



# TOWN OF MEDFIELD

Office of the

## AFFORDABLE HOUSING TRUST

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

MEETING OF:  
**September 3, 2020**  
MINUTES

**Members Present:** Jim Brand, Chair; Ann Thompson; Kerry McCormick, , Michael Marcucci, Greg Sandomirsky, Newton Thompson

**Members Absent:** Ann Thompson, Brett Heyman

**Location:** Virtual Meeting via Zoom

At approximately 7:32 pm, Chairman Jim Brand called the meeting to order and announced the meeting is being recorded. Chair Brand 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 Affordable Housing Trust 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.*

**Introductions/Welcome New Members** - New members Greg Sandomirsky and Newton Thompson introduced themselves to the Committee.

**Project Tracking Spreadsheet** - It was last updated in March but still substantively on track. A new sheet will be sent to the group. Mr. Brand walked through the unit counts in the subsidized housing inventory (SHI). We are currently certified at 9.62% with Rosebay, Hinkley North and South, and MSH on the horizon. We are in HPP Safe Harbor through May 2022. New census numbers should be released in April of 2021.

### **Committee Project Updates**

**Group Homes** – Past approach involved an RFP to go out to interested parties for a combination of either land at Hinkley North or dollars to help bridge the cost of buying property and in town or some other combination of the two to see if we could entice a group home developer to come in. At the June meeting, we had Cathy Boyle, who gave us an overview of really all the work that it takes to do it. Mr. Marcucci reported that Mr. Heyman's next conversations were to see if Ms. Siino's group to get some input from them and others as to exactly what they would be looking for because we could conceivably acquire land or participate in the acquisition of land or a building but we can't participate in the administration or management of the home. Mr. Marcucci gave the new members more context and background. Mr. Sandomirsky has some professional experience with group home development. It was noted that the property adjacent to Hinkley North just recently came up for sale.

**Hinkley South** – Mr. Brand and Mr. Marcucci briefed on the history of Hinkley South but there is no plan to reissue the RFP.

Rosebay – Mr. Marcucci briefed on the possibility of taking over the Hinkley South site for the Rosebay concept. It is unclear where the Housing Authority is with their plans. The Hinkley South disposition article from ATM 2019 would need to be modified. Mr. Marcucci also summarized the procurement issues which arose. Mr. Marcucci also noted some financing issues dating back to the original development of Tilden Village. The group discussed the likelihood of this project moving forward as well as more of the context on the recent history with Rosebay and DHCD.

Aura – Pulling demo permit

Medfield Meadows – under construction; the building commissioner is fielding issues regarding stormwater.

Chapel Hill Landing – Mr. Marcucci briefed the Committee on the recent issues regarding floorplan changes (reduction in bathroom). The result of the mediation is not yet public.

**Town Meeting Prep** - There will be no special town meeting this fall; plan on preparing any AHT-related items for Annual Town Meeting (barring other circumstances).

### **Committee Goals for the Year**

- HPP exp. Oct 2021
- Action Plan exp. 2021

Funding remains from the CDC that can cover the costs of these items. Mr. Brand described the original purpose of the CDC and the recent transition to the Trust members and the dissolution of the CDC and move assets to the AHT, consistent with mission of the CDC. Questions from the AG's office came in around the time covid was arising. We haven't heard anything since those conversations. There are no other reliable sources of income for the Trust except for the bond authorization.

**Annual Committee Questionnaire** – *tabled*

**Upcoming Meetings** – October 1st, Nov 5th, Dec 3rd

### Liaisons:

- Tilden Village: Greg Sandomirsky
- Hinkley North & Hinkley South: Kerry McCormack and Newton Thompson

Mr. Sandomirsky noted his need to participate remotely occasionally. The virtual meetings will proceed for the near future but the Town has adopted a remote participation policy as well.

**Review/Approve Minutes from 6/4/20** - Mr. Marcucci made a motion to approve the minutes with edits. Seconded by Mr. Thompson. Roll Call Vote: Kerry McCormack; Ann Thompson = yes; Mike Marcucci = yes; Greg Sandomirsky = yes; Newton Thompson = yes; Jim Brand = yes. The Vote: 6-0.

Chair Brand polled the audience for questions/comments.

**Adjournment** - Mr. Marcucci made a motion to adjourn at approximately 8:15 pm. Seconded by Mr. Thompson. Roll Call Vote: Kerry McCormack; Ann Thompson = yes; Mike Marcucci = yes; Greg Sandomirsky = yes; Newton Thompson = yes; Jim Brand = yes. The Vote: 6-0.

**Respectfully Submitted,**  
Sarah Raposa, Town Planner