TOWN OF MEDFIELD
WARRANT FOR THE ANNUAL TOWN MEETING
Monday, May 6, 2024

Norfolk, ss.

To either of the Constables in the Town of Medfield in said County. Greetings:

In the name of the Commonwealth of Massachusetts you are hereby directed to notify the Inhabitants of the Town of Medfield qualified to vote in elections and town affairs to meet on Monday, the sixth of May 2024, commencing at 7:00 PM, there and then the following Articles will be acted on at the Amos Clark Kingsbury High School, located at 88R South Street in said Medfield, viz.

ANNUAL REPORT

Article 1. Annual Town Report
Submitted by the Select Board

To see if the Town will vote to accept the reports of the several Town Officers for the past year.

HUMAN RESOURCE ARTICLES

Article 2. Elected Officer Compensation
Submitted by the Select Board

To see if the Town will vote to fix the salaries and compensation of the following elected officers: Moderator, Town Clerk, Select Board, Assessors, School Committee, Trustees of the Public Library, Parks and Recreation Commissioners, Planning Board, Housing Authority, and Trust Fund Commissioners; or do or act anything in relation thereto.

Officer	Present Salary	Warrant Committee Recommends
Town Clerk	$76,845	$79,150
Select Board, Chair	$900	$900
Select Board, Clerk	$900	$900

Select Board, Third Member	$900	$900
Assessors, Chair	$900	$900
Assessors, Clerk	$900	$900
Assessors, Third Member	$900	$900
Moderator	0	0
Housing Authority	0	0
School Committee	0	0
Library Trustees	0	0
Planning Board	0	0
Parks and Recreation Commissioners	0	0
Trust Fund Commissioners	0	0

Article 3. Personnel Administration Plan

Submitted by the Personnel Board

To see if the Town will vote to amend the Personnel Administration Plan, Classification of Positions, and Pay Schedule, effective July 1, 2024, as set out in the Warrant Report; or do or act anything in relation thereto.

FINANCIAL ARTICLES

Article 4. Dissolve Opioid Settlement Stabilization Fund

Submitted by the Select Board

To see if the Town will vote to dissolve, pursuant to Chapter 77 of the Legislative Acts of 2023, the special purpose stabilization fund known as the "Opioid Settlement Stabilization Fund", created by Article 6 of the 2023 Annual Town Meeting; or do or act anything in relation thereto.

Article 5. Authorization for New Electric Vehicle (EV) Charging Station Fund

Submitted by the Select Board

To see if the Town will vote to amend the Code of the Town of Medfield Chapter 117 Departmental Revolving Funds by adding a new Section K to establish and authorize the following revolving fund under Massachusetts General Laws Chapter 44, Section 53E½, as follows; and further to appropriate a sum of $3,000 from Free Cash into the Electric Vehicle (EV) Charging Station Fund;

K. Electric Vehicle (EV) Fund Charging Station Fund

(1) Fund Name. There shall be a separate fund called the Electric Vehicle (EV) Charging Station Fund authorized for use by the Select Board

(2) Revenues. The Town Accountant shall establish the Electric Vehicle (EV) Charging Station Fund as a separate account and credit to the fund all of the fees, charges, or other receipts to be charged and received by the Town in connection with the EV Chargers

(3) Purposes and Expenditures. During each fiscal year, the Select Board may incur liabilities against and spend monies from the Electric Vehicle (EV) Charging Station Fund for EV Charger materials and expenses in connection with the operation of the EV Charging Stations

(4) Fiscal Years. The Electric Vehicle (EV) Charging Station Fund shall operate for fiscal years that begin on or after July 1, 2024.

or do or act anything in relation thereto.

Article 6. Authorization for New Parks and Recreation Revolving Fund

Submitted by the Parks and Recreation Commission

To see if the Town will vote to amend the Code of the Town of Medfield Chapter 117 Departmental Revolving Funds, by adding a new Section L to establish and authorize the following revolving fund under Massachusetts General Laws Chapter 44, Section 53E½, as follows; and further to appropriate a sum of money from available funds into the Parks and Recreation Revolving Fund;

L. Parks and Recreation Revolving Fund

(1) Fund Name. There shall be a separate fund called the Parks and Recreation Revolving Fund authorized for use by the Parks and Recreation Commission and the Parks and Recreation Director.

(2) Revenues. The Town Accountant shall establish the Parks and Recreation Revolving Fund as a separate account and credit to the fund all of the fees, charges, or other receipts to be charged and received by the Town in connection with the activities and programs operated by the Parks and Recreation Commission.

(3) Purposes and Expenditures. During each fiscal year, the Parks and Recreation Commission may incur liabilities against and spend monies from the Parks and Recreation Revolving Fund for the operation of and in connection to the Parks and Recreation.

(4) Fiscal Years. The Parks and Recreation Revolving Fund shall operate for fiscal years that begin on or after July 1, 2024.

or do or act anything in relation thereto.

Article 7. Authorization for new Council on Aging (COA) Revolving Fund

Submitted by the Select Board

To see if the Town will vote to amend the Code of the Town of Medfield Chapter 117 Departmental Revolving Funds by adding a new Section M, to establish and authorize the following revolving fund under Massachusetts General Laws Chapter 44, Section 53E½, as follows; and further to appropriate a sum of money from available funds into the COA Revolving Fund;

M. Council on Aging (COA) Revolving Fund

(1) Fund Name. There shall be a separate fund called the COA Revolving Fund authorized for use by the Council on Aging and and Council on Aging Director

(2) Revenues. The Town Accountant shall establish the COA Revolving Fund as a separate account and credit to the fund all of the fees, charges, or other receipts received by the Council on Aging in connection with the Medfield COA.

(3) Purposes and Expenditures. During each fiscal year, the Council on Aging Director may incur liabilities against and spend monies from the COA Revolving Fund for the operation of the COA.

(4) Fiscal Years. The COA Revolving Fund shall operate for fiscal years that begin on or after July 1, 2024.

or do or act anything in relation thereto.

Article 8. Appropriate funds to Vaccine Revolving Fund

Submitted by the Board of Health

To see if the Town will vote to appropriate the sum of $5,000 from Free Cash into the “Vaccine Revolving Fund;”or do or act anything in relation thereto.

Article 9. Annual Revolving Fund Expenditure Limit Authorization

Submitted by the Select Board

To see if the Town will vote to set Expenditure Limits for Massachusetts General Laws Chapter 44, Section 53E ½ Revolving Funds established under the Code of the Town of Medfield, Chapter 117 Departmental Revolving Funds for Fiscal Year 2025, as follows:

Section		Amount
A	Fire Alarm Revolving Fund	$10,000
B	Ambulance Revolving Fund	$35,000
C	Advanced Life Support Revolving Fund	$400,000
D	Community Gardens Revolving Fund	$3,000
E	CENTER at Medfield Building Maintenance Revolving Fund	$2,000
F	Library Revolving Fund	$5,000
G	Respite Care Revolving Fund	$75,000
H	Transfer Station Recycling Revolving Fund	$10,000
I	Former State Hospital Revolving Fund	$100,000
J	Vaccine Revolving Fund	$10,000
K	Electric Vehicle Charging Station Revolving Fund	$3,000
L	Council on Aging Revolving Fund	$50,000
M	Parks and Recreation Revolving Fund	$1,000,000

or do or act anything in relation thereto.

Article 10. Cemetery Perpetual Care Trust Funds

Submitted by the Cemetery Commission/Department of Public Works Director

To see if the Town will vote to accept the following named sums as Perpetual Trust Funds for the care of lots in the Vine Lake Cemetery, the interest thereof as may be necessary for said care;

Donald Pierce	$750.00
Debra Ostrander	$600.00
Kevin Gavaghan	$1,200.00
Nancy Wilhelm	$3,000.00
Gerald & Louise Kazanjian	$3,000.00
Cheryl & William Dunlea	$1,500.00
Thomas S. Murphy	$750.00

George and Holly Mykulak	$600.00
Timothy & Kelly Reardon	$1,500.00
James & Janice Cannon	$3,000.00
John L. Tincler	$750.00
Kenneth W. Simpson	$750.00
Elizabeth Salisbury	$750.00
Caitlin M. Gavaghan	$600.00
Joann & John O'Brien	$3,000.00
Gino Mariani	$1,500.00
Margaret E. Doyle	$750.00
John & Lisa Crowley	$600.00
Michael J. Gorman	$600.00
Total	$25,200.00

or do or act anything in relation thereto.

Article 11. Local PEG Access Appropriation

Submitted by the Select Board

To see if the Town will vote to appropriate $292,272.41 from the Public, Educational, and Governmental (PEG) Access and Cable Related Fund to Medfield TV for the purpose of providing local cable access services, equipment, and programming for the Town of Medfield; or do or act anything in relation thereto.

Article 12. Route 27/Dale Street Traffic Mitigation Fund

Submitted by the Select Board

To see if the Town will vote to transfer the sum of $98,567 from certified Free Cash to the Route 27/Dale Street Traffic Mitigation Fund for the purpose of funding the Route 27/Dale Street Traffic Mitigation as required in the Medfield Zoning Board of Appeals Decision #1362 dated May 10, 2019; or do or act anything in relation thereto.

Article 13. Establish a Special Education Reserve Fund

Submitted by the School Committee

To see if the Town will vote to accept the provisions of Chapter 40, Section 13E of the Massachusetts General Laws to establish a Special Education Reserve Fund and vote to raise, appropriate, borrow, or transfer a sum of money from available funds into the "Special Education Reserve Fund" and to see if the Town will dedicate all of the revenue received by the School District for Medicare Reimbursements, effective for fiscal year 2026 beginning July 1, 2025 until said time as the fund has reached two percent of annual net school spending, or do or act anything in relation thereto.

Article 14. Establish an Elementary School Tax Mitigation Stabilization Fund

Submitted by the Select Board/Warrant Committee/School Committee/School Building Committee

To see if the Town will vote to raise, appropriate, borrow, or transfer a sum of money from available funds into an "Elementary School Tax Mitigation Stabilization Fund" established hereby under MGL Chapter 40 Section 5B for the purpose of paying debt service payments for the excluded debt notes and/or bonds to be issued for the new Elementary School Project in order to reduce the need to raise these funds through the annual tax rate, or for any other lawful purpose; or do or act anything in relation thereto.

Article 15. Transfers to the Municipal Building Capital Stabilization Fund

Submitted by the Select Board

To see if the Town will vote to transfer a sum of money in unexpended appropriation funds, and the remaining balance, at June 30, 2024, of the FY2024 Emergency Repairs fund, to the Municipal Buildings Capital Stabilization Fund; or do or act anything in relation thereto.

Article 16. Capital Projects: Municipal Buildings

Submitted by the Capital Budget Committee

To see if the Town will vote to appropriate a sum of money and transfer said sum from the Municipal Building Capital Stabilization Fund created under Article 43 of the 2018 Annual Town Meeting for the purposes and amounts as set out below; or do or act anything in relation thereto.

Article 17. Appropriation to the Capital Stabilization Fund

Submitted by the Select Board

To see if the Town will vote to raise and appropriate and/or transfer from available funds, a sum of money, into the designated "Capital Stabilization Fund;" or do or act anything in relation thereto.

Article 18. Capital Budget: Non-Buildings

Submitted by the Capital Budget Committee

To see if the Town will vote to appropriate a sum of money to pay costs of the capital projects described in the Warrant Report, including all costs incidental and related thereto; to determine whether this appropriation shall be raised by borrowing, taxes, transfers, grants and/or otherwise; or do or act anything in relation thereto.

Article 19. Elementary School Feasibility Study Funding

Submitted by the Select Board/School Committee/School Building Committee

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum of money to be expended under the direction of the School Building Committee for paying the costs of a feasibility study including but not limited to, an independent comprehensive school enrollment and capacity analysis, public outreach, obtaining soil borings, topographical studies, land surveys, wetlands surveys, preliminary site development plans, schematic designs, architectural and engineering designs, cost estimates, independent enrollment studies, construction alternatives, and any incidental or related services, for the addition and/or renovation to or replacement of the Dale Street Elementary School, located at 45 Adams Street, Medfield, MA 02052; or do or act anything in relation thereto.

Article 20. Prior Year Bills

Submitted by the Select Board

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum of money for the purpose of paying the prior year bills incurred in a prior fiscal year; or do or act anything in relation thereto.

Article 21. FY2025 Operating Budget

Submitted by the Select Board

To see if the Town will vote to raise and appropriate and/or transfer from available funds, sums of money requested by the Select Board or any other Town Officer, Board, Commission, or Committee to defray operating expenses of the Town for the fiscal year commencing July 1, 2024 or such other sums as the Town may determine, as required by Massachusetts General Laws, Chapter 41, Section 108; or do or act anything in relation thereto.

Article 22. FY2025 Water and Sewer Enterprise Fund Budget

Submitted by the Board of Water and Sewerage/Department of Public Works Director

To see if the Town will vote to raise, appropriate, or transfer from available funds the sum of money for the Water Enterprise Fund and the Sewer Enterprise Fund as follows; or do or act anything in relation thereto.

Article 23. Rescind Bond Authorization for Mount Nebo Water Tower

Submitted by the Select Board/Board of Water and Sewerage

To see if the Town will vote to rescind the $645,000 portion of the $850,000 borrowing authorization approved by the 2018 Annual Town Meeting (Article 35) to finance improvements to the Mount Nebo water tower that has not been used and that is no longer needed for such purpose; or to take any other action relative thereto; or do or act anything in relation thereto.

Article 24. Appropriate funds to the 375th Anniversary Trust Fund

Submitted by the Select Board

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum of money to the 375th Anniversary Trust Fund; or do or act anything in relation thereto.

Article 25. Appropriate funds to the Economic Vitality Fund

Submitted by the Select Board

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum of money for the purpose of making improvements to the economic vitality of the Town; or do or act anything in relation thereto.

Article 26. Pond Surveys

Submitted by the Conservation Commission

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum of money for the purpose of conducting a study related to the ponds under the care, custody, and control of the Conservation Commission; or do or act anything in relation thereto.

Article 27. Medfield State Hospital Maintenance and Security

Submitted by the Select Board

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum of money for the purpose of providing ongoing maintenance and security at the site of the former Medfield State Hospital; or do or act anything in relation thereto.

GENERAL ARTICLES

Article 28. Town Charter Amendment: Moderator Term

Submitted by the Select Board

To see if the Town will vote to propose an amendment to the Town Charter, to be submitted to the voters at the next annual town meeting for the election of officers, for their approval pursuant to the Home Rule Procedures Act, G.L. Chapter 43B, Sections 10 and 11, as follows:

Section 2-4 Moderator and Deputy Moderator; election, appointing powers, terms, compensation

Amend the first sentence as follows:

Beginning with the 2026 annual election, the Moderator shall be elected for a term of three years and, upon election, shall preside over the Annual Town Meeting and any Special Town Meeting; or do or act anything in relation thereto.

Article 29. Dog Control Bylaw: Expanded dog leash requirement; exception for "Off-Leash" Areas

Submitted by the Select Board/Dog Control Bylaw Review Committee

To see if the Town will vote to amend the Code of the Town of Medfield Chapter 100 Animals as follows (**bold language** is new; ~~strike out language~~ is deletion)

§ 100-5. Restraint of dogs.

Any persons owning or harboring a dog shall not suffer or allow it to run at large in any of the streets or public ways, or places in the Town of Medfield, or upon the premises of anyone other than the owner or keeper, unless the owner or occupant of such premises grants permission. No dog shall be permitted in any public place or street within the Town of Medfield unless it is effectively restrained by a chain or leash **not more than seven (7) feet in length;** ~~or is attended by a person able to properly control its actions.~~**this prohibition shall not apply to posted "off-leash" areas that are listed on the Town's website.**

§ 100-5a. Maximum number of dogs per Walker

Maximum number of dogs per walker is five (5) when in any public place or street within the Town of Medfield. Each dog must be restrained by a leash or chain not more than seven (7) feet in length.

§ 100-5b. Off Leash requirements

A dog may be off-leash within the confines of a Town-designated and posted "off leash" area, if effectively under voice control of the animal's owner or *walker* provided that the dog shall be and remain, at all times, within said person's field of vision.

§ 100-10. Definitions

As used in this Bylaw, the following terms shall have the meanings indicated:

AT LARGE

A dog ~~which is unaccompanied by a person able to properly control its actions or~~ unrestrained by a leash or chain.

or do or act anything in relation thereto.

Article 30. Authorize disposition of Town Owned Land: Hinkley North

Submitted by the Select Board

To see if the Town will vote to authorize the Select Board to dispose of, by sale or ground lease, a parcel of Town-owned land shown as "parcel B" (Hinkley North) on a plan of land captioned "Approval Not Required (ANR) Survey Medfield Senior Center Medfield, Massachusetts" prepared by DiPrete Engineering, 990 Washington Street, Suite 101A, Dedham, MA 02026 dated June 26, 2018 and recorded at Norfolk County Registry of Deeds in Plan Book 672 at Page 75, containing 4.80 acres, according to said plan, together with a twenty foot wide access easement over, under, and through abutting land, as shown on said plan, to a private developer, pursuant to the provisions of G.L. Chapter 30B, Section 16, on such terms and conditions as the Select Board determine to be in Town's interests, and, if deemed necessary or desirable, to authorize the Select Board to petition the General Court of the Commonwealth of Massachusetts to enact special legislation to authorize said disposition, and/or construction; or do or act anything in relation thereto.

ZONING ARTICLES

Article 31. MBTA COMMUNITIES ZONING DISTRICT

Submitted by Planning Board

To see if the Town will vote to amend the General Code of Medfield, Chapter 300: Zoning, as follows:

AMEND §300-2.1. Word usage, terms defined by adding the following text to the existing list of definitions, in the appropriate alphabetical order:

1. APPLICANT – A person, business, or organization that applies for a building permit, Site Plan Review, Special Permit, variance, or an appeal from the Building Commissioner's determination.
2. AS OF RIGHT – Development that may proceed under the Zoning in place at time of application without the need for a special permit, variance, zoning amendment, waiver, other discretionary zoning approval, but may be subject to Site Plan Review, if applicable.
3. BUILDING COVERAGE – The maximum area of the lot that can be attributed to the footprint of the buildings (principal and accessory) on that lot. Building Coverage does not include surface parking.
4. OPEN SPACE – Contiguous undeveloped land within a parcel boundary.
5. PARKING, STRUCTURED – A structure in which vehicle parking is accommodated on multiple stories; a vehicle parking area that is underneath all or part of any story of a structure; or a vehicle parking area that is not underneath a structure, but is entirely covered, and has a parking surface at least eight feet below grade. Structured Parking does not include surface parking or carports, including solar carports.

6. PARKING, SURFACE – One or more parking spaces without a built structure above the space. A solar panel designed to be installed above a surface parking space does not count as a built structure for the purposes of this definition.

AMEND §300-3.1.B. by adding the following text:

Full Name	Abbreviation
MBTA Communities Multifamily Overlay District	**MCMOD**

Add a new Article 21: MBTA Communities Multi-family Overlay District, as follows:

§300-21.1. Purposes.

The purpose of the MBTA Communities Multi-family Overlay District (MCMOD) is to allow multi- family housing as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A). This zoning provides for as of right multi-family housing to accomplish the following purposes:

A. Encourage the production of a variety of housing sizes and types to provide equal access to new housing throughout the community for people with a variety of needs and income levels.
B. Support a vibrant, walkable town center by encouraging an appropriate mix and intensity of uses to support an active public space that provides equal access to housing, jobs, gathering spaces, recreational opportunities, goods, and services.
C. Locate housing within walking distance of downtown to promote public health, reduce the number of vehicular miles traveled, support economic development, and meet community-based environmental goals, including reducing greenhouse gases and improving air quality.
D. Preserve open space in a community by locating new housing within or adjacent to existing developed areas and infrastructure.
E. Support public investment in public transit and pedestrian- and bike-friendly infrastructure.
F. Increase the municipal tax base through private investment in new residential developments.

§300-21.2. Establishment and Applicability.

This MCMOD is an overlay district having a land area of approximately 51.4 acres in size that is superimposed over the underlying zoning district (s) and is shown on the Zoning Map, Medfield Massachusetts, dated January 30, 2002, as amended on May 6, 2024:

A. Applicability of MCMOD. An applicant may develop multi-family housing located within a MCMOD in accordance with the provisions of this Article 21.
B. Underlying Zoning. The MCMOD is an overlay district superimposed on underlying zoning districts. The regulations for use, dimension, and all other provisions of the Zoning Bylaw governing the respective underlying zoning district(s) shall remain in full force, except for uses allowed as of right in the MCMOD, which shall be

regulated by this Article 21.

C. **Sub-districts.** The MCMOD contains the following three sub-districts, all of which are shown on the MCMOD Boundary Map, dated May 6, 2024. The MCMOD Map is hereby made a part of the Zoning Bylaw, referenced as 300 Attachment 5, and is on file in the office Town Clerk and the office of the Planning Board:
   (1) The Parc
   (2) Downtown Core
   (3) Maple and Pleasant Area

§300-21.3. Definitions.

AFFORDABLE HOUSING UNIT – A multi-family housing unit that is subject to a use restriction recorded in its chain of title limiting the sale price or rent or limiting occupancy to an individual or household of a specified income, or both.

AFFORDABLE HOUSING – Housing that contains Affordable Housing Units as defined by this Article 21.

AREA MEDIAN INCOME (AMI) – The median family income for the metropolitan statistical region that includes the Town] of Medfield as defined by the U.S. Department of Housing and Urban Development (HUD).

COMPLIANCE GUIDELINES – *Compliance Guidelines for Multi-Family Zoning Districts Under Section 3A of the Zoning Act,* written by the Massachusetts Executive Office of Housing and Livable Communities, dated August 10, 2022 and as revised on August 17, 2023, and as amended.

DEVELOPMENT STANDARDS – Provisions of §300-21.7. General Development Standards made applicable to projects within the MCMOD.

EOHLC – The Massachusetts Executive Office of Housing and Livable Communities.

LOT – An area of land with definite boundaries that is used or available for use as the site of a building or buildings.

MULTI-FAMILY HOUSING – A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.

RESIDENTIAL DWELLING UNIT – A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking. and sanitation.

SECTION 3A – Section 3A of the Zoning Act, M.G.L. Ch. 40A.

SITE PLAN REVIEW AUTHORITY – The Medfield Planning Board is the Site Plan Review Authority.

SUB-DISTRICT – An area within the MCMOD that is geographically smaller than the MCMOD district and differentiated from the rest of the district by use, dimensional standards, or development standards.

SUBSIDIZED HOUSING INVENTORY (SHI) – A list of qualified Affordable Housing Units maintained by EOHLC used to measure a community's stock of low-or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.

SUBSTANTIAL REHABILITATION – To cause alterations or repairs to be made, to a structure or structures costing in excess of 50 percent of the assessed value of the structure(s) for property tax purposes. Assessed value of a structure or structures shall be based on the assessed value as recorded on the assessment rolls of the Town of Medfield as of the first of January preceding the date of the application for site plan approval.

§300-21.4. Permitted Uses.

A. **Uses Permitted As of Right.** The following uses are permitted as of right within the MCMOD.

(1) Multi-family housing.

B. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in **§300-21.4.A**.

(1) Parking, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use.

§300-21.5. Dimensional Standards.

A. **Table of Area Regulations.** Notwithstanding anything to the contrary in this Zoning, the area regulations applicable in the MCMOD are as follows:

Standard	The PARC	Downtown Core	Maple and Pleasant Area
Area (square feet)	40,000	10,000	30,000
Frontage (feet)	200	See §300-6.2R.	200
Yards (feet)			
Front	25	See §300-6.2S.	20
Side	25	See §300-6.2Q.	12
Rear	25	See §300-6.2Q.	30
Open Space %	35	10	65

B. **Table of Height and Bulk Regulations:** Notwithstanding anything to the contrary in this Zoning, the height and bulk regulations applicable in the MCMOD are as follows:

Standard	The PARC	Downtown Core	Maple and Pleasant Area
Maximum Height (feet)	35	35	35
Permitted height (stories)	3	3	2.5
Maximum Floor Area Ratio, including Accessory Buildings	0.50	0.75	0.35
Maximum Lot Coverage (%)	65	90	3 5

C. **Multi-Building Lots.** In the MCMOD, lots may have more than one principal building.

D. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.

E. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority may waive the height and setbacks in Article 21.5. Dimensional Standards to accommodate the installation of solar photovoltaic, solar thermal, living and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

§300-21.6. Off-Street Parking.

These parking requirements are applicable to development in the MCMOD.

A. **Number of parking spaces.** The following **minimum** numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Minimum Spaces
Multi-family	1.0 per unit

B. **Number of bicycle parking spaces.** The following **minimum** numbers of

covered bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	1.0 per unit

C. **Bicycle storage.** For a multi-family development of 25 units or more, covered bicycle parking spaces shall be integrated into the structure of the building(s) for no less than 25% of the required parking.

§300-21.7. General Development Standards.

A. Development standards in the MCMOD are applicable to all multi-family developments. These standards are components of the Site Plan Review process in §300-21.9. Site Plan Review. The provisions of §300-14.12(C) are replaced by the standards in this §300-21.7 in the MCMOD.

B. Existing Development Standards. The requirements of the following sections of the Town of Medfield Zoning Bylaw, unless superseded by this Article 21, shall be considered by the Planning Board as part of the Site Plan Review Process. In no case shall a separate Special Permit be required by any body of the Town for multi-family use under this Article 21.

(1) §300-8.2. General Parking and Loading Requirements.
(2) §300-8.3. Parking and Loading Space Standards.
(3) §300-8.4 Downtown Parking District is not applicable for projects within the Downtown Core Subdistrict.
(4) Article 10 Floodplain District for applicable parcels.
(5) Article 11 Watershed Protection District for applicable parcels.
(6) Article 12 Rules and Regulations Governing Earth Removal Uses for applicable parcels.
(7) Article 16 Aquifer Protection district for applicable parcels.
(8) §300-5.6 Historic Properties. This article does not apply to development projects within the MCMOD. The Planning Board may request an advisory review of a development project that includes a Historic Property as defined by §300-5.6 as part of its Site Plan Review process defined in §300-21.9.

C. **Design Guidelines.** The Planning Board may address the scale and proportions of buildings, the alignment, width, and grade of streets and sidewalks, the type and location of infrastructure, the location of building and garage entrances, off street parking, the protection of significant natural site features, the location and design of on-site open spaces, exterior signs, and buffering in relation to adjacent properties. Materials and finishes used for construction shall be consistent with materials present in the area.

(1) The residential buildings shall be sited and oriented in a complementary relationship to: each other, Open Space, and the adjacent properties.
(2) The design of new infill buildings is encouraged to incorporate components that are similar to the existing rooflines, materials, and architectural details used by the existing residential buildings in the same subdistrict.

(3) Negative visual impacts of the development, such as dumpsters, parking spaces or structures, and mechanics, shall be screened from adjacent properties and nearby streets by landscaping or other site planning techniques.

(4) The Planning Board, in its discretion, may require additional screened buffer zones for the privacy of directly abutting properties to the side and rear. Screening may include use of existing trees and plants, new vegetation, fencing, or a combination of these options. Such screening may address changes in topography between properties or other site conditions that would otherwise exacerbate light glare or overspill, lack of privacy, noise, or similar negative impacts.

(5) In the Downtown Core and the Maple and Pleasant Street area, the façades of principal buildings shall be visible from the principal street.

a. Where appropriate to the architectural style of the building, the inclusion of porches, stoops, bay windows, and other similar appurtenances is strongly encouraged to reinforce an active visual and physical connection between the ground floor of the building(s) and the street.

b. Such appurtenances may encroach into the front yard setback, but shall be no closer than 5 feet from the front lot line.

D. Site Design.

(1) Connections. Sidewalks shall provide a direct connection among building entrances, the public sidewalk (if applicable), bicycle storage, and parking.

(2) Vehicular access. Where feasible, curb cuts shall be minimized, and shared driveways encouraged.

(3) Plantings. Plantings shall include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited. Street trees added or replaced by the development shall use the list of street trees from §310-5.2(A)(11).

(4) Lighting. Light levels shall meet or exceed the minimum design guidelines defined by the Illuminating Engineering Society of North America (IESNA) and the Five Principles for Responsible Outdoor Lighting adopted jointly with the International Dark-Sky Association and shall provide illumination necessary for safety and convenience while preventing glare and overspill onto adjoining properties and reducing the amount of skyglow.

(5) Mechanicals. Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened if visible from a public right-of-way.

(6) Dumpsters. Dumpsters shall be screened by a combination of fencing and plantings. Where possible, dumpsters or other trash and recycling collection points shall be located within the building.

(7) Stormwater management. Strategies that demonstrate compliance of the construction activities and the proposed project with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and, if applicable,

additional requirements under the Town of Medfield's MS4 Permit for projects that disturb more than one acre and discharge to the Town's municipal stormwater system, and an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements.

(8) Snow Storage. Appropriate provisions shall be made for snow removal or on-site storage.

E. Buildings: General.

(1) Orientation relative to principal street. A primary building shall have its principal façade and entrance facing the principal street with no other building between it and the lot line. There may be more than one primary building per lot. Parking shall not be allowed between the principal façade of the primary building and the front lot line. See also Section G.7. Buildings: Corner Lots.

(2) Entries. Where feasible, entries shall be clearly defined and linked to a paved pedestrian network that includes the public sidewalk.

F. Buildings: Multiple buildings on a lot.

(1) Parking and circulation on the site shall be organized to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.

(2) A paved pedestrian network shall connect parking to the entries to all buildings and the buildings to each other.

(3) The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façade(s) shall be treated with the same care and attention in terms of entries, fenestration, and materials.

(4) The building(s) adjacent to the public street shall have a pedestrian entry facing the public street.

G. Building on Corner Lots. A building on a corner lot shall indicate a primary entrance either along one of the street-facing façades or on the primary corner as an entrance serving both streets.

(1) Such entries shall be connected by a paved surface to the public sidewalk, if applicable.

(2) All façades visible from a public right-of-way shall be treated with similar care and attention in terms of entries, fenestration, and materials.

(3) Fire exits serving more than one story shall not be located on either of the street-facing façades.

H. Buildings on Infill Lots. If the adjacent buildings are set back at a distance that exceeds the minimum front yard requirements, infill buildings shall meet the requirements of **§300-21.5. Dimensional Standards**. Otherwise, infill buildings may match the setback line of either adjacent building, or an average of the setback of the two buildings to provide consistency along the street.

I. Buildings: Principal Façade and Parking. Parking shall be subordinate in design and location to the principal building façade.

J. Surface parking. Surface parking shall be located to the rear or side of the principal building. Parking shall not be located in the setback between the building and any lot line adjacent to the public right-of-way.

K. Integrated garages. The principal pedestrian entry into the building shall be

more prominent in design and placement than the vehicular entry into the garage.

L. **Parking structures.** Building(s) dedicated to structured parking on the same lot as one or more multi-family buildings shall be subordinate in design and placement to the multi-family building(s) on the lot.

M. **Waivers.** Upon the request of the Applicant and subject to compliance with the Compliance Guidelines, the Site Plan Review Authority may waive any of the requirements of this **§300-21(7). General Development Standards**, in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the MCMOD.

§300-21.8. Affordability Requirements.

A. **Purpose**.

(1) Promote the public health, safety, and welfare by encouraging a diversity of housing opportunities for people of different income levels;

(2) Provide for a full range of housing choices for households of all incomes, ages, and sizes;

(3) Increase the production of affordable housing units to meet existing and anticipated housing needs; and

(4) Work to overcome economic segregation allowing the Town of Medfield to be a community of opportunity in which low and moderate-income households have the opportunity to advance economically.

B. **Applicability.** This requirement is applicable to projects of ten (10) or more dwelling units involving the new construction, Substantial Rehabilitation, expansion of 30% or more of the net floor area, reconstruction, or residential conversion. No project may be divided or phased to avoid the requirements of this section. The existing §300.14-16 Inclusionary Zoning does not apply to development projects within the MCMOD.

C. **Affordability requirements.**

(1) Subsidized Housing Inventory. All Affordable Housing Units created must be eligible for listing on EOHLC's Subsidized Housing Inventory.

(2) Provision of Affordable Housing. In Applicable Projects, not fewer than ten percent (10%) of housing units constructed shall be Affordable Housing Units. For purposes of calculating the number of units of Affordable Housing required within a development project, a fractional unit shall be rounded down to the next whole number. The Affordable Housing Units shall be eligible for inclusion in the SHI.

D. **Development Standards.** Affordable Housing Units shall be:

(1) Integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of exterior and interior materials with the other units and/or lots;

(2) Dispersed throughout the development;

(3) Located such that the units have equal access to shared amenities, including light and air, and utilities (including any bicycle storage and/or Electric Vehicle

charging stations) within the development;
(4) Located such that the units have equal avoidance of any potential nuisances as market-rate units within the development;
(5) Distributed proportionately among unit sizes; and
(6) Distributed proportionately across each phase of a phased development.
(7) Occupancy permits may be issued for market-rate units prior to the end of construction of the entire development provided that occupancy permits for Affordable Units are issued simultaneously on a pro rata basis.

E. Administration.

(1) The Zoning Enforcement Officer shall be responsible for administering and enforcing the requirements in this section.

§300-21.9. Site Plan Review.

A. **Applicability.** Site Plan Review is required for all MCMOD projects. An application for Site Plan Review shall be reviewed by the Site Plan Review Authority for consistency with the purpose and intent of §300-14.12 and §300-21.4.

B. **Submission Requirements.** As part of any application for Site Plan Review for a project within the MCMOD submitted under §300-21, the Applicant must submit all required documents listed for Site Plan Approval on the Medfield Planning Board Rules and Regulations, and pay all application fees specified therein.

C. **Site Plan Approval.** Site Plan approval for uses listed in §300-21.4. Permitted Uses shall be granted upon determination by the Site Plan Review Authority that the following conditions have been satisfied. The Site Plan Review Authority may impose reasonable conditions, at the expense of the applicant, to ensure that these conditions have been satisfied.

(1) the Applicant has submitted the required fees and information as set forth in Municipality's requirements for a Building Permit and Site Plan Review; and
(2) the project as described in the application meets the development standards set forth in §300-21.7. General Development Standards.

D. **Timeline.** The timeline for the process shall be as stated in §300-14.12.B.

E. **Project Phasing.** An Applicant may propose, in a Site Plan Review submission, that a project be developed in phases subject to the approval of the Site Plan Review Authority, provided that the submission shows the full buildout of the project and all associated impacts as of the completion of the final phase. However, no project may be phased solely to avoid the provisions of §300-21.8. Affordability Requirements.

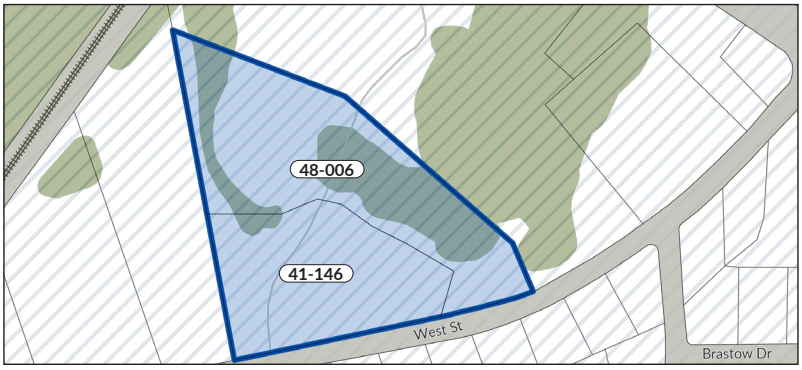
§300-21.10. Severability.

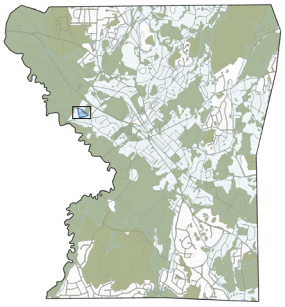
If any provision of this Article 21 is found to be invalid by a court of competent jurisdiction, the remainder of Article 21 shall not be affected but shall remain in full force. The invalidity of any provision of this Article 21 shall not affect the validity of the remainder of the Town of Medfield's Zoning Bylaw.

or do or act anything in relation thereto.

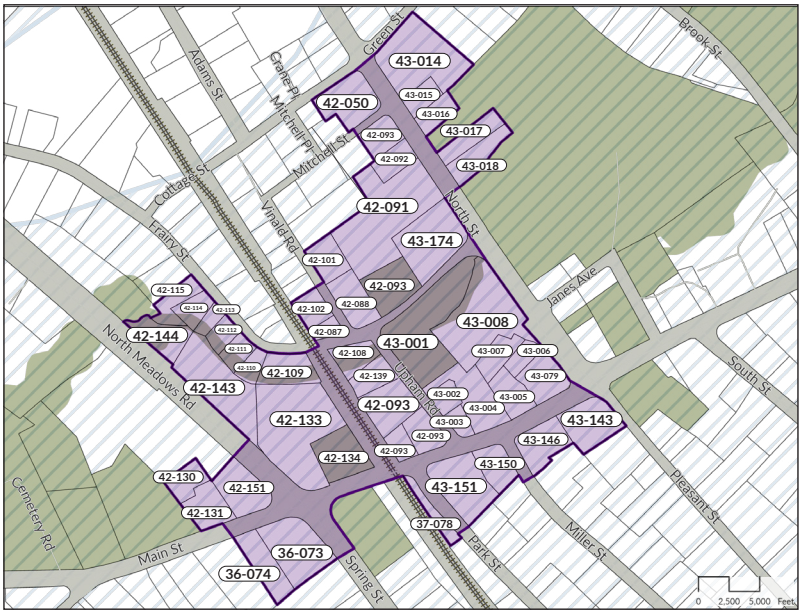
ZONING
300 Attachment 5
Town of Medfield
MCMOD Boundary Map
MCMOD Sub-districts

The PARC



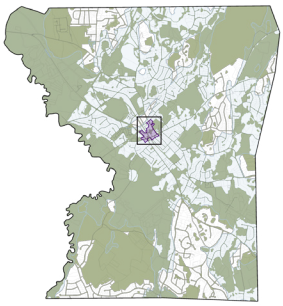


Downtown Core

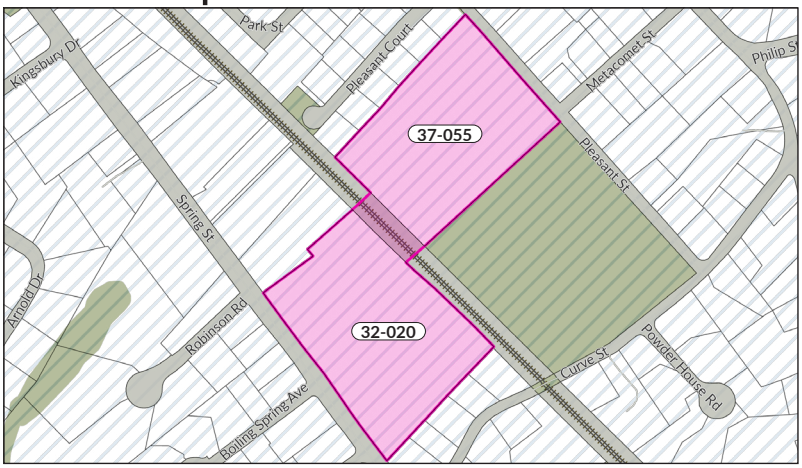


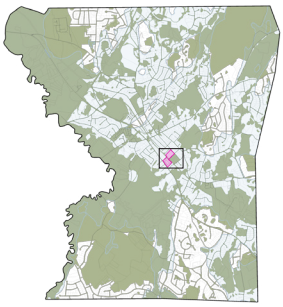
Legend

- ##-### Parcel ID (Map Par ID)
- Parcels
- Excluded Land
- Sensitive Land



Maple and Pleasant Area





Article 32. Enforcement of Zoning Bylaw Violation(s) by Non-criminal Disposition

Submitted by the Select Board

To see if the Town will vote to amend the Code of the Town of Medfield Chapter 300 Zoning Section 300-14.7 Violations and Penalties, by adding a new Subparagraph C as follows:

> C. In addition to the foregoing, a zoning bylaw violation may be addressed by non-criminal disposition, as provided in GL Chapter 40 Section 21D. For said purpose, the fine for each zoning bylaw violation shall be:
>
> First Offense: $100
> Second Offense: $200
> Third and Subsequent Offenses: $300

In the case of a continuing violation, each day shall constitute a separate offense. The Building Commissioner, Building Inspector(s), and their designee(s) shall each have the authority to enforce the provisions of this subparagraph,

or do or act anything in relation thereto.

Article 33. Substitution of "Select Board" and "Select Board Member" in Town Bylaws

Submitted by the Select Board

To see if the Town will vote to amend the Code of the Town of Medfield, Division 1: Bylaws, by substituting "Select Board" for "Board of Selectmen" or "Selectmen" and by substituting "Select Board Member" for "Selectman," throughout all of Town's bylaws; or do or act anything in relation thereto.

Article 34. Free Cash

Submitted by the Board of Assessors

To see if the Town will authorize the Board of Assessors to use a sum of money from free cash in the Treasury for the reduction of the tax rate for the Fiscal Year 2025, or do or act anything in relation thereto.
