

Affordable Housing Trust

April 3, 2018, 5:00 PM

Town House, Chenery Hall

Minutes

Present: Michael Marcucci, Jim Brand, Ann Thompson , Todd Trehubenko, Tim Bonfatti, Kristine Trierweiler, Sarah Raposa, Marion Bonoldi

Absent: Adam Ameden, Jack Wolfe

Michael Marcucci called the meeting to order at 5:03 PM and stated it was being recorded. Tim Bonfatti is running a bit late due to traffic. Administrative issues will be done first.

Minutes

- Motion to approve minutes, dated December 5, 2017 by Ann Thompson, seconded by Jim Brand, and the vote was unanimous.
- Motion to approve minutes, dated December 12, 2017 by Ann Thompson, seconded by Jim Brand, and the vote was unanimous.
- Motion to approve minutes, dated January 27, 2018 by Ann Thompson, seconded by Jim Brand, and the vote was unanimous.
- Motion to approve minutes, dated February 6, 2018 by Ann Thompson, seconded by Jim Brand, and the vote was unanimous.
- Minutes from January 9, 2018, February 27, 2018, and March 22, 2018 meetings to be approved at next meeting.

Motion to approve Town of Medfield Affordable Housing Trust Action Plan and Guidelines 2018-2020 by Thompson, seconded by Brand and the vote was unanimous. Marcucci stated the Action Plan will be posted on the website.

Sarah Raposa spoke of the American Legion update. The scope of the progress of work will be reviewed at the next meeting.

Marcucci reported a new project beginning review is located on Adams Street, past Memorial School near Cross-fit. Bonfatti and Thompson will work together as board liaisons with developer Bob Borelli.

Appointment

Mr. Michael Larkin and Mr. Patrick Larkin

Review of proposed Local Initiative Program development at 383-385 Main Street.

Mr. Michael Larkin will present a proposal for LIP application for six (6) unit rental and project to include two (2) affordable units.

Michael Larkin, Applicant, stated that the meeting with the neighborhood was on March 10, 2018. Originally the plan was for 8 units, but based on the neighborhood feedback, it has been reduced to 6 units. Currently there is a 2-family dwelling on the property. The 2-family dwelling will stay and the proposal is to add a freestanding dwelling, similar to size and style containing 4 units. Size of the building has been reduced by 500 square feet. The neighborhood's concerns were number of units, number of parking spaces and traffic. The reduction of units and building size has corrected issues.

Brand asked if any work will be done to the existing building. Larkin answered that it has been done over.

Marcucci asked what was behind the property. Larkin answered a residence with a barn for maple syrup.

Marcucci asked if there he owns any other projects, other than Hospital Road and how will the leasing of the properties be handled. Larkin answered the only properties are Main Street and Hospital Road and there is another property in Peabody. They have 4-unit rental in Chelmsford also. The leasing will be handled "in house" for Main Street.

John Harney of Maplewood Rd asked if rentals were age restricted and potential cost of rentals. Larkin responded no age restriction and approximately \$2,200 for the 3-bedroom and \$1,800 - 1,900 for the 2 bedroom.

Harney asked about length of timeline for project. Larkin estimated one year. Marcucci added the AHT would suggest one year. The project is smaller in size and with a few 40Bs on the books, May of 2019 is projected.

Kathryn Girard of Main Street explained that she understands that a 40B gets relief from all of the zoning bylaws but in her opinion it is a massive relief. Frontage, lot size, scale of landscape are all issues. Also, it is unheard of for a multi-family to be on Main Street. It doesn't match the street scape. There is great concern about traffic impact, especially in the morning, being so close to Robert Sproul Road.

Robert Piersiak of Nye Road asked what type of lightening would be at the property and if it would be on 24 hours. Larkin responded down shining lights would be on the building and they would not be on for 24 hours. Piersiak asked if parked cars would be positioned at his property line. Larkin responded yes.

Laurel Scotti of Green Street stated she is concerned about exhaust fumes and will anything other than a stockade fence be used. Larkin responded no.

John Hoell of Main Street asked if trash will be placed in same place as discussed previously. Larkin responded yes. Hoell stated he feels this is a commercial

building being put in a residential area. Hoell believe the neighborhood will be interrupted.

Scotti asked what has been learned at the North Street project that can benefit you on Main Street. Larkin responded reducing the bedroom and unit size to make more room.

Girard added parking is a big concern. Tenants will have guest and the space is too small for 14 parking spaces. Snow removal and emergency vehicle access are also issues. Blocking of Route 109 is also a concern. Larkin stated there are sprinklers in the new plan. Patrick Larkin stated that emergency vehicles will park on the street, not drive to back of property.

Colleen Hoell of Main Street stated that the plan needs to be scaled back. Larkin said they are looking to get feedback from neighbors to help revise the plan. Hoell appreciates Larkins effort in taking feedback.

Marcucci stated his initial opinion is the site is very tight. Brand added the site is dense. Marcucci also stated that the Action Plan and Guidelines would be helpful. Marcucci thanked Larkin for coming.

Administrative

Marcucci said AHT meeting times are not convenient for anyone. Proposing a new time? First Thursday of month at Public Safety-? May 3, 2018 will be next meeting. Meeting will also be in June but most likely not in July and August.

Marcucci stated no one has stepped forward to take over the Chairman role of AHT. He will remain as Chairman.

David Pucci of Charlesdale Road asked about "group" home ideas. Marcucci explained the goal is to get two "group" homes in Medfield for adults/disabled. Ideally, one home at the State Hospital Project and one off State Hospital campus. The Board is trying to identify potential properties. No sites have been identified at this point.

AHT adjourned at 5:58 PM