



# TOWN OF MEDFIELD

*Office of the*

## PLANNING BOARD

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

(508) 359-3027  
(508) 359- 6182 Fax

MEETING OF:  
**May 6, 2019**  
MINUTES

**Members Present:** Sarah Lemke, Chair; Teresa James, Vice Chair; Greg Sullivan, Clerk; Paul McKechnie, Member; Seth Meehan, Associate Member

**Members Absent:** George Lester, Member; Jim Brand, Associate Member

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

**Others Present:** Dennis Mann, Catherine Mann, Don Coen

**Location:** Medfield Town House, Chenery Meeting Room, 2<sup>nd</sup> Floor

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

### **Planning Board re-organization:**

At approximately 8:05 pm, Mr. Greg Sullivan made a motion to reorganize the Board as follow: Sarah Lemke – Chair; Teresa James – Vice Chair; Greg Sullivan – Clerk, Paul McKechnie – Member; George Lester – Member. Seconded by Mr. Paul McKechnie. The Vote: 4-0.

### **Discussion:**

Mr. Dennis Mann, 37 Janes Avenue, thanked Ms. Sarah Raposa for inviting them tonight. Mr. Mann said they have owned 37 Janes Avenue for 35 years and have resided at the property for the past 13 years. Mr. Mann said his wife grew up in Medfield. Mr. Mann said property is a small home with additional office space next door and is currently in the BI zone. Mr. Mann said they have a family member in need of housing and they are trying to figure out a way to accommodate that family member. Mrs. Mann said the footprint of the property would not be changed. Ms. Raposa explained that a family apartment is only allowed in the RS zone and mixed use is only allowed in a B zone; not a BI. Mr. and Mrs. Mann are looking for direction from the Board on how to move forward. The Board referenced the zoning map. The Mann's property is surrounded by Montrose school/abutting businesses. The Mann's property is the only single family home on Janes Avenue.

Chair Lemke said she would not be opposed to continuing the B zone; this is not creating an island of zoning. Chair Lemke said unfortunately the process will not be quick for the Mann's. Ms. Raposa said the town would need to vote at the next town meeting in the spring of 2020 and then the Mann's could go to the Zoning Board of Appeals. Ms. James said this is a great example as to why the downtown zoning needs to be looked at more carefully unfortunately that will not change the timeline for the Mann's. Ms. Raposa said she will discuss the matter with Mark Cerel, Town Counsel. Ms. Raposa said public hearings will need to be held in the fall in preparation for ATM. Ms. Raposa doesn't believe this zoning change will be controversial with townspeople. Ms. Raposa will follow up with the Mann's in the fall.

**Definitive Subdivision Plan of 3 residential lots submitted by LCB Senior Living of Norwood, MA (applicant) for property located at 353, 355, 361, and 361A Main Street, Medfield, MA. (Continued from 12/5/16, 5/15/16, 11/6/17, 4/2/18, 9/17/18, 10/15/18, 2/4/19) Continuance Requested**

Chair Lemke said she believes this needs to be continued. Ms. Raposa suggested continuing to June 3, 2019. At approximately 8:22 pm, Ms. James made a motion to continue the definitive subdivision plan of 3 residential lots submitted by LCB Senior Living until June 3, 2019 at 8:05 pm. Seconded by Mr. Sullivan. The Vote: 4-0.

Mr. Don Coen, Main Street, said the land and the Clark Tavern are now for sale Mr. Coen asked what would happen to the subdivision if the tavern and the land sold. Chair Lemke said the Board does not know LCB intentions and hope to have more information on June 3, 2019.

**Administrative**

- **Medfield State Hospital Zoning** – Ms. Raposa said the Medfield State Hospital Development Committee is presenting to the Board of Selectmen on May 28, 2019. Ms. Raposa said the overarching question the BOS wanted the MSHDC to determine was, “Is the Medfield State Hospital Master Plan feasible?” Ms. Raposa said 3 out of the 5 respondents to the RFI said the plan is feasible. The three respondents are Winn, Trinity and Beacon. Ms. Raposa said the MSHDC feels the BOS can’t have all of their answers without an RFP. Ms. James said developers understand the risk. Mr. Sullivan said people are afraid of making a mistake and they need to find a way to get over that. Ms. Raposa said she would like to put together a roadmap on how to get to Special Town Meeting for all of the Boards involved. Ms. Raposa said November 4 is a potential date for the Special Town Meeting.
- **Food Truck General Bylaw** – Ms. Raposa asked to table the discussion until a future meeting.
- **Town wide Master Planning Committee** – Ms. James said the committee has put together an RFP and will begin interviews in June.
- **Affordable Housing Trust Update** – Ms. Raposa said the Medfield Meadows (41 Dale Street) will be filed on Friday, May 10, 2019 and give the town another year of safe harbor. Ms. Raposa said Mr. Cliff Monac, 49 Dale Street, has proposed 4 single family homes with a common driveway. Ms. Raposa said Mayrock, developer of the Legion property, has submitted the LIP application to DHCD. Ms. Raposa said Rosebay, Tilden Village expansion had a design meeting and she and Mr. Sullivan were impressed with the changes they have made. Ms. Raposa said they have reduced the height of the building to about 40 feet and adjusted the front setback about 30 feet. Ms. Raposa is unsure as to what the BOS will recommend for Rosebay.
- **Historical Commission Update** – Mr. Seth Meehan said the commission has a full membership and a couple associate members. At the commission's last meeting, Mr. David Temple asked Mr. Meehan to inquire about the proposal for design review he had previously presented to the Board. Mr. Meehan explained to the Board that he told Mr. Temple that the Board was waiting on him to help define the problem. The Board agreed that design review would be advantageous in the long run but selling it politically might be challenging. Ms. Raposa agreed and suggested design review might be a goal of the master planning process and that would help provide context and backing for the notion.
- **Minutes** - Mr. Paul McKechnie made a motion to approve the minutes from April 1, 2019. Seconded by Mr. Sullivan. The Vote: 3-0.

At approximately 8:46 pm, Mr. McKechnie made a motion to adjourn. Seconded by Mr. Sullivan. The Vote: 4-0.

**Respectfully submitted,**

Sarah Raposa, Town Planner; and Marion Bonoldi, Recording Clerk