

TOWN OF MEDFIELD
COMMONWEALTH OF MASSACHUSETTS

WARRANT FOR THE OCTOBER 29, 2018 SPECIAL TOWN MEETING

Norfolk, ss.

To the Constables of the Town of Medfield in said County, greetings:

In the name of the Commonwealth, you are directed to notify and warn the inhabitants of the Town of Medfield, qualified to vote in Town Meetings, to meet at the Amos Clark Kingsbury High School Gymnasium, located at 88R South Street in said Medfield on MONDAY THE TWENTY-NINTH day of OCTOBER, A.D., 2018 at 7:30 o'clock P.M., then and there to act on the following articles:

Article 1. To see if the Town will vote to accept G.L. Chapter 90, Section 17C which authorizes the Board of Selectmen to establish a 25 mph speed limit on any roadway inside a thickly-settled or business district, or do or act anything in relation thereto.

(Board of Selectmen)

Article 2. To see if the Town will vote to accept G.L. Chapter 90, Section 18B which authorizes the Board of Selectmen to establish designated safety zones having a 20 mph speed limit, or do or act anything in relation thereto.

(Board of Selectmen)

Article 3. To see if the Town will vote to authorize the Board of Selectmen to accept a gift of land from the Estate of Carol M. Stockman, consisting of an unimproved parcel of land containing approximately 11.8 acres located on the southerly side of Bridge Street and shown on Medfield Assessors Map 41 as Parcel 14, title references: Norfolk County Registry District, Certificate of Title No. 122183 and Norfolk Probate Court Docket No. 18P1395EA, for conservation purposes, or do or act anything in relation thereto.

(Town Counsel)

Article 4. To see if the Town will vote to authorize the Board of Selectmen to lease a portion of Town-owned land at the former Medfield State Hospital, consisting of the two buildings formerly known as Lee Chapel and the infirmary, together with the surrounding land, to a public or private entity, consistent with the provisions of G.L. Ch. 30B, Section 16 for up to ninety-nine years, upon such terms and conditions as the Board of Selectmen determine to be in Town's interests for the purpose of developing and operating an arts and cultural center and, if deemed necessary or desirable, to authorize the Board of Selectmen to petition the General Court of the Commonwealth of Massachusetts to enact special legislation authorizing the Town of Medfield to enter into such a lease, or do or act anything in relation thereto.

(Board of Selectmen)

Article 5. To see if the Town will vote to amend the Medfield Town Code Article 300 Zoning by adding a new Section 300-14.17 to create a new "Senior Housing Residential Development Overlay District" as follows:

§300.14.17 Senior Housing Residential Development Overlay District

Purpose and Intent: The purpose of this bylaw is to provide diverse and appropriate housing opportunities to meet the needs of people as they age and/or become disabled. Housing developed under this article should be located near services and encourage housing types, floor plans, and levels of affordability that are appropriate to serve these population groups. The housing should be designed in such a way as to promote cohesive neighborhoods, consistent in character with traditional New England architecture and shall utilize best practices with respect to minimizing environmental impacts.

A. Definitions: The following definitions shall apply to this section of the Medfield Zoning Bylaw:

- a. **Basement:** the portion of a building that is partly or completely below grade. A minimum of 70% of the basement walls, on average, must be below grade to be considered a basement.
- b. **Cottage Dwelling:** a single-family home, measuring no more than two-thousand four hundred (2,400) square feet of net floor area for units with basements, or alternatively, one-thousand six hundred (1,600) square feet of net floor area for buildings that do not contain a basement, that are designed to accommodate aging or disabled households. Dwellings should feature zero-step entrances, doorways at least 36" wide, and covered parking.
- c. **Multifamily Dwelling:** a dwelling containing at least three (3) and no more than twenty-four (24) units separated by floors and/or walls within an individual building. Dwelling units within a multi-family building may be no larger than one-thousand two-hundred (1,200) square feet of net floor area. Any multifamily building more than one story tall must be serviced by an elevator and have an accessible primary entrance. More than one multifamily building may be placed on a lot provided there is at least thirty (30) feet separation between each building.
- d. **Public Amenity:** a commercial, civic, or non-profit entity, such as the Medfield Senior Center, Town Hall, Public Library, Veteran's Services, private medical offices, grocery stores, and pharmacies that provide goods and services necessary and convenient to seniors and/or disabled residents.
- e. **Senior Housing Residential Development:** a development created under this section of the bylaw containing cottages, two-family, townhouse, or multifamily dwellings; and that utilizes universal design principles and provides for visitability.
- f. **Two-family Dwelling:** a dwelling designed to accommodate two residential units, measuring no more than two-thousand four hundred (2,400) square feet of net floor area for units with basements, or alternatively, one-thousand six hundred (1,600) square feet of net floor area for buildings without basements, separated by either walls or floors.
- g. **Townhouse Dwelling:** a building designed to accommodate up to six (6) residential dwelling units, in a side-by-side configuration, containing up to two-thousand four hundred (2,400) square feet of net floor area for units with basements, or one-thousand six hundred (1,600) square feet for units without basements, per building. Townhouses must have zero-step entrances, doorways at least 36" wide, and covered parking. More than one townhouse building may be placed on a lot provided there is at least fifteen (15) feet separating each building.
- h. **Universal Design:** a broad-spectrum of design principles meant to produce buildings, products and environments that are inherently accessible to older people, people without disabilities, and people with disabilities.
- i. **Visitable:** housing designed in such a way that it can be lived in or visited by people who have trouble with steps or who use wheelchairs, walkers, or some other mobility device.

B. Applicability

1. In the RT, RS, BI, and IE zoning districts, the provisions of this section may be applied to the following uses:
 - a. Any project involving the creation of six (6) or more lots or dwelling units, as measured over a ten-year time period, whether by new construction or by the alteration, expansion, reconstruction, or change of existing residential or non-residential space, for the purpose of a Senior Housing Residential Development for uses identified under Section 300 Attachment 1, Table of Use Regulations, Uses 1.1 (single family dwelling) and 1.2.a-c (two-family dwelling); or
 - b. Any project requiring a special permit under Section 300 Attachment 1 Use 1.4 (multi-family dwelling, inclusive of townhouses) that results in a net increase of six (6) or more dwelling units, as measured over a ten-year time period, whether by new construction or by the alteration, expansion, reconstruction, or change of existing residential or non-residential space for the purpose of Senior Housing Residential Development; and
 - c. Any project that is intended for people age 62 or over and/or disabled people of any age and their respective households. As such, buildings and site improvements in a Senior Housing Residential Development shall provide for visitability and universal design in accordance with the provisions of this bylaw.
2. The provisions of this section may be applied to lot(s) meeting the following criteria in the RT, RS, BI, and IE zoning districts, unless otherwise excepted:
 - a. A minimum lot area of 3 developable acres, exclusive of wetlands and uplands, for cottage dwellings, two-family dwellings, townhouse dwellings, and/or multifamily dwellings.
 - b. A minimum of 150 feet of frontage on a public way or a lot in Municipal Use (Section 300, Attachment 1, Table of Use Regulations, Use 2.12) for which an access easement for the proposed Senior Housing Residential Development will be provided.
 - c. Existing public water and sewer available at the street frontage; or lots that will be served by public water and sewer prior to the issuance of a Certificate of Occupancy as part of the development proposal.
 - d. A location within 2,000 feet of a Public Amenity.

C. **Special Permit:** The grant of a Special Permit from the Planning Board is required for the development of any project set forth in Subsection A (above). A Special Permit may be granted only if the proposal meets the requirements of this section of the Medfield Zoning Bylaws, and those requirements for Site Plan review under Section 300-14.12 as well as those requirements for Special Permits by the Planning Board under Section 300-14.15, as applicable.

D. Uses:

- a. Cottage Dwellings
- b. Two-Family Dwellings
- c. Townhouse Dwellings
- d. Multifamily Dwellings
- e. A Senior Housing Residential Development may also include the following uses:
 - i. Accessory uses for residents, employees, and guests, such as a club house, dining facilities (not open to the general public) laundry facilities, or indoor or outdoor recreation facilities;
 - ii. Conservation or agricultural uses.

E. Dimensional Requirements

- a. A Senior Housing Residential Development shall have the following density regulations:

| Use | Maximum Density ¹ | Maximum Height ¹ |
|-----------------------|------------------------------|-----------------------------|
| Cottage Dwellings | 5 units/acre | 32' |
| Two-Family Dwellings | 8 units/acre | 32' |
| Townhouse Dwellings | 10 units/acre | 35' |
| Multifamily Dwellings | 15 units/acre | 45' ² |

¹ The Planning Board may require a reduction in density or building heights for Senior Housing Residential Developments to mitigate potential impacts on the Town's infrastructure, natural, and/or neighborhood architectural character.

² For the purposes of this section, elevator headhouses and rooftop mechanicals, inclusive of equipment shelters and structures designed to screen equipment, as well as architectural details such as parapets and cornices, shall not exceed eight feet (8') in height as measured from the roofline (in the case of a flat roof) or the top of the gable (in the case of a pitched roof) beyond the maximum height restrictions as enumerated above.

- b. Maximum building area shall not exceed thirty-five percent (35%) of the lot area for new construction or expansion of existing buildings.
- c. The minimum amount of open space must be at least thirty-five percent (35%) of the lot area, exclusive of wetlands and uplands. At least seventy percent (70%) of that open space must be usable open space for passive or active recreation exclusive of wetlands and uplands.
- d. The following setbacks shall apply to all lot lines within a Senior Housing Residential Development.

| | RT | RS | BI/E |
|--|-----|-----|------|
| Cottage & Two-Family Front & Rear Yard | 20' | 30' | 15' |
| Cottage & Two-Family Side Yard | 10' | 10' | 7.5' |
| Townhouse Dwellings Front, Side, & Rear Yard | 20' | 35' | 15' |
| Multifamily Dwellings Front, Side, & Rear Yard | 30' | 35' | 20' |

- i. Nothing in this section shall preclude the Planning Board from waiving setback requirements from lot lines or between buildings should it be determined that a reduced setback is necessary to achieving the purposes of this section and such a waiver shall not have a detrimental impact on the neighborhood.
 - ii. Senior Housing Residential Developments with lot lines abutting single family homes must maintain an additional 25' setback along those lot lines.
- e. The following off-street parking requirements shall apply to any Senior Housing Residential Development:
 - i. Cottage, Two-Family, and Townhouse Dwellings – 1.5 spaces per unit
 - ii. Multifamily Dwellings – 1 space per unit
 - iii. Guest Parking – 1 space per three (3) units.

F. Additional Requirements

- a. All dwellings in a Senior Housing Residential Development must be subject to an age restriction described in a deed/deed rider, or restrictive covenant, and shall be reviewed by the Town Attorney and approved by the Planning Board. Evidence the deed restriction has been recorded at the Registry of Deeds must be submitted prior to the issuance of a Certificate of Occupancy for the Senior Housing Residential Development.

- b. No unit within a Senior Housing Residential Development may have more than two bedrooms. Floor plans featuring a first-floor master bedroom, age-appropriate or accessible bathroom facilities, and kitchen and dining facilities on the same floor as the zero-step entrance are preferred. Rooms designated as offices or bonus rooms on floor plans may not have closets or be easily convertible to bedrooms.
- c. Cottages, duplexes, and townhouses must be served by covered, indoor, or structured parking exclusive of guest parking spaces, which may be open to the elements.
- d. Entrance door widths must be at least thirty-six inches (36") wide and have a zero step entrance.
- e. Outdoor walkways, gardens, recreation areas, or other facilities must be designed for universal access.

G. Development Standards

The Planning Board's review process shall evaluate a proposed Senior Housing Residential Development for conformance with the following minimum development standards in addition to those standards found under Sections 300-14.12 and 300-15.e-g of the Medfield Zoning Bylaw:

- a. Senior Housing Residential Developments shall be designed to further the Town's interest in providing diverse housing opportunities with attractive and usable outdoor common areas for households of all ages and abilities.
- b. New buildings within a Senior Housing Residential Development shall utilize low impact development and energy efficient design techniques.
- c. Structures located near the project property lines shall be designed and located in a manner that reflects consistency and compatibility with neighboring areas, and shall include appropriate use of building density, heights, and massing as well landscaped screening to minimize impacts on abutting properties.
- d. Structures shall be clustered to protect open spaces, natural, and environmentally sensitive areas.
- e. Building design shall avoid use of long, unbroken facades, and shall include use of balconies, offset walls, trellises and other design elements to provide visual interest.
- f. Building design, colors, and materials shall generally correspond to the natural setting of the project site, and shall be compatible with the surrounding architectural vernacular of the project area.

H. Conflict with Other Bylaws: The provisions of this bylaw shall be considered supplemental of existing zoning bylaws. To the extent that a conflict exists between this bylaw and others, the more restrictive bylaw/ordinance, or provisions therein, shall apply.

or do or act anything in relation thereto.

(Board of Selectmen, Planning Board and Council on Aging)

Article 6. To see if the Town will vote to amend the Medfield Town Code Chapter 300 Zoning Attachment 1 Table of Use Regulations, by adding the sections in **bold** as follows:

| | Use | A | RE | RT | RS | RU | B | BI | IE |
|--------------|--|---|----|----|----|----|---|----|----|
| 1 | Residential | | | | | | | | |
| 1.12. | Senior Housing Residential Development Overlay District (See § 300-14.17) | | | | | | | | |

or do or act anything in relation thereto.

(Board of Selectmen, Planning Board and Council on Aging)

Article 7. To see if the Town will vote to authorize the Board of Selectmen to dispose of, by sale or ground lease, a parcel of Town-owned land shown as "Parcel A" on a plan of land captioned "Approval Not Required (ANR) Survey Medfield Senior Center Medfield, Massachusetts" prepared by DiPrete Engineering, 990 Washington Street, Suite 101A, Dedham, MA 02026 dated June 26, 2018 and recorded at Norfolk County Registry of Deeds in Plan Book 672 at Page 75, containing 5.48 acres, according to said plan, together with access and utility easements over, under, and through abutting Town-owned land known as Lot 3, Ice House Road, to a private developer, pursuant to the provisions of G.L. Chapter 30B, Section 16, on such terms and conditions as the Board of Selectmen determine to be in Town's interests, to develop and construct affordable and/or moderately priced residential housing for seniors and, if deemed necessary or desirable, to authorize the Board of Selectmen to petition the General Court of the Commonwealth of Massachusetts to enact special legislation to enable said development, and/or construction, or do or act anything in relation thereto.

(Board of Selectmen)

Article 8. To see if the Town will vote to propose amendments to the Town Charter to be submitted to the voters at the next annual town meeting for the election of officers for their approval, pursuant to the Home Rule Procedures Act, G.L. Chapter 43B, Section 10 and 11 as follows:

Amend Article 3 The Board of Selectmen

Section 3.3 Appointments by adding, in first line, after "Town Administrator": the Town Clerk, and

Amend Article 6 Other Elective Offices

Section 6.1 Elective Offices Designated, by deleting: a. The Town Clerk for a term of three years, and re-lettering the remaining sub-sections.

Transitional provision: The foregoing amendments shall take effect upon the completion of the currently-serving Town Clerk's current elected term,

or do or act anything in relation thereto.

(Board of Selectmen)

Article 9. To see if the Town will vote to propose an amendment to the Town Charter to be submitted to the voters at the next annual town meeting for the election of officers for their approval, pursuant to the Home Rule Procedures Act, G.L. Chapter 43B, Sections 10 and 11 as follows:

Amend Article 2 Legislative Branch: Open Town Meeting Section 2-2 Time of Annual Town Meeting by deleting "last Monday in April" and replacing with: "first Monday in May", or do or act anything in relation thereto.

(Board of Selectmen)

Article 10. To see if the Town will vote to appropriate a sum of money and determine in what manner said sum shall be raised for the purpose of funding the opening of the CENTER at Medfield on Saturdays through June 30th, 2019, including staffing, operating expenses, programming, meals, utilities and other associated costs, or do or take any other action relating thereto.

(Council on Aging)

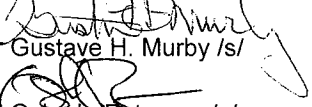
Article 11. To see if the Town will vote to transfer a sum of money from the balance of funds appropriated for Iron/Manganese removal from the water supply under Article 34 of the 2018 Annual Town Meeting, for the purpose of studying and/or implementing the reduction of unaccounted-for water in the Town's water supply, or do or act anything in relation thereto.

(Board of Water and Sewerage)

And you are directed to serve the Warrant by posting an attested copy thereof, in the usual places for posting warrants in said Medfield, fourteen days at least before the time of holding said Special Town Meeting.

Hereof fail not and make due return of this Warrant with your doings thereon, unto the Town Clerk at the time and place of the Special Town Meeting aforesaid. Given unto our hands this second day of October, Two-Thousand and Eighteen.


Michael T. Marcucci /s/


Gustave H. Murby /s/


Osier L. Peterson /s/

BOARD OF SELECTMEN

By virtue of this Warrant, I have notified and warned the Inhabitants of the Town of Medfield, qualified to vote in elections and at town meetings, by posting attested copies of the same at five public places fourteen days before the date of the Special Town Meeting as within directed.

Constable: 

Date: 10/03/18

A TRUE COPY ATTEST:

Carol A. Mayer, CMMC /s/

Town Clerk