



TOWN OF MEDFIELD

Office of the

PLANNING BOARD

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

MEETING OF:
April 3, 2023
MINUTES

Members Present in Person: Chair Paul McKechnie, Vice Chair Jim Brand, Seth Meehan, Member; Teresa James, Member; Sarah Lemke, Member; Jamie Sullivan, Associate Member; Doug Larance, Associate Member

Staff Present in Person: Sarah Raposa, Town Planner

Others Present (Location: Public Safety Building Training Room): Jessica Bardi, Abby Goldenfarb, Jeff Kotteritz, Matthew Lawlor, Matt Parillo, Jim Nail, Lisa Mead, Gus Murby, Jean Mineo, Bill Massaro, Cindy Massaro, Eileen Murphy, Jill Radosta, Pete Peterson, Tyler de Ruiter, Jill Radosta

Location: Virtual Zoom Meeting: Zeus Smith, Ben Taylor, Sara Paclat, Kevin McCarthy, David Leavell, ***-***-0227, Mary Rooney, Robert Winograd, Bob, Bethany Moody, Matt Parillo, John R, Joe Perachi, Diane Tran, Wendy Carlson, ***-***-5619, Mark Klopfer, Bruce Carey, ***-***-4889, Michael Petit, Deborah Bero, Kelda Perachi, Don

At approximately 7:31 pm, Chair Paul McKechnie called the meeting to order, performed a roll call for attendance, and explained that the purpose of this in-person meeting is to finalize Trinity's presentations and accept public comments on any aspect of the hearing process.

Approval Not Required (ANR) Plans – n/a

Change of Use Determinations – n/a

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, March 6, 2023, and March 20, 2023)

- Mr. Lawlor shared his screen and reviewed the past meeting topics (overview of the project, inclusionary zoning, parking/access/circulation, parking waiver requests, parking/access/circulation follow-up, building descriptions and floor plans, historic resources, overall site design, landscaping and preliminary lighting, roadway/circulation design, infrastructure, water & wastewater, energy conservation studies).
- This evening's topics: outstanding discussions from prior hearing sessions, stormwater requirements & design approach, offsite traffic mitigation improvements
- Atty Lawlor noted that the post-approval conditional items include final stormwater management plan, photometric/lighting plan, final arborist analysis and planting plan.
- Ms. Abby Goldenfarb reviewed the outstanding discussions on-going with the Select Board (status of paint shop, noise abatement on the Water Tower Parcel, further review of roadways/parking).
- Ms. Goldenfarb stated they are proposing solid fencing (two pounds per square foot) for noise mitigation at the Water Tower Lot.
- Ms. Goldenfarb also reviewed the draft Preliminary Boundary Plan which is pending review and approval by the Select Board.
- Jeff Koetteritz, VHB, presented the stormwater design approach and started by reviewing the existing conditions at the site: country-drainage, combined storm-sanitary, settled/collapsed structures, and disconnected downspouts.
- He noted the stormwater regulatory targets which include the Massachusetts Stormwater Handbook (mitigating peak rates of runoff, stormwater BMPs for water quality, promoting recharge, erosion and sedimentation control (SWPPP and NPDES CGP), operations and maintenance, illicit discharges) and MS4 (TSS and phosphorus removal targets).
- Additional MSH District requirements include the requirement that parking areas shall be designed such that 75% or more of the first 1/2 inch of stormwater runoff from impervious surfaces is treated for water quality by a combination of LID techniques (rain gardens, swales, infiltration facilities, etc.)
- Mr. Koetteritz reviewed the approach and location of each method:
 - #1 – Perforated drains &/or leaching basins for roof runoff
 - #2 – Shallow water quality basins/swales in landscape areas adjacent to flatter roadways (curbless or with curb breaks)
 - #3 – Subsurface storage &/or infiltration in larger new parking areas
 - #4 – Proprietary structural treatment where unable to treat via shallow subsurface basins, in closed drainage systems.
- Chair McKechnie noted Trinity's sound approach and requested Board questions and comments.

- Mr. Sullivan inquired about the O&M plan for long term maintenance. Raposa noted the requirements of the forthcoming Stormwater Permit pursuant to Chapter 235 that will be issued by the DPW Director (or their designee).
- Mr. Brand asked about the bioswales.
- Ms. James asked about the steam tunnels. Mr. McCarthy responded that there are no plans to touch them at this point.
- Mr. Meehan asked about the timeline for test pits. Ms. Goldenfarb responded that Trinity is reviewing proposals from geotech firms.
- Maurice Goulet noted that he met with the Trinity team last week to review the plans.
- Chair McKechnie requested questions and comments from the public.
- Matt Keeley, VHB, presented existing a proposed configurations for the offsite traffic mitigation at Harding Street at West Street, Harding Street at North Street, and Harding Street at Hospital Road.
- Chair McKechnie requested Board questions and comments.
- Ms. Lemke stated that the supplemental memo that was recently provided was helpful.
- Mr. Meehan inquired about the study area.
- Ms. James asked about the approval process and Ms. Raposa responded that this information is being presented for context but the Select Board, as Medfield Road Commissioners, will be making the final determination on design details.
- Chair McKechnie opened the hearing for public comments.
- Matt Parillo stated that the zoom audio quality is very poor.
- Ms. Raposa apologized to the zoom audience and the Board asked presenters to come to the table to speak directly into the Owl device rather than speak from the podium. Ms. Raposa asked the zoom audience to indicate in the chat if there were specific sections that the Trinity team needed to re-present.
- Chair McKechnie review the chat comments. Most were about the poor audio quality but he read a question about roundabouts. Mr. Keeley stated that they were a possibility but generally residents are averse to them.
- Tyler de Rueter, BETA, reviewed the traffic operations analysis and urged the Applicants to consider motorists behavior when determining best reconfiguration. Ms. Lemke indicated her preference for changing the traffic pattern (she prefers the “T”).
- Ms. James read a comment regarding the ability to add a right-turning lane at the Hospital Harding intersection. Mr. Keeley said that was possible because of the available land on the right side (turning up Hospital Road from Harding).
- Ms. Lemke reviewed the PB’s regulatory framework (MSHD, Site Plan, Inclusionary Zoning).
- Mr. McKechnie reviewed public comments from previous public hearings.
- Chair McKechnie requested public comments.
- William Massaro, 36 Evergreen Way, discussed the Paint Shop, agreements with the Town, and test pit information.
- Jim Nail, 97 Hartford Street, asked if affordable tenants receive a separate electric bill and if Trinity was aware of Eversource’s A3 Assistance Rate?

Ms. Lemke made a motion to close the public comments portion of the public hearing. Seconded by Mr. Brand. The Vote: via roll call: Mr. McKechnie, yes, Mr. Brand, yes, Mr. Meehan, yes, Ms. James, yes, Ms. Lemke, yes, (5-0)

- Ms. Lemke began reviewing the criteria for plan approval under Section 300-20.10. She noted that the applicant had submitted the appropriate fees, that the proposed project and development plan as described in the application meet all of the requirements and standards set forth in this article and applicable design guidelines for the MSHD, or a waiver has been granted therefrom and that any extraordinary adverse potential impacts of the proposed project on nearby properties have been adequately mitigated. The Board generally agreed that specifics on landscaping, traffic, boundaries, parking, roadway design, landscaping, stormwater, etc. will be submitted for future review by appropriate town entity once development plans are further along.
- Ms. Raposa briefly discussed the affordability finding that the Select Board must provide to the Planning Board before the approval can be granted. She also described the Local Action Unit process.
- Mr. Meehan noted the requirements under Article 20 and the Board discussed the design guidelines have been met per 300-20.13 and the requirements for approval have been met. The Board will require conditions on stormwater, traffic improvements, internal parking & circulation, photometrics & cut sheets, ADA parking, final parking lot plans, EV chargers, EV locations & EV ready info, Water Tower Parking fence details for noise & light mitigation and landscaping, tree analysis, caliper inventory, refuse & waste locations, signage/wayfinding, street names, parcel plan, easements, etc. public access during construction and the dissemination of information to the public during construction.
- Ms. Lemke made a motion to continue the public hearing to Monday, April 10, 2023 at 7:30 pm via zoom. Seconded by Ms. James. The Vote: via roll call: Mr. McKechnie, yes, Mr. Brand, yes, Mr. Meehan, yes, Ms. James, yes, Ms. Lemke, yes, (5-0)

Minutes:

- March 6, 2023 – Ms. Lemke made a motion to approve the minutes of March 6, 2023 as drafted. Seconded by Mr. Brand. The Vote: via roll call: Mr. McKechnie, yes, Mr. Brand, yes, Mr. Meehan, yes, Ms. James, yes, Ms. Lemke, yes, (5-0)
- March 20, 2023 – Ms. Lemke made a motion to approve the minutes of March 20, 2023 as drafted. Seconded by Ms. James. The Vote: via roll call: Mr. McKechnie, yes, Mr. Brand, yes, Mr. Meehan, yes, Ms. James, yes, Ms. Lemke, yes, (5-0)

Administrative Updates:

- Historical Commission – Mr. Meehan briefed the Board on the HC review of 8 Curve Street.
- School Building Committee – Ms. James reported that School Committee is working on their 5-year strategic plan with a forthcoming survey.

Upcoming meetings:

- April 10, 2023 via Zoom
- April 24, 2023 via Zoom

Adjournment:

Ms. Lemke made a motion to adjourn the meeting at approximately 8:55 pm. Mr. Brand seconded the motion. The Vote via roll call: Mr. McKechnie, yes, Mr. Brand, yes, Mr. Meehan, yes, Ms. James, yes, Ms. Lemke, yes (5-0)

Respectfully submitted,
Sarah Raposa, Town Planner

#	Question	Asker Name
1	We cannot hear you	Robert Winograd
2	We hear only every 2nd or 3rd word	Robert Winograd
3	I cannot hear the speaker	David Leavell
4	The audio feed is not coming through and ask that you check with those on Zoom to see if they can hear. Both Zoom and calling in is not working. Thanks, Matt Parillo 44 Evergreen Way	Matt Parillo
5	The sound quality is a little poor, would it be possible for the presenter to speak a little more directly into the microphone? Thank you!	Anonymous Attendee
6	Is it possible to have the lectern microphone patched into the zoom broadcast? It is not possible to hear more than 5% of what is being said.	Mark Klopfer kmdg
7	Are others having problems hearing the audio?	Wendy Carlson
8	can speaker please speak up.	Michael Petit
9	Have small rotaries / roundabouts been considered?	Wendy Carlson
10	Small speed rotaries as low cost, safer than lights and allow more cars to go through the interections.	Wendy Carlson
11	At Harding / Hospital southbound. Is it possible to add a right hand turn lane at the stop sign to reduce back-up at the stop sign.	Michael Petit
12	harding southbound	Michael Petit