



Select Board
Meeting Packet
October 3, 2023

Application for Appointment

With this application, the Select Board is soliciting applications for qualified residents to serve on the School Building Committee (SBC) in accordance with the School Building Committee Bylaw voted on at the 2022 Annual Town Meeting.

Membership on the SBC will be sustained through the duration of the project.

Deadline to apply is October 3, 2023 at noon. In addition to filling out this form, please submit your resume and letter of interest to bfranklin@medfield.net.

The filing of this form does not guarantee appointment. Being appointed to this committee means that I am considered a Municipal Employee under MGL Chapter 268A and thereby subject to the Conflict of Interest Law MGL Chapter 268A, Financial Disclosure Law MGL Chapter 268B, as well as the Open Meeting Law MGL Chapter 39: Section 23B. Appointed individuals will be required to take a conflict of interest test after being appointed, and be sworn in by the Town Clerk. Once this form is submitted it becomes a public document. If there is information you do not want public, please do not include it on this form.

1. Email *

[REDACTED]

2. First Name *

Michael

3. Last Name *

Eisenman

4. Medfield Street Address *

3 acorn circle

5. Preferred Phone Number *



6. Are you a registered voter in Medfield? *

☒ Yes☐ No

7. List any current or past memberships on Medfield Boards or Committees: *

NA

8. List all local civic, non-profit or other organizations that you and your immediate family belong to: *

New N Towne

9. Identify any possible conflicts of interests (see [https://www.mass.gov/service-details/summary-of-the-conflict-of-interest-law-for-municipal-employees#:~:text=A%20municipal%20employee%20may%20not%20participate%20in%20any%20particular%20matter,siblings\)%20has%20a%20financial%20interest.](https://www.mass.gov/service-details/summary-of-the-conflict-of-interest-law-for-municipal-employees#:~:text=A%20municipal%20employee%20may%20not%20participate%20in%20any%20particular%20matter,siblings)%20has%20a%20financial%20interest.)) *

NA

10. Current employer: *

Apree Health / boston car concierge

11. Current Position/Job Description: *

Project Manager / business owner

12. What skills, education, experiences, training or interests qualify you for this position? *

Management, ownership, representing a younger demographic in town with young children with a fresh perspective that will support investing in the future.

13. Please use this space to add anything additional for the consideration of the appointing authority.

This form was created inside of Town of Medfield.

Google Forms

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1. Email *

[REDACTED]

2. First Name *

Andrew

3. Last Name *

Tuccio

4. Medfield Street Address *

7 Wild Holly Ln

5. Preferred Phone Number *



6. Are you a registered voter in Medfield? *

☒ Yes☐ No

7. List any current or past memberships on Medfield Boards or Committees: *

no

8. List all local civic, non-profit or other organizations that you and your immediate family belong to: *

none

9. Identify any possible conflicts of interests (see [https://www.mass.gov/service-details/summary-of-the-conflict-of-interest-law-for-municipal-employees#:~:text=A%20municipal%20employee%20may%20not%20participate%20in%20any%20particular%20matter,siblings\)%20has%20a%20financial%20interest.](https://www.mass.gov/service-details/summary-of-the-conflict-of-interest-law-for-municipal-employees#:~:text=A%20municipal%20employee%20may%20not%20participate%20in%20any%20particular%20matter,siblings)%20has%20a%20financial%20interest.)) *

no

10. Current employer: *

Self Employed

11. Current Position/Job Description: *

Own and operate a real estate development company and own and operate a bagel company

12. What skills, education, experiences, training or interests qualify you for this position? *

I have spent 6+ years in real estate development in the great Boston area. I also graduated from NYU's masters in Real Estate Development program. I have a wide range of skills through these experiences that may be useful to the Committee. I would be happy to share my resume and/or references upon request.

13. Please use this space to add anything additional for the consideration of the appointing authority.

I am new to the town and would love to give back as my family expands our roots in the town.

This form was created inside of Town of Medfield.

Google Forms

Andrew Tuccio

7 Wild Holly Lane
Medfield, MA 02052



September 18, 2023

Town of Medfield
Re: School Building Committee Opening
Attn: Brittney Franklin

Dear Town of Medfield:

By way of introduction, my name is Andrew Tuccio and I am submitting my resume and letter of intent for the School Building Committee open position.

My family and I just moved to Medfield in July, and we have quickly fallen in love with the town. I own two businesses, in the food and beverage industry and real estate industry, and I hope to bring my knowledge and experience to any board position within the town. I have extensive experience presenting and collaborating with town officials and believe it would be a great opportunity to give back to Medfield and we settle in and make Medfield our hometown.

I would be happy to provide references upon request. Please feel free to reach out should you have any questions or require further information on my candidacy for a role. Thank you for your consideration.

Sincerely,

Andrew Tuccio

Andrew Tuccio

Medfield, MA

EXPERIENCE

JDYB Food Group

Partner

Medfield, MA

December 2022 – Present

- JDYB Food Group owns The Bagel Dudes, a bagel and coffee franchise. JDYB is developing and adding additional food and beverage concepts in the future.

AT Real Estate Ventures

Owner

Medfield, MA

December 2022 – Present

- AT Real Estate Ventures focuses on the acquisition of existing assets in Massachusetts and the ground up development of new multi family properties.

Providence College

Executive in Residence, Real Estate Finance

Providence, RI

September 2020 – September 2022

- Created and taught the first real estate finance course at Providence College School of Business

Gansett Ventures

Development and Acquisitions Manager

Boston, MA

May 2018 – December 2022

- Lead development and project manager for more than 800 units of new multifamily developments in the Greater Boston area
- Solely responsible for managing more than \$115 million worth of multifamily construction budgets
- Underwritten over \$300 million worth of multifamily real estate opportunities
- Experienced in bringing development projects through the full project life cycle
- Source new development off market opportunities through relationships with local landowners, JV partners, brokers and other contacts in the Greater Boston area
- Perform feasibility studies, financial analysis, and due diligence for all new real estate acquisitions
- Experience in permitting and presenting new development projects to local municipalities
- Lead negotiator of GMP contracts, actively involved in screening potential GC's for development projects
 - Manage leasing and sales teams to ensure occupancy targets are obtained
- Ongoing asset management for existing multifamily portfolio

Halstead Property Development Marketing

Research and Analytics Intern

New York, NY

September 2017 – April 2018

- While pursuing my Master's Degree at NYU I worked part time at Halstead
- Researched and analyzed data on new development projects in NYC, assisted with client presentations and preparing comp sets for active and pipeline projects

Guggenheim Investments

Associate, Institutional Distribution

New York, NY

March 2015 – May 2017

- Responsible for servicing institutional investors, including insurance companies, pension funds, endowments and high net worth individuals, invested with Guggenheim through SMA and comingled fund vehicles
- Focused on new business initiatives for our high yield, bank loan, opportunistic credit strategies

Lyxor Asset Management Inc. – Société Générale Group

1-Year Analyst Program Rotational Program

New York, NY

May 2014 – May 2015

- Worked on a cross functional team dedicated to providing hedge fund solutions for institutional investors
- Built and maintained excel models used to update the monthly performance and asset allocations of Lyxor funds

EDUCATION

New York University – Schack Institute of Real Estate

Masters of Science in Real Estate Development

New York, NY

Graduated 2018

Providence College

B.S. Finance, Minor in Economics

Providence, RI

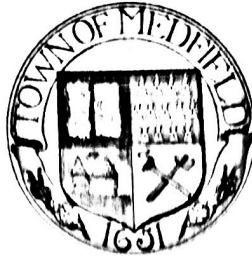
Graduated 2014

Select Board

Osler L. Peterson, Chair

Eileen M. Murphy, Clerk

Gustave H. Murby, Member



Kristine Trierweiler

Town Administrator

Frank Gervasio

Assistant Town Administrator

TOWN OF MEDFIELD

Office of the Select Board

Town House • 459 Main Street • Medfield, Massachusetts 02052-0315

Phone: 508-906-3011 • www.town.medfield.net

ONE DAY LIQUOR LICENSE APPLICATION

As of July 18, 2023

Applicants Name: Robert Barossi Email: rbarossie@thetrustees.org

Street Address: 37 Powisset Street Telephone: 774-219-6321

City/Town, State: Dover, MA

Event and Purpose:

Scary Movie Night at Rocky Woods - public event
presented by The Trustees offering scary movies outdoors at
Rocky Woods

Location of Event: Rocky Woods Reservation, 38 Hartford St.
Medfield, MA

Date and Hours of Event: Friday, October 13 8:00 pm - 11:00 pm

Type of License Requested: All Alcohol ☐ Or Malt/Wine only ☒

Sketch of Area Where Liquor to be Served attached: Yes ☒ No ☐

Copy of Valid Bartender Trainings attached: Yes ☒ No ☐

Copy of Certificate of Liability Insurance attached: Yes ☐ No ☐

If Requested All Alcohol License, proof of non-profit status attached: Yes ☐ No ☐

Robert Barossi

Signature of Applicant

9/27/23

Date filed

Licensing Authority Signature

Date approved

Conditions: _____

Scary Movie Night
at Rocky Woods
October 13, 2023

Woods

Woods

Pavilion -

where
alcohol will
be served
during event

alcohol
consumption
area

Woods

Open
field -
alcohol
consumption
area

alcohol
consumption
area

Visitor
Center
Cabin

walking
path

Entrance
Road

Walking Area

Pond

This is your official TIPS certification card. Carry it with you as proof of your TIPS certification.

Congratulations!

This card certifies that you have successfully completed the TIPS (Training for Intervention ProcedureS) program. We value your participation and dedication to the responsible sale, service, and consumption of alcohol.

By using the techniques you have learned, you will help to provide a safer environment for your patrons, peers, and colleagues and reduce the tragedies resulting from intoxication, underage drinking, and drunk driving.

If you have any information you think would enhance the TIPS program, or if we can assist you in any way, please contact us at 800-438-8477.



Sincerely,

Adam F. Chafetz
HCI President

ID#: 5531843 Name: Rob Barossi

Exam Date: 8/14/2021 Expiration Date: 8/14/2024



eTIPS On Premise 3.1

Issued: 8/14/2021

Expires: 8/14/2024

ID#: 5531843

Rob Barossi
Trustees of Reservations
Appleton Farms
219 County Rd
Ipswich, MA 01938-2725

For service visit us online at www.gettips.com



CERTIFIED



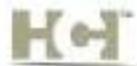
Certificate of Completion

This Certificate of Completion of
eTIPS On Premise 3.1
For coursework completed on November 20, 2021
provided by Health Communications, Inc.
is hereby granted to:

Christine Ruffley

Certification to be sent to:

**The Trustees of Reservations
51 Ledgeways
Wellesley Hills MA, 02481-1410 USA**



HEALTH COMMUNICATIONS INC.



This document is not proof of TIPS certification. It signifies only that you have completed the course. Valid certification documents will be forwarded to you.

Carry it with you as proof of your TIPS certification

ID#: 5600469 Name: Christine Ruffley

Exam Date: 11/20/2021 Expiration Date: 11/20/2024



eTIPS On Premise 3.1

CERTIFIED

Issued: 11/20/2021

Expires: 11/20/2024

ID#: 5600469

Christine Ruffley
The Trustees of Reservations
51 Ledgeways
Wellesley Hills, MA 02481-1410

For service visit us online at www.gettips.com



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/25/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, Inc. 470 Atlantic Avenue Boston MA 02210	CONTACT NAME: PHONE (A/C, No, Ext): 617-261-6700 FAX (A/C, No): 617-646-0400 E-MAIL ADDRESS:
INSURED The Trustees Of Reservations 200 High Street, 4th Floor Boston MA 02210	INSURER(S) AFFORDING COVERAGE INSURER A: Philadelphia Indemnity Insurance Company INSURER B: Federal Insurance Company INSURER C: XL Specialty Insurance Company INSURER D: INSURER E: INSURER F:

COVERAGES**CERTIFICATE NUMBER:** 1755194116**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			PHPK1969723	4/20/2019	4/1/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			PHPK1969721	4/20/2019	4/1/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			PHUB672288	4/20/2019	4/1/2020	EACH OCCURRENCE \$ 15,000,000 AGGREGATE \$ 15,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B C	Executive Risk Fine Art International Package			8170-2082 UM00075293SP19A	4/1/2019 4/1/2019	4/1/2020 4/1/2020	Limit See below \$20,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Executive Risk:

Directors & Officers

Maximum Aggregate Limit of Liability: \$2,000,000

Employment Practices Liability

Maximum Aggregate Limit of Liability: \$2,000,000

See Attached...

CERTIFICATE HOLDER**CANCELLATION**

Evidence of Coverage

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ADDITIONAL REMARKS SCHEDULE

AGENCY Arthur J. Gallagher Risk Management Services, Inc.		NAMED INSURED The Trustees Of Reservations 200 High Street, 4th Floor Boston MA 02210	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

Fiduciary Liability
 Maximum Aggregate Limit of Liability: \$1,000,000

Crime
 Maximum Aggregate Limit of Liability: \$1,000,000

Informational



September 22, 2023

Board of Selectmen
Town of Medfield
459 Main Street
Medfield, MA 02052

RE: Subscription Video on Demand Name Change

Dear Members of the Board:

We are committed to keeping you and our customers informed about changes to Xfinity TV services. Accordingly, please note the following:

- *On September 22, 2023, CalmLIFE On Demand was renamed ZenLIFE by Stingray.*

Please do not hesitate to contact me should you have questions at patrick_shearns@comcast.com.

Sincerely,

Patrick J. Shearns

Patrick J. Shearns, Sr. Manager
Government & Regulatory Affairs



September 15, 2023

Board of Selectmen
Town of Medfield
459 Main Street
Medfield, MA 02052

RE: Programming Advisory

Dear Members of the Board:

We are committed to keeping you and our customers informed about changes to Xfinity TV services. Accordingly, please note the following:

- The Ovation channel will be relocated to the B2/Entertainment tier. The change will occur on or after September 21, 2023.
- The INSP channel will be relocated to the More Sports and Entertainment pack. The change will occur on or after September 26, 2023.

Please do not hesitate to contact me should you have questions at patrick_shearns@comcast.com.

Sincerely,

Patrick J. Shearns

Patrick J. Shearns, Sr. Manager
Government & Regulatory Affairs