



TOWN OF MEDFIELD

Office of the

PLANNING BOARD

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

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MEETING OF:
May 18, 2020
MINUTES

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

Staff Present: Sarah Raposa, Town Planner

Staff Absent: Marion Bonoldi, Recording Clerk

Others Present: Janine Howe

Location: Online via Go To Meeting

Chair Sarah Lemke called the meeting to order at approximately 8:03 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 – 70 North Street – Janine Howe, Foundation Lane, LLC (from Retail to Medical/Educational Use)

Janine Howe, founder of Foundation Lane, presented to the Board. Ms. Howe hopes to open a center at 70 North Street. Ms. Howe moved to Medfield two years ago with her family. The Center would provide center based AVA services. The services are behavioral therapy for children with autism between the ages of 2 and 6 year old. This is a medical center not educational; all bills are generally paid through medical insurance.

Mr. Greg Sullivan said the application notes that there are no renovations being done but there was a reference to an architect. Ms. Howe said the architect was drawing of the official floor plan and calculating the load plan. Ms. Howe said not interior changes are being made; other than adding cabinets and toy shelves.

Chair Lemke asked if Ms. Sarah Raposa, Town Planner, heard of any feedback from BeCharmed. Ms. Raposa said that no notices were sent because this is not a public hearing. Ms. Howe said she spoke with Matt Triest, owner of BeCharmed and he has been very welcoming and supportive of Foundation Lane to be located next to his business. Chair Lemke said she asked because Mr. Triest has had concerns about parking in the past. Ms. Howe said Mr. Triest voiced no objections to her and Ms. Raposa said that she had not heard from him either.

Ms. Howe said that due to the current state of the world with COVID-19, she wanted to mention that this business is considered essential and she has been collaborating with the Massachusetts Emergency Agency. Ms. Howe said she has all of the protective gear necessary to run a business during COVID-19.

Chair Lemke asked any members of the public (virtually) have any comments about this application. No responses were given.

Mr. Paul McKechnie made a motion for the approval of the change of use for 70 North Street. Seconded by Mr. Sullivan. Roll Call Vote: PM=yes; GS=yes, TJ=yes, JB=yes, SL=yes. The Vote: 5-0.

Administrative

Annual Town Meeting Prep – Discuss postponing zoning articles to Fall 2020-Ms. Raposa said that at the last BOS meeting, there was discussion about having the Annual Town Meeting on Saturday, June 27 at the Medfield High School football field. The rain date is set for Monday, June 29, 2020. Ms. Raposa asked if the Planning Board is willing to table the zoning proposals for a potential Special Town Meeting in the fall or possible until next spring.

Chair Lemke said that the only issue is possible the Food Truck bylaw because some present decisions expire at the Annual Town Meeting. Chair Lemke suggested extending those decisions administratively, if necessary. Mr. Brand agrees that the proposals should be pushed off to keep the ATM to the necessary articles only. Mr. McKechnie, Ms. Teresa James and Mr. Sullivan also agree.

Chair Lemke asked Ms. Raposa to add the applicants that have Food Truck decisions to the Planning Board agenda before they expire.

Medfield State Hospital Update – Ms. Raposa said the MSH Development Committee is still looking for new members; the letters of interested parties are due June 1, 2020.

Townwide Master Planning Committee – Ms. James said the TWMPCC have been meeting virtually and the next public forum will be held virtually on Sunday, June 7, 2020. Ms. James said there will be a presentation and interaction with the public. Ms. Raposa said a flyer will be available soon and the flyer will be in the Hometown Weekly the week before the forum.

Chair Lemke noted the Dale Street School Building Committee has a Zoom meeting tomorrow, May 19, 2020 and encouraged everyone to participate.

Affordable Housing Trust – Mr. Brand said the AHT has been meeting virtually and the AHT is trying to pursue a group home. Mr. Brand said the AHT is trying to work through the challenges of an RFP for group homes.

Ms. Raposa said the Aura/Legion project has been approved and filed. Mr. Brand said there are vacancies on the AHT and if anyone know of an interested party to contact him.

Historical Commission Update – Mr. Meehan said there are vacancies on the Historical Commission.

Ms. Raposa said she could post board vacancies on the town website. She asked Mr. Meehan to send her the announcement.

Minutes 4/6/2020) – Mr. Sullivan made a motion to approve the minutes from April 6, 2020. Seconded by Ms. James. Roll Call Vote: PM=yes; GS=yes, TJ=yes, JB=yes, SL=yes. The Vote: 5-0.

Ms. Raposa said the next meeting is scheduled for June 1, 2020 at 7:30 pm. Ms. Raposa said Board needs to be reorganized at the next meeting.

At approximately 8:45 pm, Mr. Brand made a motion to adjourn. Seconded by Ms. James. Roll Call Vote: PM=yes; GS=yes, TJ=yes, JB=yes, SL=yes. The Vote: 5-0.

Respectfully submitted,
Marion Bonoldi, Recording Clerk