Via Email: ktrierweiler@medfield.net

September 30, 2024

Kristine Trierweiler, Town Administrator
Town of Medfield
459 Main St
Medfield MA 02052

Re: Medfield - District Compliance Determination for MBTA Communities under Section 3A of the Zoning Act (Section 3A)

Dear Town Administrator Trierweiler:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Medfield's multi-family zoning which is comprised of 3 districts (District). After careful review and analysis, EOHLC has determined that Medfield is **compliant** with Section 3A, as it finds that Medfield meets, or exceeds, the requirements of Section 3A and the Guidelines.

Please note that this Determination of Compliance by EOHLC qualifies Medfield for the MBTA Communities Catalyst Fund which was announced by Governor Healey in June. Learn more about the program at the web page MBTA Communities Catalyst Fund which has a link to the Notice of Funding Availability (NOFA). While housing production is not required, EOHLC is eager to hear about multi-family developments in your MBTA Communities District, please share permit activity with us at EOHLC3A@mass.gov.

Medfield is designated as an Adjacent Community with 4,450 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 750 units.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **51.3 acres**.
2. As of right multi-family unit capacity for the District is estimated at **862 units.**
3. The gross density of the District is estimated at **18.4 dwelling units per acre**.
4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 7 of the Guidelines.

100 Cambridge Street, Suite 300
Boston, Massachusetts 02114
www.mass.gov
617.573.1100

6. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
7. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Guidelines.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	**Submitted**	**Determined**
Land area (acres)	750	51.3	51.3
Multi-family unit capacity (units)	50	862	862
Gross density (units per acre)	15	18.4	18.4
One 50% contiguous area	Yes	Yes	Yes

Please note that continued district compliance is **subject to** the following requirements:

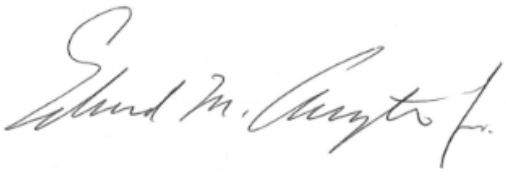
- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to EOHLC3A@mass.gov prior to any planning board public hearing on the proposed zoning amendment.

- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.

- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance as per Section 10 of the Guidelines, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at nathan.carlucci@mass.gov.

Sincerely,



Edward M. Augustus, Jr.
Secretary

cc: Senator Rebecca Rausch, Becca.Rausch@masenate.gov
Representative Denise Garlick, Denise.Garlick@mahouse.gov
Representative. Marcus Vaughn, Marcus.Vaughn@mahouse.gov
Maria De La Fuente, Town of Medfield, mdelafuente@medfield.net