



# TOWN OF MEDFIELD

Office of the

## PLANNING BOARD

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

MEETING OF:  
**March 20, 2023**  
MINUTES

**Members Present via Zoom Meeting:** Chair Paul McKechnie, Vice Chair Jim Brand, Seth Meehan, Member; Teresa James, Member; Sarah Lemke, Member

**Members Absent:** Jamie Sullivan, Associate Member; Doug Larance, Associate Member

**Staff Present:** Sarah Raposa, Town Planner, Cara Wise Administrative Assistant

**Others Present:** Fred Davis, George Whiting, Jessica Bardi, Abby Goldenfarb, Jeff Kotteritz, David, Jonathan Patch, Matthew Lawlor, Amanda Alberda, Sarah & Marc Halfrey, Matt Parillo, Jim Nail, Lisa Mead, Eric Kelley, Ryan Dale, Mark, Kim S, Megan Sullivan, Helen Dewey, Susan Collins, Fritz Fleischmann, Gus Murby, Todd, Jonathan Patch, Barbara Meyer, Joe Perachi, Jean Mineo, Jim Redden, Patrick, Emily Scarfe, Quy Vu, Zues Smith, Clair, Deb Bero, David Leavall, Kevin McCarthy, Michael Petit, Emily Lowney, Bill Massaro, Kristen Dabate, Cynthia Greene, Robert Winograd, Penni Connor, Bob, Catherine White, Bruce Carey, John R, Swashburne, Diane Tran, Ben Taylor, Christen Holmes, Bethany Moody, Kendra Halliwall, Yvonne Remillard, Eileen Murphy, Brian McCormick, Pat Casey, Bob Tomey, Ted Carlson, Mike, Jill Radosta, Jerry Potts, Clair Meehan, H. Passas

**Location:** Virtual Zoom Meeting

At approximately 7:30 pm, Chair Paul McKechnie called the meeting to order and discussed the parameters of the Zoom hearing rules.

**Approval Not Required (ANR) Plans** – n/a

**Change of Use Determinations** – Sarah Halfrey, Interior Design Studio & Showroom, 1 Greene St (former Zelus space)

- Ms. Halfrey explained how she intends to use the old bar space for her interior design area and furniture display. She also expressed using the old kitchen area for classes opened to the public for art or craft gatherings.
  - Ms. Lemke made a motion to approve the Change of Use
  - Mr. Brand second the motion.
  - Roll Call: Mr. McKechnie, yes, Mr. Brand, yes, Mr. Meehan, yes, Ms. James, yes, Ms. Lemke, yes, (5-0)

## **Medfield State Hospital**

– Trinity Acquisitions, LLC (applicant) seeks Site Plan Approval for the project known as “Former Medfield State Hospital Redevelopment.” The Applicant is a designated developer under a Land Disposition Agreement between it and the Town of Medfield, dated June 21, 2022. The Applicant seeks plan approval pursuant to Section 300-20 of the Town of Medfield Zoning Bylaw, inclusionary zoning approval pursuant to Section 300-14.16, a special permit pursuant to Sections 300- 14.15 and 300-14.16, site plan approval pursuant to Section 300-14.12, and stormwater management approval under Chapter 235 of the Town’s General Bylaws for the certified historic rehabilitation of 27 existing buildings on the former Medfield State Hospital Property located at Hospital Road, Medfield, Massachusetts (Parcel ID #71-001), resulting in the creation of 334 mixed-income rental apartment homes (25% affordable), with related open space, amenities and pedestrian and traffic circulation and parking all as more fully shown on the submitted Site Plan. *(Continued from February 6, 2023 and March 6, 2023)*

- Mr. Lawlor shared his screen and reviewed the past meeting topics. He said that lighting, landscaping, circulation and infrastructure would be on the agenda tonight.
- Mr. Klopfer from KMDG shared a presentation of landscaping plans that were originally for MSH when it was first built and what they are trying to recreate/keep today.
- Mr. Klopfer went through the different layers of the presentation and explained what they are working towards. He discussed the placement of the mailboxes, pedestrian bike parking and where the transformers will be placed.
- Mr. Klopfer showed the water tower site and what they are intending to do in regards to parking, fence installation and trees/shrubs in this area. He explained and showed that there will be a fence and evergreens installed around the property line at the water tower to reduce the headlights shining through to other properties.
- Mr. Klopfer showed a selection of lighting fixtures they are considering. Once this has been chosen they can do photometric testing and see what works best for the campus. He stated that they are using the modern luminaires that shine directly down on the pavement keeping in line with dark sky compliance.
- Mr. Klopfer confirmed that the lighting will be on 24/7 for safety reasons.
- Mr. Klopfer explained that they will be removing the dead trees throughout the campus and replacing them with both small caliber trees to start the regrowth and also filling in the areas with evergreens.
- Mr. McKechnie answered questions from the live Q & A. *(see below)*
- Mr. Koetteritz opened up by discussing the plans for EV installation and how many will be provided. He discussed the number of new spaces being installed later on as the demand increases.
- Mr. Koetteritz explained the circulation and what they are expecting for one way road and two way roads. He explained a variety of curbs that will be utilized both for drainage and walkways. This will all be heavily influenced by the stormwater management design and they are in discussions with DPW.
- Mr. Koetteritz showed the Preliminary Impervious Area Analysis. He showed the water & sewer infrastructure plans and where they are expecting to put fire hydrants.

- Mr. Koetteritz explained that the daily water usage measured by gallons per day would be reduced significantly, which also includes the buildings not managed by Trinity, i.e. CAM.
- Ms. Alberda shared a presentation that was showed in a previous meeting regarding the Solar Feasibility Study. She discussed which buildings they are trying to install solar panels on the roofs both slanted and flat. They are still waiting to hear if this is going to be approved by several committees and boards.
- Ms. Alberda showed the geothermal study that ICON Architecture did and it showed that this was not a good approach for MSH.
- Mr. McKechnie opened up to Q & A from the Board and reiterated that this is still 25% schematic, there are many items to still work out in these plans presented.
- Ms. Lemke asked about the EV spaces and the spaces made to install in the future, is 46 EV spaces enough for the demand? Ms. Goldenfarb assured that they would be looking at this consistently and doing whatever they can to not have to dig up any areas to create new spaces.
- Ms. Lemke inquired about having EV spaces in the public parking at the water tower. Ms. Goldenfarb said they would consider this and look into the possibilities of public EV spaces.
- Ms. James asked about what the NPS stance is on solar canopies and installing them at MSH? Ms. Goldenfarb explained that they are still having to submit this plan to NPS and are hopeful this will be approved.
- Mr. McKechnie opened the discussion up to the public.
  - ✓ Jim Nail – 97 Hartford Street, Medfield, MA - discussed using geothermal rather than the infrastructures that Trinity has proposed for the site. He also wanted it to be made clear that there is no discussion about climate change and he has submitted questions regarding this. Ms. Goldenfarb responded that she appreciated his comments and questions. Trinity is doing their best to reduce their carbon footprint and to reuse as many materials as possible but also have many competing issues.
  - ✓ George Whiting – 29 Pleasant Street, Medfield, MA – wanted to point out that there are specific companies that will do all the engineering and installation for geothermal systems to be put in place. He believes that this is best for the site project.
  - ✓ Matthew Parillo – 44 Evergreen Way, Medfield, MA – wanted to know if there is anything that can be done for noise mitigation. Ms. Goldenfarb is going to look in to this and get back to Mr. Parillo personally.
  - ✓ David – NO ADDRESS OR LAST NAME GIVEN – inquired about utilizing solar shingles rather than solar panels. Ms. Alberda responded there is not enough information on their efficacy at this point.
- Ms. Raposa announced that the April 3, 2023 meeting with Trinity will be in person at the Public Safety Building Training Room.

Ms. Lemke made a motion to continue the hearing until April 3, 2023.

Ms. James seconded the motion.

Roll Call: Mr. McKechnie, yes, Mr. Brand, yes, Mr. Meehan, yes, Ms. James, yes, Ms. Lemke, yes, (5-0)

**Minutes:**

March 6, 2023 - tabled

**Administrative Updates:**

Historical Commission – There is a meeting on March 22, 2023 regarding a site visit that was done at 8 Curve Street on Saturday March 18, 2023.

Open Space & Rec Plan - There is a “5-minute survey” that they would like to have members to take as soon as they can. Ms. Raposa will be presenting the OSRP at the April 24<sup>th</sup> meeting.

School Building Committee – No report

**Upcoming meetings:**

- April 3, 2023 & April 24, 2023

**Adjournment:**

Ms. Lemke made a motion to adjourn the meeting at approximately 9:50 pm. Ms. James seconded the motion.

Roll Call: Mr. McKechnie, yes, Mr. Brand, yes, Mr. Meehan, yes, Ms. James, yes, Ms. Lemke, yes (5-0)

#	Question	Asker Name	Answer
1	When public comments are opened, I'd like to be recognized for a brief statement and questions. Jim Nail 97 Hartford Street	Jim Nail	live answered
2	Requesting opportunity to speak please, regarding energy aspects of the development. Thank you.	Fred Davis	live answered
3	What is the distance between the plantings and the rock wall at the end of Longmeadow rd	Ted Carlson	live answered
3	What is the distance between the plantings and the rock wall at the end of Longmeadow rd	Ted Carlson	Approx 80 feet
4	David Leavell 27 Longmeadow Rd. Was there further discussion on moving that lot entirely?	David Leavell	live answered

5	Any more traditional lighting fixture options?	Michael Taylor	live answered
6	Bill Massaro 36 Evergreen	Bill Massaro	live answered
7	lighting: is there any plan for achieving actual dark-sky conditions anywhere?	Fred Davis	live answered
8	1.Tree removal plan shows tree --near paint shed north of Blg 11-- I believe this is on town-retained land.	Bill Massaro	This will be logged and reviewed by Trinity
9	modern efficient site-lighting involves controls that will turn light levels either down or off, either timed later at night, or when sensing no activity; is this planned?	Fred Davis	Lighting design is in the schematic phase. The final plan/ photometric plan will be presented to the PB at a later date
10	Mike Petit 8 Spring Valley RD. Several months out of the year the current trees lose their leaves. How is this going to be handled with the trees selected?	Michael Petit	live answered
11	Mike Petit - Any further discussion to move lot between building 10 & 13 as was mentioned on the last meeting?	Michael Petit	
12	are you discussing lighting also under solar canopies?	Fred Davis	Solar canopies in the parking lots are not currently in front of the PB
13	Lights on 24/7? Please explain what is the safety goal served by lights on at noon. Why are they not controlled by photo sensors?	Jim Nail	dusk to dawn
14	Bill Massaro- 2.) "Post Removal Conditions" list does not include finalization of a Parking Plan- Isnt this a Selectboard decision and are they expected to make a decision before "post-conditions" time?	Bill Massaro	Bill is this parking related to the tower lot only or the entire site?
15	From a 30-year lighting expert: it is presumed that lit-means-safe, but (counter-intuitively) this is not necessarily the case	Fred Davis	live answered
16	Paul M -- please state this for the record	Jim Nail	live answered
17	Jill Radosta 36 Longmeadow Road - how long ago was this aerial picture taken because this is not the current view as of 2023 - the drought has changed this landscape dramatically	Jill Radosta	live answered
18	Where will the EV charging stations be and how many are planned at each location?	Catherine White	live answered

19	<p>Hilli Passas 24 Marlyn</p> <p>I like the thoughtful landscape and lighting design! With the rising concern about loss of biodiversity, have you considered using only native and pollinator-supporting tree species? Will you be looking to include species that are more heat and drought tolerant, and possibly those that are native to more southern climates of the east coast, so they can thrive as the climate gets warmer. Also, the 24/7 light is of great concern so close to the natural landscape of the river valley. Data shows that many animal species experience problems with their life cycle and reproduction when the diurnal light cycle is disrupted. Could lights near the woods be dimmed or switched off at some hours of the night? Are they all LED lights, and if so, of what warmth?</p> <p>Thank you</p>	H. Passas# 24 Marlyn	live answered
20	<p>Question for Trinity--regarding the Water Tower Parking Lot, in addition to the light mitigation and testing, you discussed, will you be able to 1. do anything by way of sound mitigation from car horns/alarms, setting of alarms etc and 2. do anything by way of testing sound levels generated from the lot, or, is there basically nothing that can be done for sound mitigation at all?</p> <p>Thanks, Matt Parillo, 44 Evergreen Way</p>	Matt Parillo	live answered
21	<p>EV ownership in Medfield (and elsewhere) is growing quickly; jumped 39 percent last year; likely to be 100% of new cars within 10 years; also technology is fast developing to dynamically manage large numbers of vehicles charging</p>	Fred Davis	live answered
22	<p>Why is there 24/7 lighting at the water tower lot if it will not have overnight parking?</p>	David Leavell	
23	<p>Robert Winograd 30 Hatters Hill Rd. Given projection of rapid rise in EV sales in next decade wouldn't 1:5 ratio of parking spaces (EV:gas) become inadequate within a decade or so of development completion?</p>	Robert Winograd	live answered
24	<p>is there any plan for transit, such as potential for a shuttle electric bus?</p>	Fred Davis	live answered
25	<p>Joe Perachi 42 evergreen, EV charging stations located in tower parking lot will be only available during day and not an overnight charging option as lot is purposed for spill off day time parking?</p>	Joe Perachi	live answered

26	Question on proposed loading space at west side of maintenance building--has proposed loading area been compared to the current delineation of Laundry Parcel which is State-retained property? Proposed pavement area looks larger than what will be available.	Bill Massaro	
27	Proposed water demand of 69,468 GPD for approx. 800 residents is 86.84gallons per person per day. What steps are being taken to meet Massachusetts Conservation standard of 65 residential gpd?	Bill Massaro	
28	What accounts for the significant difference between preliminary and current water and sewer usage rates? The number of apartments hasn't changed that much.	Jim Nail	
29	Mike Petit - is this new water pipe crossing the Green? Is there another way in lieu of crossing the Green?	Michael Petit	
30	It would be good for Planning Board to hear from Medfield Energy Committee on postponing solar zoning, I would think	Fred Davis	live answered
31	Please respond to my suggestion that some wells be located outside the parcel to be transferred to Trinity	Jim Nail	live answered
32	The \$50 million number is incorrect and is based on the cost of using the tunnels, which no one is advocating.. Page 9 of McPhail's report says \$7,075,000. Please respond to my analysis that half of this cost can be recovered through incentives.	Jim Nail	live answered
33	Robert Winograd 30 Hatters Hill Rd. My question earlier was meant to ask about EV infrastructure beyond the 1:5 ration spoken to.	Robert Winograd	live answered
34	yes we do	Fred Davis	live answered
35	Sarah, that is not so. Medfield has three wrking EV chargers, but there is not signage yet	H. Passas# 24 Marlyn	Thanks for clarifying. No prohibitions on overnight parking at EV stations as of yet stated more clearly.
36	Sarah, we do now have some public EV charging	Fred Davis	live answered
37	Actually, three dual heads	H. Passas# 24 Marlyn	live answered
38	Two are at school lots (Blake and Wheelock) one at Janes Ave behind Town House	H. Passas# 24 Marlyn	live answered
39	Repeat my prior question--Why isn't Parking on the list of post-Site approval Conditional Items?	Bill Massaro	

40	There is emerging discussion in historic preservation circle of changing guidelines to recognize the reality of climate change, eg, the Advisory Council on Historic Preservation	Jim Nail	live answered
41	How are you going to provide back up emergency power for the buildings?	Jim Redden	
42	Is the \$50 million estimate for a geothermal- district energy system an additional cost to what would be the alternative? That is, is that a total cost or extra cost?	George Whiting	live answered
43	Has Trinity conducted a financial/business case analysis of the long-term cost/payback of geothermal vs. their current plan for air source heat pumps?	Jim Nail	live answered
44	I would like to hear about expectation to overall meet current stretch energy code? (already mentioned in a slide)	Fred Davis	live answered
45	Please use minimal lighting close to the side of the Charles River Overlook, where many residents view astronomical events.	Catherine White	
46	What about solar generating roof shingles on sloping roofs? It appears to be a growing option, and the NPS doesn't seem to reject them out of hand.	DAVID	live answered
47	I cede my time to Jim please if that's possible	Fred Davis	live answered
48	According to this website <a href="https://www.solarips.com/blog/2019/october/powering-america-s-national-parks-with-solar/">https://www.solarips.com/blog/2019/october/powering-america-s-national-parks-with-solar/</a> there are 12 national parks with various kinds of solar arrays, including canopies.	Jeanette Ruyle# she/her	
49	The comments on geothermal is exactly correct. If trinity needs more room for drilling there's some space near the water tower that is much better suited for geothermal than parking.	David Leavell	live answered
50	Paul — I didn't want to give up my 5 minutes, I just wanted to cede them to Jim, if possible and if he were interested.	Fred Davis	live answered
51	McPhail's experience is not with district energy systems, but single building geothermal systems. We have given Trinity a number of companies who specialize in these systems and they have ignored our suggestions.	Jim Nail	live answered



52	I cede the five minutes Fred ceded to me back to Fred	Jim Nail	live answered
53	solar shingles are indeed lower efficacy; so will we see panels on all available roofs?	Fred Davis	
54	Overall note re energy: much of the Town was very impressed with sustainability in Trinity's proposal, and with New Ecology being on the design team; don't know why they're not; major major gaps in sustainability, sorry	Fred Davis	
55	Electric vehicles are nearly silent, and no fumes. Perhaps Longmeadow neighbors would endorse the water tower lot as a primarily EV vehicle lot.		
56	still wanted to talk	Fred Davis	
57	Luma solar shingles are 21% efficient	Jim Nail	
58	<a href="https://lumasolar.com/">https://lumasolar.com/</a>	Jim Nail	
59	In Triniti's proposal there was an entire page on sustainability and a consultant you wanted to use for the sustainability of the project (New Ecology). Abby just stated that that is not a priority anymore, and New Ecology is not being used. I would like to encourage the PB to encourage Trinity to keep a focus on the energy efficiency of the projects. Thank you	H. Passas# 24 Marlyn	