

**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.

**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:** Stephen Resch, Holly Rand, Carol Read, Kathy McDonald, Scott McDermott, Todd Trehubenko, Bill Massaro of 36 Evergreen Way. **Participating Remotely:** None.

### **Call to Order**

At 7:05 pm, Chair Murby called the meeting to order.

### **Announcements**

Disclosure of video recording

We want to take a moment of appreciation for our Troops serving around the globe in defense of our country.

Chairman Murby read a press release regarding the ongoing Internal Affairs investigation into allegations of misconduct within the Medfield Police Department.

### **Appointments**

1. Board of Health to provide an update to the Board of Selectmen
  - Steve Resch, Chair, Medfield Board of Health provided highlights beginning with the increased services due to the addition of public health nurse, Brenda Healy.
  - Ms. Healy holds multiple health clinics throughout the community such as at the Council on Aging, Tilden Village, Wilkins Glen, and the Food Pantry and makes home visits.
  - The Health Department, through Ms. Healy, has access to the public health information system, MAVEN, with public health data to track infectious disease.
  - She has secured three small grants for environmental health services, vaccine clinics, laptops, refrigeration for the vaccines, emergency medical equipment, as well as PCR tests for Covid-19.
  - We are participating in a shared services grant from the State with Needham and Dover.
  - Board of Health would like to secure AED's automatic emergency defibrillators for sports fields.
  - They'd like to coordinate stormwater regulations and Jeff Kane is their newest member to assist.

Selectmen commended Board of Health members in attendance.

Town Counsel Cerel discussed the Stormwater regulations.

Board of Health, Carol Read, commended Town Administrator, Kristine Trierweiler, for helping assist the Board of Health during the Covid-19 pandemic.

2. Medfield Outreach to provide an update to the Board of Selectmen

Kathy McDonald shared a presentation with Selectmen.

- They provide access to quality behavioral health and social services for Medfield residents to optimize wellness in the community.
- For every 10 clinicians who join the sector, 13 clinicians leave.

- Last year's annual report shows 600 hours of clinical services offered to Medfield residents.
- Through June, they have provided 550 hours of clinical engagement due to increased need.
- There are only two social workers. They utilize a graduate, clinical intern but would look to adding capacity.
- They have provided 800 referrals to local, state, and federal assistance programs.
- They have a substance prevention coordinator through a drug-free communities grant which will expire next year. We need to reapply for another five years to keep this programming funded.
- Results of the survey will be shared soon.

Ms. Murphy asked whether Medfield Outreach has satellite hours at the t Council on Aging. Ms. McDonald said they are eager to work with Parks & Recreation to have a presence at summer camp as well as the Council on Aging. Ms Murphy asked if Kathy could share some key takeaways from the results of the recent survey? Were there any surprises? Survey found, not surprisingly, concerns for mental health , as well as parent's concerns about screen time with their kids. Kathy also referenced some findings from additional surveys they conducted in the past few months as well. Ms Murphy commented and commended Kathy and her team for the impressive number of students that they have been able to reach. Kathy was quick to thank the Medfield public schools for allowing them access. It is a great partnership.

Mr. Murby thought the physical location of Medfield Outreach at a school is a bit of a contradiction since services are available to all Medfield residents and now that the organization is not called Medfield Youth Outreach. Thinking long-term, where should Medfield Outreach be located?

Ms. McDonald talked about collaboration with other social services and the benefit of close access to high school students. We have a social services hub. Satellite clinics and shared spaces are essential.

### **Discussion Items (Potential Votes)**

3. Discussion about the Special Town Meeting, the Medfield State Hospital redevelopment, and Land Disposition Agreement with Trinity Financial

Scott McDermott discussed the Special Town Meeting, Articles 1 and 2, the proceedings and logistics. There will be a QR code. Sale of land will require a two thirds vote. Attendance is important.

Mr. Murby said we have reached the final Land Disposition Agreement (LDA) which is available for anyone to read.

Mr. Massaro said they will do an environmental impact report; there will be a public comment period and the Town and residents should submit comments.

Town Counsel Cerel said the Town Meeting motion should provide the flexibility for the Board of Selectmen to make changes to the agreement in the best interests of the Town.

Assistant Town Administrator Milano pointed out key items in the LDA the public should know:

- Trinity is allowed to build only 334 units of housing. They are limited to 34 three-bedroom units.
- In terms of mitigation to the Town, Trinity Financial will make a number of public infrastructure improvements to roads, water and sewer, as well as improve three intersections near the project at Harding and North, Harding and West, Harding and Hospital Road.

- They will make a payment to Medfield Public Schools through the Town for \$1,000,000 to mitigate costs the School Department may experience with an increase in school-aged children as a result of this project. The \$1,000,000 is in addition to the \$2,000,000 purchase price as well as other payments in the LDA.
- We are not selling the entire State Hospital campus; we are selling approximately 45 acres.
- In addition, there are restrictions on Trinity Financial regarding water and sewage use. Presently, they are not proposing to irrigate the site with Town water. There is language in the LDA that would require prior approval for irrigation from the Board of Water and Sewer.

Mr. Massaro said Trinity will have to meet Massachusetts water conservation standards which will hold them to 65 gallons per person per day for residential use only which does not include irrigation. This will all be in there when they submit their environmental impact report.

Mr. Trehubenko shared that one of the points discovered during Due Diligence is the environmental remediation necessary for cleanup of asbestos and lead estimated to be \$20,000,000. That is a cost that would not stay with the Town as the sale transfers to Trinity.

- a. Vote on recommendation for Articles 1 and 2 at the Special Town Meeting

**MOTION:** Mr. Peterson moved to recommend Articles 1 and 2 at the Special Town Meeting.

Ms. Murphy seconded.

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

- b. Vote to approve, sign, and place the Land Disposition Agreement in escrow, pending the Special Town Meeting vote

**MOTION:** Mr. Peterson moved to approve, sign, and place the Land Disposition Agreement in escrow, pending the Special Town Meeting vote. Ms. Murphy seconded.

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

### Action Items

- 4 Vote to approve lease, Power Purchase Agreement, and PILOT Agreement with Solect for the solar project at the DPW Town Garage

This item was deferred.

- 5 Vote to approve Fiscal Year 2022 appropriation transfers and increase(s) to Fiscal Year 2022 revolving fund expenditure limits

**MOTION:** Mr. Peterson moved to approve Fiscal Year 2022 appropriation transfers and increase(s) to Fiscal Year 2022 Revolving Fund expenditure limits as follows: a transfer of \$8,500 from Tree-Salary Expense to Tree-Operating expense, Contract Service-Tree; a transfer of \$70,000 from Sewer Department -Salary Expense-Salaries to Sewer Department-Operating Expense-Contract Services; a transfer of \$10,000 from Cemetery-Salary Expense-Salaries to Cemetery-Operating Expenses-Contract Services-Cemetery; and add a \$25,000 increase to the \$400,000 Revolving Fund expenditure limit making the expenditure limit \$425,000. Ms. Murphy seconded.

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

- 6 Vote to approve contract with Rhona Kerans for clinical oversight and supervisory services to employees of Medfield Outreach

This item was deferred.

**Citizen Comment** - There were no comments.

### Consent Agenda

- 7 Medfield High School Class of 1970 requests a one-day beer/wine license for their 50th reunion celebration (delayed 2x by COVID) at the First Parish Church on September 23 from 8-11pm
- 8 Zullo Gallery is requesting a one-day beer/wine license for June 16 from 5-11pm for a “Thursday on the Deck” to coincide with the last weekend of the Upbeat Spirit: the Art of Jason Berger (American 1924-2010) Exhibit that ends June 19

**MOTION:** Mr. Peterson moved to approve the Consent Agenda. Ms. Murphy seconded.

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

### Meeting Minutes

**MOTION:** Mr. Peterson moved to approve the meeting minutes for April 19, 2022 as amended.

Ms. Murphy seconded.

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

### Town Administrator Updates

- Trinity Financial will hold office hours at Medfield State Hospital at 9:00 am on Saturday for residents who would like to ask questions. There will be a breakfast truck present.
- The Special Town Meeting is June 21 at 6:00 pm.
- All Municipal offices will be closed on Monday in observance of Juneteeth.
- The stone dust has been installed on the Rail Trail.
- Residents have asked for a schedule of summer meetings for the Board of Selectmen. We will have some proposed summer dates available shortly.

### Next Meeting Dates

June 21, 2022 at 6 pm - Special Town Meeting at Medfield High School

### Selectmen Reports

Ms. Murphy's activities included:

Attended Trinity presentation-good dialogue	
Attended Eagle Scout ceremony	
Attended the CAM event at State Hospital	

Mr. Peterson's activities included:

Attended the Eagle Scout ceremony	Attended the wake for Rachel Brown
Met both Democratic candidates running for	Attended the Medfield Foundation meeting

the State Rep seat	
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Mr. Murby's activities included:

Attended the Trinity information meeting	
Traveled to Chicago on family business	

**Informational**

- Algonquin Gas Transmission Utility Maintenance Notification

**Adjourn**

**MOTION:** At 9:13 pm, Mr. Peterson motioned 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

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

<https://www.town.medfield.net/DocumentCenter/View/6224/BOS-Meeting-Packet-June-14-2022>

**Documents and Exhibits**

- Medfield Outreach presentation
- Land Disposition Agreement for the Redevelopment of Portions of the Former Medfield State Hospital
- Medfield State Hospital Redevelopment Transportation Impact and Access Study
- April 2, 2010 Commonwealth of Massachusetts, EENF Certificate of the Secretary of Energy and Environmental Affairs, Medfield State Hospital Cleanup and Redevelopment
- June 6, 2022 Memo from Planning Board Chair to Board of Selectmen Chair, STM Zoning Bylaw Amendments
- Appropriation Transfers, Medfield Board of Selectmen and Warrant Committee
- June 10, 2022 YTD Budget Report
- June 3, 2022 Email from Richard DeSorgher to Kristine Trierweiler, 1970 High School Class Reunion
- June 9m 2022 Zullo Gallery Center for the Arts letter regarding a requested exhibit