

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.

Call to Order

At 7:00 pm, Chair Marcucci called the meeting to order.

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:** None. **Guests:** Christian Donner. **Participating Remotely:** James Goldstein, Todd Trehubenko.

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.

Executive Session at the conclusion of the regular meeting:

Vote to enter Executive Session for the purpose of discussing the purchase, exchange, lease or value of real property (Medfield State Hospital). Mr. Marcucci said there will be no Executive Session this evening.

Appointments

1. James Goldstein and Christian Donner, Bay Colony Rail Trail Association

- **Discuss safety improvements at the Rail Trail crossings and Rail Trail signage**

Mr. Goldstein explained they met with the Safety Committee on March 16, 2022 regarding the crossings at Harding Street and Farm Street. They presented the Plan which is attached to tonight's meeting agenda. The Plan suggested four, button-pushed, flashing beacons at each approach to the two intersections as well as advanced warning signs. The Safety Committee recommended flashing advanced warning signs in addition to flashing beacons at the intersections. The Plan has been modified to accommodate this request. The Project is covering these costs, not the Town.

MOTION: Mr. Murby moved to accept the recommendation of the Safety Committee in regard to the Rail Trail crossings at Harding Street and Farm Street and permit the installation of the devices and permit the Rail Trail to install all signage, lighting, warnings, and paint the crosswalk and allow the Town to execute the installations as the Plan reflects. Mr. Peterson seconded.

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

Vote: 3-0-0

2. Longmeadow Neighborhood Access to Medfield State Hospital

- Neighbors reported people parking in their neighborhood cul-de-sac
- Dog walkers gained access to and from the State Hospital via Longmeadow residents' lawns
- One neighbor suggested a dog park on State Hospital property that is a large, fenced space

Selectmen suggested future options:

- Maintain an open pathway from one open space area to the State Hospital
- Loose dogs running on the property will not be a problem once the State Hospital is developed.
- In the interim, could possibly add "no parking" signs in the cul-de-sac on Longmeadow
- Propose a leash law in the cul-de-sac
- Mandatory incident reporting by either party is possible
- A parking sticker program to park at Medfield State Hospital is possible
- A fee permit system to include information about the dogs for potential dog incidents is possible
- Add this area for police patrol from time-to-time

MOTION: Mr. Murby moved the Town re-establish the path at the end of the Longmeadow Road neighborhood to be on Town property in the general location where that path has relocated itself. Should the residents of the Longmeadow Road area have the need of DPW support in their efforts to create that path, the Board of Selectmen would have the DPW provide that support. Mr. Peterson seconded.

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

Vote: 3-0-0

Discussion Items (Potential Votes)

3. Discuss and potential vote to approve and sign the Provisional Designation Agreement with Trinity Acquisitions LLC

- **The Provisional Designation Agreement will start the due diligence period related to Trinity's proposed redevelopment of the Medfield State Hospital**

Mr. Marcucci pointed out that this agreement defines the project area as the full hospital campus. The Town is going to hold onto the Green, the Arboretum, and the North Field. There was a discussion.

We are working on an agreement that will permit the proposed developer, Trinity, to conduct additional due diligence on the site and the buildings to evaluate the physical circumstances to learn more about it considering the proposal that Trinity has made. We are negotiating an agreement for the final distribution of the property assuming Trinity wants to go ahead with it after the due diligence period which will be voted on by the Town at a Special Town Meeting. This is the first of two agreements to be negotiated.

MOTION: Mr. Murby moved that the Board of Selectmen approve the Provisional Designation Agreement (PDA) with Trinity Acquisitions LLC and authorize the Chairman to sign the right of entry and the license agreement in support of the PDA. Mr. Peterson seconded.

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

Vote: 3-0-0

4. Fiscal Year 2023 Budget Update

Ms. Trierweiler reported that she anticipates that the Warrant Committee will be balancing the budget at their meeting on Wednesday night and she will bring the final budget to Selectmen.

5. Fiscal Year 2023 Capital Budget update

Ms. Trierweiler reported the budget has been approved by the Capital Budget Committee. It will be going to the Warrant Committee for a vote on Wednesday night or the following meeting.

6. Fiscal Year 2023 appropriations from the Municipal Buildings Stabilization Fund

Ms. Trierweiler said that with the Dale Street project not moving forward, we've had to reprioritize some of the projects on that Capital Plan. That has gone from the Permit Planning and Building Committee for their review. Then we will come back to the Capital Budget Committee to make sure the current Building Committee for the Financial Policy is fine with the reprioritization of projects. Once it is finalized, the Capital Budget Committee will vote as well. That will be coming shortly.

Action Items

7. Authorize the Town Administrator to sign the Local Intel Order Summary for online Economic Development Tools for a lump sum of \$9,600 for 3 years to be paid via the REDO Grant from Mass Office of Business Development and 495 MetroWest Partnership

Ms. Trierweiler explained this was a grant that Sarah Raposa received as part of our Rapid Recovery grants for an online business database.

MOTION: Mr. Murby moved to authorize the Town Administrator to sign the Local Intel Order Summary for online Economic Development Tools for a lump sum of \$9,600 for 3 years to be paid via the REDO Grant from Massachusetts Office of Business Development and 495 MetroWest Partnership.

Mr. Peterson seconded.

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

Vote: 3-0-0

8. Vote to appoint Clifford and Kenney, LLP for labor counsel services

MOTION: Mr. Murby moved to appoint Clifford and Kenney, LLP for labor counsel services.

Mr. Peterson seconded.

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

Vote: 3-0-0

9. Vote to increase the override for the Municipal Buildings Stabilization Fund in Fiscal Year 2023 by 2.5% to \$1,103,812

MOTION: Mr. Murby moved to increase the override for the Municipal Buildings Stabilization Fund in Fiscal Year 2023 by 2.5% to \$1,103,812. Mr. Peterson seconded.

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

Vote: 3-0-0

10. Vote to approve a letter of support for the Cultural Alliance of Medfield's application to the FY22 Destination Development Capital Grant II program by the Massachusetts Office of Travel and Tourism

MOTION: Mr. Murby moved to approve a letter of support for the Cultural Alliance of Medfield's application to the FY22 Destination Development Capital Grant II program by the Massachusetts Office of Travel and Tourism. 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

11. 5K Trail Run in support of New Life Furniture Bank of Massachusetts to be held on May 7, 2022 at the Medfield State Hospital

12. Zelus Beer Gardens series of one day beer/wine permits for Meetinghouse Park

Saturday April 2	Saturday May 14
Saturday April 16	Saturday May 21
Saturday April 23	Sunday May 29

13. Zullo Gallery one day beer/wine permit for a Ukraine fundraising concert on Saturday March 26, 2022 and request to place promotional signs at North/Main, Transfer Station entrance, and South/Spring

14. Soles of Medfield to host the annual 10K road race on June 12, 2022 with the start and finish of the race to be located at the Medfield State Hospital

MOTION: Mr. Murby moved approve the items on the Consent Agenda as read in detail by the Chair. Mr. Peterson seconded.

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

Vote: 3-0-0

Meeting Minutes

June 2, 2020	March 2, 2021
June 9, 2020	April 20, 2021
June 22, 2020	July 13, 2021
July 7, 2020	August 3, 2021
November 10, 2020	August 17, 2021
November 17, 2020	August 25, 2021
December 1, 2020 at 7:00PM	September 14, 2021
December 22, 2020	September 21, 2021

MOTION: Mr. Murby moved approve to approve the following meeting minutes with revisions by the three Selectmen: June 2, 2020; June 22, 2020; July 7, 2020; November 10, 2020; November 17, 2020; December 1, 2020 7:00 pm; April 20, 2021; September 14, 2021; September 21, 2021. Mr. Peterson seconded.

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

Vote: 3-0-0

Minutes to be reviewed and approved at a future meeting include:

June 9, 2020	August 3, 2021
December 22, 2020	August 17, 2021
March 2, 2021	August 25, 2021
July 13, 2021	

Town Administrator Updates

- Baseball/softball parade will be moved to May 7, 2022
- DCAM has started remediation on Medfield State Hospital. There will be an increase in truck and vehicular traffic. Everyone should take caution when walking there.
- Annual Town Election, Monday, March 28, 2022. All voting will be at the Center at Medfield from 6:00 am to 8:00 pm.
- Annual Warrant Committee hearing, 7:00 pm, Tuesday, March 29, 2022 at the Public Safety Building
If you have questions about the proposed budget or warrant articles, you are welcome to attend in person or via Zoom. You can also submit questions in advance.
- Annual Town Meeting web site should be up and running by the end of this week.

Ms. Trierweiler thanked Chair Marcucci for his support to the Board of Selectmen and as a member of the Warrant Committee. It has been a pleasure and an honor to see the things he has moved forward for the Town over these years. She expressed she is incredibly proud to be a part of that. More importantly, she wanted to thank his family, particularly his wife, Emily, for lending him to the BOS for that amount of time. She said everyone at Town Hall appreciates that.

Selectmen Peterson and Murby echoed Ms. Trierweiler's comments.

Next Meeting Dates

March 29, 2022 - Warrant Hearing

April 5, 2022

April 7, 2022 at 7:00 pm: Public Hearing with School Committee on Elementary School

Selectmen Reports

Mr. Murby:

- Plans to have a meeting with Jess Riley to have a public hearing on April 7
- Kathy McDonald reports they expected 350 survey responses for Medfield Outreach, but received 548 surveys. If you haven't filled out the survey, the deadline is March 27. More is better.

Mr. Marcucci:

- On Sunday, he was glad to attend the Troop 89 Eagle Court of Honor for three new Eagle Scouts.
- Next Warrant Committee meeting, March 29
- Public Hearing with the School Committee on April 7

He expressed thanks to the voters of Medfield for the opportunity to serve as Chair for 6 years. He said he doesn't take it lightly; it has been a tremendous honor and a privilege for which he is grateful. He particularly thanked Mr. Peterson and Mr. Murby as well as Medfield TV, Ms. Trierweiler, Mr. Milano, and Town Counsel Cerel for their dedication to the Town for serving for all the right reasons.

Adjourn

MOTION: At 9:04 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

- Medfield Outreach's Community Survey Flyer - Survey open through March 27, 2022
- Medfield State Hospital Redevelopment Information and Listening Session: April 6, 2022 at 7 pm at the Medfield High School Library
- Weston & Sampson Letter re: Phase IV SPD Area Groundwater RIP Modification and Construction Notification
 - Charter Contracting Company to begin mobilization for Laundry Parcel remediation on March 21, 2022
- April 13, 2022 ZBA Hearing Notice
- Letter from the Department of Telecommunications and Cable re: Comcast cable agreement

Respectfully submitted,

Dale Michaud
Recording Clerk

Meeting Materials

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

<https://www.town.medfield.net/DocumentCenter/View/5881/BOS-Meeting-Packet-March-22-2022>

Documents and Exhibits

- Bay Colony Rail Trail maps for traffic signage at Harding Street and Farm Street
- Bay Colony Rail Trail, trail signage for Harding Street and Farm Street
- Order of Taking, Longmeadow Road, Commonwealth of Mass. plot map, 426-1975 Pl. Book 250
- Longmeadow Road, Acceptance Plan, plot map, 426-1975 Pl. Book 250
- Harding Estates, Map 997-1963 Pl. Book 215
- Map of Longmeadow Road and Evergreen Way
- Photo of Medfield State Hospital
- Provisional Designation Agreement, Trinity Acquisitions LLC
- Proposed FY2023 Capital Budget
- Municipal Buildings Capital Stabilization Fund Requests FY23 - FY27
- Contract of 3/10/22 with Localintel Economic Development
- Proposal of 3/18/22 from Attorneys, Clifford & Kenny LLP for labor services
- New Life Furniture Bank, 5K Trail Run Event Details
- DCR Special Event Permit, May 7, for New Life 5K Trail Run
- ZeLUS Beer Company 3/18/22 request
- Zullo Gallery, Beer and Wine Request 3/26/22
- Select People of Medfield, Soles of Medfield 10K, June 12, 2022
- Soles of Medfield Route map