

LICENSE, WAIVER AND INDEMNITY AGREEMENT

This Agreement is made the _____ day of _____, 2018, by and between the Town of Medfield, MA, acting through its duly-elected Board of Selectmen (hereinafter called the "Selectmen") and Bjorn Jakobsen and Bryan Cotter, of 6 and 7 Rockwood Lane, respectively (hereinafter called the "Landowners").

WHEREAS, the Landowners have applied to the Selectmen for permission to continue to maintain a pole-mounted basketball hoop and backboard previously installed without permission within the right-of-way of Rockwood Lane, Medfield, fronting upon Landowners' properties at 6-7 Rockwood Lane; and

WHEREAS, the Selectmen are willing to grant such permission, but only in accordance with the terms and conditions of this Agreement.

NOW THEREFORE, the Parties do hereby agree as follows:

1. The Selectmen hereby grant to Landowner(s), a license to continue the installation and maintenance at their sole cost and expense of a pole-mounted basketball hoop and backboard (hereinafter: "installation"), within the right-of-way of Rockwood Lane. A photographic depiction of the installation is attached hereto as Exhibit "A".
2. This license may be terminated by the Selectmen immediately, upon written notice to the Landowner(s) in the event that the Selectmen determine that the installation has become a hindrance to the public convenience. Landowner(s) shall remove or relocate the installation onto the Landowners' property within ten (10) days after termination, failing which, the Town may remove the installation from the right-of-way and dispose of it.
3. In consideration of the foregoing grant by the Selectmen, the Landowner(s) hereby agree(s) as follows:
 - A. To maintain said installation in good condition while it is on the Town's property.
 - B. To indemnify, hold harmless and defend the Town of Medfield, its agents, servants, and employees, to the maximum extent permitted by law, from and against any and all costs, claims or causes of action which hereafter may be brought or instituted against any or all of them by or on behalf of anyone claiming loss or injury, due to or arising out of or incidental to the presence of said installation within the right-of-way of Rockwood Lane pursuant to the aforesaid license.

- C. To release and waive any claim against the Town of Medfield for damage or loss to the installation, caused by or as a result of the action of any agent, employee or other representative of the Town of Medfield due to its presence within the Rockwood Lane right-of-way including, but not limited to, snowplowing activities.
- D. To purchase and maintain comprehensive general liability insurance in the name of the Town of Medfield, as its interests may appear, in the amount of one million dollars (\$1,000,000), combined single-limit coverage, and to provide the Town, from time to time, with certificates of insurance, upon request. This requirement may be satisfied by adding Town, as additional insured, to any existing insurance policy which provides general or public liability coverage.
4. The rights conferred by this Agreement: (i) are contractual in nature and do not constitute a grant of an easement of any kind; (ii) shall automatically terminate upon either Landowner's sale or transfer of title of property; (iii) are not transferable or assignable by Landowner(s) without the prior written consent of the Selectmen and any purported attempt to do so shall be null and void and cause the automatic termination of this Agreement.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the _____ day of _____, 2018.

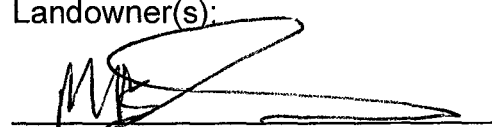
Town of Medfield, by its Board of Selectmen:

Michael T. Marcucci, Chairman

Gustave Murby, Clerk

Osler L. Peterson, Member

Landowner(s):


Bjorn Jakobsen


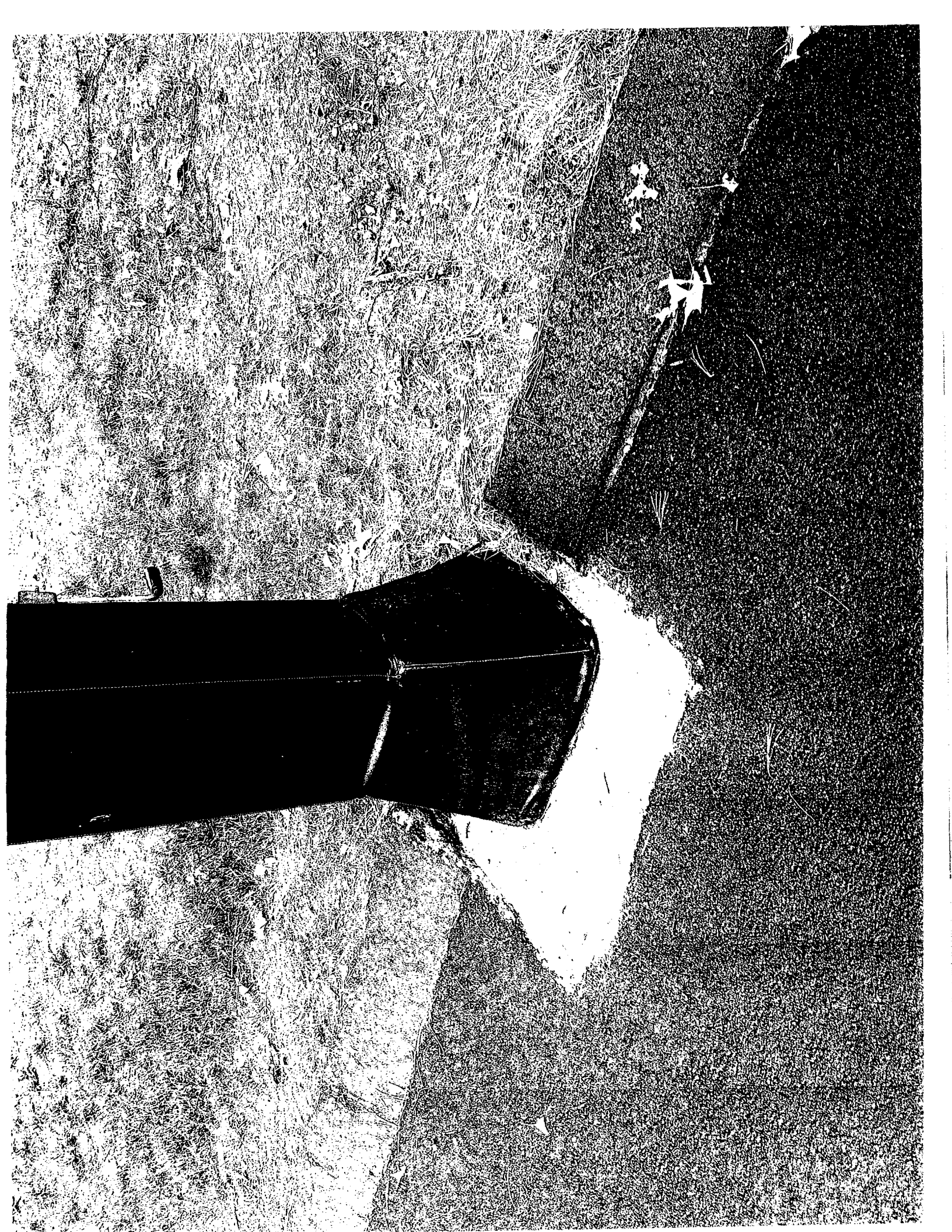

Bryan Cotter



Exhibit A





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/04/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Taylor Insurance Agency dba Easton Insurance Agency 448 Turnpike Street South Easton MA 02375	CONTACT NAME: Taylor Insurance Agency PHONE (A/C, No, Ext): (508) 230-2244 FAX (A/C, No): (508) 238-5014 E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: Evanston Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
INSURED Bryan Cotter & Bjorn Jakobsen 7 Rockwood Lane Medfield MA 02052	NAIC #

COVERAGES**CERTIFICATE NUMBER:** Town of Medfield**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		3EQ4403	05/31/2018	05/31/2019	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 \$
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DED RETENTION \$ OCCUR CLAIMS-MADE						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N						E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder noted as Additional Insured

CERTIFICATE HOLDER**CANCELLATION**

Town of Medfield 459 Main St Medfield MA 02052	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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Meeting Minutes

May 22, 2018

Chenery Meeting Room

draft

Present: Selectmen Marcucci, Murby, Peterson; Town Administrator Sullivan; Assistant Town Administrator Trierweiler; Town Counsel Cerel; Administrative Assistant Clarke

Chairman Marcucci called the meeting to order at 7:00 PM

Announcements

This meeting is being recorded

Chairman Marcucci asked for a moment of appreciation for our Troops serving in the Middle East and around the world

*Memorial Day Parade begins at 9:45AM Monday May 28.
Ceremony to begin 10AM at Baxter Park*

Appointments

7:00 PM Police Department

Deputy Chief of Police John Wilhelmi remarked that at the April 24th meeting the Selectmen appointed Paul Treggiari to the department and all is going very well. I am here this evening to request your consideration and vote a conditional offer of employment to the other candidate who tied for first place with Paul on the police civil service list. We have an officer who will retire at the end of July. Filling this position now will allow the candidate to enter the academy in September rather than wait for January 2019. If we wait it will cause not only manpower shortage but an increase in overtime costs. Selectmen agreed that saving money is a good thing. Selectmen queried who is the candidate. Wilhelmi's response: Garrett L. Ledbetter, a Medfield resident who is now a corrections officer. The conditions of his appointment are; successfully pass a completed background check, a physical and physical abilities test and pass the basic recruit academy.

Vote: On a motion made by Selectman Murby, seconded by Selectman Peterson it was voted unanimously to provisionally appoint Garrett L. Ledbetter as police officer

Police Chief Meaney is also present and the Selectmen took the opportunity to discuss speed limits in Town. Chief Meaney remarked that he would like to focus on the center of Town and have a 25 mph all the way through. It's a practical limit for the area as opposed to other roads where drivers would feel it is too slow. Mr. Peterson said that he is concerned with Hospital Road and the new development. Police Chief will talk with DPW Director Maurice about a plan and return to the Board with their findings including Hospital Road.

Records Access Officer

Ms. Trierweiler advised that as the Town receives requests for public records, it is necessary to have a designated person at the Police Department. Chief Meaney remarked that presently

May 22, 2018

Page two

Administrative Assistant Georganne Gerlach usually handles public records requests. If you feel that there should be a second person, I recommend Deputy Chief Wilhelmi

Vote: On a motion made by Selectman Murby, seconded by Selectman Peterson it was voted unanimously to appoint Deputy Police Chief John Wilhelmi and Georganne Gerlach as Records Access Officers for the Police Department

Chief Meaney told the Board that his career in law enforcement spans 44 years and 2 months, including 12 years as Police Chief, my plan is to retire sometime in August. He continued saying that he feels the department is at a point where we have depth of leadership. Deputy Chief Wilhelmi does a fine job and I recommend him as Interim Chief if needed. Also placing Michelle working with the schools was an excellent decision. As the Town just completed the search for a new fire chief, the Selectmen agreed that it seems reasonable to contact those committee members to find out their level of interest to be appointed to the police chief search committee. Kristine will follow up and report back.

7:15 PM Rail Trail Study Committee, Christian Donner member

Mr. Donner said that he is here to ask the Board, "do you have a vision of what the committee's responsibilities will be moving forward." He said that Friends of the Rail Trail will be doing some fundraising. Selectmen advised that the committee could remain in an advisory capacity as we are aware there may be grant monies available to help with the development of the trail and perhaps to purchase the necessary environmental liability insurance. Christian said that he may or may not continue as chairman or with the committee as he has other commitments. Ms. Trierweiler addressed Christian requesting that he find out from present committee members who want to continue. She advised to please complete the new committee questionnaire and return to me.

BETA GROUP, INC.

Maurice Goulet, DPW Director requests the Selectmen vote to sign Agreement with BETA Group to prepare a conceptual plan for a sidewalk that will continue across the Route 109 bridge and connect with Millis. As part of the Route 109 Corridor Improvements, which is entirely a state project, MassDOT will construct the bridge.

VOTE: On a motion made and seconded it was voted unanimously to approve and sign BETA contract for sidewalk on Route 109 bridge

Fire Department

Fire Chief Carrico in his May 17 MEMO informed the Board that Medfield does not have a Municipal Hearings Officer. He is requesting the Selectmen consider this matter to appoint. Town Counsel Cerel advises the Selectmen wait until the new Building Inspector is hired before deciding. Selectmen agreed to table matter until the June 5 meeting.

May 22, 2018

Page three

7:45 PM Proposed Plastic Bag Ban

Resident Andy Costello remarked that she is here tonight to seek the Selectmen's support toward a plastic bag initiative to reduce the number of plastic bags in Medfield. We have research that indicates the direct or indirect effect on health and environmental problems whether they are disposed of by incineration or in the landfill. Either way is no better as eventually it goes into the atmosphere. In Medfield we use 6,372,000 bags a year; in 2011 Massachusetts used 2 billion bags a year and this is the most common form of litter.

Ms. Costello continued saying that there are two ways to ban the plastic bags that we get from supermarkets/stores. Medfield could go with a bylaw or a Board of Health regulation. Both have pros and cons. A bylaw is long lasting and possibly this may go forward in 2019 at Town Meeting. A regulation requires no Town Meeting vote or Attorney General approval. This issue has come up in the state previously with no vote, however it appears it will be addressed again in 2019.

Mr. Peterson remarked that the 6 million plus number jumped out at me when I read it. I'm wondering in what capacity you are here tonight, individual or a member of the Transfer Station Recycling Committee. Resident Rachel Brown (in audience) and member of the committee remarked that the TSRC has had this item on their agenda for about four months or so, however, we have not endorsed a bylaw approach or regulation. There are 78 communities that have passed a plastic ban. Large stores like Shaw's, Marshall's and CVS have already seen a ban in other communities so they are familiar with it.

Chairman Marcucci asked Town Counsel Cerel for his input. He reported that in Franklin we took a common sense approach and came up with a good prototype but there was pushback. Whatever is decided in Medfield I suggest a good lead time for merchants to make the adjustments to their inventory. I will forward Franklin's sample bylaw to Andy.

Mr. Murby said that the number of Medfield's plastic bag usage is staggering and queried where did it come from. Ms. Costello replied that it came from a company in California. We also used a Greenhouse Gas emissions calculator that other MA communities also used. Mr. Murby is skeptical about an organization that would come up this number as it may not really apply to our Town; a company in LA determined the number no doubt with no visit to Medfield. He advised that members talk with our local stores and not just impose this ban without their input. It's easy for government to force controls. I am not against this issue but want to know what Medfield stores feel makes sense.

Mr. Marcucci said that it appears you are asking how we look at it. My feeling is that in fairness to the Town it should be a bylaw. I suggest you continue to work towards 2019 Town Meeting. Mr. Peterson's feeling is that absolutely you should continue working towards a bylaw as it should be a political decision for the Town to make.

May 22, 2018

Page four

Mr. Sullivan remarked that it would be a good idea for you to speak at a MEMO meeting so that all or almost all merchants are aware of the issue and your plan to move forward.

LICENSES AND PERMITS (CONSENT AGENDA)

Granted as noted by the Chair:

Gazebo Players of Medfield permission to post signs to promote their summer performance of *Othello* July 21 and 22 at Rocky Woods

COA one-day permit for Summer Cookouts Wednesday June 6, 26; July 18; August 8, 29 time 4-7 PM; also one-day permit for Spring Dance June 9, 4-10PM

Evergreen Way Block Party Permit for Saturday June 2 from 2-10PM to take place at intersection of Evergreen Way and Stonybrook Road

SELECTMEN REPORT

Mr. Peterson no report

Mr. Murby noted that Senior Housing surveys were due May 11. The analysis report should be available in several weeks. He went on to say that he talked with Roberta and wants to make everyone aware that he will conduct informational sessions at the CENTER regarding the June 11 Ballot. Dates June 4 at 6:30 and June 5 at 2:30. Selectman Murby stated that he is not advocating only providing information.

INFORMATIONAL

Mr. Sullivan made mention that we have received notification from Wrentham attorney that the Town was left a parcel of land on Bridge Street for conservation purposes. We were named in the resident's will.

Ms. Trierweiler reported that she has made plans for a HR Boot Camp this Thursday May 24 at the Public Safety Building. 67 people have registered.

Adjournment

On a motion made by Selectman Murby to adjourn the meeting at 9:00PM, seconded by Selectman Peterson the vote was unanimous.

May 29, 2018

Meeting Minutes

Chenery Meeting Room

draft

Present: Selectmen Marcucci, Murby, Peterson; Town Administrator Sullivan; Assistant Town Administrator Trierweiler; Administrative Assistant Clarke

Chairman Marcucci called the meeting to order at 7:05 PM and announced this meeting is being recorded. He asked for a moment of appreciation for our Troops serving in the Middle East and around the world

Action Items

The Selectmen are requested to vote to appoint the School Building Committee that will oversee the construction of the Dale Street School. The list of members is a requirement from the MSBA and needs to be submitted by MSBA by June 1.

Vote: On a motion made by Selectman Murby, in accordance with 963 CMR 2.00, and seconded by Selectman Peterson it was voted unanimously to appoint as full members of the School Building Committee for Dale Street School located in the Town of Medfield Public School District and in accordance with the provisions of all applicable statutes, local charters, by laws and agreements of the Town of Medfield Public School District. Committee members are Jeffrey Marsden, Michael LaFrancesca, Steve Grenham, Sharon Tatro, Michael Marcucci, Michael Sullivan, Tim Bonfatti, Mike Quinlan, Jerry McCarty, Thomas Erb, Walter Kincaid and Michael Webber

Police Chief Search Committee

Ms. Trierweiler contacted the members of the Fire Chief Search Committee and five members are willing to serve on the committee for Police Chief. Sixth member is Rachel Brown. That leaves four openings. The Selectmen agreed that letters of interest and resumes should be submitted by June 11 and appointments will be made on June 12. Ms. Trierweiler will serve as ex-officio.

Town Goals

The Selectmen request the public review the draft of the town strategic goals that may be found on the website. Comments/input will be accepted until the end of June. The Board hopes that the Townspeople will look upon this as a living document and guide to help town officials focus on priorities and future planning to continue to make Medfield the special place it is.

Annual Planning Process

Mr. Sullivan remarked that for the past budget year our intent was to get everything submitted early. We started off by inviting the Warrant Committee and School Committee come to a Selectmen's meeting in early fall. However, things did not go quite as planned as we began preparing. So how do we set controls so the process for fy20 doesn't become chaotic. We

May 29, 2018

Page two

should have a more precise review and enforce any deadlines. Mr. Marcucci suggests we hold off until after the June 11 vote to see where we stand and then make a plan moving forward.

June meeting dates will be the 5th, 12 and on the 26. Mr. Murby will be out of Town June 19. Mr. Marcucci requested committee appointments be placed on the June 26 agenda. Mr. Sullivan suggests we begin planning for a fall town meeting regarding the hospital. The June 12 joint meeting with the Warrant Committee, MSH Master Planning Committee Planning Board will be held in the high school library.

Certificate of Appreciation

Selectman Murby remarked that as ALS Study Committee member Brendan McNiff played a critical role he would like to have a letter, proclamation something that perhaps he could hang in his office to show our appreciation. He said it didn't matter to him having the Board sign it or me as Chair of the committee. Brendan is a former resident and came forward to serve and did give his time and talents. Please have it ready for the next meeting.

Eagle Scout Certificate

Vote: On a motion made and seconded it was voted unanimously to sign a Certificate of Achievement for Eagle Scout Samuel Evans, Court of Honor will take place Saturday June 16, 2018

Town to Purchase Street Lights

Energy Committee member Lee Alinsky

Town Meeting 2017 voted to purchase to own and install LED streetlights. Mr. Alinsky reported that there are a few details to be worked out, such as size of the lights, 4000 vs 3000; illumination bright white or yellow. Only the lamps will be replaced, does not involve poles or arms and usually the larger size is used on major roads and the smaller in residential neighborhoods. Mr. Sullivan reported that he attended a meeting earlier today on the matter and the Police Chief advises that we only replace the lights we have now as there is the possibility that residents may contact Town Hall requesting extra lights in their neighborhood. He continued saying that Jerry McCarty is working with the consultant for the design process and also on the contract to purchase the lights from Eversource at \$1.00 and hire a contractor to install the LEDs. The contract will be subject to Town Counsel review. Committee will also work with George Woodbury who will be responsible for the logistics also. Hopefully additional information and what progress has been made will be available at the June 5 meeting.

Library Portico Masonry Repair

Facilities Director Jerry McCarty requests the Board vote to award the contract to Bautista Masonry, Waltham. As he is waiting for the contractor to return the signed contract within a day or two, Mr. McCarty requests that the Board authorize Mr. Sullivan to sign for the Board.

May 29, 2018

Page three

The amount of the contract is \$19,300.00. As a lesser amount was budgeted for this work, the Library Trustees agreed to make up the difference, about \$2,000.

The Selectmen took issue with the lateness of this item and that they did not have the opportunity to review. They do not want to rubber stamp any contract in the future. Mr. Sullivan said that this is a standard owner/contractor agreement that Mr. McCarty is quite familiar with and he is aware that Jerry needs to get the repairs completed as time is of the essence. Work to be completed on or before August 1, 2018.

Vote: On a motion made by Selectman Murby, seconded by Selectman Peterson it was voted unanimously to award the contract in the amount of \$19,300, for the Library Portico Masonry Repairs to Bautista Mansonry, Waltham and further voted to authorize Town Administrator Sullivan to sign the contract on behalf of the Board of Selectmen

Selectmen Report

Mr. Peterson said that the Coalition for suicide prevention met and discussed their mission statement and goals. Representative Garlick is instrumental in Medfield being considered to receiving a \$30,000 grant. It would give a huge boost to their efforts. He attended the Energy Committee where the discussion revolved around the Green Communities Grant, solar panels at the Town Garage and the recommission of the HVAC controls at several school buildings. Selectman Peterson extended his appreciation for the Memorial Day Parade and Ceremony saying that it was a wonderful event. Impressive speaker who served 30 years with the Navy and had a great career flying planes among other things.

Mr. Murby was pleased that the parade went well. He went to the ceremony at the Straw Hat Park where the new sign was unveiled, sponsored by MEMO. He gave kudos to Jean Mineo who had the patience and persistence to garner support for the park and then saw the project through. A very nice addition to the downtown that is enjoyed by many.

Mr. Marcucci agreed that the Memorial Day Parade was great and gives credit to all participants who help to keep the tradition going. He feels that Medfield has not succumbed as many other towns and cities have to the fact that the number of spectators has gone down to a great extent. It is a day to remember our fallen heroes.

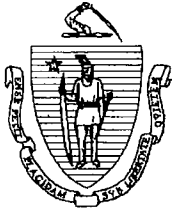
Mr. Peterson interjected remarking that as Hank Marcel recently had surgery, electrician Larry Kilkenny took care of the setup for Memorial Day.

Adjournment

Motion made at 8:10 PM to adjourn the meeting. Vote was unanimous

Medfield High School Student Council requests permission to hold a fundraising car wash behind Town Hall on Sunday September 30, 2018 .

Informational



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Janelle L. Chan, Undersecretary

June 19, 2018

Mr. Michael T. Marcucci, Chairman
Medfield Board of Selectman
Town House/ 459 Main Street
Medfield, MA 02052

Housing Production Plan – Certification Approved

Dear Mr. Marcucci:

The Department of Housing and Community Development (DHCD) certifies that the Town of Medfield is in compliance with its Housing Production Plan. This certification is effective for a one year period beginning on May 24, 2018 to May 23, 2019. This Certification of Municipal Compliance is based on the following findings:

1. Medfield has provided evidence that the required number of units described in its request is eligible to be counted towards certification.
2. The 24 Subsidized Housing Inventory (SHI) eligible units in these projects (71 North Street SHI ID # 10221 8 Units) and (Hillside Village SHI ID # 10222 16 units) meet the number (21) necessary to satisfy a one year certification threshold.
3. The housing development is consistent with the production goals outlined in Medfield Housing Production Plan.

Please note that all units must retain eligibility for the SHI for the entire certification period. If units are no longer eligible for inclusion on the SHI, they will be removed and will no longer be eligible for certification. This action may affect the term of your certification. I have included an updated list of SHI eligible units. Medfield's current SHI stands at 7.77 %. If you have any questions or need assistance, please contact Phillip DeMartino, Technical Assistance Coordinator, at (617) 573-1357 or Phillip.DeMartino@state.ma.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Louis M. Martin", written over a horizontal line.

Louis M. Martin
Associate Director, DHCD

cc Senator Paul Feeney
Representative Shawn Dooley
Representative Denise C. Garlick
Sarah Raposa, Town Planner, Medfield
Michael J. Sullivan, Town Administrator, Medfield
John J. McNicholas, Acting Chair, Zoning Board of Appeal

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY

Medfield

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
1890	Tilden Village	30 Pound Street	Rental	60	Perp	Yes	DHCD
1891	Allendale	Dale Street	Ownership	17	Perp	YES	DHCD
							DHCD
1892	The Village at Medfield	Turtle Brook Way	Ownership	6	Perp	YES	DHCD
							DHCD
1893	Wilkins Glen	Wilkins Glen Road	Rental	103	2042	YES	MassHousing
							DHCD
4360	DDS Group Homes	Confidential	Rental	5	N/A	No	DDS
9953	The Parc at Medfield	One Gateway Drive	Rental	92	Perp	YES	DHCD
10062	Country Estates	21, 25, & 29 Hospital Rd	Ownership	13	Perp	YES	MassHousing
10063	Cushman House aka Cushing House	67 North Street	Rental	8	Perp	YES	DHCD
10221	71 North Street	71 North Street	Rental	8	Perp	YES	DHCD
10222	Hillside Village	80 North Meadows Road	Rental	16	Perp	YES	DHCD
Medfield Totals				328	Census 2010 Year Round Housing Units		4,220
					Percent Subsidized		7.77%

6/18/2018

Medfield
Page 1 of 1

This data is derived from information provided to the Department of Housing and Community Development (DHCD) by individual communities and is subject to change as new information is obtained and use restrictions expire.

The Cottage Street railroad crossing will be repaired
from

Thursday August 2 to Monday August 6



Evelyn Clarke <eclarke@medfield.net>

Fwd: MASS COASTAL CROSSINGS PROJECT

1 message

Mike Sullivan <msullivan@medfield.net>

Fri, Jun 8, 2018 at 1:12 PM

To: Evelyn Clarke <eclarke@medfield.net>, Maurice Goulet <mgoulet@medfield.net>

----- Forwarded message -----

From: **John Wilhelmi** <jwilhelmi@medfield.net>

Date: Fri, Jun 8, 2018 at 12:27 PM

Subject: Fwd: MASS COASTAL CROSSINGS PROJECT

To: Medfield Police <medchief@medfield.net>, Kristine Trierweiler <ktrierweiler@medfield.net>, Mike Sullivan <msullivan@medfield.net>

----- Forwarded message -----

From: Dave Luvara <DaveL@rhinehartrailroad.com>

Date: Fri, Jun 8, 2018, 10:36 AM

Subject: MASS COASTAL CROSSINGS PROJECT

To: <dbento@sherbornpolice.org>, John Wilhelmi <jwilhelmi@medfield.net>, <dfruci@walpolepd.com>, Chris Gallagher <CGallagher@foxboroughma.gov>

Cc: Dave <daves@rhinehartrailroad.com>

Good morning Gents-

We finally have a final schedule in place.

Work has begun in Taunton.

Below is the schedule for the other towns: Foxborough , Sherborn, South Walpole, and Medfield.

1	TAUNTON- Rehab Oak Street MP 10.47	5 days	Thursday, June 07, 2018	Monday, June 11, 2018
2	SHERBORN- Prospect St MP 18.78	5 days	Thursday, June 21, 2018	Monday, June 25, 2018
3	FOXBOROUGH - Rehab Spring Street 1.07	5 days	Thursday, June 28, 2018	Monday, July 02, 2018

- 4 **FOXBOROUGH**-Rehab Leonard St 2.07 5 days Thursday, July 05, 2018 Monday, July 09, 2018
- 5 **FOXBOROUGH**- North ST. MP 4.2 5 days Thursday, July 19, 2018 Monday, July 23, 2018
- 6 SOUTH WALPOLE-Summer Street MP 5.62 side walk GR 7 days Thursday, July 26, 2018 Wednesday, August 01, 2018
- 7 TAUNTON- Ingell - Rehab Yard Tracks 1 realign yard2 14 days Thursday, July 05, 2018 Wednesday, July 18, 2018
- 8 TAUNTON- Main Track Crossing [Ingell](#) 5 days Thursday, July 12, 2018 Monday, July 16, 2018
- 9 TAUNTON- Yard Crossing X2 [Ingell](#) 5 days Monday, July 16, 2018 Friday, July 20, 2018
- 10 **MEDFIELD**- Cottage Street MP 12.59 5 days Thursday, August 02, 2018 Monday, August 06, 2018

Thanks for all your cooperation and I'll be in touch with each of you in advance of work I your town to confirm
Police details, detours etc.

Thanks for all your assistance and guidance to date.

Dave Luvara

DaveL@RhinehartRailroad.com

Rhinehart Railroad Construction, Inc.

P.O. Box 809

Fallston, Maryland 21047

Office:410-879-1322 Mobile: 215-219-5100

From: Chris Gallagher <CGallagher@foxboroughma.gov>

Sent: Wednesday, June 6, 2018 12:18 PM

To: DaveL@RhinehartRailroad.com

Subject: Fw: North Main Underpass

Dave,

I wanted to forward this over to you. Mansfield has a project scheduled to start Monday June 11, which would detour traffic through Foxborough across Spring St to Central St. The DPW Director asked if you had any flexibility in your schedule to move it up a week and they would then delay their start date until after the project is complete. We're trying to avoid a conflict, I don't want to offer, but their project will last 5 months, so would doing this work in October/November be an option? Maybe worth a phone call, but wanted to forward it along.

Thanks

Chris

Christopher F. Gallagher, PE

Town Engineer

Town of Foxboro

70 Elm Street

781-389-6139

From: Lee Azinheira <lazinheira@mansfieldma.com>

Sent: Thursday, May 31, 2018 4:40 PM

To: Chris Gallagher

Subject: North Main Underpass

Hi Chris,

As we discussed attached is a notice and detour map for the North Main Underpass construction. Please circulate to all pertinent departments in Foxborough.

Thank You

Lee

Disclaimer

The information contained in this communication from the Town of Mansfield is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

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TOWN OF MEDFIELD

BOARD OF APPEALS ON ZONING

459 Main Street
Medfield, MA 02052

Phone: 508-906-3027
Fax: 508-359-6182

JUNIPER LN

28-066

LUC: 930

TOWN OF MEDFIELD
459 MAIN ST
MEDFIELD, MA 02052

ABUTTERS NOTICE

The Zoning Board of Appeals will hold a public hearing starting at 7:30 p.m. on Wednesday, July 11, 2018, at the Medfield Town House, 459 Main Street, to hear the following petition:

7:30 PM – Stephen and Michelle McKay (applicants/owners) seek a special permit under MGL Chpt. 40A §9 and/or Medfield Zoning Bylaws §300-6.2.T and §300-6.3.E for the proposed work consisting of installation of an in-ground swimming pool within the rear yard setback and exceeding maximum lot coverage.

The property is located at 8 Clark Road; Assessors' Map 28 Lot 054; RT Zoning District with Secondary Aquifer Overlay.

The applications and plans may be viewed during regular business hours. All town boards and other interested parties wishing to be heard should appear at the time and place designated.

Stephen M. Nolan, Chairman
Board of Appeals on Zoning

MEDFIELD PRESS

June 22, 2018
June 22, 2018

Most applications and plans are available on the Town's website:

www.town.medfield.net > Boards and Committee > Zoning Board of Appeals

Questions? Comments?

Contact Sarah Raposa, Town Planner: (508) 906-3027 or sraposa@medfield.net



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 - Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

*and the Medfield Wetlands Bylaw,
Chapter 290*

Provided by MassDEP:
MassDEP File #:214-0664
eDEP Transaction
#:1022635
City/Town:MEDFIELD

A. General Information

1. Conservation Commission MEDFIELD
2. Issuance a. ☒ OOC b. ☐ Amended OOC
3. Applicant Details
- a. First Name DOUG b. Last Name MCDUFF
- c. Organization LANDSCAPE AMERICA
- d. Mailing Address 840 FRANKLIN STREET
- e. City/Town WRENTHAM f. State MA g. Zip Code 02093
4. Property Owner
- a. First Name GIL JAVIER b. Last Name BARRAGAN MEDINA
- c. Organization TOWN OF MEDFIELD
- d. Mailing Address 15 DELAWARE ROAD
- e. City/Town MEDFIELD f. State MA g. Zip Code 02052
5. Project Location
- a. Street Address 15 DELAWARE ROAD
- b. City/Town MEDFIELD c. Zip Code 02052
- d. Assessors 1 e. Parcel/Lot# 7
- f. Latitude 42.15162N g. Longitude 71.33444W
6. Property recorded at the Registry of Deed for:
- | a. County | b. Certificate | c. Book | d. Page |
|-----------|----------------|---------|---------|
| NORFOLK | | 35731 | 284 |

7. Dates

a. Date NOI Filed : 4/9/2018 b. Date Public Hearing Closed: 5/3/2018 c. Date Of Issuance: 6/7/2018

8. Final Approved Plans and Other Documents

a. Plan Title: b. Plan Prepared by: c. Plan Signed/Stamped by: d. Revised Final Date: e. Scale:

PROPOSED

TENNIS COURT 15 GLM ENGINEERING JOYCE E. HASTINGS, 3/29/2018 1"=20'

DELAWARE ROAD CONSULTANTS, INC. #39393

MEDFIELD,

MASSACHUSETTS

B. Findings

1. Findings pursuant to the Massachusetts Wetlands Protection Act

Following the review of the the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act.

Check all that apply:

- | | | |
|---|--|---|
| a. <input checked="" type="checkbox"/> Public Water Supply | b. <input checked="" type="checkbox"/> Land Containing Shellfish | c. <input checked="" type="checkbox"/> Prevention of Pollution |
| d. <input checked="" type="checkbox"/> Private Water Supply | e. <input checked="" type="checkbox"/> Fisheries | f. <input checked="" type="checkbox"/> Protection of Wildlife Habitat |



Massachusetts Department of Environmental Protection

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Provided by MassDEP:

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eDEP Transaction #:1022635

City/Town:MEDFIELD

☒ g. Ground Water Supply ☒ h. Storm Damage Prevention ☒ i. Flood Control

2. Commission hereby finds the project, as proposed, is:

Approved subject to:

- a. ☒ The following conditions which are necessary in accordance with the performance standards set forth in the wetlands regulations. This Commission orders that all work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.

Denied because:

- b. ☐ The proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect interests of the Act, and a final Order of Conditions is issued. **A description of the performance standards which the proposed work cannot meet is attached to this Order.**
- c. ☐ The information submitted by the applicant is not sufficient to describe the site, the work or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the interests of the Act, and a final Order of Conditions is issued. **A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).**

3. ☒ Buffer Zone Impacts: Shortest distance between limit of project disturbance and the wetland resource area specified in 310CMR10.02(1)(a).

50

a. linear feet

Inland Resource Area Impacts:(For Approvals Only):

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
4. <input type="checkbox"/> Bank	<u> </u> a. linear feet	<u> </u> b. linear feet	<u> </u> c. linear feet	<u> </u> d. linear feet
5. <input type="checkbox"/> Bordering Vegetated Wetland	<u> </u> a. square feet	<u> </u> b. square feet	<u> </u> c. square feet	<u> </u> d. square feet
6. <input type="checkbox"/> Land under Waterbodies and Waterways	<u> </u> a. square feet	<u> </u> b. square feet	<u> </u> c. square feet	<u> </u> d. square feet
	<u> </u> e. c/y dredged	<u> </u> f. c/y dredged		
7. <input type="checkbox"/> Bordering Land Subject to Flooding	<u> </u> a. square feet	<u> </u> b. square feet	<u> </u> c. square feet	<u> </u> d. square feet
Cubic Feet Flood Storage	<u> </u> e. cubic feet	<u> </u> f. cubic feet	<u> </u> g. cubic feet	<u> </u> h. cubic feet
8. <input type="checkbox"/> Isolated Land Subject to Flooding	<u> </u> a. square feet	<u> </u> b. square feet		



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MassDEP File #:214-0664

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City/Town:MEDFIELD

Cubic Feet Flood Storage

9. ☐ Riverfront Area

Sq ft within 100 ft

Sq ft between 100-200 ft

c. cubic feet d. cubic feet e. cubic feet f. cubic feet

a. total sq. feet b. total sq. feet

c. square feet d. square feet e. square feet f. square feet

g. square feet h. square feet i. square feet j. square feet

Coastal Resource Area Impacts:

Resource Area

Proposed
Alteration

Permitted
Alteration

Proposed
Replacement

Permitted
Replacement

10. ☐ Designated Port Areas

Indicate size under Land Under the Ocean, below

11. ☐ Land Under the Ocean

a. square feet b. square feet

c. c/y dredged d. c/y dredged

12. ☐ Barrier Beaches

Indicate size under Coastal Beaches and/or Coastal Dunes below

13. ☐ Coastal Beaches

a. square feet b. square feet c. c/y nourishment d. c/y nourishment

14. ☐ Coastal Dunes

a. square feet b. square feet c. c/y nourishment d. c/y nourishment

15. ☐ Coastal Banks

a. linear feet b. linear feet

16. ☐ Rocky Intertidal Shores

a. square feet b. square feet

17. ☐ Salt Marshes

a. square feet b. square feet c. square feet d. square feet

18. ☐ Land Under Salt Ponds

a. square feet b. square feet

c. c/y dredged d. c/y dredged

19. ☐ Land Containing Shellfish

a. square feet b. square feet c. square feet d. square feet

20. ☐ Fish Runs

Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above

c. c/y dredged d. c/y dredged

21. ☐ Land Subject to Coastal Storm Flowage

a. square feet b. square feet



Massachusetts Department of Environmental Protection

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Provided by MassDEP:

MassDEP File #:214-0664

eDEP Transaction #:1022635

City/Town:MEDFIELD

22.

☐ Restoration/Enhancement (For Approvals Only)

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.5.c & d or B.17.c & d above, please entered the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

23.

☐ Streams Crossing(s)

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

a. number of new stream crossings

b. number of replacement stream crossings

C. General Conditions Under Massachusetts Wetlands Protection Act

The following conditions are only applicable to Approved projects

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
 - a. the work is a maintenance dredging project as provided for in the Act; or
 - b. the time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order.
6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not exceed the issuance date of the original Final Order of Conditions.
7. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.
8. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.
9. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work..



**Massachusetts Department of Environmental
Protection**

Bureau of Resource Protection - Wetlands

WPA Form 5 - Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #:214-0664
eDEP Transaction #:1022635
City/Town:MEDFIELD

10. A sign shall be displayed at the site not less than two square feet or more than three square feet in size bearing the words,

" Massachusetts Department of Environmental Protection"

[or 'MassDEP']

File Number : "214-0664"

11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before Mass DEP.
12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
13. The work shall conform to the plans and special conditions referenced in this order.
14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.
15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.
16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.
17. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been issued by the Conservation Commission.
18. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.

NOTICE OF STORMWATER CONTROL AND MAINTENANCE REQUIREMENTS

19. The work associated with this Order(the "Project") is (1) ☐ is not (2) ☒ subject to the Massachusetts Stormwater Standards. If the work is subject to Stormwater Standards, then the project is subject to the following conditions;
- a) All work, including site preparation, land disturbance, construction and redevelopment, shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollutant Discharge Elimination System Construction General Permit as required by Stormwater Standard 8. Construction period erosion, sedimentation and pollution control measures and best management practices (BMPs) shall remain in place until the site is fully stabilized.
- b) No stormwater runoff may be discharged to the post-construction stormwater BMPs unless and until a Registered Professional Engineer provides a Certification that: *i.* all construction period BMPs have been removed or will be removed by a date certain specified in the Certification. For any construction period BMPs intended to be converted to post construction operation for stormwater attenuation, recharge, and/or treatment, the conversion is allowed by the MassDEP Stormwater Handbook BMP specifications and that the BMP has been properly cleaned or prepared for post construction operation, including removal of all



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 5 - Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File #:214-0664

eDEP Transaction #:1022635

City/Town:MEDFIELD

construction period sediment trapped in inlet and outlet control structures; *ii.* as-built final construction BMP plans are included, signed and stamped by a Registered Professional Engineer, certifying the site is fully stabilized; *iii.* any illicit discharges to the stormwater management system have been removed, as per the requirements of Stormwater Standard 10; *iv.* all post-construction stormwater BMPs are installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure that they are not damaged and that they are in proper working condition; *v.* any vegetation associated with post-construction BMPs is suitably established to withstand erosion.

- c) The landowner is responsible for BMP maintenance until the issuing authority is notified that another party has legally assumed responsibility for BMP maintenance. Prior to requesting a Certificate of Compliance, or Partial Certificate of Compliance, the responsible party (defined in General Condition 19(e)) shall execute and submit to the issuing authority an Operation and Maintenance Compliance Statement ("O&M Statement") for the Stormwater BMPs identifying the party responsible for implementing the stormwater BMP Operation and Maintenance Plan ("O&M Plan") and certifying the following: *i.*) the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and *ii.*) the future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.
- d) Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollutant Discharge Elimination System Multi-Sector General Permit.
- e) Unless and until another party accepts responsibility, the landowner, or owner of any drainage easement, assumes responsibility for maintaining each BMP. To overcome this presumption, the landowner of the property must submit to the issuing authority a legally binding agreement of record, acceptable to the issuing authority, evidencing that another entity has accepted responsibility for maintaining the BMP, and that the proposed responsible party shall be treated as a permittee for purposes of implementing the requirements of Conditions 19(f) through 19(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 19(f) through 19(k) with respect to that BMP shall be a violation of the Order of Conditions or Certificate of Compliance. In the case of stormwater BMPs that are serving more than one lot, the legally binding agreement shall also identify the lots that will be serviced by the stormwater BMPs. A plan and easement deed that grants the responsible party access to perform the required operation and maintenance must be submitted along with the legally binding agreement.
- f) The responsible party shall operate and maintain all stormwater BMPs in accordance with the design plans, the O&M Plan, and the requirements of the Massachusetts Stormwater Handbook.
- g) The responsible party shall:
 - 1. Maintain an operation and maintenance log for the last three (3) consecutive calendar years of inspections, repairs, maintenance and/or replacement of the stormwater management system or any part thereof, and disposal (for disposal the log shall indicate the type of material and the disposal location);
 - 2. Make the maintenance log available to MassDEP and the Conservation Commission ("Commission") upon request; and
 - 3. Allow members and agents of the MassDEP and the Commission to enter and inspect the site to evaluate and ensure that the responsible party is in compliance with the requirements for each BMP established in the O&M Plan approved by the issuing authority.
- h) All sediment or other contaminants removed from stormwater BMPs shall be disposed of in accordance with all applicable federal, state, and local laws and regulations.
- i) Illicit discharges to the stormwater management system as defined in 310 CMR 10.04 are prohibited.
- j) The stormwater management system approved in the Order of Conditions shall not be changed without the



**Massachusetts Department of Environmental
Protection**

Bureau of Resource Protection - Wetlands

WPA Form 5 - Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File #:214-0664

eDEP Transaction #:1022635

City/Town:MEDFIELD

prior written approval of the issuing authority.

- k) Areas designated as qualifying pervious areas for the purpose of the Low Impact Site Design Credit (as defined in the MassDEP Stormwater Handbook, Volume 3, Chapter 1, Low Impact Development Site Design Credits) shall not be altered without the prior written approval of the issuing authority.
- l) Access for maintenance, repair, and/or replacement of BMPs shall not be withheld. Any fencing constructed around stormwater BMPs shall include access gates and shall be at least six inches above grade to allow for wildlife passage.

Special Conditions:

SEE ATTACHED.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 5 - Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File #:214-0664

eDEP Transaction #:1022635

City/Town:MEDFIELD

D. Findings Under Municipal Wetlands Bylaw or Ordinance

1. Is a municipal wetlands bylaw or ordinance applicable? ☒ Yes ☐ No

2. The Conservation Commission hereby (check one that applies):

a. ☐ DENIES the proposed work which cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw specifically:

1. Municipal Ordinance or Bylaw _____

2. Citation _____

Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order or Conditions is issued. Which are necessary to comply with a municipal ordinance or bylaw:

b. ☒ APPROVES the proposed work, subject to the following additional conditions.

1. Municipal Ordinance or Bylaw WETLANDS

2. Citation CHAPTER 290

3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.

The special conditions relating to municipal ordinance or bylaw are as follows:
SEE ATTACHED.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 5 - Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File #:214-0664

eDEP Transaction #:1022635

City/Town:MEDFIELD

E. Signatures

This Order is valid for three years from the date of issuance, unless otherwise specified pursuant to General Condition #4. If this is an Amended Order of Conditions, the Amended Order expires on the same date as the original Order of Conditions.

6/7/2018

1. Date of Original Order

Please indicate the number of members who will sign this form. This Order must be signed by a majority of the Conservation Commission.

5
2. Number of Signers

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

Signatures:

Robert Paryan
Robert Paryan
Robert Paryan

Michael Poff
Deborah Poff

☒ by hand delivery on

June 7, 2018

☐ by certified mail, return receipt requested, on

Date

Date

F. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 5 - Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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MassDEP File #:214-0664

eDEP Transaction #:1022635

City/Town:MEDFIELD

G. Recording Information

This Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information on this page shall be submitted to the Conservation Commission listed below.

MEDFIELD

Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

MEDFIELD

Conservation Commission

Please be advised that the Order of Conditions for the Project at:

15 DELAWARE ROAD

Project Location

214-0664

MassDEP File Number

Has been recorded at the Registry of Deeds of:

County

Book

Page

for:

Property Owner GIL JAVIER BARRAGAN MEDINA

and has been noted in the chain of title of the affected property in:

Book

Page

In accordance with the Order of Conditions issued on:

Date

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

Signature of Applicant

Rev. 4/1/2010



DEP File No. 214-0664

**ORDER OF CONDITIONS
with Findings of Facts**

Applicant: Doug McDuff, Landscape America
Owner: Gil Javier Barragan Medina
Location of Land: **15 Delaware Road, Medfield, MA 02052**
Assessor Map 1, Parcel 7

The following conditions supplement those on the attached Form 5 and apply to both the Massachusetts Wetlands Protection Act, Chapter 131, Sec. 40, its associated Rules and Regulations, 310 CMR 10.00 and the Medfield Wetlands Bylaw, Chapter 290 and its associated Rules and Regulations:

GENERAL CONDITIONS OF THE COMMISSION

19. This Order of Conditions (Order) applies to the applicant, the owner of the lot described in the Notice of Intent (Land), and the successors and assigns of each. Accordingly, applicant means the applicant, the owner, and the agents, successors, and assigns of each.
20. The work authorized hereunder shall be completed within one year from the date of issue. This Order may be extended by the issuing authority for one or more periods of one year intervals upon written request at least 30 days prior to the expiration date of the Order. [Bylaw]
21. Before altering any part of the Land, the applicant shall provide the Commission, in writing, with the name, work and home address, and work and home telephone number of each person responsible for supervising the project and complying with this Order; notify the Commission in writing of the date work will begin at least seven (7) days before it will begin; if

the Commission so requests, meet on the site with the Commission, the project supervisor identified above, and other persons the Commission specifies to review the project and this Order, including siltation controls; and explain the requirements of this Order to the developer or contractor responsible for carrying out the project so that he understands them.

22. This Order shall be included by reference in all contracts, plans and specifications with contractors and subcontractors dealing with the activity proposed in this Order and that are created or modified after the issuance date of this Order, along with a statement that this Order shall supersede any conflicting contractual arrangements, plans or specifications or requirements.

23. The applicant shall notify the Commission in writing within 30 days of any transfer in the title to the Land or any change in contractor or developers before the Certificate of Compliance is issued. The notice shall include the name, address, and telephone numbers of the new owner or new contractor or developer, as well as a statement made under the penalties of perjury that the new owner or new contractor or developer has been provided with a copy of this Order.

24. A copy of this Order shall be available on the Land at all times during the course of the activities described in the Notice of Intent for contractors and subcontractors to review and adhere to and for the Commission, the DEP, or the agents of either to review to check compliance.

25. The applicant shall provide a copy of this Order to the person or persons supervising the activity that is the subject of this Order, and will be responsible for ensuring that all persons performing the permitted activity are fully aware of the terms and conditions of this Order.

26. Any person performing work on the activity that is the subject of this Order is individually responsible for understanding and complying with the requirements of this Order, the Act, 310 CMR 10.00 and the Medfield Wetland Bylaw and Wetland Bylaw Regulations.

27. All work shall conform to the Notice of Intent, all plans, and all other documents, records, correspondence, and representations of the applicant as presented to and approved by the Commission.

28. If the applicant changes any aspect of the Notice of Intent, including the plans submitted with it, he shall notify the Commission in writing and shall cease work on the project until receiving a decision from the Commission. If the Commission deems the change significant, the applicant shall submit a new or Amended Notice of Intent, at the discretion of the Commission, with any necessary documentation, and obtain a new or amended Order. If the applicant, the owner, the Commission, or the agents of any of them find any error in the plans or information submitted by the applicant, the error shall be considered a change, and the applicant shall follow the procedures outlined above.

29. The Commission, the DEP, and the agents of either shall have the right to enter and inspect the Land to determine compliance with this Order and the right to require the submission of any data the Commission or DEP deems necessary for that determination. If the Commission or DEP determines, in its sole discretion, that a violation has occurred or is likely to occur, it shall notify the applicant and may order that work shall stop until the Commission or DEP approves measures to correct the violation.

30. It is the responsibility of the applicant to complete any review required by all agencies with jurisdiction over the activity that is the subject of this Order, and to procure all required permits or approvals.

31. All construction materials, earth stockpiles, landscaping materials, slurry pits, waste products, refuse, debris, stumps, slash, or excavate may only be stockpiled or collected in areas as shown and labeled on the approved plan(s), or if no such areas are shown must be placed or stored outside all resource areas and associated buffer zones under cover and surrounded by a double-staked row of straw bales to prevent contact with rain water.

32. No material of any kind may be buried, placed or dispersed in areas within the jurisdiction of the Commission by activities that are the subject of this Order, except as are expressly permitted by this Order or the plans approved herein.

33. There shall be no pumping of water from wetland resource areas.

34. This Order authorizes only the activity described on the approved plan(s) and approved documents referenced in this Order. Any other or additional activity in areas within the jurisdiction of the Commission will require separate review and approval by the Commission or its agent.

35. If any unforeseen problem occurs during the work activity which affects or may affect any of the interests of the Massachusetts Wetlands Protection Act, ch. 131, sec. 40, or the Medfield Wetlands By-Law, Chapter 290, including but not limited to plans to conduct substantial blasting of bedrock or large rock formations or discovery of unanticipated soil conditions, the applicant shall notify the Commission immediately in writing (or if the Commission discovers the problem, the Commission shall notify the applicant), and the Commission may require an immediate meeting between the Commission, applicant, engineer, and contractor to determine whether any measures should be taken to protect the interests of the Act and, if so, the precise measures. The applicant shall then correct the problem or prevent a possible problem by using the measures that the Commission requires.

36. All biodegradable erosion control barriers (ECB) shall be installed according to the manufacturer's specifications. Any ECB installed as a tube (sock, log, etc.) shall include the installation of an orange construction fence or other highly visible device, on the upland side of

the tube.

Any silt fence used on a project site shall be entrenched 6 inches into the ground.

Any bales used as an ECB shall be straw bales. The applicant shall provide the Commission with verification that bales are composed of straw. All straw bales shall be double-staked, with one stake angled through the top of a bale into the bottom of the bale next to it to ensure that the bales remain tight against each other. Straw bales shall be entrenched into the ground at least three (3) inches. Where the straw bales are required to be backed by silt fencing, the silt fencing shall be placed immediately on the edge of the bales closer to the resource areas and shall be entrenched six (6) inches into the ground. Grading towards straw bales shall be tapered so that it ends at the base of the bales; the straw bales shall not serve as temporary retaining walls. **Hay bales shall not be used.**

37. Loaming and seeding of all disturbed areas shall occur within 15 days of final grading. Barren areas shall be stabilized by temporary seeding if work on the project is interrupted by more than 30 days, unless the 30 days are in the winter. If the interruption occurs during winter, the applicant shall request, in writing, that the Commission determine whether temporary seeding should be done. Where necessary, the loaming and seeding shall be held in place with jute netting, cheesecloth, or straw. Because of the danger of introducing nutrients into resource areas, an applicant who proposes to use hydroseeding shall notify the Commission in writing and must obtain the written consent of the Commission.

38. Ground disturbed by work activity shall be stabilized with straw of at least three (3) inches in depth, seeding, loaming, suitable stone or other material.

39. All fill and excavated material shall be stockpiled in such a manner or far enough away from the resource area, under cover and surrounded by a double-staked row of straw bales to prevent contact with rain water and at a suitable location to prevent sediment from runoff from entering the resource area.

40. All stumps, brush, solid waste, and other debris shall be removed from the Land, including any found on the Land before the proposed activity begins and any debris specified by the Commission.

41. The applicant shall maintain construction debris and waste materials in compliance with all applicable laws, and shall keep the Land in a clean condition. He shall place refuse in containers at the end of every workday and shall empty them promptly when filled. He shall maintain records of the destination of all materials to be removed from the Land, including stumps, brush, debris, construction waste, excess fill, loam, and peat, and shall make them available to the Commission upon request. The Commission may require that it must approve in advance the disposal of such materials. Refuse, debris, and waste materials shall not be placed or

left within any resource area or within any part of the buffer zone if they may alter the adjacent resource area.

42. During and after work on the project, there shall be no discharge or spillage of fuel, oil, or other pollutants onto any part of the Land. If stored on the Land, toxic materials (e.g., petroleum products, paints, thinners, etc.) shall be locked up at the end of each work day. The applicant shall notify the Commission immediately if any discharge or spillage occurs.

43. In conjunction with the sale or other transfer of the Land or any part of it, the applicant shall submit to the Commission a signed and dated statement by the buyer or transferee that he is aware of resource areas and buffer zones in the vicinity of the property and this Order of Conditions and has received a copy of it.

44. This Order in no way implies, certifies, or guarantees that the property or adjacent or downstream areas will not be subject to flooding, storm damage, or any other form of damage from run-off, ground water, or other water. By accepting this Order, the applicant and owner agree on behalf of themselves and their successors and assigns to indemnify and hold harmless the Town of Medfield, its agents, employees, and residents, and the Commission, the DEP, and the employees, members, and agents of either for any damage caused by alterations undertaken on the Land pursuant to this Order; that the Town of Medfield, its agents, employees, and residents, and the agents, employees, or members of the Commission and the DEP shall not be responsible for maintaining any drainage system or detention or retention basins proposed in the Notice of Intent or required by this Order; and that the Town, its agents, employees, and residents, and the agents, employees and members of the DEP and the Commission shall not be liable for any damage if such systems or basins fail.

45. Every request for waiver or modification of a condition must be made in writing to the Commission, which may require a hearing on the request. No waiver or modification of any condition or any part of one shall be implied from the Commission's failure to discover or to take any action with respect to the applicant's non-compliance with any condition or with any part of one. The Commission's waiver of the applicant's compliance with any part of any condition shall affect only that part of the condition, and in all other respects the condition shall stand as though the waiver had not been made. Similarly, the Commission's waiver of the applicant's compliance with any entire condition shall affect only that condition, and in all other respects this Order shall stand as though the waiver had not been granted.

46. If a court or administrative agency declares any of these conditions or any part of one invalid for any reason, the invalidity shall affect only that condition or part of one declared invalid, and in all other respects the provision shall stand as though the invalid part of the condition had not been made, and no other portion of the condition, no other conditions, nor this Order as a whole shall be affected.

FINDINGS OF FACTS AND SPECIAL CONDITIONS

I. FINDINGS OF FACTS:

The proposed project approved under this Order of Conditions (Order) is the construction of a tennis court at 15 Delaware Road, Medfield, MA, Assessor Map 1, Parcel 7.

The Notice of Intent was received on April 5, 2018. The final revised site plan is dated March 29, 2018 and received April 5, 2018. Notice of the public hearing was published in the Medfield Press on April 27, 2018. The public hearing was opened on May 3, 2018. The public hearing was closed on May 3, 2018. No one was in attendance to speak for or against the proposed project.

The applicant proposes the installation of a tennis court within the 100-foot buffer zone of a Bordering Vegetated Wetlands (BVW). The 50-Foot No-Disturb Resource Area (Bylaw) is not impacted by the project. The area of disturbance is presently lawn. The applicant proposes to install 22 plants as remediation for working in the 100-foot buffer zone of a BVW. This remediation area shall no longer be maintained as lawn but planted with the various shrubs as listed on the Plan of Record for the project.

The Commission finds that the work is significant to the following interests of the MA Wetlands Protection Act and the Medfield Wetland Bylaw: protection of 1) public and private water supplies, 2) groundwater supply, 3) flood control, 4) storm damage prevention, 5) prevention of pollution, 6) protection of fisheries, and 7) protection of wildlife habitat. The site is hydrologically linked to the Medfield Watershed Protection District and is within the watershed of either the Charles or Neponset Rivers and of the town's water supply wells.

The Bordering Vegetated Wetlands on this property and the other resource areas in this area form an important part of a rich, extensive and beautiful wetlands system that comprises other significant wetlands, marshes, and swamps. Subsequently the Commission finds that the resource areas – Bordering Vegetated Wetlands and 50-Foot No-Disturb Resource Area - are significant to the following interests under the Act and the Medfield Wetland Bylaw: protection of public and private water supplies, groundwater supply, drainage and flood control, prevention of storm damage, prevention of pollution and protection of fisheries and wildlife habitat. See 310 CMR Sec.10:55 and the Medfield Wetlands Bylaw, Chapter 290.

The Commission's preeminent concerns are protecting Medfield's public water supply and groundwater supply by protecting the Charles and Neponset Rivers, their tributaries, aquifer areas and the associated wetlands--all hydrologically and hydraulically connected with the Sub-Watershed Areas and eventually the Charles and Neponset Rivers watersheds and the Town wellfields--by keeping silt and nutrients out of them; and preserving the flood storage capacity of the Charles and Neponset, their tributaries, and the wetlands and floodplains associated with

them.

The Commission also finds that an undisturbed forest buffer of at least fifty (50) feet between the edge of the area to be disturbed and the resource area (except riverfront area) is necessary to protect the resource areas. Undisturbed buffer zones reduce harm to wetlands / resource areas caused by adjacent development and other activities and provide essential habitat for wetlands species. The effectiveness of buffers increases with width, and buffers less than fifty (50) feet wide are generally ineffective in protecting wetlands. See "The Role and Function of Forest Buffers in the Chesapeake Bay Basin for Nonpoint Source Management," by Forestry Work Group of the Nonpoint Source Subcommittee, Chesapeake Bay Program, EPA Contract No. 68-WO-0043 (Feb. 1993); and the publications cited in the bibliography entitled "General References on Buffers," compiled by Robert Buchsbaum, Massachusetts Audubon Society: North Shore, including without limitation, "Vegetated Buffers in the Coastal Zone: A Summary and Bibliography," by A. Desbonnet et al., Coastal Resources Center Tech. Rep. No. 2064 (Univ. of R.I. Graduate School of Oceanography, Narragansett, R.I., 1994) (concluding that even buffer zones 20 and 30 meters wide remove as little as 70 percent of sediments and pollutants), and "Wetland Buffers: Use and Effectiveness," by A.J. Castelle et al., Washington State Univ. Dep't of Ecology, Pub. No. 92-10 (Olympia, Wash., Feb. 1992).

The Commission finds the work shown on the plan of record will not create significant adverse impact to Bordering Vegetated Wetlands as it is converting grass to an accessory use of a residential single-family home. The lawn in this area shall be no longer maintained as a lawn. Natural vegetation shall be allowed to grow along with the stated mitigation plantings as shown on the Plan of Record.

The Commission finds that the resource areas on site are Bordering Vegetated Wetlands and 50-Foot No-Disturb Resource Area (Medfield Wetlands Bylaw, Chapter 290) and its 100-foot buffer zone are significant for protecting ground water, preventing pollution, preventing damage from storms, storing flood waters, protecting fisheries and providing wildlife habitat. See 310 Code Mass. Regs. §§ 10:55, and the Medfield Wetland Bylaw, Chapter 290.

Based on these Findings of Fact, the Commission imposes the following Special Conditions, which supersede any general conditions that conflict with them or that impose lesser requirements:

II. SPECIAL CONDITIONS:

47. General Condition 10, Page 4 of 10 * ELECTRONIC COPY, requires that a sign shall be displayed at the site not less than two square feet or more than three square feet in size, and that it shall read, "**Massachusetts Department of Environmental Protection (or MA DEP) File No. 214-0664.**" That sign shall be located and the lettering made clear enough so that the sign can be

read from the street in front of the proposed project. The sign shall not be attached to a live tree. The sign shall remain in place and visible until a Certificate of Compliance is issued for the activity.

48. Prior to the installation of the erosion control barrier, the applicant shall mark its location at the site. An on-site meeting shall be arranged with the Conservation Agent to determine the exact location of the ECB.

49. A continuous line of an erosion control barrier (ECB) shall be installed along the line marked on the Plan of Record as "Proposed Erosion Control". Haybales shall not be used at the site. See Condition # 50.

50. The ECB shall consist of bark mulch sock with an orange construction fence or straw bales and silt fence. The erosion control barrier (ECB) shall be installed according to the manufacturer's specifications.

51. Once installed, the erosion control barrier will be inspected by the Commission or its agent prior to any site preparation and/or construction activities.

52. The erosion control barrier mentioned in # 50 and #51 shall mark the limit of regrading, disturbance of the surface, cutting or removal of vegetation, and any other work activity associated with the proposed site work unless otherwise approved in the Order.

53. At any time before, during or after construction, and until the issuance of a Certificate of Compliance, the Commission or its agent may require the applicant to modify, augment, restore or maintain erosion control measures associated with the activity that is the subject of this Order.

54. The applicant shall notify the Conservation Commission at least 48 hours prior to any activity on the site and shall provide the name(s) and telephone number(s) of all person(s) responsible for compliance with this Order.

55. All excess materials from the excavation of the proposed pool shall be removed immediately.

56. Unless otherwise specified in this Order, all work shall conform to the following:

PLANS:

A) <u>Title:</u>	Notice of Intent
<u>Dated:</u>	March 20, 2018; received: April 5, 2018
<u>Signed by:</u>	Gil Javier Barragan Medina, owners; Douglas McDuff, applicant; Joyce E. Hastings, representative
<u>on file with:</u>	Medfield Conservation Commission (MCC)

B) Title: "Proposed Tennis Court, 15 Delaware Road, Medfield, Massachusetts"; One Sheet
Dated: Final Revision Date: March 29, 2018
Prepared by: GLM Engineering Consultants, Inc.
 Stamped by Joyce E. Hastings, PLS # 39393
on file with: MCC

57. For projects involving the construction of a house, an addition to a house or an inground swimming pool/ **tennis court**, once the foundation/court location has been designated on site but **before excavation**, the applicant shall have the location verified by the Commission; and upon completion of the foundation/court submit to the Commission an **as-built interim plan**, at the same scale as the proposed plan of record and stamped and signed by a registered professional engineer, surveyor, or landscape architect, showing, in a solid line, the location and dimensions of the foundation as built; in a broken line, the location and dimensions of the foundation as shown on the plan approved by the Commission and specified above in Special Condition # 56; the limits of all resource areas; the edge of the 100-foot buffer zone bordering each resource area; the limits of any floodplain; the distance in feet between the foundation and the nearest part of a resource area; the location and type of sediment controls; the limits of disturbed area; and contours in two-foot intervals.

58. The applicant shall submit with the foundation/court as-built **interim** plan, a letter stamped and signed by a registered professional engineer, surveyor, or landscape architect stating whether the foundation as constructed differs from the foundation as shown on the plan approved by the Commission and specified above in Condition #56 and, if so, how it differs, whether in location, dimension, distance to the nearest resource area, or otherwise, from the Notice of Intent, all plans, and all other documents, records, correspondence, and representations of the applicant as presented to and approved by the Commission. The letter shall also explain the reason for each change from the approved plan.

59. The applicant shall not proceed with framing the foundation or performing finishing tennis court appurtenances until he has received the written authorization of the Commission. In its discretion, the Commission may choose to review the interim plan and letter at a meeting and may require the applicant to attend the meeting.

60. The applicant shall monitor daily, maintain properly, and reinforce or replace as necessary all erosion controls, including without limitation all straw bales, silt fences, and riprap, so that they serve their intended purpose until all adjacent disturbed areas have been stabilized and until the Commission determines that they can or must be removed. The applicant shall notify the Commission promptly and in writing of any deficiencies in erosion controls and of any actions that it has taken or proposes to take to correct the problem, and shall implement all additional erosion and sedimentation controls that it, the Commission, or the DEP finds necessary. The applicant shall remove immediately and by hand any silt or other materials that have entered any

resource area.

61. An adequate stockpile of erosion control materials shall be on site at all times for emergency or routine replacement and shall include materials to repair or replace silt fences, straw bales, erosion control blankets, stone riprap, filter berms, bark mulch socks or any other devices planned for use during construction.
62. The Commission reserves the right to impose additional conditions on portions of this project to mitigate any impacts which could result from site erosion, or any noticeable degradation of surface water quality discharging from the site.
63. The area of construction shall remain in a stable condition at the close of each construction day. Erosion controls should be inspected at this time, and repaired, reinforced or replaced as necessary.
64. Erosion control devices may be modified based upon experience at the site. All such devices shall be inspected, cleaned or replaced during construction and shall remain in place until such time as stabilization of all areas that may impact resource areas is permanent.
65. Refueling, oil changes, and lubrication of all equipment used in construction shall take place outside all areas within the jurisdiction of the Commission unless otherwise indicated on the plan of record.
66. Cement trucks shall not be washed out in any wetland resource or buffer zone area, or into any drainage system. Any deposit of cement or concrete products into a buffer zone or wetland resource area shall be immediately removed.
67. Erosion and sedimentation control devices shall be inspected after each storm event and repaired or replaced as necessary. Any accumulated silt adjacent to the barriers shall be removed.
68. All stockpiles of soils existing for more than one day shall be surrounded by a row of entrenched silt fence, and shall be covered.
69. Erosion control devices shall remain in place and properly functioning until all exposed soils have been stabilized with final vegetative cover and the Conservation Commission and/or its Agent has authorized their removal.
70. Site grading and construction shall be scheduled to avoid periods of high surface water. Once begun, grading and construction shall continue in an expeditious manner to minimize the opportunity for erosion.

71. Grading shall be accomplished so that runoff shall not be directed to the property of others, except as indicated on the approved plan.

72. No yard waste, including without limitation grass clippings, branches, leaves, bark mulch, and stones, shall be disposed of or placed in the resource area shown on the Plan and described in the Notice of Intent. This condition shall be referenced in any Certificate of Compliance issued for **15 Delaware Road, Medfield**.

73. To prevent contamination of the aquifer supplying water to the Town, no herbicides, pesticides (except on the person), or any other harmful chemicals shall be used on that part of the lawn that is within the buffer zone, and any fertilizers used on that part of the lawn shall be of the slow-release organic granular type, low-nitrogen variety. This condition shall be referenced in any Certificate of Compliance issued for **15 Delaware Road, Medfield**

74. The "Findings of Facts" are incorporated as special condition #74 and given equal status as such.

75. Within thirty (30) days upon completion of construction and final soil stabilization, the applicant shall submit the following to the Conservation Commission to request a Certificate of Compliance (COC):

- (1) A Completed Request for a Certificate of Compliance form (WPA Form 8A) or a written request to the Commission for a Certificate of Compliance.
- (2) A letter, signed under the penalties of perjury, from a Registered Professional Engineer certifying compliance of the property with this Order of Conditions, and detailing any deviations that exist, and their potential effect on the project. A statement that the work is in "substantial compliance" with no detailing of the deviations shall not be accepted.
- (3) Two "As-Built" plans signed and stamped by a Registered Professional Engineer or Land Surveyor showing post-construction conditions within all areas under the jurisdiction of the Massachusetts Wetlands Protection Act and the Medfield Wetlands Protection Bylaw. This plan shall include at a minimum:
 - (a) All wetland resource area boundaries with associated buffer zones and regulatory setback areas taken from the plan(s) approved in this Order of Conditions and at the same scale as the proposed plan of record;
 - (b) Locations and elevations of all stormwater management conveyances, structures and best management designs, including foundation drains, dry wells, and raised bounds, constructed under this Order within any wetland resource area or buffer zone;

- (c) Distances from any structures constructed under this Order to wetland resource areas - "structures" include, but are not limited to, all buildings, septic system components, wells, utility lines, fences, retaining walls, and roads/driveways;
- (d) A line delineating the limit of work, ECB location and wetlands line with flag numbers, - "work" includes any filling, excavating and/or disturbance of soils or vegetation approved under this Order;
- (e) Final grading elevations shown at 2-foot intervals;
- (f) Any other items, elevations or distances the Commission may specify to ensure compliance with this Order.

76. **After** inspection and approval by the Commission or its agent, the applicant shall promptly remove any erosion controls, including without limitation straw bales or silt fencing, that the Commission deems no longer necessary for protecting the resource areas, and shall properly dispose of them, as well as all silt, debris, or other run-off that they have retained, outside the resource areas and 100-foot buffer zone.

77. Pesticides, herbicides, fungicides, and fertilizers **shall not be used** within 100 feet of the wetlands. Organic pesticides, herbicides, fungicides and fertilizers may be used subject to the review and approval of the Conservation Commission. This shall be noted in the Certificate of Compliance and shall be an ongoing condition.

78. De-icing chemicals (e.g. sodium, potassium, and calcium chloride) are prohibited on driveways located in wetland resource areas and buffer zones. This condition shall survive the expiration of this Order, and shall be included as a continuing condition in perpetuity on the Certificate of Compliance.

79. Only slow-release organic granular type, low-nitrogen fertilizers shall be used within the wetland buffer zone. This condition shall survive the expiration of this Order, and shall be included as a continuing condition in perpetuity on the Certificate of Compliance.

80. Dumping Prohibited: There shall be no dumping of leaves, grass clippings, brush, or other debris into the wetland resource area. This condition shall survive the expiration of this Order, and shall be included as a continuing condition in perpetuity on the Certificate of Compliance.

81. Additional Alteration Prohibited: There shall be no additional alterations of areas under Conservation Commission jurisdiction without the required review and permit(s). This condition shall survive the expiration of this Order, and shall be included as a continuing condition in perpetuity on the Certificate of Compliance.

82. Prior to the issuance of a Certificate of Compliance and/or upon the sale of the property to subsequent owners, the owner shall provide a letter to the Conservation Commission acknowledging that he/she understands the wetland restrictions bound to this property. A copy of this letter shall accompany the written request for a Certificate of Compliance. This condition shall be an ongoing condition and **shall be recorded in the deed and on subsequent deeds.**

83. The following conditions: 72, 73, 77, 78, 79, 80, 81, and 82 shall run with the Land and be binding in perpetuity on all successors in title and assigns of the applicant. This Condition shall be noted on any Certificates of Compliance issued for this Order.



FEMA

June 11, 2018

RECEIVED

JUN 13 2018

MEDFIELD SELECTMEN

Michael Marcucci, Chairperson
Board of Selectmen
Town of Medfield
Town House
459 Main Street
Medfield, Massachusetts 02052

Subject: Town of Medfield, Norfolk County, Massachusetts
Community No.: 250242

Dear Mr. Marcucci:

The effective Digital Flood Insurance Rate Maps (DFIRMs) for Norfolk County were issued on July 17, 2012, under the Map Modernization program. Your community received communication in March 2015 informing you that the flood hazard mapping for Norfolk County will continue under the Federal Emergency Management Agency's (FEMA's) Risk Mapping, Assessment, and Planning (RiskMAP) program. Due to flood map improvements initiated under the RiskMAP program, the U.S. Geological Survey (USGS), who is serving as FEMA's mapping partner, has updated the engineering analysis on several river reaches in Norfolk County. The USGS would like to invite your community to review the workmaps.

For your convenience, we have scheduled three Flood Risk Review meetings (also known as workmap meetings) for communities to review their workmaps. The content of all three meetings will be the same; you may attend any of them. We will begin with a brief presentation, after which we will issue to each community a set of workmaps and give you a chance to discuss them with project team members.

- **Monday, July 9, 2018 at 1:00 PM, Walpole Public Library, 143 School Street, Walpole, MA 02081.** Parking is available at the library, next door at the Town Hall, and across the street at Blackburn Memorial Park.
- **Tuesday, July 10, 2018 at 9:30 AM, Medford Public Library, 111 High Street, Medford, MA 02155.** Parking is available behind the library and at CVS on the corner of High Street and Hillside Avenue. Metered parking is available on High Street.
- **Tuesday, July 10, 2018 at 1:30 PM, Hamilton-Wenham Public Library, 14 Union Street, South Hamilton, MA 01982.** Parking is available at the library and across the street at Pingree Park.

Please RSVP to the Project Manager, Gardner Bent, at gbent@usgs.gov or by telephone at (508) 490-5041.



495/METROWEST

PARTNERSHIP

Leaders for Regional Prosperity

JUN 20 2018

MEDFIELD SELECTMEN

200 FRIBERG PARKWAY
WESTBOROUGH, MA 01581
774-760-0495
495PARTNERSHIP.ORG

June 4, 2018

Town Administrator Michael Sullivan
Town of Medfield
459 Main St.
Medfield, MA 02052

Assistant Town Administrator Kristine Trierweiler
Town of Medfield
459 Main Street
Medfield, MA 02052

Dear Mr. Sullivan and Ms. Trierweiler:

On behalf of the 495/MetroWest Partnership, thank you for Kristine's service on our Board of Directors, for being one of the valued communities in our service area, and for your financial support as a contributing community.

Thanks to our public/private model, we have a significant record of accomplishment addressing a wide range of regional needs in economic development, transportation, water resources, and state policies. Further details are in our enclosed annual report, but a few highlights include: securing \$227 Million for the redesign of the I-495/I-90 interchange; working with our legislators and the Baker/Polito Administration to establish the 495/MetroWest Suburban Edge Community Commission; providing new resources such as the region's commuting report *495/MetroWest on the Go* with corresponding municipal profiles; our new report *Life Sciences in the 495/MetroWest Region: Existing Importance and Future Possibility*; and collaborating with municipal officials, state agencies, and business executives on employer attraction, retention, and expansion opportunities.

Moving forward, the continued support and participation of municipal officials are much appreciated, since the Partnership has initiatives underway with significant benefits for the entire 495/MetroWest region, such as:

- Releasing our *Strength in Numbers* regional economic report, and preparing corresponding municipal profiles
- Supporting the *495/MetroWest Suburban Edge Community Commission's* recommendations on addressing suburban development challenges
- Utilizing updated municipally designated Priority Development Areas that were collected in a collaboration with the Central Massachusetts Regional Planning Commission and Metropolitan Area Planning Council
- Advancing the I-495/I-90 interchange redesign and construction
- Finding solutions to first and last mile connections for commuters, companies, and communities
- Providing input for the state's Commuter Rail Vision Plan
- Utilizing our new life sciences profile to work with the state, municipalities, developers, and employers on business development initiatives

We look forward to working with you on these initiatives and others over the coming year, and have enclosed an invoice for a FY2018 municipal stipend. If you'd like a briefing on our work for your town's staff or Board of Selectmen, just let our Executive Director know (his contact information is below). The Partnership appreciates the opportunity to work with you and Medfield, and thank you again for being a contributing community.

Sincerely yours,

Jay Marsden
Holliston Board of Selectmen
Public Sector CoChair

Bill Pezzoni
Day Pitney LLP
Private Sector CoChair

Paul Matthews
Executive Director
paul@495partnership.org / (774)760-0495



INVOICE

Date	Invoice #
6/8/2018	6818-Medf

495/MetroWest Partnership

200 Friberg Parkway, Suite 1003
Westborough, MA 01581

To:

Town Administrator Michael Sullivan
Town of Medfield's Town House
459 Main Street
Medfield, MA 02052

Fed Tax ID 16-1658 406

Phone: (774)760-0495

Email: paul@495partnership.org

Web: www.495partnership.org

Thank you for your investment!	Amount Due:
Thank you for support during FY2018 (July 1, 2017- June 30, 2018)	500.00
Scheduled Investment Date: FY2018	

Thank you for being a contributing community in the 495/MetroWest Partnership's service area!

***YOUR VOICE FOR YOUR REGION:
INVEST FOR YOUR SUCCESS***

Please make checks payable to the 495/MetroWest Partnership and mail to the address above.



STRENGTH IN NUMBERS: 2018 EDITION

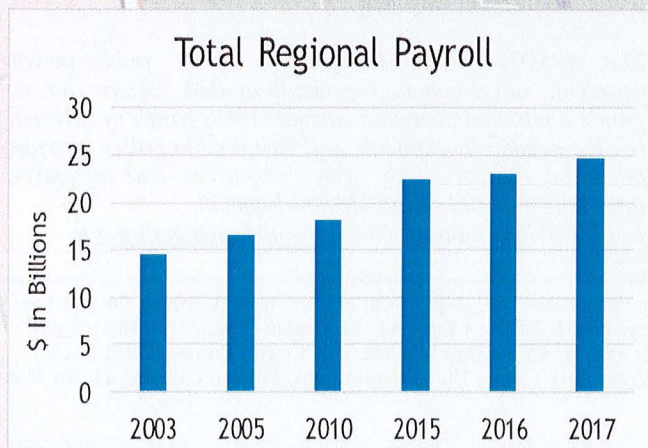
Demographic Data for the 495/MetroWest Region

The 495/MetroWest Partnership was founded in 2003 by business executives, municipal officials, legislators, and other leaders as a public-private economic development initiative, focused on securing needed policy decisions and infrastructure investments for our regional economy. The Partnership's service area has expanded by 3 communities since our founding 15 years ago, demonstrating the success of our regional identity and organizational accomplishments, and reflecting our communities' continued prosperity. The Partnership produces an annual update on the 495/MetroWest region's numbers, demonstrating the value of our 35 communities to the overall economic strength of the Commonwealth.

Whether considering our highly educated workforce, robust payroll numbers, jobs or employers, the 495/MetroWest region continues to offer a high return on investment for the Commonwealth, employers, and residents; a vibrant and diverse employment base; and an excellent quality of life. The 495/MetroWest Partnership is pleased to aggregate these important statistics in our effort to ensure the region's continued economic success and prosperity.

OVER \$24 BILLION ANNUAL PAYROLL

For the period between July 2016-June 2017, the total wages disbursed across all sectors of the economy in Massachusetts amounted to \$243.9 billion with approximately \$24.6 billion being generated within the 495/MetroWest region, equating to approximately **1 in every 10 payroll dollars**. Out of the state's \$12.8 billion increase in payroll over the previous twelve months, the 495/MetroWest region is responsible for \$1.5 billion. Moreover, the chart below reflects the total regional payroll since the year the Partnership was founded. For contextual purposes, in 1980, the regional economy had an annual payroll of \$2.6 billion.

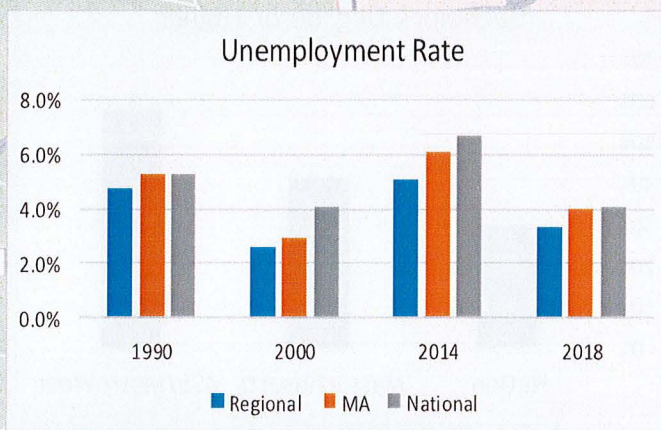


EMPLOYMENT: 1 IN 11 JOBS

The 35 communities in the 495/MetroWest region are home to approximately 1 in every 11 jobs in Massachusetts. According to the Massachusetts Department of Labor and Workforce for the period of July 2016-June 2017, a total of 3,519,173 individuals were employed across all sectors in the Commonwealth, with the **495/MetroWest region responsible for 334,165 jobs**. This is an increase from 330,822 jobs, which continues to trend upward, reflective of our region's and the state's consistent job growth over the last twelve months.

UNEMPLOYMENT: CONTINUES POSITIVE TREND

The 495/MetroWest region's unemployment rate has traditionally outperformed both the nation and the Commonwealth. As of February 2018, Massachusetts average unemployment was 4.0 and **495/MetroWest's average unemployment was 3.3%**, while the national unemployment rate was 4.1%. Compared to February 2017, the regional unemployment rate continued its positive trend, down from 3.4%.



REAL ESTATE ADVANTAGES: LOCATION, SUPPLY, PRICING

With a prime location accessible to Boston, Central Massachusetts, and Rhode Island, 495/MetroWest offers crucial advantages to employers. As noted in a recent market analysis by CBRE|New England for the Partnership, our region offers over 72 Million SF of office, lab, manufacturing, warehouse, and flex space, with office & life science properties growing by 16% in the last ten years. In addition to location and supply, our region has a significant pricing advantage, offering a 67% discount when compared to properties in the Boston and Cambridge markets.

STEADY POPULATION GROWTH

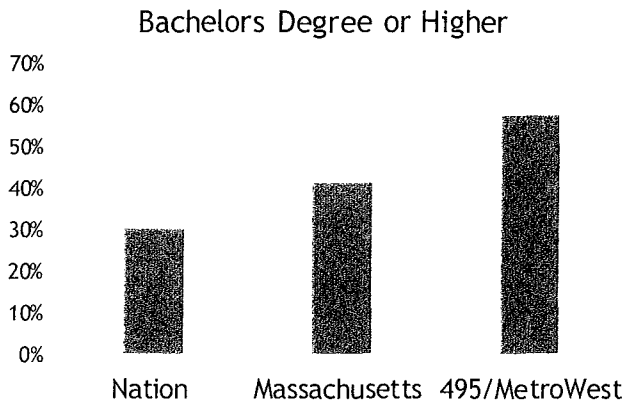
The 33 towns and the cities of Framingham and Marlborough comprising the 495/MetroWest region, stretch from Westford to Foxborough and Shrewsbury to Natick. Over a five-year period, the region has experienced a higher increase in total population at 4.22% when compared to the state average of 3.19%. The 2011 data showed a population of 592,057 in the 495/MetroWest Region. In 2016, the population of the Region is estimated to be 617,092.

SINGLE-FAMILY HOMES: COMPETITIVELY PRICED

According to the Warren Group, the median selling price for a single-family home in February 2018, within the 35 communities, was \$446,298. While higher than the median price for the state (\$340,000), the region continues to be more affordable than the Metro-Boston area.

WORKFORCE: HIGHLY EDUCATED

The 495/MetroWest region has a very well educated workforce with 57.6% of the population in possession of a bachelor's degree or higher. According to the U.S. Census Bureau, 41.2% of the Commonwealth's residents hold a bachelor's degree or higher for the same time frame and age group. Both Massachusetts and the 495/MetroWest region have higher levels of educational attainment than the nation-at-large at 30.3%.



EMPLOYERS: HOLDING STEADY

The 495/MetroWest region's employers range from small independent operations to family businesses, large employers and corporate headquarters. In the 2nd Quarter of 2016, there were a total of 21,013 reported establishments. By the 2nd Quarter of 2017, the number grew slightly to 21,354, which is a 1.6% change over the twelve-month period. While the pace of growth has slowed, the overall numbers demonstrate a sustainable trend.

Data is from the following sources: www.census.gov, Secretary of the Commonwealth, the U.S. Department of Commerce (Census), the MA Executive Office of Labor and Workforce Development, the MA Department of Revenue, CBRE/New England, the Warren Group, *MetroWest Daily News*, Dr. Michael Harrison of Framingham State University, Mass.gov Labor and Workforce Development, U.S. Census Bureau "2012-2016 American Community Survey 5-Year Estimates", and UMASS Donahue Institute "2016 Census Bureau Sub-County Population Estimates for Massachusetts".

Researched and prepared by Carter Sigl and Oscar Eale, both of the Northeastern University Co-op Program, in coordination with Partnership staff.

BUSINESS CONFIDENCE: 71% FEEL POSITIVE

In October 2017, the Partnership, in collaboration with Framingham State University and media partner *MetroWest Daily News* conducted our fifth annual 495/MetroWest Business Climate Survey. This employer survey was developed to provide insights into our employers' perspectives on the regional economy, and was distributed throughout 495/MetroWest, with additional outreach from the Corridor Nine, Marlborough Regional, MetroWest, Milford Area, and United Chambers of Commerce. Based on the findings, more than two-thirds of responding employers believe the economy will improve in 2018; 48% plan to hire during the next year; and 15% plan to expand their facilities.

CONCLUSION:

While these numbers do not tell the whole story as to why the 495/MetroWest region is a premiere location for employers and residents, these statistics demonstrate our region's multiple strengths. The 495/MetroWest Partnership's work with municipal governments, employers, the Baker/Polito Administration, legislators, chambers of commerce, and other key stakeholders on behalf of the region utilizes our competitive advantages to leverage both public and private sector investment, ensuring continued economic prosperity for years to come.

If communities, employers, or others in the 495/MetroWest region are interested in further information or specific town data, please contact the Partnership staff at the number below or at info@495partnership.org.



200 Friberg Parkway, Suite 1003
Westborough, MA 01581
(774) 760-0495
www.495partnership.org

The 495/MetroWest Partnership is a public-private economic development organization that fosters our region's continued economic success and growth by advocating for needed investments and sustainable policy in transportation infrastructure, water resources and infrastructure, housing, and economic development.

For more information, visit www.495partnership.org.



495/MetroWest: A Dynamic Region with Room for Expansion

**DEAN
COLLEGE**



Framingham
State University

MASSBAY
COMMUNITY COLLEGE

Tufts
UNIVERSITY

Cummings School
of Veterinary Medicine

Education: Between 495/MetroWest and the surrounding areas of Massachusetts there are dozens of universities with life science related programs

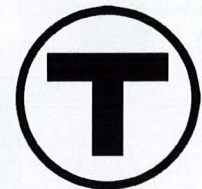
Framingham State University is launching an MBA program with a concentration in biotechnology operation.

MassBay Community College is proposing a new \$33.5 million facility collaboration with Framingham State University to support Health Science Programs.

Tufts University Cummings School of Veterinary Medicine has over 40 companies annually as research, development and testing clients, and is developing the Grafton Science Park, a pre-permitted 84 acre park of up to 702,000 square feet.

Transportation: Major highways, freight rail connection, a commuter rail network, regional transit authorities, and shuttles ease access to jobs and movement of goods for firms located in 495/MetroWest.

Digital Health: This rapidly growing sector at the intersection of healthcare and information technology was prioritized as an emerging industry cluster in the state's economic development plan, *Opportunities for All*. As a result, Governor Baker and state leaders created the Massachusetts Digital Health Initiative, a public-private partnership establishing Massachusetts as a leading ecosystem for digital health innovation, driving economic impact and improving healthcare cost and quality. Given the 495/MetroWest region's importance in life sciences and information technology, this a rapidly growing cluster exemplified by such companies as GE Healthcare Lifesciences and eClinicalWorks.



**MASS
DIGITALHEALTH**

[*http://massdigitalhealth.org/](http://massdigitalhealth.org/)

495/MetroWest has the perfect combination of factors for the life sciences Industry including:

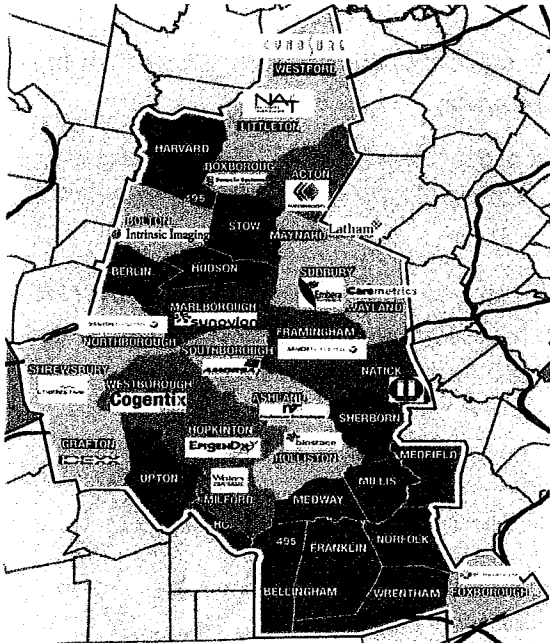
- An existing industry base with over 90 firms
- A strategic location between Boston and Worcester
- Large tracts of affordable real estate, including existing labs
- A skilled workforce with many strong educational establishments
- A robust transportation network for moving goods and employees
 - Numerous incubators and wet labs
- Committed municipal governments and cooperative state agencies

Special thanks to Carter Sigl And Oscar Eale for
their research and developing this source

For more information visit 495partnership.org



Life Science in the 495/MetroWest Region: Existing Importance and Future Possibility



More than 90 life science firms call the 495/MetroWest region home, along with hundreds of other firms across the rest of the Commonwealth.



Twenty one of the thirty five 495/MetroWest communities have at least one life science firm present.

Life Science is the second most important industry to the 495/MetroWest regional economy, second only to Information Technology.



The 495/MetroWest economy is 11 times more specialized than average in the field of Biopharmaceuticals and 4.5 times more specialized than average in Medical Devices.



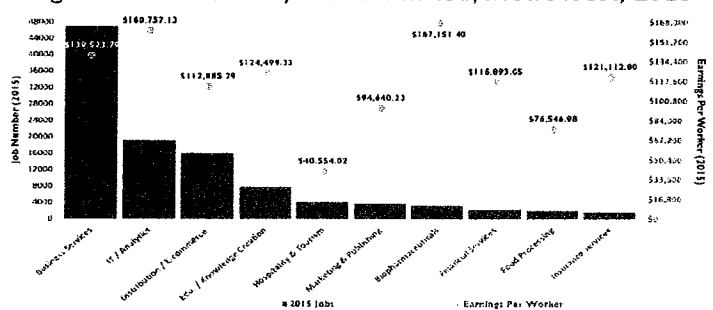
The 495/MetroWest Region has a very well educated workforce with 54.82% of the population in possession of a bachelor's degree or higher.



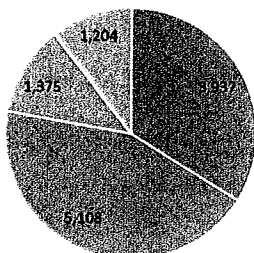
Life Science employees are some of the highest paid professionals in the region on average earning \$165,000 annually.

	495/MetroWest	Massachusetts
Biopharmaceuticals	3.18	
Education and Knowledge Creation	2.27	5.97
Financial Services	1.07	2.81
Fishing and Fishing Products	0.18	5.81
Footwear	2.98	3.30
Information Technology and Analytics		5.59
Insurance Services	1.21	2.99
Jewelry and Precious Metals	0.31	3.99
Marketing, Design, and Publishing	2.18	2.59
Medical Devices	4.50	3.67
Recreational and Small Electric Goods	3.40	2.20

Largest Traded Industry Clusters in 495/MetroWest, 2015



Life Science Jobs by Subfield



- Pharmaceutical & Medicine Manufacturing
- Electromedical Manufacturing
- Medical Equipment & Supplies Manufacturing
- Medical & Diagnostic Laboratories

*Infographic and data courtesy of UMass Dartmouth Public Policy Center for the 495/MetroWest Suburban Edge Community



The Life Science industry employs more than 11,600 individuals within the region.



MARKET OVERVIEW

The 495/MetroWest market extends along the Interstate 495 corridor from Westford in the north to Foxborough in the south, and spreads east-west along Route 9 from Natick to Shrewsbury. While once primarily an industrial economy, the area today supports a broad spectrum of white collar occupiers, including a growing cohort of tech and life science companies.

495/MetroWest's appeal for office and lab tenants is understandable. Situated less than 30 minutes from downtown Boston and Worcester, the area is a short journey to the state's two largest cities, with access to I-495 and I-90, three commuter rail lines, and growing regional transit services. However, the ability to get elsewhere is not only what makes 495/MetroWest's appeal so strong. Right here, office tenants can enjoy some of the best rent values in the Greater Boston area, and access to a rapidly growing talent base of skilled employees. With residential rental rates in the Boston urban core just as historically high as commercial, many are opting to move to the I-495 belt, where they can not only find affordable homes, but in many cases a higher quality of life as well.

Increased demand for quality office space in the 495/MetroWest market has resulted in a growing inventory of properties. Within this region alone, there are 27.8 million sq. ft. of office and life science properties, which represents a 16% increase in just the last ten years. At almost 3 million sq. ft., the lab sector is also making its presence felt, and now comprises over 10% of this total. The complete commercial building inventory, including industrial properties, is over 72 million sq. ft.

Due to these trends – and a 67% pricing discount compared to Boston and Cambridge – the 495/MetroWest market is poised for continued growth in 2018 and beyond.

Absorption

Although 2018 began in the red, absorption had been positive in three of the four preceding quarters. Continued healthy tenant demand indicates that the market is on solid footing.



Case Study: Littleton

What makes a town in the 495/MetroWest market flourish? With the highest absorption of all towns in the region in the first quarter of 2018, Littleton's example is worth examining. Three major macro themes in commercial real estate are all present here: transit, mixed-use development, and tech employment. Littleton is situated at the crossroads of I-495 and Route 2 and boasts a commuter rail station adjacent to this major interchange. It is also home to The Point, a new development featuring retail, restaurant, and cinema space, as well as a hotel. And this town of only 8,900 people hosts 3,400 IBM employees – at a single site. The company's campus at 550 King Street is their largest software development lab in North America.

Life Science Spotlight

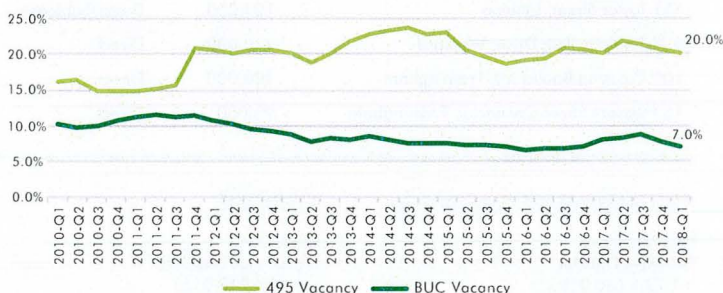
The growing life science sector has been one of the highlights of the national economy in recent years, and Greater Boston is considered by many to be the epicenter of the industry. But with rents growing astronomically in Cambridge, the traditional submarket of choice for these companies, many of them are starting to look further afield. The 495 belt holds particular appeal for three key reasons: lower costs, tax incentives offered by various municipalities – and more land. Even those blue-chip tenants which can afford Cambridge are often finding that the market simply lacks the space they need to grow. It is expected that this trend of reverse life science migration to the suburban markets will continue and accelerate in the future.

Fun Fact

The historic clock tower at Mill & Main in Maynard is still actively operated today. It is wound by hand 90 times once a week, every week.

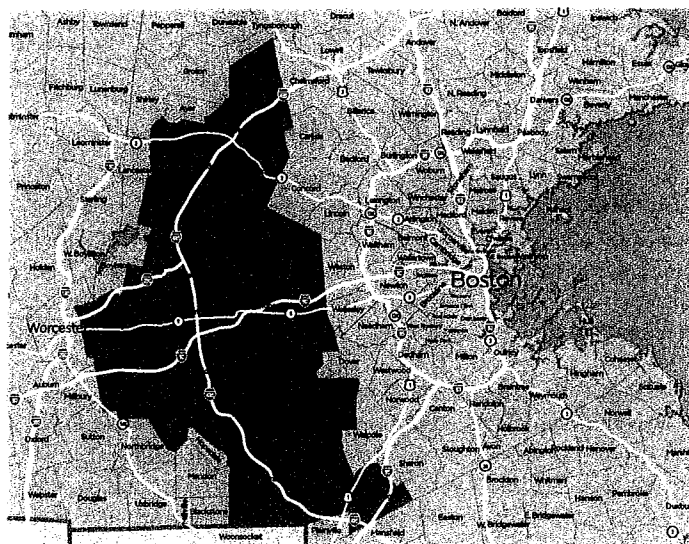
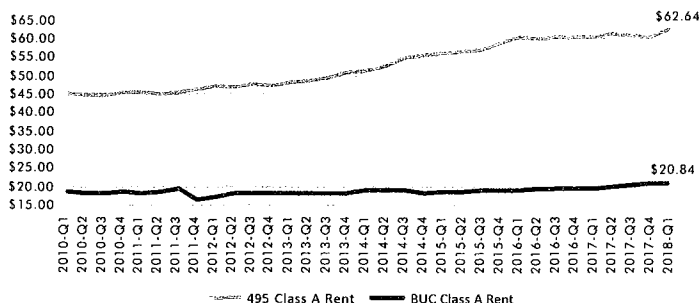
Vacancy: 495 vs. Boston Urban Core

Vacancy has declined steadily over the last three quarters, as increasing numbers of tenants look for affordable alternatives outside the Boston Urban Core.



Class A Rent: 495 vs. Boston Urban Core

495/MetroWest rents have seen modest growth in recent years, as is to be expected as the market gains attention. However, rents remain dramatically better value than in the Boston Urban Core, where rapid growth has driven the rental gap even wider.



Largest Occupiers

Tenant	Largest Presence	Total SF Occupied
The TJX Companies	770 Cochituate Road, Framingham	1,519,994
IBM	550 King Street, Littleton	1,095,059
Dell EMC	176 South Street, Hopkinton	1,011,222
MathWorks	1 Boston Scientific Place, Natick	871,048
Staples	500 Staples Drive, Framingham	680,173
Sanofi Genzyme	1 Research Drive, Westborough	646,217
Raytheon	526 Boston Post Road, Sudbury	522,948
Boston Scientific	200 Fairbanks Boulevard, Marlborough	496,116
Bose	9 Technology Drive, Westborough	480,813
Charles River Laboratories	334 South Street, Shrewsbury	460,000

Largest Owners

Owner	Largest Asset	Total SF Owned
Carruth Capital	4400 Computer Drive, Westborough	2,285,562
The TJX Companies	770 Cochituate Road, Framingham	1,517,191
Saracen Properties	5 Clock Tower Place, Maynard	1,135,882
Dell EMC	176 South Street, Hopkinton	1,089,197
The Gutierrez Company	10 Technology Park Drive, Westford	879,512
KS Partners	33 Boston Post Road West, Marlborough	762,210
Atlantic Management Corporation	200 Forest Street, Marlborough	744,941
Medical Information Technology	550 Cochituate Road, Framingham	658,850
Lone Star Funds	550 King Street, Littleton	653,904
Staples	500 Staples Drive, Framingham	650,000

Availabilities

Address	Square Footage	Type
4400 Computer Drive, Westborough	382,000	Direct
111 Locke Drive, Marlborough	159,000	Direct
2 Results Way, Marlborough	158,000	Direct
100 Staples Drive, Framingham	155,000	Direct
1 Boston Scientific Place, Natick	150,000	Direct
5 Clock Tower Place, Maynard	139,000	Direct
151 Taylor Street, Littleton	124,000	Direct/Sublease
5 Technology Park Drive, Westford	110,000	Direct
100 Crossing Boulevard, Framingham	100,000	Direct
15 Pleasant Street Connector, Framingham	93,000	Direct

Leases

Tenant Company	City	Square Footage
Insulet	Acton	195,000
China-US Boston Innovation Center	Marlborough	130,000
Sonus Networks	Westford	98,000
Sensormatic Electronics	Westford	75,000
Seracare Life Sciences	Milford	66,000
WestRock - Southern Container	Littleton	60,000
Boston Heart Diagnostics	Framingham	57,000
Speedline Technologies	Hopkinton	40,000
VHS Acquisition Subsidiary Number 9	Framingham	35,000
PrismHR	Hopkinton	28,000

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495/METROWEST PARTNERSHIP'S ANNUAL REPORT 2018-2019

PARTNERING FOR THE REGION, SUCCEEDING FOR THE COMMONWEALTH

THE 495/METROWEST PARTNERSHIP

was founded in 2003 to "promote economic vitality and sustain our natural resources while enhancing the quality of life in the 495/MetroWest region" and since then, has led efforts to focus attention on our region as an economic engine for the Commonwealth.

Thanks to the work of public and private leaders involved in the Partnership, policymakers now know that our regional economy is responsible for over \$23 Billion in annual payroll, is a net importer of labor, and hosts some of the state's top employers and critical industry clusters. With this success has

come increased attention to our needs including highway interchanges and transit services, water supply and wastewater infrastructure, housing and commercial development, and the reuse of underutilized facilities. Beyond direct investments and policies benefiting our thirty-five communities, there is growing awareness that our region typifies the value of collaboration between the state, municipalities, and the private sector to address suburban development needs.

Beyond these larger accomplishments, the Partnership is continuing to evolve as an organization through its fifteenth year of operations and beyond. While the organization has benefitted from the continuity and leadership of a committed two member staff, resources have expanded through innovative new relationships. At the encouragement of several Northeastern University alumni, the Partnership is participating in the Northeastern Co-Op program, accessing diverse skills from college students. Enabled by state support secured by our legislators, the Partnership contracted with the University of Massachusetts at Dartmouth's Public Policy Center to provide extensive research, new data, and analysis on the region for the 495/MetroWest Suburban Edge Community Commission.

Paralleling these innovative changes, our revenue streams have expanded to include municipal stipends, professional in-kind services, new grants, updated minimum contributions, and new investors, all of which complement our state funding secured by our legislators and supported by the Baker/Polito Administration. Our collaborations have expanded as well, on a state level with the Executive Offices of Housing & Economic Development, Energy & Environmental Affairs, and Labor & Workforce Development, the Massachusetts Department of Transportation, Massachusetts Department of Environmental Protection, Massachusetts Office of Business Development, and MassDevelopment; on a regional level with the Central Massachusetts Regional Planning Commission, CrossTown Connect Transportation Management Association, Metropolitan Area Planning Council, MetroWest Visitors Bureau, MetroWest Regional Transit Authority, Neponset Valley Transportation Management Association, Partnerships for a Skilled Workforce, and Worcester Regional Transit Authority; and locally, with municipal governments on development opportunities, grant applications, transportation projects, transit needs, stormwater, water infrastructure, housing, and many other fronts.

Through these strengthened relationships and resources, the Partnership has continued making a real difference in our thirty-five communities, working with both professional and elected municipal officials, legislators, business executives, state agency officials, developers, higher education institutions, environmentalists, and other regional leaders to address our regional constraints while highlighting our strengths.

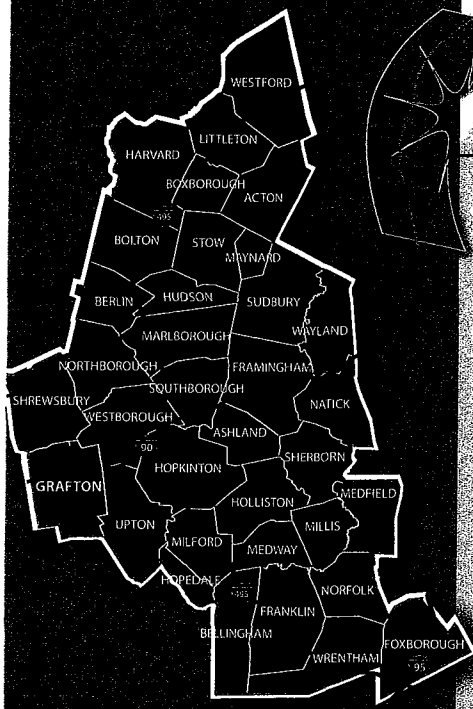
PHOTO LEFT: Speaker of the House Robert DeLeo addresses regional leaders at the Partnership's State House Day in the House Members Lounge.

PARTNERSHIP'S MISSION STATEMENT

The Partnership, through a unique public-private collaboration with businesses, municipalities, and other stakeholders, is the regional leader for creating an environment that prepares for and cultivates sustainable growth. We accomplish this by coordinating, educating, and advocating for solutions to regional constraints and limited natural resources.



PHOTO ABOVE: From left to right, State Representative Carolyn Dykema, State Representative Chris Walsh, State Representative Hannah Kane, State Representative David Muradian, then-MBTA Administrator Brian Shortsleeve, and Governor Baker at a commuter rail track replacement project in Ashland.



SPECIAL THANKS to our Transportation Committee members led by Private Sector Co-Chair Robert Neri from VHB and Public Sector Co-Chair Joseph Naldi from the MetroWest Regional Transit Authority.

- Advancing the 495/90 Interchange project to the design phase with a \$227 Million construction allocation in the state's capital plan
- Successfully advocating for all electronic tolling on the Massachusetts turnpike and working with the legislative delegation to secure a more equitable tolling structure and removal of tollbooths
- Supporting local and state approval for a pilot program to expand commuter rail services to Foxborough
- Preparing a new resource, *495/MetroWest on the Go*, to provide a regional transportation profile on commuting patterns and transportation options with corresponding municipal profiles
- Leading the development of a Transportation for Massachusetts (T4Mass) resource guide on innovative mobility, *Fast Forward: The Technology Revolution in Transportation and What It Means for Massachusetts*, and authoring a chapter on the suburban perspective
- Providing technical support to Crosstown Connect, the region's newest Transportation Management Association, and related shuttle efforts such as Maynard's bus to the Acton station
- Supporting the MetroWest Regional Transit Authority's Framingham Intermodal Center and Worcester Regional Transit Authority's Westborough shuttle
- Convening dialogues between the MetroWest RTA, Worcester RTA, and municipalities to identify shared opportunities
- Serving on the Executive Committee of T4Mass to provide perspective on transportation needs and public-private collaborations from the 495/MetroWest region
- Conducting outreach and providing technical assistance to the State Senate in their MassMoves initiative, a new component of the Massachusetts Senate's 2017 Commonwealth Conversations



PHOTO ABOVE: From left to right State Representative Hanahan, State Representative Carolyn Dykema, Partnership Deputy Director Jessica Strunkin, and MBTA General Manager Luis Ramirez riding the Worcester-Framingham line to hear from the House delegation and address commuters' concerns. (Not pictured but also participating were State Representatives Danielle Gregoire, Jack Lewis, and Alice Peisach)

"Beals and Thomas, Inc. is proud to support the 495/MetroWest Partnership to advance the Partnership's mission of advocating for solutions to matters of regional importance. The Partnership provides a unique opportunity to meet with business leaders, public leaders, regulatory offices, and environmental groups, to discuss issues in a respectful setting."

—George Preble, President of Beals and Thomas, Inc.

SPECIAL THANKS to our Policy and Sustainable Development Committee members led by Public Sector Co-Chair Peter O'Brien from the Town of Shirley and Private Sector Co-Chair Beth Wierl from Farmington.

- Overseeing the fifth year of our plan to improve delivery with Framingham State University and our media partner, outside media/MetroWest Daily News, to provide employer perspective to policymakers and for business development initiatives and holding forums to share results and perspectives with business leaders, municipal officials, and policymakers
- Preparing and distributing our annual regional economic report, *Strength in Numbers*, to provide updates on regional payroll, employment, educational attainment and other key data points with corresponding municipal profiles
- Developing a new resource, *Life Sciences in the 495/MetroWest Region: Existing Importance and Future Possibility*, to highlight our region's life science employers for business development initiatives
- Holding a 495/MetroWest Life Sciences Forum with Sanofi, Novartis Pharmaceuticals, with Secretary of Housing and Economic Development Jay Ash, President and CEO Travis McCreedy from the Massachusetts Life Science Center, President and CEO Robert Caron from MassBio, and Executive Director Meredith Harris from the Marlborough Economic Development Corporation
- Convening a regional energy forum with Day Pitney LLP and hosted by EMC, with a program including Lieutenant Governor Karyn Polito, Secretary of Energy and Environmental Affairs Matthew Beaton, legislators, municipal officials, employers such as Staples, IBM, and EMC, and energy entities such as ISO New England, National Grid, Eversource, and Exelon
- Collaborating with Transwestern on our annual commercial real estate report on the region, for distribution to municipalities, legislators, and key constituencies
- Distributing *495/MetroWest Development Opportunities* to our municipal and private sector stakeholders to ensure regional participation in business site selections
- Providing regional economic development perspective as part of the state's Regional Workforce Skills Initiative, which identified priority occupations and industries on a regional and state level
- Participating in the state's Regional Economic Development Organization Program with the state's Office of Business Development to assist employers and communities
- Providing input and assistance for the Framingham Tech Park Committee
- Serving on state's Economic Assistance Coordinating Council to provide regional perspective on oversight of state's Economic Development Incentive Program
- Conducting outreach to solicit regional participation in *Choosing Massachusetts for Business: Key Factors in Location Decision Making*, a report by the UMass Donahue Institute for Mass. on factors in business location decisionmaking
- Advocating for regional inclusion in MassEcon's ReadyMass 100 list of top development locations



- Holding forums and providing technical assistance and support for municipal applications to state programs such as MassWorks, Community Compact, and Open for Business, as well as MassDevelopment's Commonwealth Places and Site Readiness initiatives

PHOTO LEFT: Secretary of Housing and Economic Development Jay Ash addressing regional leaders at the Partnership's Meet the Cabinet forum hosted by Sanofi Genzyme in Framingham

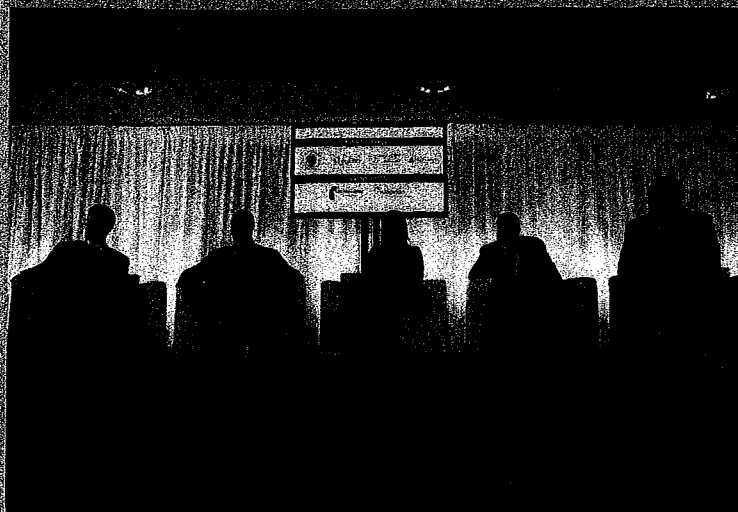


PHOTO ABOVE: The panel at the 495/MetroWest Life Sciences forum from left to right: Partnership Executive Director Paul Matthews, President & CEO of the Massachusetts Life Science Center, Travis McGready, Marlborough Economic Development Corporation Executive Director, Meredith Harris, Massachusetts Biotechnology Council President & CEO Robert Coughlin and Secretary of Housing and Economic Development, Jay Ash.



SPECIAL THANKS to our Water Resources Committee members, led by Public Sector CoChair *Brutus Cantoreggi from the Town of Franklin* and Private Sector CoChair *Gerry Preble from Beals and Thomas*.

- Providing regional input and perspective to the U.S. Environmental Protection Agency on their proposed municipal separate storm sewer system (MS4) permits for the region
- Hosting U.S. Environmental Protection Agency briefing when the final draft of the MS4 Permit was released
- Hosting a forum on the Massachusetts Clean Energy Center's Water Innovation work
- Hosting a discussion on Executive Office of Energy & Environmental Affairs' Water Policy including topics like the Interbasin Transfer Act and Drought Management
- Supporting the state's proposal to assume primacy of the National Pollutant Discharge Elimination System (NPDES) water quality permits, rather than continue to cede that role to the U.S. Environmental Protection Agency, given uncertainties on the national level. MA is currently one of only four states in the nation that does not have delegated authority to issue such permits.
- Hosting an informational meeting with perspectives on NPDES primacy from the Massachusetts Department of Environmental Protection and Representative Carolyn Dykema
- Advocating for stronger state funding for municipal water supply, stormwater management, and wastewater treatment infrastructure via the recommendations of the state's *Water Infrastructure Finance Commission*
- Providing assistance and support to municipal governments developing innovative stormwater responses, including but not limited to the Minuteman Advisory Group on Interlocal Coordination (MAGIC – an MAPC Subregion) Stormwater Partnership and the Medway Integrated Water Resources Management Plan

“We, the Co-Chairs of this Commission, hope this report offers an understanding of today’s 495/MetroWest region and serves as a blueprint for the future... Our population and housing stock are growing faster than the rest of the state. Our residents are highly educated, with the skills needed for growing industries... Our economy is bolstered by innovative companies that represent the future of Massachusetts. And as a net labor importer, our region is home to more jobs than employed residents.”



	495/MetroWest	Massachusetts
Biopharmaceuticals		3.18
Education and Knowledge Creation	2.27	5.97
Financial Services	1.07	2.81
Fishing and Fishing Products	0.18	5.81
Footwear	2.98	6.30
Information Technology and Analytics		5.59
Insurance Services	1.21	2.99
Jewelry and Precious Metals	0.31	3.99
Marketing, Design, and Publishing	2.18	2.59
Medical Devices	4.50	3.67
Recreational and Small Electric Goods	3.40	2.20

the north and south regions, and the central region. The 495/MetroWest region is the largest, followed by the north and south regions, and the central region.

GOING FORWARD

SINCE OUR FOUNDING, the Partnership has addressed regional challenges by bringing together our private and public sector leaders to forge consensus and collaborative solutions, which has paid enormous dividends on the region's behalf. The Partnership will continue playing a key role convening the region, creating a unified message with supporting data, and providing opportunities to work with state policymakers through such ongoing initiatives as:

- ✓ **Supporting the 495/MetroWest Suburban Edge Community Commission's recommendations** – The Partnership is conducting outreach on the report and soliciting feedback to identify short and long-term strategies to address suburban development challenges, with recommendations for municipalities, the state, and the private sector.
- ✓ **Updating Priority Development Areas** – With support from MassDevelopment, the Partnership is working with the Central Massachusetts Regional Planning Commission and the Metropolitan Area Planning Council to reach out to municipal governments to update their locally selected priority sites. Last done in 2012, this initiative will also highlight any large industrial or commercial sites potentially suitable for MassDevelopment's Site Readiness Program.
- ✓ **Advancing the I-495/I-90 interchange redesign and construction** – While this project is in the design phase, the Partnership is supporting needed funding in the state's capital plan, while working with our legislators, MassDOT, municipal governments, employers, and other advocates to provide regional input into the project.
- ✓ **Supporting state primacy on NPDES permitting** – With ongoing uncertainty in Washington, our state, municipalities, and advocates need stability in a coordinated and Massachusetts based regulation of stormwater and wastewater issues.
- ✓ **Finding solutions to first and last mile connections** – With the pressure on the MBTA and state transportation network, regional innovations on providing first and last mile service must be supported, and the Partnership is highlighting and advocating for solutions.
- ✓ **Providing input in to the state's Commuter rail Vision Plan** – The Partnership is working with our legislators, municipalities, and employers to provide regional input for this strategic plan, while working with T4Mass and statewide organizations to advocate for common concerns.
- ✓ **Calling attention to other regional transportation infrastructure needs** – As identified in the Partnership's Top Ten Transportation Nightmares project, there are a number of other regional interchanges such as I-495/I-290 and I-495/Rt. 9 and regional corridors such as Rt. 9 and Rt. 20 that need state investment and improvements.
- ✓ **Coordinating economic development and workforce development** – Through serving on our region's workforce investment board, Partnerships for a Skilled Workforce, and through working with Dean College, Framingham State University, MassBay, and the Tufts University Cummings School of Veterinary Medicine, the Partnership will provide economic development perspective for implementing the findings of the state's Regional Workforce Skills Initiative.
- ✓ **Building on regional messaging for life sciences** – The Partnership's new regional profile on life sciences provides a new means of improving coordination with municipalities and state agencies on life sciences initiatives.

Beyond these ongoing initiatives, most importantly the Partnership will continue our commitment to public-private collaboration, not only on a municipal and business level, but in our work with the 495/MetroWest legislative delegation and the Baker/Polito Administration. Our success has come about from our partnering within the region with key constituencies, as well as our partnering outside the region with policymakers, agencies, and advocacy organizations to advance the needs and interests of 495/MetroWest. While this success speaks for itself, significant challenges remain, and the Partnership's continued leadership is needed to ensure that the 495/MetroWest region continues to be positioned for success in the years ahead.

"The 495/MetroWest Partnership provides a crucial component for municipal governments to participate in a cohesive regional economic development effort. By providing vision, leadership and the opportunity to further public/private coordination, they continue to strengthen the 495/MetroWest corridor's economic presence while giving a voice for local governments to participate in regional economic efforts. The Partnership has been a tremendous advocate and support partner for several locally driven initiatives."

—Wrentham Town Administrator Kevin Sweet



**495/METROWEST
PARTNERSHIP**

Leaders for Regional Prosperity

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