



# TOWN OF MEDFIELD

Office of the

## AFFORDABLE HOUSING TRUST

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

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

MEETING OF:  
**June 7, 2018**  
MINUTES

**Present Members:** Michael Marcucci, Jim Brand, Ann Thompson, Todd Trehubenko, Adam Ameden, Jack Wolfe

**Absent Members:** Sarah L. Raposa, Town Planner; Tim Bonfatti

**Staff Present:** Marion Bonoldi, Recording Clerk

**Others Present:** Courtney Starling (COG), John Harney, Mary Harney, Bill Massarro

**Location:** Department of Public Works, Training Room

At 8:00 pm, Chairman Marcucci called the meeting to order.

### **Senior Housing Overlay District (COG) – draft zoning bylaw for new senior housing developments**

Courtney Starling presented draft zoning bylaw. The RFP has not been written. The RFP is on hold until the results of the Senior Housing Survey and the completion of the land survey. The draft zoning bylaw is possible for the Hinkley lot and other lots in town, rather than spot zoning. Jack Wolfe noted 672 responses from the Senior Housing Survey, approximately 32%. Wolfe believes the results will be ready for review in early July.

Starling noted the Planning Board had questions regarding 2 parking spaces per unit. Starling explained the parking spaces were noted from conversations with the Council of Aging however she is hoping the Senior Housing Survey will give more clarity. Mike Marcucci asked if there is a map of the 139, 2 acre potential lots. Starling explained she is unsure if the map should be part of public record and it is up to the AHT to decide. Marcucci asked if the Planning Board considered proposed price points of granting special permits to encourage midpoint pricing. Starling responded that control of pricing can be established with restrictions, using existing infrastructure, density, design standards, etc. James Brand noted eventually the market will take over and regulation of home value/price point will be difficult. Starling anticipates resales not being as controlled as first round of sales. Starling noted the issue at the moment is a supply issues.

Mary Harney asked if the units being discussed at the Hinkley Lot are 40B/affordable. Marcucci responded no. Harney asked why the Affordable Housing Trust is involved. Marcucci responded the Affordable Housing Trust also works on Community Housing. Wolfe asked if cluster housing is a possibility. Starling said it is

hard to say. Wolfe noted through conversation with seniors in town, cluster housing seems desirable and should be encouraged. Ann Thompson agrees.

Brand noted the bylaw is still subject to special permit from the Planning Board. Brand continued the Planning Board was very open but skeptical about the price point issue. Marcucci stated more housing and more variety is needed.

Starling is hoping the zoning bylaw and the RFP will be ready for Special Town Meeting in October.

Wolfe asked Marcucci if the Board of Selectmen have any plan to discuss Lot 3. Marcucci responded that a brief conversation with Murby occurred recently in which Marcucci expressed willingness to discuss Lot 3.

### **Medfield State Hospital, AHT's role, Review quotes for survey work**

Marcucci noted that he would like Sarah Raposa's input about the quotes before any decisions are made. Brand noted the difference in costs between the two quotes (\$21,000 vs \$7,900) pertains to the document recording. Brand feels the Nitsch quote is more complete. Brand noted there were 2 other companies that would not bid. Brand noted that he will give Raposa some further information to follow up on with Airworks and Nitsch.

John Harney asked how quotes for survey work at the State Hospital fall under the Affordable Housing Trust. Marcucci responded that part of the housing production plans identifies the State Hospital site for the development of affordable housing in Medfield. The survey is a step closer to being able to use the land. The view of this Board, at the last meeting, was to complete the survey; to try and advance development at the State Hospital.

Harney noted the Article that created the Affordable Housing Trust simply says the Trust was "developed in order to bring Medfield to 10% Affordable Housing level." Harney feels the Trust is going beyond that. Marcucci said the survey is needed for any decision with the land at the hospital. Marcucci feels that when you look at land in the entire town for affordable housing, you cannot disregard the 100 acres at the State Hospital. Harney concern is the town will be inched in a particularly direction and would like the land to be impartial to the townspeople.

Nitsch quote expires on July 2, 2018. Adam Ameden and Todd Trehubenko hope to get more names to Sarah Raposa for additional quotes.

### **Committee Project Updates**

- **Status of current LIPs in permitting process (Raposa)** Raposa absent. Marcucci updated committee. ZBA approved 71 North Street and 80 North Meadows Road. The 2 year clock is now running again and hopefully it will be extended with Dale Street.
- **Medfield Green, 41 Dale Street (Marcucci)** Currently in the local comment period of the application and approved as a LIP.

Wolfe noted that personally he is interested in possible moving to 41 Dale Street. Wolfe is seeking approval or comment about approaching John Kelly. Marcucci advised Wolfe to check with the ethics commission and noted that most likely he will need to file a disclosure with the Town Clerk.

- **Tilden Village, Pound Street (Trehubenko)** Trehubenko noted the developer and housing authority still have not signed agreement. Trehubenko is unsure of the status and will continue to follow up.
- **American Legion, Peter Kristoff Way (Brand)** Brand explains the Board at the Legion is discussing options. The Board has realized they will not have anyone to run the Post if they get a new facility or restore the existing one. Brand said the Legion Board is considering selling the building outright. The Legion's next meeting is June 26, 2018 and hopefully a decision will be made then.
- **383-385 Main Street (Brand)** Brand stated that no word has been heard from Larkin regarding Main Street.
- **Group Home(s) (Bonfatti)** Bonfatti absent from meeting. No updated given.
- **96 Adams Street (Thompson/Bonfatti)** Thompson noted nothing formal has been given on Adams Street. Developer is trying to organize a meeting with the abutters. Thompson believes the meeting is scheduled for June 14, 2018.

### **Minutes**

- May 3, 2018- Marcucci suggested adding location to the minutes and correction a misspelling on page 3 of 6.

Brand made a motion to accept the minutes for May 3, 2018. Seconded by Thompson. The Vote: 6-0.

Marcucci stated there will be no meetings for the summer unless needed.

### **ADJOURNMENT**

At approximately 9:02 pm, Thompson made a motion to adjourn the meeting. Seconded by Ameden. The Vote: 6-0.

### **Respectfully submitted,**

Sarah L. Raposa, Town Planner, and Marion Bonoldi, Recording Clerk