



# TOWN OF MEDFIELD

*Office of the*

## AFFORDABLE HOUSING TRUST

MEETING OF:  
**June 8, 2023**  
MINUTES

**Members Present:** Ann Thompson, Joe Hunt, Newton Thompson, Eric Lavin, Eileen Murphy, Michael Marcucci

**Members Absent:** Kerry McCormack

**Staff Present:** Sarah Raposa, PT Town Planner, Maria De La Fuente, Director of Land Use, Cara Wise, Administrative Assistant

**Others Present:** Chris Potts

**Location:** ZOOM

Chair Marcucci opened the meeting at approximately 7:30 PM and performed a roll call for attendance.

- Committee Project Updates:
  - **441 Main Street** – Mr. Hunt went to the condo association meeting on April 11, 2023, at Medfield Meadows regarding the property line issue. Mr. Hunt stated it was a good meeting and over the course of the meeting they all came to an agreement regarding the moving of the fence on the property line. Mr. Hunt also stated that the LIP application was still pending as of May 2023. Mr. Newton asked Mr. Hunt about the fence issue being completely resolved. Mr. Hunt clarified that there were three groups with different opinions about the property line. He said that they did come to a consensus on where the fence will be placed and the residents affected are able to choose shrubbery where the fence will be moved along the correct property line. Ms. Murphy stated she went to the meeting that DHCD was in attendance for that was after April 11, 2023. She stated that at that meeting they discussed at length about the moving of the property line and had come to an agreement.
  - **Medfield Housing Authority** – Mr. Marcucci discussed the intentions with Tilden Village and the proposed plans that they would like to have happen. Mr. Marcucci wanted everyone to think over the summer hiatus about how we should move forward on this project. He discussed the proposal to build on the empty lot and move everyone into the new property after completion. Mr. Marcucci mentioned removing the current Tildon Village and building another building on the property where both will be more cohesive and functional for the elderly. Mr. Thompson inquired if this had been the plan all along and Mr. Marcucci explained that it wasn't, however, the economics of the process would make more sense this way.

- **Group Homes** – Mr. Thompson explained that the town meeting has issued \$15,000 pertaining to the group homes. Mr. Thompson and Ms. Siino had a meeting with Advocates in Framingham. He stated that members of the Advocates/board were in attendance for this meeting. At this meeting, it was mentioned that staffing a new group home at this time would be very difficult. Mr. Thompson mentioned looking at different properties for this project. He discussed the possibility of reserving units at Medfield State Hospital for IDD units. Mr. Thompson stated that he met with Ms. Trierweiler, Ms. Raposa, and Ms. De La Fuente and Ms. Trierweiler is going to discuss this possibility with Trinity. Mr. Thompson proposed that he wanted to discuss with Trinity the possibility of clustering these units so that there can be supervision. Mr. Thompson discussed the possibility of being granted a piece of land through the town that can be given to developers and Ms. Trierweiler explained that it had not been zoned yet for this purpose. Ms. Trierweiler stated that it would be done at some point but probably not before Trinity was complete with their project. Mr. Thompson discussed looking at 39 Spring Street for a possibility of land that can be used for a group home, however, this land is used by the DPW for Stormwater Management and would not be developable. Mr. Thompson discussed looking at other properties around town but unfortunately, they are too far out of the main town parameters. Mr. Thompson stated that he and Ms. Siino are meeting with Lifeworks next week and are hopeful of this meeting with the results of the survey. Mr. Marcucci mentioned looking into the possibility of a resident possibly donating a plot of land that they are not using. Ms. De La Fuente went into the possibility of changing the zoning if there is a non-conforming lot. Mr. Thompson inquired about the whereabouts and the availability of the funds that were given from the town. Ms. Raposa discussed that it was placed in a new account. She explained that it will be added as a separate line item on FY'24, however, it will not go into the gift account because it is town money. Ms. Raposa went into detail about how the funds would be available through the Selectboard approval. Ms. De La Fuente is going to speak to accounting and get the information needed to move forward on how to be able to utilize these funds.
  - Hinkley South – is moving along quite well. Some units are already sold.
  - Medfield State Hospital/Trinity – N/A
  - Habitat for Humanity – N/A
- **Ongoing** – Regional Housing Services, Ms. Raposa discussed that the administration is still working with the county to get the funds released. She explained that the lead community Hopkinton has completed the solicitation and they are close to signing the contract with the consultant. Ms. Raposa discussed where we stood in the process.
- **Budget Approval** – Mr. Marcucci discussed funds being appropriated that cannot be used from the Gift Account.
- **Multi-family zoning requirements / MBTA Communities** – Ms. De La Fuente discussed the grant that she applied for completion of the second half of the MBTA work. She stated that they were quoted \$90,000. Ms. De La Fuente explained that Medfield State Hospital was not eligible due to it being public land and not meeting compliance, however, it will account for some of the percentage towards MBTA requirements. We will need to find additional acreage in other parts of town to meet the state-mandated fifty-

acre minimum. Mr. Marcucci stated that we do not have fifty acres of undeveloped continuous land in town, and would need to zone over already built areas. Mr. Marcucci believes that the amount of land is not necessary and that the required number of units could be built if we allowed for lesser setbacks or higher floor area ratios. Ms. De La Fuente and Ms. Raposa had a meeting with DHCD/EOHLC staff members Rieko Hayashi and Alyxandra Sabatino who acknowledged what was happening with the LAU application for the Medfield State Hospital, which is going to provide 334 units, which an unusually high number. The new housing secretary is aware of what is happening in Medfield, and while we may only reach partial compliance through Medfield State Hospital, and Ms. Raposa hopes that the town's hard work will be rewarded through MassWorks Funding. Ms. De La Fuente stated that the state contacted her in connection to the MBTA zoning work, stating that there were extra funds available to be utilized for Housing Choice communities, and asked if she would be able to execute a contract in the next 30 days for the continuance of work on MBTA compliance. Ms. De La Fuente said that the current contract for MBTA work is set to expire in 20 days and that executing a new contract in the next month will provide a seamless transition. The renewed contract will be with our previous consultant, and the work to be done would include providing the zoning language, state-holder meetings, and public information sessions, and creating design guidelines. Ms. De La Fuente wants to incentivize mixed-use, for example, if there is a business operating on the first floor and housing on top, the town could allow for extra housing units. This would help offset our heavy residential taxes. Ms. De La Fuente will update AHT as the information comes in.

- Resident Chris Potts asked Mr. Marcucci if the Housing Incentive Program was on hold due to Medfield State Hospital being built. Mr. Marcucci replied that the Housing Incentive Program is being used at 441 Main Street which is ongoing. He clarified that there is no RFP on the table right now but other things can be considered if presented. Ms. Potts discussed properties that were presented to the Historical Commission and wondered if these properties could be a possibility for the Housing Incentive Program. Mr. Marcucci stated that we are looking for properties for group homes at this time. Ms. Potts discussed the property behind Brother's Marketplace and that the owners are wanting to contribute the property to the town. It was further discussed among AHT members that it is quite a small parcel of property and may not be feasible for anything that AHT is working on at this time.
- **Minutes:** approved with edits
  - Ms. Murphy made a motion to approve the meeting minutes as discussed.
  - Ms. Thomspson seconded the motion
  - Roll Call: Mr. Marcucci, aye, Mr. Hunt aye, Mr. Thompson aye, aye, Ms. Thompson, aye, Ms. Murphy, aye, Mr. Lavin (6-0)

**Adjournment** – At approximately 8:30 PM, Ms. Thompson made a motion to adjourn. Seconded by Mr. Thompson. Roll Call: Mr. Hunt aye, Mr. Thompson aye, Mr. Marcucci, Ms. Thompson, aye, Ms. Murphy, aye, Mr. Lavin (6-0)

**Respectfully Submitted,**  
Cara Wise, Administrative Assistant