

Town of Medfield - Medfield Senior Housing Study Committee

Meeting Minutes for April 20, 2017

Meeting opened at 7:10 p.m.

Committee Members Present: Tony Centore[^], Stephen Dragotakes, Paul Foscaldo, Patty Foscaldo, Jerry Kazanjian, and Ann Thompson.

Members of Public Present: Dave & Betty Jacobsen

- **Chair Tony Centore initiated committee business meeting**
 - March 16, 2017 Meeting minutes unanimously approved.
 - Tentative May 11th meeting planned
- **Chair Tony Centore reviewed actions to be taken in planning for Town Meeting scheduled for Monday April 24, 2017**
 - Article 20 as proposed by MSHSC for April 24 2017 Town meeting warrant to be withdrawn.
 - Chair will prepare statement to read in support of Senior housing as support for April 24 2017 Town Meeting Article 16 & 17 establishing a Medfield Municipal Affordable Housing Trust.
- **Lot 3 & Lot 7 (Hinckley property) wetlands delineation survey discussion**
 - Town Planner Sara Raposa has communicated initial results of wetlands survey
 - Official maps to follow.
 - Chair Tony Centore walked the property following survey to observe marker placement
 - Observed wetlands delineation area represents a large portion, almost 50% of the Lot 7 area.
 - Discussion on potential for ~ 50% (~ 4-5acres) of Lot 7 (total ~ 9 acres) availability for housing.
- **Medfield State Hospital Master Planning Committee Liaison Discussion**
 - Committee members are in agreement that MSHPC should provide MSHSC Senior Housing study results to MSHMPC development Consultant (McCabe) in support of Medfield Senior Housing needs.
 - At the most recent MSHMPC meeting Selectman Gus Murby asked about rental senior housing.
 - Current outlook is that 2 development proposals from the MSHMPC will be in place by November 2017.

- **Senior Housing Development discussion**
 - Tony Centore described a model senior housing development he visited that is located in Lakeville that had price points of \$ 300,000-\$450,000.
 - David Jacobsen relayed a personal communication with the Larkin Brothers Developers who indicated in a personal communication that they could hit the MSHSC housing model with ~\$350,000 price point if the land was subsidized.
- **Action items identified for next meeting**
 - Committee is to reach out to Medfield/Local Realtors/Brokers to obtain current housing market information for seniors.
 - Need to research rental apartment model for Medfield Seniors.
 - Plan to attend March 11, Affordable Housing Workshop at Medfield Senior Center
- **Motion made by Jerry Kazanjian to close meeting**
 - Motion approved unanimously
 - Meeting closed at 08:10PM

Minutes of Meeting Respectfully Submitted, Stephen Dragotakes