



# 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:  
**July 20, 2020**  
MINUTES

**Members Present via Zoom Meeting:** Chair Teresa James, Paul McKechnie, Clerk; Jim Brand, Member; Seth Meehan, Associate Member

**Staff Absent:** Sarah Lemke, Member

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

**Others Present:** Kenneth Fries, Don Coen, Patti Allan

**Location:** Online via Zoom Meeting

Chair Teresa James called the meeting to order at approximately 7:33 PM, and announced the meeting was being recorded. Chair James 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 – none**

Chair James noted that the parking plans for 32R Spring Street were submitted to Ms. Sarah Raposa, Town Planner, as discussed at a previous meeting.

**Discussion- Kenneth Fries, RK Medfield Shops - Informal discussion regarding potential new construction of a stand-alone Chipotle Restaurant at Shaws Plaza, 230 Main Street (Parcel ID 51-058)**

Chair James introduced Mr. Kenneth Fries and said this is not a public hearing; this is an informal discussion. Chair James encouraged anyone public listening to ask their questions in the Q&A Zoom feature. Ms. Raposa shared the informal site plan with the Board for discussion. Mr. Fries noted the added building on the site plans and said the drawings submitted are “rough” for discussion purposes only and to gauge the Planning Boards “temperature” with the idea of Chipotle in Medfield. Mr. Fries said he believe most people are familiar with

Chipotle however they use local ingredients and have a healthier concept than most fast food chains. Mr. Fries didn't want to proceed forward with too much planning until he found out if the Planning Board would get behind this location. Mr. Fries said he is familiar with the style that Medfield likes; more of a New England feel.

Chair James asked for the square footage of the proposed building. Mr. Fries said approximately 2,200 square feet but that could be adjusted smaller.

Mr. Paul McKechnie asked for the seating capacity. Mr. Fries said he was unsure but approximately 30-40 seats. Mr. Fries noted that Chipotle has a quick turnaround of customers; customers are in and out.

Mr. Seth Meehan confirmed that the proposed building would be built on the current grassy area; not the existing parking lot. Mr. Fries said yes. Mr. Fries said if the application were to move forward a parking analysis would be part of it.

Mr. James Brand asked if the height could be more of a one-story rather than something closer to 2-stories. Mr. Fries said height of the building can be negotiated. Mr. Brand also asked if there has been any conversation with the abutter to the right of the proposed building; specifically about the parking lot connection. Mr. Fries said he has not spoken to the abutter or investigated the side access. Mr. Fries said there is a lot more conversation that needs to happen.

Chair James asked if the HVAC units will be on the roof and if there is any noise output. Chair James also asked about the hours of operation. Mr. Fries said the HVAC would probably be two 5-ton units and they are not loud. Mr. Fries said that there would also be an exhaust vent. Mr. Fries does not believe these will be issues but noise decibel can be submitted with the application. Mr. Fries said there is no drive thru proposed and the drive thru is generally that is what is contested most by abutters. Mr. Fries is unsure of hours of operation at this point.

Chair James asked if there will be food odors. Mr. Fries said he is not going to say no, however he cannot recall one issue in the past with food odors. Mr. Fries will get more information.

Chair James asked about patio seating and public safety especially along Route 109. Mr. Fries said he believes it is important to connect people back to the community and patio seating is a good way to do that. The patio seating would be fenced in with landscaping buffers. Mr. Fries said bollards would be used for additional safety. A bollard is a concrete filled steel pipe and can be designed for safety and aesthetic purposes.

Mr. McKechnie said he is more concerned about pedestrian leaving the patio area and migrating to the Hatter's Hill neighborhood without crosswalks. Mr. Fries said the only exit from the patio area would be toward the parking lot.

Mr. Brand asked about the dumpster placement. Mr. Fries said not a lot of thought went into the dumpster placement for this informal discussion but they would put the dumpster wherever the Planning Board wants.

Mr. McKechnie said if the application moves forward, there will be interest in a lighting plan, landscaping plan and the architecture. Mr. Fries said there is a lot of pride in his buildings and every aspect will be addressed and understands this could be a prominent building in Medfield.

Mr. Brand asked if the Shaw's property is at full capacity with tenants. Mr. Fries said yes. Mr. McKechnie said it would be helpful to design a pedestrian access within the plaza to make it more of a walking plaza.

Chair James asked if the current parking patterns of the plaza will change. Mr. Fries said that, as a whole, it will mostly stay the same. Ms. Raposa said there is a car queuing issue at the main entrance light and that would need to be addressed. Mr. Meehan believes most Chipotle customers will leave via the abutters access and Mr. Fries should head off that problem early. Mr. Brand agrees and suggested that Mr. Fries works with the abutters early to get ahead of it. Chair James said the abutter's plaza and the Shaw's plaza will need to be look at as a whole regarding traffic patterns. Mr. Fries said the traffic engineer can do that.

Ms. Patti Allan, 59 South Street, encouraged sidewalks to Pound Street to make the restaurant more accessible to seniors and teens.

Mr. Fries said he wants the Chipotle building to look like it belongs there. Mr. Fries thanked the Planning Board for their time and will keep in touch with Ms. Raposa. Ms. Raposa said Mr. Fries will need site plan approval from the Planning Board; a special permit from the ZBA regarding the restaurant use and stormwater approval from the Board of Health.

**Medfield State Hospital Update** – Ms. Raposa said there is no update at this time.

**Townwide Master Planning Committee** – Chair James said the TWMPCC is meeting on Thursday, July 23, 2020.

**Affordable Housing Trust** –Mr. Brand said AHT is not meeting this summer. Mr. Brand said the DHCD endorsed Medfield's production count. Ms. Raposa said 4 John Crowder Road is up for resale and a lottery is posted.

**Historical Commission Update** – Mr. Meehan the Historical Commission is looking for members.

Ms. Raposa said there have been no inquires for Planning Board Associates and no letters of interest. Ms. Raposa asked the Board to spread the word. Ms. Raposa said the next meeting is August 17, 2020. The agenda lists Electrify America at Bank of America. Mr. McKechnie and Chair James are both abutters to Bank of America.

**Minutes (07/08/2020)** – Chair James would like to table the approval of the July 8, 2020 minutes until Ms. Sarah Lemke is back from vacation in September.

At approximately 8:23 pm, Mr. Brand made a motion to adjourn. Seconded by Mr. McKechnie. Roll Call Vote: PM=yes; TJ=yes; JB=yes; The Vote: 3-0.

**Respectfully submitted,**  
Marion Bonoldi, Recording Clerk