

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, Selectman Murby called the meeting to order.

Present: Selectmen - Gustave Murby; Osler Peterson; Eileen Murphy. **Absent:** None. **Staff Present:** Town Counsel, Mark Cerel; Town Administrator, Kristine Trierweiler; Assistant Town Administrator, Nicholas Milano. **Guests:** Todd Bellomy, Jessica Riley, Christine Potts, 7 Curve St.; Jeremiah Potts, 7 Curve St.; Bill Massaro, 36 Evergreen Way. **Participating Remotely:** Justin Palumbo; Jeff Hyman, 1 Metacomet Street

Announcements

Disclosure of video recording.

We want to take a moment of appreciation for our Troops serving around the world.

Mr. Murby declared the public hearing open.

Appointments

1. Public Hearing on the Farthest Star, LLC d.b.a. Farthest Star Sake, application for a New Retail Alcoholic Beverages License (Farmer Series Pouring Permit) at 120 North Meadows Road, Suite 2, Medfield
 - a. Amusement License Application

Todd Bellomy presented and entertained questions from Selectmen and Counsel Cerel.

Mr. Murby invited questions from the public. There were no responses.

Counsel Cerel confirmed with owner, Todd Bellomy:

- As Manager of Record, Todd Bellomy will be serving in the taproom. His wife may be a back-up server.
- Mr. Bellomy is TIPS certified. All employees will be TIPS certified.
- The Amusement License is for recorded music such as a jukebox with a Bluetooth speaker system

MOTION: Mr. Peterson moved the Board of Selectmen to award a Farmer Series Pouring and Amusement License to Farthest Star, LLC d.b.a. Farthest Star Sake, for a New Retail Alcoholic Beverages License at 120 North Meadows Road, Suite 2, Medfield for hours of Thursday through Sunday, 12:00 pm to 9:00 pm, with suggested amendments of Town Counsel Cerel. Ms. Murphy seconded.

Vote: All in favor (Selectmen: Murby, aye; Peterson, aye; Murphy, aye). None opposed. **Vote:** 3-0-0

Selectmen Murby closed the public hearing.

2. Continued Public Hearing for the following Solicitor License Applications:
 - a. Power Home Remodeling: Justin Palumbo, Samuel Krajewski, Matthew Heaney, Isaac Elkhoury, Andrew Gingras

Mr. Murby confirmed the public hearing from last week is still open.

Justin Palumbo presented that Power Home Remodeling will go door-to-door where they have done work previously and will leave free estimates for windows, siding, roofing, gutters, trim.

Ms. Murphy confirmed the other three employees report to Justin Palumbo.
Counsel Cerel confirmed with Ms. Trierweiler all four persons have cleared background checks.
Mr. Murby asked the solicitors to call the Police to say they will be working in a neighborhood.

Mr. Murby closed the public hearing.

MOTION: Mr. Peterson moved to award a Solicitor License to Power Home Remodeling including Justin Palumbo, Samuel Krajewski, Matthew Heaney, Isaac Elkhoury, and Andrew Gingras running to the end of June for solicitation from 12:00 pm to 6:00 pm, Monday through Friday, and every other Saturday. Ms. Murphy seconded.

Vote: All in favor (Selectmen: Murby, aye; Peterson, aye; Murphy, aye). None opposed. **Vote:** 3-0-0

Discussion Items (Potential Votes)

3. Continued discussion and review of the Annual Town Meeting Warrant Articles
 - a. Potential votes on Warrant Articles: 14, 18, 19, and 20

Article 14, Adopt new School Committee Meeting By-Law

Mr. Peterson approves the Warrant as is.

Ms. Murphy asked whether the Board of Selectmen are being asked to assign 4 members, but of the 4, two are being designated. Should we be designating two members, then someone else will designate two, or should the Select Board be designating four members?

Mr. Murby is against the Article as it is in the Warrant Report although acknowledged the hard work of the School Building Revision Bylaw Committee.

- The Committee decided to establish a School Building Committee not under jurisdiction of the Permanent Planning and Building Committee.
- We're creating an autonomous SBC reportable to no one - partially defined by the Permanent Planning and Building Committee By-Law and partly not defined by that By-Law.

He discussed with the Warrant Committee Chair:

- Putting together an amendment, predefined before the meeting, making it a more effective by-law

Mr. Peterson asked what the amendment accomplished that was objectionable?

Mr. Murby said:

- The revision largely moved the Board of Selectmen out of the process.
- The initial concern was the Board of Selectmen wouldn't be on the Committee, so the Board of Selectmen would have no involvement in the process.
- Mr. Murby agrees with a Board of Selectmen representative as a non-voting member of the SBC

Mr. Murby recommended dismissal of Article 14 with the understanding there may be a predetermined amendment offered that will address concerns raised by some Board of Selectmen members.

Counsel Cerel put the MSBA process into context as he said before at the April 19 BOS meeting.

- You can have a local bylaw.
- If you're going to go through the MSBA process, they have regulations.
 - Included in those regulations is a requirement for setting up your local School Building Committee for a particular project.
 - They have criteria for who is supposed to be on the committee.
- If the bylaw more or less complies, they'll consider whether that satisfies their requirements.

Previously, Mike Quinlan of the Permanent Building and Planning Committee, recognized that our Committee, as constituted, was too narrow and would not meet their requirements. Then it was up in the air; we were under the gun. Ultimately the School Building Committee was set up on an ad hoc basis. MSBA has specific criteria which this review committee had access to and tried to address. The recommended composition is very specific. I know the committee had the regulation available and reviewed it as did Chair Marcucci who early on, drafted a simple, but workable, amendment. You need to be aware of that when you try to "word smith" the language. There is a prohibition on Selectmen serving; the MSBA has Selectmen listed. That's why there is language in there. If there's any restriction, then the MSBA would trump the specifics of the local regulation.

Mr. Peterson suggested to Mr. Murby there isn't anything that stops members of the Permanent Planning and Building Committee members from being appointed to the School Building Committee.

Article 18, Appropriate funds for new Elementary School Feasibility Study (2/3 vote required)

Mr. Murby met with Jessica Reilly and the Superintendent today.

- The Board of Selectmen had not received a formal request from the School Committee.
- He spoke with the Town Moderator. If it's not a sponsored Article, it will be a withdrawal.
 - The SC Chair must know with certainty that a majority of the SC members will vote to sponsor this.
 - Ms. Reilly said the SC never discussed this in open meetings. We thought the School Building Committee or the Town would ask for it. We didn't realize we needed to co-sponsor it.
- Mr. Murby reasoned; will the Townspeople be willing to sponsor a school for which there is no SBC? The funding can't be used unless the SBC exists and makes it available to cover the first 6 months of this effort. If we submit a Statement of Interest and the MSBA approves the project, and we're in a position to accept or not, we need the SBC to be able to start its work in the summer.
- Once the SC has formally requested the money, the role of the Board of Selectmen is as co-sponsor, and recommend approval before Town Meeting
 - Ms. Reilly said the SC does not want to be a single sponsor of a requisition for \$250,000 without the full support of the Board of Selectmen.
- Mr. Murby said this is not the full funding that's going to be needed for the Feasibility Study.

He recommended the Board of Selectmen defer voting to approve this Article, which means the BOS will have to have a Board of Selectmen meeting just before the Town Meeting.

Article 19, Appropriate funds for Open Space and Recreation Plan

Selectmen were to read the Conservation Commission letter from Dave Henkels.

Mr. Murby read a 230 page report on the Town website.

- He thinks the State should be satisfied with the Open Space and Recreation Plan.
 - Ms. Trierweiler said the Plan expires in 6 months.
 - Mr. Milano read a list of information the State further requests on that plan.
- Mr. Murby does not want to spend \$25,000 on a consultant to update the plan.

Mr. Peterson had two suggestions to comply with the State's requests for information:

- Hire a consultant
- Have Staff complete the request

Mr. Milano suggested the \$25,000 does not need to go to one consultant, but possibly 3 or 4 consultants who provide expertise in the areas the State requests further planning (ADA compliance, etc).

Ms. Murphy suggested:

- Give the consultant milestones to be completed before payment is made.

Ms. Trierweiler suggested this could be accomplished by:

- A full request for proposals would list the milestones/expectations
- Re-appoint an Open Space and Recreation Committee of citizen volunteers which was disbanded when the report was submitted to the State after 6 years of volunteer preparation.
- The Town Administrator's office would take responsibility for these actions to completion.

Mr. Murby recommended approving the Article with the action items below:

- Create an Open Space and Recreation Committee
- Town Administrator will advertise for committee members
- The Town will use \$25,000 to hire consultants to update the plan
- The paid consultants will report to Town Planner, Sarah Raposa
- The Conservation Commission will be part of the team

Article 20, Amend existing or proposed PPBC bylaw or any proposed School Building Project to include requirement of at least one public hearing before lead committee votes on a new site for a school or town building

Mr. Murby recommended approval. Members of the Board of Selectmen agreed.

Action Items

4. Vote to approve a contract with BETA Group Inc. for peer review services related to the proposed Medfield State Hospital redevelopment

MOTION: Mr. Peterson moved to approve a contract with BETA Group Inc. for peer review services related to the proposed Medfield State Hospital redevelopment that was set forth in the meeting materials. Ms. Murphy seconded.

Vote: All in favor (Selectmen: Murby, aye; Peterson, aye; Murphy, aye). None opposed. **Vote:** 3-0-0

5. Vote to approve a contract with Environmental Partners. for peer review services related to the proposed Medfield State Hospital redevelopment

Mr. Murby said this contract had a specified value of \$20,000.

MOTION: Mr. Peterson moved to approve a contract with Environmental Partners for peer review services related to the proposed Medfield State Hospital redevelopment as was set forth in the meeting materials. Ms. Murphy seconded.

Vote: All in favor (Selectmen: Murby, aye; Peterson, aye; Murphy, aye). None opposed. **Vote:** 3-0-0

6. Vote to approve an Intermunicipal Agreement with the Town of Foxborough for Emergency Vehicle Technician Services

The Board of Selectmen agreed to defer this item until a revised contract has been received.

7. Vote to approve renewal of an Intermunicipal Agreement with the Town of Mansfield for a Medical Director

MOTION: Mr. Peterson moved to approve renewal of an Intermunicipal Agreement with the Town of Mansfield for a Medical Director as set forth in the meeting materials. Ms. Murphy seconded.

Vote: All in favor (Selectmen: Murby, aye; Peterson, aye; Murphy, aye). None opposed. **Vote:** 3-0-0

8. Vote to approve the submission of a Statement of Interest for the Dale Street School to the Massachusetts School Building Authority

Ms. Murphy asked if the 2022 SOI document differs much from the SOI submitted 5 years ago? This led to a dialogue about the intent of the SOI and various answers included in it.

MOTION: Mr. Peterson read: Having completed an open meeting on April 26, 2022 prior to the SOI submission closing date, the Board of Selectmen of Medfield in accordance with its charter, bylaws and ordinances has voted to authorize the superintendent to submit to the Massachusetts School Building Authority this Statement of Interest form dated April 29, 2022 for the Dale Street School located at 45 Adams Street, Medfield, Massachusetts which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future

---Replacement, renovation, or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility.

---Replacement of or addition to obsolete buildings in order to provide a full range of programs consistent with state and approved local requirements and hereby further specifically; acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Town of Medfield to filing an application for funding with the Massachusetts School Building Authority. Ms. Murphy seconded

Vote: All in favor (Selectmen: Murby, aye; Peterson, aye; Murphy, aye). None opposed. **Vote:** 3-0-0

9. Vote to approve participation in a regional grant application to the Municipal Vulnerability Program with the Neponset River Watershed Association for a strategic plan for challenges posed by climate change and a watershed-wide flood model

- a. Vote to approve participation in a regional grant application to the Municipal Vulnerability Program with the Charles River Watershed Association for a watershed-wide flood model, regional culvert assessment, and concept designs for flood mitigation projects
- b. Vote to authorize the Town Administrator to submit partnership letters for both grant applications

MOTION: Mr. Murby moved to approve participation in a regional grant application to the Municipal Vulnerability Program with the Neponset River Watershed Association for a strategic plan for challenges posed by climate change and a watershed-wide flood model. Also, approve participation in a regional grant application to the Municipal Vulnerability Program with the Charles River Watershed Association for a watershed-wide flood model, regional culvert assessment, and concept designs for flood mitigation projects, and authorize the Town Administrator to submit partnership letters for both grant applications. Ms. Murphy seconded.

Vote: All in favor (Selectmen: Murby, aye; Peterson, aye; Murphy, aye). None opposed. **Vote:** 3-0-0

10. Vote to approve Eversource Electric Vehicle Charger Site Host Agreement

Ms. Murphy asked for the background behind this Host agreement to better understand who is paying for the install and the use of them.

Jeff Hyman of 1 Metacomet Street shared his experience with electric vehicles

- He has owned an EV for 12 years.
- He is a commission member on the Zero Commission for the State of Massachusetts.
- Incentive through a memo of understanding to get 300 EVs on Massachusetts roads by 2025
- Through incentives and grants, the Mass. EV program will pay 100% for charging stations
- It sounds like our utility companies are going to pay for the infrastructure
- For a government property, they will pay up to 100%
- These are not parking spaces; they are charging spaces
- They are for people to charge the vehicle and move on
- Level II charging stations are the most powerful

Mr. Murby would like more information:

- How many electric vehicles (EV) are there in Town?
- We need to know whether we want 2 electric cables to service 4 cars, or 1 cable to serve 2 cars
- These EV charging stations are taking up space for people who need to park gas vehicles
- If there are not a lot of charging stations now, there will be a need in the near future.
- There is no reason to charge non-electrical vehicle owners for charging stations.

Ms. Trierweiler suggested Mr. Murby could talk with the Energy Committee this week.

Mr. Milano will find out the agreement deadline from Penni Conner of the Energy Committee.

Mr. Murby said this item will be held until a future meeting.

11. Vote to approve agreements with Solect Energy Development for the Town Garage:

- a. Power Purchase Agreement
- b. Lease Agreement
- c. PILOT Agreement

Ms. Trierweiler suggested the Board of Selectmen hold this item until the next meeting.

Citizen Comment - None.

Consent Agenda

12. Medfield Garden Club requests to place signs in the usual locations in the week prior to the annual plant sale on Saturday, May 14.
13. MEMO’s 2022 Summer Concert Series - Thursdays at 6 pm from June 16-August 18 at the Gazebo and the park outside the Library.
 - a. Hang a banner announcing the concert series across Main Street at Baxter Park around June 4 through the last concert.
14. MEMO’s 2022 Discover Medfield Day (42nd Year) - Saturday, September 24 from 9 am to 3 pm.
 - a. Request to use Town-owned land at Meetinghouse Pond area and portions of North and Frairy Streets and Upham Road
 - b. Common Victualler License
 - c. Hang a banner announcing Discover Medfield Day across Main Street at Baxter Part around August 20 through Discover Medfield Day
15. First Parish UU Church of Medfield requests a parade permit for May 25 at 7:30 PM for Anti-Racist Candlelight Vigil to take place around Meetinghouse Pond, Frairy Street and North Street sidewalks.
16. Medfield Food Cupboard requests approval to post signs in the usual locations for the Postal Drive being held on May 14, 2022. Signs would be posted on May 9 and removed on May 15

MOTION: Mr. Peterson moved to approve the Consent Agenda with the understanding that #16 is for the Medfield Food Cupboard. Ms. Murphy seconded.

Vote: All in favor (Selectmen: Murby, aye; Peterson, aye; Murphy, aye). None opposed. **Vote:** 3-0-0

Meeting Minutes

May 26, 2020	April 6, 2021	August 25, 2021	April 5, 2022
December 22, 2020	July 13, 2021	February 1, 2022	
March 2, 2021	August 3, 2021	February 15, 2022	
March 30, 2021	August 17, 2021	March 1, 2022	

MOTION: Mr. Peterson moved the Board of Selectmen to approve the meeting minutes of March 15, 2022 and March 22, 2022. Mr. Murby seconded. Ms Murphy will only approve April 5th - not ready to be approved by Gus

Vote: All in favor (Selectmen: Murby, aye; Peterson, aye; Murphy, did not vote . **Vote:** 2-0
 The Select Board deferred approving the remaining meeting minutes until the next meeting.

Town Administrator Updates

Town Meeting is Monday at 7:00 pm at the high school. Please bring your Warrant Report.

Next Meeting Dates

- April 29, 2022 - Medfield State Hospital Site Visit
- May 2, 2022 Annual Town Meeting
- May 10, 2022 Select Board meeting
- May 18, 2022 Medfield State Hospital Information Session with Trinity Financial
- May 24, 2022 Select Board meeting

Selectmen Reports

Ms. Murphy met with Bill Massaro to discuss the Medfield State Hospital / Charles River Dig-Out and shared this knowledge with people as she walked at the State Hospital. She met with Fire Chief, Bill Carrico, and gained a better understanding of the department.

Mr. Peterson:

- Medfield Foundation Legacy Fund met

Mr. Murby:

• Met with the Town Moderator	• Meeting with Jessica Riley and Jeff today
• Met with Sharon Tatro 4/25	• Medfield Outreach Strategic Plan mtg 4/27
• State Hosp. Develop Committee meeting 4/27	

Adjourn

MOTION: At 9:58 pm, Mr. Peterson moved to adjourn. Ms. Murphy seconded.

Vote: All in favor (Selectmen: Murby, aye; Murphy, aye; Peterson, aye). None opposed. **Vote:** 3-0-0

Respectfully submitted,

Dale Michaud
Recording Secretary

Informational

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

<https://www.town.medfield.net/DocumentCenter/View/6093/BOS-Meeting-Packet-April-26-2022>

- FIOS Programming Change - ESPN College Extra HD will be removed

Documents and Exhibits

- Massachusetts School Building Authority FY2022 Statement of Interest
- Local Licensing Authority application for a new liquor license Farthest Star, LLC
- BETA Medfield State Hospital Redevelopment Peer Review Scope of Services
- Contract between the Town of Medfield and Environmental Partners for peer review services for the proposed redevelopment of the Medfield State Hospital
- Intermunicipal agreement for emergency motor vehicle technician services between the Towns of Foxborough and Medfield
- Intermunicipal agreement between the Town of Medfield and Town of Mansfield for to engage the Medical Director through the Town of Mansfield
- Electric Vehicle Charger Site Host Agreement between the Town of Medfield and NSTAR Electric
- MEMO's request for use of Town-owned land, Common Victualler's License, and street banner for Discover Medfield Day
- MEMO's request for use of the Gazebo and park outside the Library for The Medfield Summer Concert series
-