Gmail

Kristine Trierweiler <ktrierweiler@medfield.net>

RE: Proposed Site of Basketball Complex

Osler Peterson <osler.peterson@oslerpeterson.com> Mon, Feb 24, 2025 at 9:51 AM
Reply-To: Osler.Peterson@oslerpeterson.com
To: Lauren Costello <lrcostello@gmail.com>
Cc: Kristine Trierweiler <ktrierweiler@medfield.net>, fgervasio@medfield.net, bfranklin@medfield.net

Lauren,

Thanks for your input - please know that it is both greatly appreciated and highly valued.

I start from thinking that the land in question is a precious town resource, so that I assume the residents would expect a truly high return on any development.

I am not so interested in getting a facility that is likely to be a high traffic impact on residents that primarily services nonresidents. If it services residents, I am willing to consider it. The long-term return to the town is especially important to me, so facility use by residents and money return to the town are important. This proposal may not pay property taxes, so a negative to me.

I have copied my reply to the town administration to keep them informed.

Best,

Pete

Osler L. Peterson, attorney at law

PETERSON | Law

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Medfield, MA 02052-0358

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This email and any attachments are attorney client privileged.

Information I learn about the Town of Medfield by being a Select Board member can be found at https://medfield02052.blog/

From: Lauren Costello <lrcostello@gmail.com>
Sent: Monday, February 24, 2025 8:14 AM
To: emurphy@medfield.net; gmurby@lexlead.com; osler.peterson@oslerpeterson.com
Subject: Proposed Site of Basketball Complex

Good afternoon,

Good Morning,

I am writing to voice our concern over the proposed sale of town property to build a privately owned basketball complex. As a Medfield resident and parent, I see the benefit to having more space for recreational sports in the town, however we feel strongly that this is not the site to do this.

I moved to Medfield in 2021 for its conservation of outdoor space. Since then we have watched as the town repeatedly sells off parcels for large complexes to be built, slowly chipping away at what brought us to this town in the first place. I am asking you to please consider not approving this sale or building on this site.

While we need new indoor space for sports (as well as our own Parks and Rec department) I strongly believe that allowing a private buyer who supports their own interests and profits is not the way to do this.

I know this is up for discussion at town meeting, and will try to be there, but also wanted to send my opposition along as well in writing.

Thank you for your consideration of this request,

Lauren Costello

20 Ledgetree Rd

Statement regarding proposed Warrant article related to disposition of town property for Onyx Partners Ltd. proposal

george@georgenlester.com <george@georgenlester.com> Tue, Feb 25, 2025 at 4:44 PM
To: Kristine Trierweiler <ktrierweiler@medfield.net>
Cc: fgervasio@medfield.net, bfranklin@medfield.net

Dear Town Administrator Trierweiler, I am submitting the statement below for the Select Board and Warrant Committee. Please pass it along to them.

George Lester
28 Hartford St.
Medfield, MA

February 25, 2025

To the Medfield Select Board and Warrant Committee,

My name is George Lester, and I have been a proud resident of Medfield for 31 years. I have served on the Planning Board and the Open Space and Recreation Planning Committee, where I helped develop the town's current Open Space and Recreation Master Plan. I also serve as President of the Friends of Medfield Forests and Trails and as the town's Bay Circuit Trail stewardship representative.

I am writing to express my firm opposition to the proposed disposition of Parcel B of the former Medfield State Hospital property (Map 63, Parcel 004 on Hospital Road) to a private developer for the construction of an indoor recreational facility. While I am unable to attend tonight's joint Select Board/Warrant Committee meeting, I request that my statement be acknowledged and entered into the public record.

Parcel B is one of Medfield's most valuable open space treasures. It features the beloved sledding hill, a vast open field with stunning 360-degree views, essential trails used by our high school cross-country team, and a significant section of the Bay Circuit Trail. It has also been used as a temporary disc golf course, demonstrating its versatility for a variety of passive recreational activities.

For generations, Medfield residents of all ages and abilities have enjoyed Parcel B for sledding, Nordic skiing, hiking, dog walking, running, mountain biking, birdwatching, stargazing, watching the sunset, picnicking and more. This space is irreplaceable, and its role in our community is recognized in the town's Open Space and Recreation Master Plan. It must remain preserved for these vital uses.

From the limited public information available, it appears that a warrant article is being proposed for the May Town Meeting that would authorize the town to transfer Parcel B to Onyx Partners Ltd. for the development of an indoor recreational facility. I strongly oppose any sale, lease, or transfer of this land to a private entity for such development.

While I recognize the need for indoor recreational facilities, Parcel B is simply the wrong location for this type of construction. Its value as a public open space asset far outweighs any potential benefits of development. I urge the Select Board and Warrant Committee to reject this proposal outright and instead focus on identifying a more suitable location for an indoor recreation facility through a proper competitive RFP process.

Medfield has long prioritized the protection of its open spaces, and this moment calls for continued leadership in safeguarding our community's natural and recreational resources. I trust you will uphold this commitment and preserve Parcel B for the enjoyment of future generations.

Thank you for your time and consideration.

Sincerely,

George Lester

617-335-8511

Open Letter to the Medfield Select Board and Warrant Committee

The Upper Charles Conservation Land Trust (UCCLT) is a regional not-for-profit land trust dedicated to preserving open spaces in the Upper Charles River Valley. We are active in the towns of Dover, Holliston, Hopkinton, Medfield, Medway, Milford, Millis, Natick, and Sherborn. We are a 501(c)(3) publicly supported charity with a focus on land protection and stewardship, recreational trails, natural resource conservation, public awareness and policy advocacy, and wildlife habitat protection.

It has come to our attention that the Medfield Select Board is in conversation with a developer about the sale of parcel "B" of the State Hospital property, aka "the sledding hill". The developer plans to construct a recreational sports facility on 12 acres of this land.

The Upper Charles Conservation Land Trust played a significant role in supporting Medfield's acquisition and preservation of the former Medfield State Hospital property. When the Commonwealth of Massachusetts closed the hospital in 2003, various redevelopment proposals emerged, including plans for a private golf course and extensive housing developments. Recognizing the environmental and community implications, the Upper Charles Conservation Land Trust secured funding from a private family foundation in 2004 to conduct a hydrological study of the aquifer beneath the hospital land. This study highlighted existing water shortages and quality concerns, suggesting that water-intensive projects, such as a golf course, would be unsuitable for the area.

In addition to the study, the Trust actively engaged with local communities to influence the property's future use. In 2003, we assisted in persuading the Dover and Sherborn town meetings to acquire 37 acres of the hospital land in Dover for the Dover-Sherborn Regional Schools.

These efforts contributed to Medfield's decision in 2014 to purchase 128 acres of the former hospital land from the Commonwealth for $3.1 million. This acquisition aimed to provide the town with greater control over the property's future development and ensure that any redevelopment aligned with community values and environmental considerations.

Through research, advocacy, and collaboration, the Upper Charles Conservation Land Trust significantly influenced the preservation and thoughtful redevelopment of the Medfield State Hospital property.

While we appreciate the desire for a recreational sports facility in town, the Board of the UCCLT strongly opposes commercial development of the proposed scale at this location. The following is a list of reasons that we urge the Select Board to consider, as they come to a decision about the disposal of this property.

UPPER CHARLES CONSERVATION LAND TRUST, INC. PO BOX 654 MEDFIELD, MA 02052
TEL. 508-785-0783 FAX 5O8-785-2732 www.uppercharles.org

1. The sledding hill parcel (63-004), including the 12 acres where construction is possible, lies in its entirety in the Hospital Farm Historic District that was established in 1994 (Medfield Historic District Commission, 2023) and is on the National Register of Historic Places (Massachusetts Historical Commission, 1993). The surrounding fields and agricultural land are mentioned throughout the listing as a significant and contributing resource to the historic value of the site. A structure of the height and square footage as the proposed one will visually dominate the area and cannot be reconciled with preserving the historic character of the area.
2. The structure will be visible from Rt. 27 and forever alter the bucolic views that people get who travel along North Meadows Rd.
3. Today, users of the trails on Hospital Hill stroll over meadows and along old New England fieldstone walls, through wildflowers and flowering trees and shrubs that form sanctuaries for birds and other wildlife. These trails provide an important link between the center of town and the Medfield Charles River State Reservation, with trails further connecting to Dover and Sherborn (Open Source, 2025). While trail access can be preserved, this project will degrade the experience that trail users have.
4. The Norfolk Hunt regularly uses this open space and the trails for equestrian activities that will no longer be possible.
5. Generations of current and former Medfield residents remember fondly what fun it was to be taken sledding on this hill during snow days. The place has remained dear to their hearts throughout adulthood. This project will transform the slope to an industrial backyard where such memories cannot be made anymore.
6. The materials disseminated to Medfield residents before and during the Special Town meeting on 3/10/2014 in support of the warrant article for the acquisition of the State Hospital land contained schematic maps and very specific language about the intended use of parcel “B”. Commercial development was not an envisioned use.
    a. The slide deck (State Hospital Advisory Committee, 2014) contained this paragraph: ***Construction on 12 acres on Parcel B limited to <u>one town building</u> (e.g. Park & Rec. Building)***
    b. The flyer mailed to all households (State Hospital Advisory Committee, 2014) contained this language:
    The Sledding Hill Property (Parcel B)
    • Keep the Sledding Hill as it is and maintain open vistas on this portion of the purchased land.
    • Site the construction of a Town recreation building near the current site of the Odyssey House, consistent <u>with the limitation that only one building may be built</u> on this parcel of prime agricultural land.

We believe that, even though the restriction to one municipal building is not present in the recorded Land Disposition Agreement, Medfield residents made the decision to acquire the property based on this promise. If promises made at town meetings are not kept, residents can no longer trust information that is presented at future Town Meetings in support of warrant articles concerning the preservation of open space.

7. Net proceeds of the sale would have to be split between the State and the town. The short-term financial benefit for the town would pale in comparison to the forever loss of the magnificent views from Hospital Road.
8. Parks and nature reserves across our nation are under threat right now. Many will be lost forever to mining and the extraction of natural resources and will be sold off for profit. As we watch these developments with horror, we feel a duty to focus on and protect our favorite local open spaces. Protecting the sledding hill at the Medfield State Hospital is one of the highest priorities.

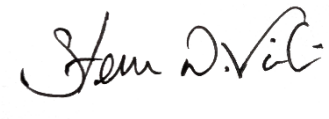
For these reasons, the UCCLT Board of Directors voted unanimously in support of submitting this letter. We urge our Medfield officials to dismiss the proposal before them and not entertain a sale of parcel "B" of the Medfield State Hospital property for the purpose of commercial, for-profit development.

March 6, 2025

Respectfully,

Steven Violin

President



Christian Donner

Director, representing Medfield



References

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Open Source. (2025, 2 28). *Trails on the Hospital Sledding Hill.* Retrieved from Open Street Map: https://streets.gl/#42.21053,-71.33279,18.25,20.50,2379.12

State Hospital Advisory Committee. (2014, 3 10). *Flyer for distribution to each household.* Retrieved from Town of Medfield - Medfield State Hospital Information: https://www.town.medfield.net/DocumentCenter/View/3076/Townwide-Mailer-2014-PDF

State Hospital Advisory Committee. (2014, 3 10). *Presentation slides for Special Town Meeting.* Retrieved from Town of Medfield - Medfield State Hospital Information: https://www.town.medfield.net/DocumentCenter/View/3077/March-2014-Presentation-PDF

Gmail

Kristine Trierweiler <ktrierweiler@medfield.net>

Onyx Proposal, Rail Trail Walk for Dover officials

Christian Donner <cdonner@podconsulting.com> Sun, Mar 9, 2025 at 4:27 PM
To: Kristine Trierweiler <ktrierweiler@medfield.net>

Kristine,

I am reaching out with two separate topics in a single email.

First, I am attaching an open letter from the Upper Charles Conservation Land Trust Board to the Select Board and the Warrant Committee in regards to the proposed sale of “Parcel B” of the State Hospital Property for commercial development. I am also dropping off two hard copies in the town hall mailbox. I am asked that the letter be entered into the public record.

Second, I am tasked with coordinating a Rail Trail visit in the spring for Dover officials that should come as an invitation from the town, possibly with participation from our DPW Director and Bobby Kennedy, interested Select Board members, yourself, myself, and/or Maria De La Fuente (although she was not around during planning and construction). Most Dover officials have visited our rail trail and use it as a model for how to build their portion, but not everybody has seen it, and it would be beneficial to have a forum where they can ask questions.

Please let me know if this is something you think we can do.

Thank you,

Christian Donner

617 610 1527

Open Letter To the Medfield Select Board and Warrant Committee.pdf
308K

Gmail Kristine Trierweiler <ktrierweiler@medfield.net>

Fwd: Basketball Complex

Eileen Murphy <emurphy@medfield.net> Fri, Feb 21, 2025 at 8:18 PM
To: Kristine Trierweiler <ktrierweiler@medfield.net>, Brittney Franklin <bfranklin@medfield.net>, Frank Gervasio <fgervasio@medfield.net>

FYI….

Begin forwarded message:

From: "epm@edmcguire.com" <epm@edmcguire.com>
Subject: Basketball Complex
Date: February 21, 2025 at 6:28:13 PM EST
To: "emurphy@medfield.net" <emurphy@medfield.net>, "gmurbhy@lexlead.com" <gmurbhy@lexlead.com>, "osler.peterson@oslerpeterson.com" <osler.peterson@oslerpeterson.com>

Hi folks

My name is Ed McGuire. I live in Sherborn, and run the Dover/Sherborn Youth Basketball Program. Have been doing it for 18 years.

The person that is proposing the project, I know, Anton Melchionda. He wants to propose a basketball complex with 12 courts for an AAU program.

Both my kids played AAU when they were younger. Those games were always held at places like Mass Premier in Foxborough, or Dana Barros Facility in Stoughton. Both those facilities are off a main highway (95), and even there, the traffic was bad. And there was "NO WHERE" NEAR ENOUGH PARKING. I don't know how you would deal with the traffic down hospital lane, through Medfield center, etc.

My opinion, just think it is a bad idea, but I don't live in Medfield. All I do is take care of my friend's dogs that live right across the street from the sledding, baseball fields. 🙄

Ed

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Justine Berti
74 Blacksmith Drive
Medfield, MA 02052
justineberti@gmail.com
857-399-5834

Tuesday, February 25, 2025

Eileen Murphy
Select Board Chair
emurphy@medfield.net

Gus Murby
Select Board
gmurby@lexlead.com

Pete Peterson
osler.Peterson@oslerpeterson.com

Dear Select Board,

I am writing in lieu of attendance at your special meeting tonight in order to voice my strong disapproval of the proposal for a basketball court at Hospital Hill. Although the details of the site are as yet unclear, I want to speak up right away because I am a frequent visitor of the parcel on which Anton Melchionda wishes to build. I have lived in Medfield for 37 years, since I was a baby, and am very familiar with this property. I visit the land at Hospital Hill for several activities which include hiking through the trails, bird watching, night sky viewing, wildflower observation, and plein air painting. I argue that the ability of the land to sustain these and other various recreational activities merits its preservation. Perhaps if Medfield can acknowledge the value of such land it can continue offer its young people a more well-rounded range of recreational activities, rather than placing all of its attention on athletics and neglecting to appreciate our native environment.

1. Viewing the Night Sky

On October 10, 2024, the Aurora Borealis was due to be visible in the Medfield night sky because of a major solar storm. I was alerted by a Facebook group that "Half of Medfield is at hospital hill." What an incredible event to have so many people know where to go see the Northern Lights. On October 12, 2024, Comet Atlas was visible in the night sky. Where did I go to find it? Hospital Hill, of course. I was not alone and met a few local families there in search of the same tiny fleck in the night sky. Someone had a telescope and helped us all to eagerly find the comet in the sky. I found it with binoculars and we were all delighted.

Hospital Hill is known for its view of the sky at sunrise, sunset, day and night. Every time I drive by the field there are people there enjoying a respite by embracing the sight of nature. People just sit there in their cars and watch the sky. This is a Medfield institution and treasure. I'm not going to get into its use as a sledding hill. Rather I emphasize that because the land is not yet developed there are no street lights on at night. This is why people can see the starts and the Northern Lights at this location. A basketball court development could have lights on all night,

meaning it would no longer be dark at night at Hospital Hill. Night sky watching might not be possible anymore.

2. Ecological Diversity
If the intention behind building a basketball court is to extend the recreational offerings of the town, building it on the Hospital Hill parcel would actually reduce the variety of recreational offerings in town. This location happens to offer such unique features like the Bay Circuit trail, for instance. Do you know about the giant oak tree that lives along this trail? I measured the the circumference to be 16ft 8in or 5.08 meters. According to the list on monumentaltrees.com, this oak tied for #5 in the thickest trees in the state! If you take a classroom to this site, a future ecologist could be born. Since we are living in a time when taking care of the environment is of ultimate moral value, perhaps if our town preserves such an ecologically rich piece of property, we can teach our youth to be stewards of the land and care for our surroundings.

I do not have time at the moment to fully address the presence of wetlands in the McCarthy Park parcel, which would force the build to be in parcel B. It could be helpful to have an independent assessment of the wetland adjacent landscape for its value to wildlife, plant diversity, and for the food chain. A portion of Parcel B near the railroad tracks is classified as Freshwater Forested/Shrub Wetland.

3. Plein Air Painting
Finally, I am attaching to this letter an appendix of plein air paintings completed on site both in the McCarthy Park and parcel B sections of Hospital Hill. Fine arts run in my family as I have learned the technique from my mother, Michelle Lavallée-Berti, also a 37 year Medfield resident. She is an accomplished museum quality fine arts painter who currently exhibits her work in Europe, and she found her sunset muse on Hospital Hill. The way that someone can drive right up to view the sunset on Hospital Hill has made it an ideal location to paint on site. The appendix can speak for itself. I will show, and not tell, what a treasure this property is for us as painters. We continue a rich tradition of Medfieldians who are taken aback by the transcendent pastoral beauty of this town. I only hope we can preserve it.

All the Best



Justine Berti

Appendix A: All paintings painted from service road on south side of Hospital Road
by Justine Berti







Circa 2008. These two buildings have since been knocked down. To the left is the MSH Main building over looking Hospital Rd. To the right the building that was on the east side of Parcel B.







Overlooking the wetlands valley of McCarthy Park Parcel, Winter 2018, Early Fall 2023, Summer 2024





Winter 2025, Along the Running path to the McCarthy Fields

Appendix B: Plain air oil paintings painted on Hospital Hill by artist Michelle Lavallée
Artist website: www.artpleinair.net




Tree Shadows #1 and #2, looking up to Hospital Hill from west side circa 2006-2014






All plein air paintings painted at the top of Hospital Hill. Numerous studies informed these paintings.

Gmail

Kristine Trierweiler <ktrierweiler@medfield.net>

MSH Feb 25 meeting / presentation Oxyx Basketball court discussion

Michael Petit <mdpetit8@yahoo.com> Sun, Mar 2, 2025 at 7:46 PM
Reply-To: Michael Petit <mdpetit8@yahoo.com>
To: "gmurby1651@gmail.com" <gmurby1651@gmail.com>, "Osler.Peterson@OslerPeterson.com" <osler.peterson@oslerpeterson.com>, "EMurphy@medfield.net" <emurphy@medfield.net>
Cc: Kristine Trierweiler <ktrierweiler@medfield.net>

Hello,
I am a 32 year Medfield resident and recently watched the video of the meeting and reviewed the presentation. I have 2 daughters which played youth soccer and basketball sports in Medfield, AAU basketball and club soccer and High School basketball and soccer. I coached youth soccer and basketball in Medfield, and was a Member of the MYBA Board / Travel league coordinator for several years. I live on Spring Valley RD.

Recognizing that it is early in the process, I have a few points that I would like to make regarding the facility and more importantly the process to evaluate a decision to sell a portion of the almost 40 acre parcel (63-004).

Process - Vote May Town Meeting - This is moving too fast.

My understanding from the meeting that the Select Board is seeking grant approval for the Select Board to sell a portion of the property. I think that this is very premature to have this type of vote. What are we voting on ? A decision of this nature is very important to the town - sale of property and traffic impact. I think a more appropriate approach would be for the Town / Select Board to coordinate / hold an RFP. Town / Select Board would have reports prepared on the impacts (environmental, traffic, tax impacts, "Town Needs",etc.) and evaluate the proposals seeking input from Town organizations and residents. Afterwards, the 'best' proposal would be presented to the town to vote on that specific proposal - location, amount of land to be sold, sale price, tax impact, etc. As a resident I feel that I would be making a more informed decision.

Specifics Comments / suggestions:
1. Traffic - We have a traffic issue now in the northern section of town on Harding with several developments on Hospital Road and the intersection of RT 27 / West St. over the past several years. This is before the MSH Trinity project has been built. An 8 court complex plus a Community Center is huge. An AAU basketball tournament held at this complex for 16 teams playing at 1 time over multiple days (players - 15 ish on a team, parents, coaches, event planners, refs, player friends & extended families, security, employees - concessions, collect gate fees, maintenance, etc.) would create a tremendous amount of traffic with games starting / ending every 90 minutes or so. Traffic would be a mess. If move forward request go smaller (4 courts ?) vs. larger.
2. Community Center / Park & Rec bldg. - with 1 multi purpose court ? - request to keep it simple / request focus on what is needed not nice to have to reduce the cost. My view - separate building probably better. It's 'town' building vs. splitting a for profit complex. Non profit % could be a misnomer. AAU coaches charge players to be on a team, collect fees for training session, etc. Please do not be confused this proposal is about a for profit business.

If it's going to get built - why not in the proximity to Dale ST school ?.

3. Acres of Land sale - limit to extent possible
4. MYBA need for courts and go out of town for practice time - it's always been an issue. If new courts are built in town, the for profit owners are going to charge MYBA to use the courts. It would be more convenient given proximity but I'm not sure that there would be any cost savings.

At this time I'm not for or against the concept. There is essentially no information to base a decision. I look forward to learning more about the possible of selling town land and would request that you strongly consider a 2 step process that would postpone the decision to vote until a project has been developed to the point where residents can make an informed decision.

Thank you for your time.

Regards,
Mike Petit
8 Spring Valley RD

To: The Medfield Select Board **CC:** Town Planning, Conservation Commission, Town Administration

Re: Concerns regarding the disposal and development of the Hospital Road open land

I am writing to express my deep concerns regarding the proposed warrant article that seeks to grant the Select Board full authority to dispose of a portion of the 40-acre open parcel of land located on Hospital Road and subsequent sale and development of said land.

This land is the last significant natural open space in Medfield, cherished by our community for its unique beauty and environmental value. It is clear from numerous community surveys, polls, and citizen input during meetings and workshops over the years, that Medfield voters overwhelmingly care about preserving open space. Studies show that access to natural lands reduces stress, lowers blood pressure, and improves overall health and wellness. Our community, especially our youth, greatly benefits from this important land.

The proposed change in land use and the sports facility project concept proposed to the public on February 25, 2025 does not align with the wider desires of our community. I'd like to indicate to the select board, developing *"only 12 acres"* has significant impact and would scar over 1/3rd of the total land area. For perspective, visualize Metacomet Park, its soccer field, lacrosse practice area, baseball field, spectator seating, snack-bar, parking lot, playground and tennis courts, now add three more acres and you have the impact of a 12-acre development, you can't deny that it is significant.

Selling this land to a private developer and allowing the construction and operation of an indoor sports facility has numerous risks, historical protection hurdles, environmental challenges and engineering challenges with future unknowns that are be permanent. Further, it seems the current proposal is in direct competition with, and unfriendly to, existing Medfield sports and fitness facilities already in operation. What due diligence has been conducted on Onyx Partners LTD, what do we know about their expertise, what projects are they currently involved in, how are they perceived in the media and beyond?

Key challenges and impacts of the proposed commercial operation include:

1. Permanent loss of natural open land used for recreation by our citizens.
2. Destruction of wildlife habitats, including areas with potential rare species.
3. Disruption of the Bay Circuit trail, a treasured resource.
4. Potential infringements on National Parks and historic registered sites.
5. Negative impacts on Trinity Financial development.
6. Environmental harm to nearby protected areas such as:

   Wetlands - Army Corps of Engineers lands - Primary and secondary aquifer zones

Recurrent facility impacts include:

1. Constant noise pollution from operations and HVAC systems.
2. Light pollution disrupting the natural darkness of the area.

3. Increased stormwater runoff and pollution from vehicles and de-icing chemicals.
4. Increased daily vehicular traffic, leading to congestion and pollution.
5. Litter and trash accumulation, harming the environment.
6. Potential loss of flood water storage capacity.

I understand the challenges faced by Parks & Recreation due to the emergency closure of the Pfaff Center and the select boards desire to ask a third party to provide a building for Parks and Rec recreation, however this arrangement seems risky with an unknown entity and I don't think voters should accept this specific project given its significant potential impacts and uncertainties.

Given the number of essential projects our town is currently facing, it seems unfair to further burden our boards, commissions, and departments with this project in the proposed area. We should step back and involve the wider community in workshops (as we did with Medfield State Hospital) to listen and explore more equitable solutions. For example: redeveloping the existing Pfaff Center site may be faster, and based on the existing building foot print and with a second floor added would easily satisfy the 20,000 sq. ft. requirement. Has the board considered other town-owned locations for Parks and Rec use, such as school property or 3 Ice House Road? The Ice House property is nearly 11 acres; is business zoned and the town may benefit economically by seeking alternative proposals by Kingsbury Club owners and/or other in-town incumbents. It seems fair to include existing businesses in the process, who may offer less complicated and less costly solutions, that meets the need. Other alternatives could include incorporating an exceptional gymnasium as part of the Dale Street School redevelopment that meets the need?

I urge the Select Board to pause, take a deep breath, include the opinions and input by citizens and re-consider alternative locations that will work better logistically, environmentally and financially.

PI want to point out that preserving open space offers significant ecological, social, and economic benefits, including:

1. **Biodiversity Conservation:** Open spaces provide habitats for a variety of plant and animal species, helping to maintain biodiversity and protect endangered species.
2. **Water Quality and Watershed Protection:** Natural areas help filter and purify water, reducing pollution and maintaining the health of watersheds.
3. **Soil Health:** Undeveloped land prevents soil erosion and maintains soil fertility, supporting healthy plant growth.
4. **Air Quality Improvement:** Vegetation in open spaces absorbs pollutants and produces oxygen, improving air quality.
5. **Climate Regulation:** Natural areas help regulate local and global climates by sequestering carbon dioxide, reducing the urban heat island effect, and moderating temperatures.
6. **Pollination and Pest Control:** Open spaces support pollinators like bees and butterflies, which are essential for plant reproduction. They also provide habitats for natural pest predators.

7. **Flood Mitigation:** Wetlands and other natural landscapes absorb excess rainwater, reducing the risk of flooding and protecting downstream communities.
8. **Scenic and Recreational Value:** Preserving open spaces enhances the beauty of an area and provides opportunities for outdoor recreation, contributing to physical and mental well-being.
9. **Economic Value:** There are important economic benefits of keeping the land undeveloped, such as attracting eco-tourism, enhancing property values, and saving on infrastructure costs.

I support a new Parks and Recreation facility, but I do not support the location being proposed, and believe there are other economically and environmentally desirable alternative locations that should be explored proactively with input by the wider community.

I have over 35 years of facilities operations experience and have contributed on construction project teams building nearly one million square feet of space. Please reach out as I would be happy to add value to a result that works for everyone.

“Look deep into nature, and you will understand everything better.” - Albert Einstein

Respectfully,

Jeff Hyman

1 Metacomet Street

508-359-9793