Public Works. To inform the School's neighbors about the project, a letter describing the School's plans was recently mailed by the School to the owners of abutting properties, all of whom have been invited to an information session scheduled for August 21, 2024, at the School.

The Montrose School community looks forward to discussing the proposed campus improvements with the Town of Medfield, the School's neighbors, and other interested parties.