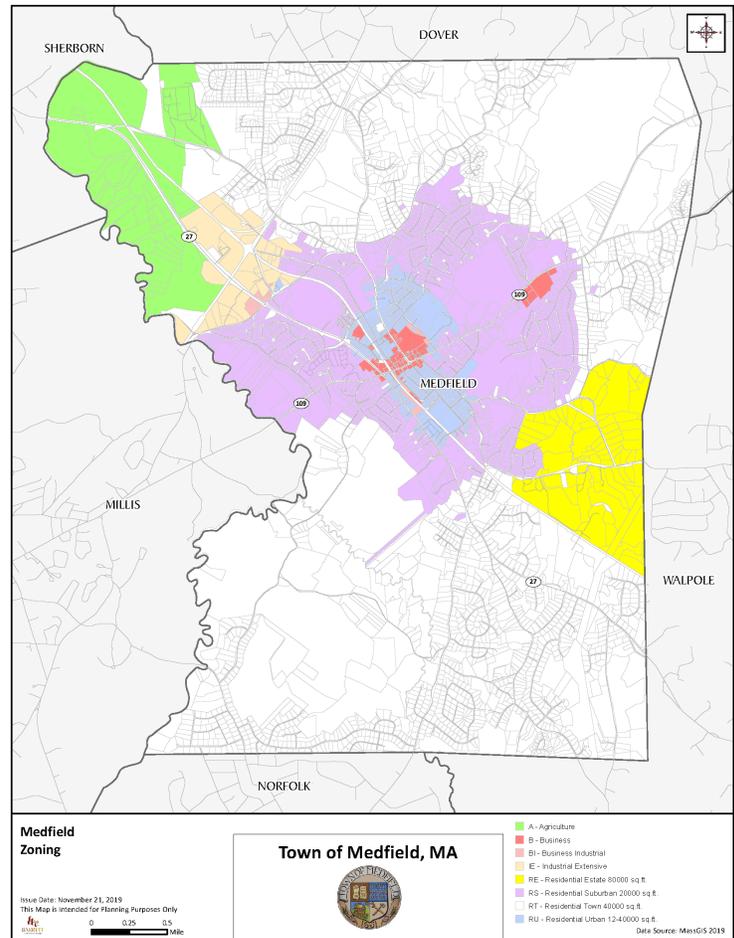


# Land Use & Zoning - 8

## LAND USE POLICIES & PRATICES IN MEDFIELD: TOOLS FOR MANAGING CHANGE

- **All about Zoning**
  - **Essential tool for implementing the Master Plan!**
  - A zoning bylaw regulates the use, pattern, and appearance of development through zoning **districts**, dimensional requirements, use requirements, and other regulations
  - Medfield adopted its first Zoning Bylaw in **1938**
  - Regulations must treat permitted uses uniformly within a district
  - And, districts must be mapped
- **Medfield's nine use districts**
  - Agricultural (A)
  - Residential Estate (RE)
  - Residential Town (RT) – applies to most of the Town
  - Residential Suburban (RS)
  - Residential Urban (RU)
  - Business (B)
  - Business-Industrial (BI)
  - Industrial-Extensive (IE)
  - Medfield State Hospital (MSH)
- **The rules ... what zoning dictates**
  - Density, form
  - Parking, signs
  - Treatment of “grandfathered” uses and structures
  - Open space residential design
  - Earth removal
  - Resource protection (floodplains, water)
  - Process! (how to get permits and approvals)
- **Other land use tools**
  - Subdivision Control
  - Wetlands Bylaw
  - Scenic Roads
  - Board of Health Regulations
  - Historic District Commission
  - Demolition Delay
  - State Building Code
  - Chapter 40B (Comprehensive Permit)



### WHAT DOES IT MEAN?

- Overall, Medfield has the regulatory tools and policies that are in use in most towns today
- Medfield has been innovative, notably with its efforts to take control of, plan for, and zone for development of the State Hospital property. Managing the development process may be challenging.
- Medfield has very little land zoned for nonresidential development. This can make it difficult to have a strong, stable tax base that helps to contain the growth of residential tax bills.

## ISSUES & FUTURE CONSIDERATIONS

### • Challenges

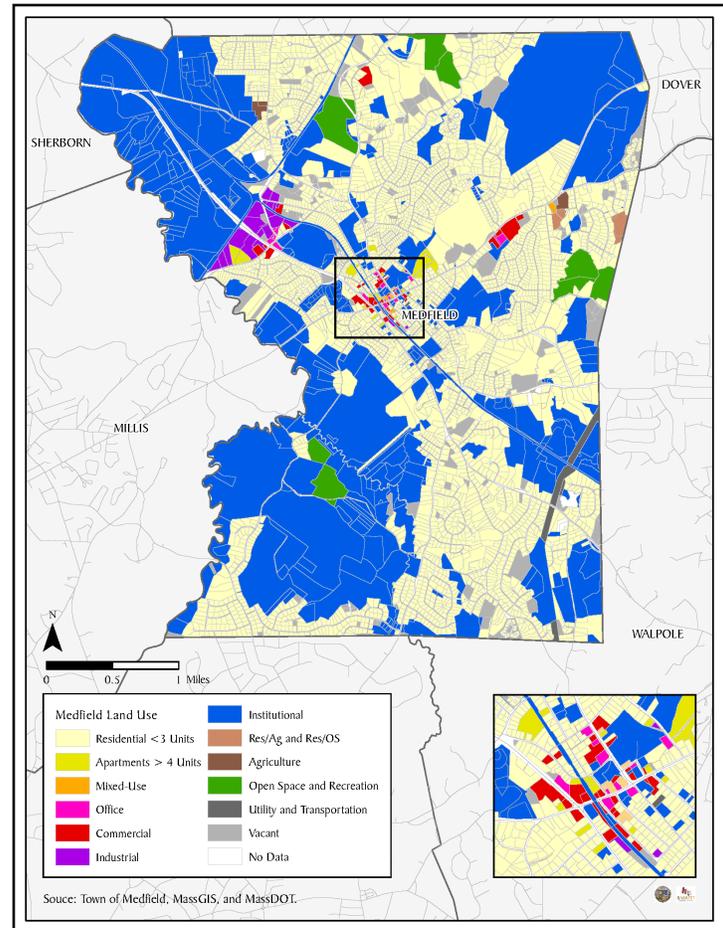
- Teardowns & mansionization
- Downtown
  - Zoning
  - Parking
  - Market
  - Community design
- Affordable housing
  - Chapter 40B v. inclusionary zoning
  - Opportunities for multifamily housing
- Disposition and development of Medfield State Hospital

### • Land use-town finance

- Many residents say the town needs more commercial development, but where?
- Potential “disconnect” between what Medfield wants and what market looks for, and what Medfield will accept
- In the vision survey, residents consistently ranked tax base and business growth as high items of concern

### • Community design

- Medfield’s zoning takes a traditional approach to regulating the amount of development that can occur on a site
- Existing focuses on **quantity** (how much development will be allowed), not **design** (how development will look and how it will fit in the neighborhood and community)
- How much of the Town is nonconforming? Lessons (both good and bad) can be gleaned from the way development occurred before zoning



**Medfield land use map. This map shows how land is actually used, not how it is zoned.**