TOWN OF MEDFIELD

Office of the

PLANNING BOARD

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

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(508) 359- 6182 Fax

LEGAL NOTICE

Pursuant to the provisions of MGL Ch. 40A §5, the Medfield Planning Board will hold a public hearing on Monday, March 24, 2025, at 7:30 p.m. via Zoom, for the purpose of accepting public comments on the following proposed amendments to the Town of Medfield Zoning By-laws:

Item 1: Accessory Dwelling Unit Bylaw – This Article seeks to amend the Medfield Town Code, Article 300 (Zoning), by updating Section 14: Administration and Enforcement, specifically Section 14.10 I. and to revise the Table of Use Regulations (300 Attachment 1) related to Accessory Dwelling Units (ADUs); and to make any related changes or additions necessary to incorporate the proposed amendment. These updates are intended to ensure compliance with Section 8 of Chapter 150 of the Acts of 2024, that amend MGL Ch. 40A §3A, and the regulations promulgated at 760 CMR 71.00: Protected Use ADUs

The proposed amendments would create consistency with the newly enacted state statute and regulations and would provide an appropriate mechanism to:

- Allow for a single ADU by-right in any single-family residential zoning district provided they are within conforming setbacks and not more than 900 square feet (a Protected ADU).
- Permit the conversion of a pre-existing, nonconforming structure of not more than 900 square feet into an ADU through Site Plan Approval by the Planning Board.
- Permit the construction of a new, nonconforming ADU of not more than 900 square feet through Site Plan Approval from the Planning Board.
- Provide for a discretionary Special Permit approval process through the Zoning Board of Appeals to allow for an ADU exceeding 900 square feet (non-protected ADUs).

These changes would apply to all zoning districts which allow for single-family homes.

Item 2: Floodplain District Bylaw – The Article seeks to amend the Town of Medfield's Zoning Bylaws (Chapter 300, General Code) by replacing the existing language of Article 10: Floodplain District with this bylaw, and making related changes to incorporate the proposed Article 10.

These amendments will align the bylaw with the Department of Conservation and Recreation's model bylaw in order to meet the National Flood Insurance Prevention (NFIP) Program's requirements. The requirements of the NFIP can be found in the US Code of Federal Regulations,
Title 44 Emergency Management, sections 59 through 75. The purpose of this Article is to promote:

a) The health and safety of the occupants of lands subject to seasonal or periodic flooding in the Charles and Stop Rivers Floodplain District.
b) The preservation of the natural flood control characteristics and the water storage capacity of the Floodplain District.
c) The safety and purity of water; control and containment of sewage; safety of gas, electric, fuel and other utilities from breaking, leaking, short circuiting, grounding, igniting, electrocuting or any other dangers due to flooding.
d) Ensure public safety through reducing the threats to life and personal injury
e) Eliminate new hazards to emergency response officials
f) Prevent the occurrence of public emergencies resulting from water quality, contamination, and pollution due to flooding
g) Avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding
h) Eliminate costs associated with the response and cleanup of flooding conditions
i) Reduce damage to public and private property resulting from flooding waters

The full text of the proposed bylaws are available on the Town's website at https://www.town.medfield.net/2367/12108/Spring-Town-Meeting-2025---Zoning-Articl and on file with the Town Clerk. You may also access this link by going to the Town of Medfield Website -> Planning Board -> Spring Town Meeting 2025 – Zoning Articles.

***This meeting will be held remotely on Zoom.** Instructions to view or listen to the meeting are included on the meeting agenda on the Town's website. All town boards and other interested parties wishing to be heard should appear at the time and place designated. The applications and plans may be viewed on the Planning Board's webpage on the Town's website at www.town.medfield.net.

Sarah Lemke, Chair
Medfield Planning Board

HOMETOWN WEEKLY
Please print twice:

- March 6, 2025
- March 13, 2025

Send proof and invoice to:
Maria De La Fuente, Director of Land Use
459 Main Street / Zoning Board of Appeals
Medfield, MA 02052
Invoice to: Medfield Planning Board