



TOWN OF MEDFIELD

Office of the

AFFORDABLE HOUSING TRUST

TOWN HOUSE, 459 MAIN STREET
MEDFIELD, MASSACHUSETTS 02052-2009

(508) 359-3027
(508) 359- 6182 Fax

MEETING OF:
April 2, 2020
MINUTES

Members Present: Jim Brand, Chair; Kerry McCormick; Brett Heyman; Ann Thompson; Todd Trehubenko; Adam Ameden; Michael Marcucci
Staff Present: Sarah Raposa, Town Planner; Marion Bonoldi, Recording Clerk
Others Present: Susan Jacobson, Newton Thompson, Bill Massaro, Kevin Stoddard, Lisa Donovan
Location: Virtual Meeting via Zoom

At approximately 7:35 pm, Chairman Jim Brand called the virtual meeting to order and announced the meeting is being recorded. Chair Brand read the following:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Medfield Affordable Housing Trust is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A reminder that persons who would like to listen to/view this meeting while in progress may do so by following the instructions on the agenda and meeting notice.

Town Meeting Prep

Chair Brand said at the last meeting the Hinkley North Article was put on hold. Mr. Mike Marcucci said the BOS is starting to have discussions about the Hinkley South lot however the Annual Town Meeting has been delayed to June 15, 2020 due to COVID-19. Mr. Marcucci said the BOS feels the ATM should be stripped of unnecessary warrants due to COVID-19. Mr. Marcucci said there will possibly be a Special Town Meeting in the fall however that has not been determined. Mr. Marcucci said the Hinkley South Article seems to have more traction. Ms. Sarah Raposa, Town Planner, announced that Mr. Newton Thompson, Warrant Committee, is participating in this virtual meeting. Ms. Raposa said she started working on the warrant wording for the Hinkley South Article. Chair Brand said the AHT will wait for a draft of the wording. Mr. Thompson said he has no questions; he will wait for the draft language and proceed from there.

Funding

Ms. Raposa said the context of this agenda item to make a determination for the best way for the AHT to access funds authorized at ATM 2017, if needed. Mr. Marcucci said selling bonds is “up in the air” right now, due to COVID-19. Mr. Marcucci said there is a lot of conversation about borrowing throughout the town but unfortunately this is on hold due to COVID-19.

Vacancy Announcement

Chair Brand said the announcement has gone out for new AHT members. Chair Brand asked members to think of people who would be interested.

Committee Updates

Group Homes – Mr. Brett Heyman said he wish he had more to report regarding Kathy Boyle. Mr. Heyman asked if the AHT would be willing to have Ms. Boyle on the next meeting agenda. Chair Brand said she should be added to the meeting agenda in May.

Aura – Ms. Raposa said the ZBA is drafting the decision and plans to file by May 8, 2020.

Rosebay- Ms. Raposa said that Newgate Homes withdrew their application on April 1, 2020. Chair Brand asked if there was any update on the new RFP by the Housing Authority. Ms. Lisa Donovan, Housing Authority, was unable to comment due to technical difficulties. Ms. Raposa asked Lisa to follow up with the Housing Authority and then email the information.

Mr. Kevin Stoddard, using chat feature of Zoom, asked if there is a short answer as to why Rosebay withdrew the application. Ms. Raposa said there were questions about the validity of the RFP the Housing Authority put out. The Housing Authority decided to reissue the RFP.

Hillside Village – Ms. Raposa announced that there are affordable units available. The applications and information are on the town website.

Minutes- Ms. Ann Thompson made a motion to approve the minutes from March 5, 2020. Seconded by Mr. McCormick. Roll Call Vote: Mike Marcucci = yes; Todd Trehubenko = yes; Brett Heyman = yes; Kerry McCormick = yes; Adam Ameden = yes; Ann Thompson = yes; Jim Brand = yes. The Vote: 7-0.

Adjournment - Ms. Ann Thompson made a motion to adjourn. Seconded by Mr. McCormick. Roll Call Vote: Mike Marcucci = yes; Todd Trehubenko = yes; Brett Heyman = yes; Kerry McCormick = yes; Adam Ameden = yes; Ann Thompson = yes; Jim Brand = yes. The Vote: 7-0.

Respectfully Submitted,

Marion Bonoldi, Recording Clerk