



TOWN OF MEDFIELD

Office of the

PLANNING BOARD

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

(508) 359-3027
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MEETING OF:
April 6, 2020
MINUTES

Members Present via Go To Meeting: Chair Sarah Lemke, Teresa James, Member; George Lester, Member; Jim Brand, Associate Member; Paul McKechnie, Member; Greg Sullivan, Member; Seth Meehan, Associate Member

Staff Present: Sarah Raposa, Town Planner, Marion Bonoldi, Recording Clerk

Others Present: Don Coen, Bill Massaro, Joanna Hilvert

Location: Online via Go To Meeting

Chair Sarah Lemke called the meeting to order at approximately 8:00 PM, and announced the meeting was being recorded. Chair Lemke read the following:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Medfield Planning Board is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A reminder that persons who would like to listen to/view this meeting while in progress may do so by following the instructions on the agenda and meeting notice

Approval Not Required (ANR) Plans – none

Change of Use Determinations – none

Pursuant to the provisions of MGL ch. 40A §5, the Medfield Planning Board will hold a public hearing at 8:05 p.m. on Monday, April 6, 2020, at the Medfield Town House, 459 Main Street, for the purpose of accepting public comments on the following proposed amendment submitted by Citizen Petition to the Town of Medfield Zoning By-laws:

Citizen Petition Submitted 2/18/20: To see if Town will vote to amend Chapter 300 Article 20 of Town Code of Medfield as follows: Amend Table 2 in Article 300-20 "Medfield State Hospital District" to adjust the minimum parking requirement for Assisted Living Facilities from 0.41 to 0.82 spaces per unit. The Press: 3/20/20 & 3/27/20

Chair Lemke read the notice into record. Mr. Don Coen, 368 Main Street, presented to the Board. Mr. Coen said his interest in parking counts at Assisted Living Facilities stemmed from the LCB hearings from a few years ago. Mr. Coen said that parking was a major issue with the LCB application. Mr. Coen said the parking requirements are a safety concern. Mr. Coen said the parking calculations will set a precedent for the future. Mr. Coen said the .41 minimum parking requirements in the Master Plan is an ITE standard and comes from using data from all over the country. Mr. Coen said that Massachusetts data should only be used; all parking issues are different throughout the country. Mr. Coen said the minimum of .41 is not consistent with what the ZBA found at the LCB site. Mr. Coen said this is a safety concern and feels .82 is the correct parking requirement. Mr. Coen said the number would be higher but feels the lower value of .82 will encourage public transportation at the Medfield State Hospital site.

Chair Lemke asked if any Board members had questions for Mr. Coen. No response.

Chair Lemke asked twice if anyone from the audience would like to speak in favor or opposition of this petition. No response given.

Chair Lemke said that Ms. Kathy McCabe, Consultant for the Medfield State Hospital Master Plan, provided a letter with her rationale for the zoning bylaw. Chair Lemke said that Ms. McCabe noted in her letter that parking ratios are a minimum; not a maximum. The developer would have to do the minimum but could do more parking. Ms. McCabe also noted that site plan approval is required and the Board could require more parking.

Chair Lemke said Ms. McCabe was hired by the Town and came up with a parking ratio that she believed was adequate. Chair Lemke said there are tools in place for the Planning Board if the number needs to be increased during the hearing process. Chair Lemke is inclined to leave the parking counts where they are and review when a specific project comes in from a developer. Mr. Jim Brand agrees; even if the minimum was requested the Planning Board could condition it through site plan approval. Ms. Sarah Raposa, Town Planner, said the Board could request a transportation demand plan from the developer when the project is in front of the Board. Chair Lemke said she is hesitant to change the parking counts until there is a project in mind. Mr. Brand said he agrees and doesn't want the site over-populated with parking. Ms. Raposa said if and when a project is before the Board, there could be a suite of "tweaks". Ms. Raposa doesn't feel it is a good idea to make changes now when there is no project in front of them. Chair Lemke agrees and feels this will balance better during the review of a project.

Mr. Paul McKechnie said he is comfortable leaving the parking range that M. McCabe came up with. Mr. George Lester said Ms. McCabe's memo is reasonable and agrees to keep the parking range the way it is. Mr. Seth Meehan agrees but believes Mr. Coen's calculations will be very helpful when the Board is reviewing specific projects. Ms. Teresa James agrees; Mr. Coen's numbers will be helpful. Ms. James is not inclined to make any changes to the parking counts now.

Ms. Joanna Hilvert, Warrant Committee, said the Warrant Committee voted to dismiss the article and their reasons were very similar to the Planning Board's comments. Ms. Hilvert said lots of work has been done on the Medfield State Hospital Zoning Article and said the Warrant Committee feels it is premature to make changes without any developmental proposal.

Mr. Coen asked if the Planning Board would hire someone to review the parking counts or would the developer hire them. Ms. Raposa said a developer would hire a consultant and the Board would use a peer review

engineer. Mr. Coen said that consultants missed a lot during the LCH process and asked the Board to keep that in mind.

Chair Lemke said the Board does have a lot of experience but does rely on consultants for technical information. Chair Lemke said the Board has a lot of confidence in Tetra Tech, the current peer review engineer.

Chair Lemke said the Planning Board is not inclined to give a favorable recommendation on this petition. Chair Lemke thanked Mr. Coen for all of his efforts and asked Mr. Coen to keep his information for another time.

Chair Lemke asked if there was any public comment. No response given. Mr. McKechnie made a motion to close the public hearing. Seconded by Ms. James. Roll Call Vote: PM =yes; GS=yes, TJ=yes, GL=yes, SL=yes. The Vote: 5-0.

Mr. Greg Sullivan made a motion to not recommend approval of the Citizen Petition Submitted 2/18/20: To see if Town will vote to amend Chapter 300 Article 20 of Town Code of Medfield as follows: Amend Table 2 in Article 300-20 "Medfield State Hospital District" to adjust the minimum parking requirement for Assisted Living Facilities from 0.41 to 0.82 spaces per unit. Seconded by Mr. McKechnie. Roll Call Vote: PM=yes; GS=yes, TJ=yes, GL=yes, SL=yes. The Vote: 5-0.

Annual Town Meeting Prep – Ms. Raposa said she would follow up with the Warrant Committee regarding the food truck article and will review the previous food truck decisions. For their expiration dates.

Medfield State Hospital Update – Ms. Raposa said the Medfield State Hospital Development Committee has not met.

Townwide Master Planning Committee – Ms. James said the TWMPC postponed Forum #2 and is having a virtual meeting at the end of the month to discuss next steps.

Affordable Housing Trust – Mr. Brand said the AHT met last week. Mr. Brand said the Aura (Legion) project is finalizing with the ZBA. Mr. Brand said that Rosebay withdrew their application with the ZBA. Mr. Brand said Housing Authority is to be reissuing the RFP; Mr. Brand or Ms. Raposa has had no update from the Housing Authority.

Historical Commission Update –

Mr. Meehan said the Historical Commission met virtually on March 18 to review the demolition permits for a house at 4 Metacomet and for a garage at 378 Main Street. The commission unanimously voted that neither structure had historical significance and unanimously voted not to delay either permit. Mr. Meehan said the Commission is still looking for members

Minutes (3/16/2020) – Mr. McKechnie made a motion to approve the minutes from February 16, 2020. Seconded by Mr. Sullivan. Roll Call Vote: PM=yes; GS=yes, TJ=yes, GL=yes, SL=yes. The Vote 5-0.

Ms. Raposa said the next meeting is scheduled for May 18, 2020

At approximately 9:05 pm, Mr. Sullivan made a motion to adjourn. Seconded by Mr. McKechnie. Roll Call Vote: PM=yes; GS=yes, TJ=yes, GL=yes, SL=yes. The Vote: 5-0.

Respectfully submitted,

Marion Bonoldi, Recording Clerk