

Place: Hybrid Meeting held at Chenery Hall, Medfield Town House and via Zoom
The Board of Selectmen will attend in person and members of the public may attend in person.
In addition, members of the public who wish may participate via Zoom.

6:00 pm: Vote to enter Executive Session for the purpose of discussing the purchase, exchange, lease or value of real property (Medfield State Hospital)

Present: Selectmen - Michael Marcucci, Gustave Murby; Town Administrator, Kristine Trierweiler; Assistant Town Administrator, Nicholas Milano; Town Counsel, Mark Cerel.

Absent: Selectmen - Osler Peterson

Mr. Marcucci called the meeting to order at 6:00 pm and said the Board of Selectmen needs to meet in Executive Session for the purpose of discussing the purchase, exchange, lease or value of real property, to wit: the Medfield State Hospital. I declare that an open session will have a detrimental effect on the negotiating position of the Board of Selectmen. The open session will reconvene at 7:00 pm or upon conclusion of the Executive Session, whichever is later.

MOTION: Mr. Murby moved that the Board Selectmen meet in Executive Session for the purpose of discussing the purchase, exchange, lease or value of real property, to wit: the Medfield State Hospital. The Chair has declared that an open session will have a detrimental effect on the negotiating position of the Board of Selectmen. The open session will reconvene at 7:00 pm or upon conclusion of the Executive Session, whichever is later.

Vote: Roll Call vote: Mr. Murby: aye; Mr. Marcucci: aye; Mr. Peterson, not present

At 7:20 pm, the Board of Selectmen reconvened in open session.

Present: Selectmen - Osler Peterson, Michael Marcucci, Gustave Murby; Town Administrator, Kristine Trierweiler; Assistant Town Administrator, Nicholas Milano; Town Counsel, Mark Cerel.

Absent: None. **Staff Present:** Sarah Raposa, Maurice Goulet. **Guests:** Laurel Scotti; **Participating Remotely:** MAPC, Alexis Smith; Michael Taylor.

Announcements

Disclosure of video recording.

We want to take a moment of appreciation for our Troops serving around the globe in defense of our country.

Appointments

1. Alexis Smith, Housing and Land Use Planner with the Metropolitan Area Planning Council, to make a presentation about a Regional Housing Services Office

Town Planner, Sarah Raposa, introduced the Project Concept as a shared regional housing services office to support Planners with complicated housing regulations that require a high level of expertise. Towns participating include: Bellingham, Milton, Norwood, Randolph, Sharon, Wrentham, and the lead community of Hopkinton. She described this collaboration could be helpful with the Affordable Housing Trust as the Town moves toward post-10% Safe Harbor, but also circumstances that require monitoring and compliance with LIP units and annual, affordable rent increases. MAPC offers technical assistance to do research projects.

Alexis Smith shared a presentation, Shared Housing Services Office (SHSO).

- There are 3 SHSO offices in Massachusetts. How they work:
 - Shared resources for Town Planners to avoid hiring a full-time Housing Coordinator
 - Monitor a municipality's stock on subsidized housing inventory
 - Monitor to be sure subsidized units aren't "lost" through resale
 - Annual certification of compliance of rental tenants
 - Guide resellers through the process to ensure another low-income eligible homeowner
 - Ensure continuity of the deed restriction
 - Home administration for eligible communities, program management, project specific support
 - Ideas that were implemented: Start a rental assistance program using pandemic funds
 - Support Town staff and local committees, particularly Affordable Housing Trusts
- Guided by State Law for inter-municipal agreements
- Next steps for all Towns:
 - CPC/Town budget requests
 - Preliminary Select Board approval
 - Service provider RFP and selection
 - Warrant article for Town budget/CPA, Town Meeting approval
 - Select Board executes intermunicipal agreement

Ms. Smith fielded questions from Selectmen:

- What is a Lead Community?
 - Hopkinton has the contract with the Service Provider
 - All the Towns in SHSO are entitled to receive services from the Service Provider
 - Hopkinton maintains the revolving fund to receive fees from all participating Towns

Ms. Smith recommended a three-year contract with the SHSO.

2. Laurel Scotti and Michael Taylor to discuss the Dwight Derby House and lease agreement

Ms. Scotti described dramatic changes the house has undergone since July 2020. She described the exhaustive efforts of willing volunteers to preserve and maintain the house.

Michael Taylor said the purpose of the meeting today is to renew the lease.

- Initial 10-year lease with automatic 10-year extension was signed on 2/24/98
- Month-by-month lease since 2018
- They have raised \$383,000 or approximately \$42,600 annually to preserve the home
- Friends of the Dwight Derby House intend to maintain and preserve the house
- Board has had 46 members in 26 years
- Originally 3 Board members, presently 9 Board members. Many hands make light work.

Town Counsel Cerel asked if the Friends of Dwight Derby House will retain responsibility for expenses related to upkeep of the property. Michael Taylor confirmed.

Mr. Murby said one of the great things about this Town is there are people who care about its history and are willing to put time and effort into preserving that history.

Discussion Items (Potential Votes)

3. Review and discussion of the articles for the 2022 Annual Town Meeting

a. Potential vote to open the Annual Town Meeting Warrant and close it at the conclusion of the meeting

MOTION: Mr. Murby moved to open the Annual Town Meeting Warrant. Mr. Peterson seconded.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Vote: 3-0-0

b. Discuss North Street reconstruction project

DPW Director Maurice Goulet continued the discussion from the March 1 BoS meeting.

- Original cost estimate was \$3,000,000-\$3,500,000. Costs continue to rise.
- Consultant looked at the project again.
 - 29 foot wide roadway would cost \$4,100,000
 - 32 foot wide roadway, the cost would be \$4,600,000
- Town of Weston did one mile of underground construction, which had the following costs:
 - \$8,000,000 for construction
 - \$2,000,000 for Eversource
 - \$500,000 for Verizon and Comcast
 - Pro-rated estimate is that underground utilities for Medfield's 1/2 mile project could cost \$5,000,000

He recommended resurfacing the roadway at a cost of \$90,000 to last 6-10 years and see if construction costs to stabilize

In the future, the DPW is looking to add an intersection at North Street and Harding Streets which they had hoped to do in coordination with this project.

Mr. Murby asked whether the Town would consider not having underground utilities

4. Review Town comment letter re: Multifamily Zoning for MBTA Communities

Town staff drafted a comment letter to the Executive Office of Housing and Economic Development to identify concerns with the Draft Guidelines for new zoning requirements for MBTA Communities

MOTION: Mr. Murby moved to sign the letter to the Executive Office of Housing and Economic Development. Mr. Peterson seconded.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Vote: 3-0-0

5. Discuss and potentially sign the Provisional Designation Agreement with Trinity Acquisitions LLC for the redevelopment of the former Medfield State Hospital

This item will be discussed at the next Board of Selectmen meeting.

Action Items

6. Vote to approve a contract with Kevin Duquette for tobacco compliance services

MOTION: Mr. Murby moved to approve a contract with Kevin Duquette for tobacco compliance services. Mr. Peterson seconded.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Vote: 3-0-0

7. **Vote to approve employment agreements with Fire Chief William Carrico**
 - a. **A one-year agreement retroactive to July 1, 2021**
 - b. **A 3-year agreement beginning July 1, 2022**

MOTION: Mr. Murby moved to approve a contract with employment agreements with Fire Chief William Carrico, a one-year agreement retroactive to July 1, 2021 followed by a 3-year agreement beginning July 1, 2022. Mr. Peterson seconded.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Vote: 3-0-0

8. **Vote to approve the Memorandum of Agreement for July 1, 2022 to June 30, 2025 with the Medfield Permanent Firefighters Association, Local 4478, IAFF, AFL-CIO**

MOTION: Mr. Murby moved to approve the Memorandum of Agreement for July 1, 2022 to June 30, 2025 with the Medfield Permanent Firefighters Association, Local 4478, IAFF, AFL-CIO. Mr. Peterson seconded.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Vote: 3-0-0

9. **Vote to sign the Health Insurance Renewal for Fiscal Year 2023**

Ms. Trierweiler pointed out the renewal is a 3.5% premium increase for all Town health insurance plans.

MOTION: Mr. Murby moved to sign the Health Insurance Renewal for Fiscal Year 2023. Mr. Peterson seconded.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Vote: 3-0-0

10. **Vote to appoint Laurel Scotti to the Medfield Council on Aging to fulfill the remainder of Perry Constas' term, expiring June 30, 2022**

MOTION: Mr. Murby moved to appoint Laurel Scotti to the Medfield Council on Aging to fulfill the remainder of Perry Constas' term, expiring June 30, 2022. Mr. Peterson seconded.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Vote: 3-0-0

Citizen Comment - None.

Consent Agenda

Jean Mineo requests sandwich board signs in 3 locations to advertise the Daffodil Days/Fairy House Walk from March 25 - April 10. The event is on Saturday, April 9 with a rain date of Sunday, April 10 at 109/North St.; Transfer Station; and 27 South Street.

MOTION: Mr. Murby moved to approve Jean Mineo requests sandwich board signs in 3 locations to advertise the Daffodil Days/Fairy House Walk from March 25 - April 10. The event is on Saturday, April 9 with a rain date of Sunday, April 10 at the following locations: 109/North St.; Transfer Station; and 27 South Street. Mr. Peterson seconded.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Vote: 3-0-0

Meeting Minutes

July 30, 2019
February 18, 2020
April 7, 2020
April 28, 2020
May 26, 2020
June 2, 2020

June 9, 2020
June 22, 2020
July 7, 2020
November 10, 2020
December 22, 2020

March 2, 2021
July 13, 2021
August 3, 2021
August 17, 2021
August 25, 2021

MOTION: Mr. Murby moved to approve meeting minutes of July 3, 2019; February 18, 2020; April 7, 2020; April 28, 2020 with minor edits. Mr. Peterson seconded.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Vote: 3-0-0

Town Administrator Update

Ms. Trierweiler said there will be a public hearing on April 7, 2022 at 7:00 pm at the Public Safety Building about next steps for an elementary school project.

Next Meeting Dates

March 22, 2022

Selectmen Reports

Mr. Peterson attended the Energy Committee meeting and took the minutes. They are busy as ever. Medfield Foundation met.

Mr. Murby reported a meeting took place last Wednesday in coordination for the Memorial Day parade. The route has been altered. There will not be a cookout, but there will be an ice cream truck. The Fire Chief reported that the wagon or trailer used to haul the Legion is unsafe. He is looking for convertibles. If a Selectman owns a convertible and would like to be in the parade, you may do so.

There was an MMA budget briefing last Friday. The unrestricted government aid is officially 2.7%, but the MMA has asked for a 7.3% increase in aid to offset the credit crisis which would align aid with forecasted revenue projections. The MMA noted that there has been no increase to Chapter 90 funds above \$200 million for the past 11 years, resulting in loss purchasing power of \$83,200,000.

Medfield Outreach has released their Community Needs Survey which is available in Brazilian, Portuguese and Spanish. Residents need to complete the survey by March 27. If you look at the link in tonight's Agenda Meeting Packet, there is a QR code to the survey.

MOTION: Mr. Murby moved to close the Annual Town Meeting Warrant. Mr. Peterson seconded.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Vote: 3-0-0

Adjourn

MOTION: At 7:13 pm, Mr. Murby moved to adjourn. Mr. Peterson seconded.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Vote: 3-0-0

Informational

- Channel Removal Certain FIOS TV Plans
- Fios TV Programming Change Fox Life Network
- ZBA Notice of Decision March 2, 2022: Medfield Holdings LLC (“Hinkley South”)
- Epsilon Associates Memo re: Preliminary Determination from the National Park Service
- and the Massachusetts Historical Commission for the Medfield State Hospital
- Approval of Housing Production Plan
- Medfield Outreach’s Community Survey Flyer
- Notification of Medfield’s Chapter 90 disbursement

Meeting Materials

The packet with meeting materials for this meeting is available at this link:

<https://www.town.medfield.net/DocumentCenter/View/5861/BOS-Meeting-Packet-March-15-2022?bidId=>

Documents and Exhibits

- Warrant for the Annual Town Meeting 2022
- Letter of 3/15/22 from Medfield BoS to Executive Office of Housing and Economic Development
- DOHCD Compliance Guidelines for Multifamily Districts Under Section 3A of the Zoning Act
- Medfield Agreement 2022-02 with Kevin Duquette to perform "tobacco compliance services"
- Employment Agreement between William C. Carrico II and Town of Medfield, Fire Chief Contract
- Memo of Agreement between Town of Medfield and Medfield Permanent Firefighters Association, Local 4478, IAFF, AFL-CIO
- Email of 2/18/22 from Laurel Scotti, Letter of Interest, Board member of Council on Aging
- Letter of Support, 3/7/22 from CoA Roberta Lynch to Board of Selectmen in support of Laurel Scotti
- Renewal Proposal, 7/1/22 - 6/30/23, MIIA Health Benefits Trust

Respectfully submitted,

Dale Michaud
Recording Clerk