

TOWN OF MEDFIELD
AMENDMENT NO. 1
TO
AGREEMENT FOR ENGINEERING AND DESIGN SERVICES
Medfield State Hospital

This **AMENDMENT NO. 1** (the “Amendment”) made this ____ day of December, 2024, hereby amends that agreement (the “Agreement”) dated July 16, 2024, by and between the Town of Medfield (the “Town”) and Vanasse Hangen Brustlin, Inc. (the “Contractor”).

1. Scope of Work.

Section 1 of the Agreement, which sets forth the Scope of Work, is hereby amended to include those additional services concerning Site Electrical Subconsultant and Sanitary Sewage Pump Stations & Force Main, as more fully set forth in the proposal attached hereto as Exhibit A, dated November 25, 2024.

Where the terms of Exhibit A and the Agreement, as amended, conflict, the terms of the Agreement, as amended, shall control.

2. Contract Price.

a. The price for those additional services set forth in Exhibit A is as follows:

i.	Site Electrical Subconsultant:	\$85,250.00
ii.	Sanitary Sewer Force Main:	\$20,000.00
iii.	Expenses:	\$2,500.00
iv.	Total:	\$107,750.00

b. The new total contract price, including the additional services, is as follows:

i.	Original Contract Price:	\$556,500.00
ii.	Original Expenses:	\$8,000.00
iii.	Total Price for Additional Service:	\$107,750.00
iv.	New Total Contract Price:	\$672,250.00

c. Accordingly, Section 2 of the Agreement, which sets forth the contract price to be paid to the Contractor by the Town, is hereby amended to provide that the Town agrees to pay the Contractor, in accordance with the Proposal incorporated as Exhibit A, a lump sum fee of **672,250.00**.

3. Other Terms and Conditions of Agreement.

All other terms and conditions of the original Agreement shall remain unchanged and in full force and effect except as specifically modified herein.

IN WITNESS THEREOF, the Parties have caused this Amendment to be executed by their respective authorized officer(s) or agent(s) on the date set forth below.

THE TOWN OF MEDFIELD
Acting by and through its Select Board

CONTRACTOR
Vanasse Hangen Brustlin, Inc

By: _____
Select Board, Chair

By: _____
Print Name: _____

By: _____
Select Board, Member

Print Title: _____

By: _____
Select Board, Member

By: _____
Chief Procurement Officer

**CERTIFIED AS TO APPROPRIATION/
AVAILABILITY OF FUNDS**

By: _____
Town Accountant

APPROVED AS TO FORM

By: _____
Town Counsel

EXHIBIT A
PROPOSAL



Engineers | Scientists | Planners | Designers

260 Arsenal Place #2, Watertown, Massachusetts 02472

P 617.924.1770 F 617.924.2286 www.vhb.com

Client Authorization

New Contract

Date: November 25, 2024

Amendment No. 01

Project No. 15677.01

Project Name: Medfield State Hospital Redevelopment – LUMP SUM TASKS

To: Town of Medfield
Contract Manager: Kristine Trierweiler
459 Main Street
Medfield, MA 02052

		Cost Estimate	
		Amendment	Contract Total
	Labor	\$20,000	\$576,500
	Sub Expense	\$85,250	\$85,250
	Expenses	\$2,500	\$10,500
	TOTAL	\$107,750	\$672,250

Email: bfranklin@medfield.net

Lump Sum Time & Expenses
 Cost + Fixed Fee Labor Multiplier

Phone No: 508-906-3012

Estimated Date of Completion: March 2027

Vanasse Hangen Brustlin, Inc. (VHB) will provide additional civil engineering consulting services to the Town of Medfield (the Client). Upon execution, this Amendment shall become part of the original Agreement dated July 16, 2024. As such, this Amendment is subject to all terms and conditions and provisions therein.

VHB has prepared this document to outline the overall scope of services, as we currently understand it, that VHB will complete as part of this contract for the design permitting and construction of approximately 48-acres of the Medfield State Hospital Site redevelopment and related off-site improvements. This work will be developed with the Town and directly coordinated with the developer - Trinity Acquisitions, LLC (Developer) including their consultant project team.

It is understood that Trinity Acquisitions, LLC will be included in all design coordination and schedule planning of the proposed infrastructure, as a benefit to full site coordination.

SCOPE OF SERVICES

1.0 SITE ELECTRICAL SUBCONSULTANT \$85,250

VHB will engage R.W. Sullivan Engineering as a subconsultant to conduct site electrical services as generally outlined in their proposal dated November 15, 2024, attached hereto. The sub's services and expenses will be invoiced by VHB at 1.10 times their actual cost. VHB will coordinate with the Client and Subconsultant.

2.0 SANITARY SEWAGE PUMP STATIONS & FORCE MAIN \$20,000

VHB will prepare and design plans, details and technical specifications for up to two (2) on-site sewer pump stations, anticipated to support the sanitary sewer flows for Buildings #7 and #10. The pump stations will be sized to handle average daily and daily peak flows generated by the Project uses. The design will include sizing of a wet well structure and duplex submersible pumps. VHB will specify the pumps and appurtenant equipment such as lift-out rails, pump controls, alarms, emergency generator and access covers for a complete pump station.

This task will include design and routing of the force main, from the pump station to the existing point of connection with the proposed sanitary sewer main in the roadways.

VHB assumes that electrical wiring and controls for power to the pump stations will be provided by the Project MEP electrical engineer and plumbing and vent connections to and from the buildings will be per the Project MEP plumbing engineer.

COMPENSATION

VHB will perform the Scope of Services contained in this Agreement on a Lump Sum basis by Task as outlined below.

Task	Description	Estimated VHB Labor Fees
1.0	SITE ELECTRICAL SUBCONSULTANT	\$85,250
2.0	SANITARY SEWAGE PUMP STATIONS & FORCE MAIN	\$20,000
	TOTAL	\$105,250

In addition to the labor compensation, VHB shall be reimbursed for expenditures made specifically for the project such as: printing and reprographics; travel and subsistence; computer charges; telephone charges; shipping, postage, and courier service charges; purchase of maps or similar documents; etc. These direct expenses will be billed at cost plus ten percent. If subconsultants and subcontractors are engaged by VHB for this project, and are therefore under contract to VHB, their services will be invoiced at 1.10 times their direct cost. **VHB recommends that the Client include with this budget a total allowance of \$2,500 for general expenses.** expenses may be higher or lower than this estimate and will depend on applicable expenditures during performance of the Work.

SERVICES NOT INCLUDED

The Scope of Services for this Agreement is inclusive only of those tasks herein specified. Should any other work be required, VHB will prepare an appropriate proposal or amendment, at the Client's request, that contains the scope of services, fee, and schedule required to complete the additional work items.

Prepared by: JWK

Document Approval:

Please execute this Client Authorization for VHB to proceed with the above scope of services at the stated estimated costs. No services will be provided until it is signed and returned to VHB. The fees in this proposal may be subject to change if not accepted within 60 days from the date of issue.

Subject to attached terms & conditions

Subject to terms & conditions in our original agreement dated July 16, 2024.

VANASSE HANGEN BRUSTLIN, INC. AUTHORIZATION

CLIENT AUTHORIZATION (Please sign original and return)

By:

By:

Print:

Print:

Title:

Title:

Date:

Date:



November 15, 2024 (Revised 11/21/2024)

VHB
101 Walnut Street
PO Box 9151
Watertown, MA 02471

Attn: Thomas Jackmin, P.E.
Sr. Vice President

**RE: Electrical Engineering Services
Medfield State Hospital Adaptive Reuse – Electrical Site Infrastructures
Project #220296**

Dear Tom:

We are pleased to submit our fee proposal and its terms to provide the Electrical engineering services for the above project. Code consulting services may be submitted under a separate proposal. Our proposal is based on the scope of work identified below. If the final scope of work differs from that identified above, we would request the opportunity to revisit our proposal. This proposal consists of the following sections: description of the project, description of services, compensation for services and reimbursable expenses.

1. Description of Project

The project includes the following site infrastructures scope.

- Site Power to accommodate Eversource design
- Site Telecom to accommodate Verizon & Comcast design
- Site Security Cameras
- Power and Control for Site Lighting (lighting layout, fixture selection, and photometrics are by others)
- Power for EV charging stations (EV stations specified by others)
- Power Outlet at each site light pole for amenities, Christmas lights, etc.
- Power down to the entrance of Service drive and Hospital Rd for future connection to property signage monument.
- Power for sanitary sewer pump stations for Buildings 7 and 10 (design of pump stations, manholes, vaults, piping, etc. will be by VHB).

2. Description of Services

Electrical Services per Phase are as follows:

Design Development Phase

Services:

- Attending (2) meetings with Owner and/or design team to review and coordinate design
- Participating in value engineering exercises

Deliverables (base systems only, no alternates):

- (1) Progress submission

- (1) 100% DD submission

Construction Documents Phase

Services:

- Attending (4) meetings with Owner and/or design team to review and coordinate design
- Finalizing Electrical systems design
- Coordination of Electrical systems design with architectural design and other consultants

Deliverables (base systems only, no alternates):

- (1) Progress submission
- (1) 100% CD drawings and book specifications, including stamped and signed drawings and design affidavits suitable for permit, bidding and construction

Construction Administration Phase

Services:

- Bid support - answering RFIs during bidding phase
- Reviewing shop drawing submittals (maximum 2 reviews per submittal)
- Providing responses to RFI's during construction
- Reviewing change order requests from contractors
- Providing a total of (3) one-person meetings or site visits, which includes attending meetings, reviewing construction progress, and providing progress field reports and final punchlist reports
- Review of all close-out submittals including O&M manuals and as-built drawings provided by the contractors.
- Provide final construction control affidavits.

3. Compensation for Services

We propose a lump sum fee of **\$75,000** to provide the above services, as broken down below.

• Design Development Phase	\$ 35,000
• Construction Documents Phase	\$ 25,000
• Construction Administration Phase	<u>\$ 15,000</u>
	\$ 75,000

Please see our attached standard terms and conditions.

4. Reimbursable Expenses

Reimbursable expenses including travel, printing and couriers will be billed at cost plus 10%. Estimated to be **\$2,500**.

5. Exclusions

MEPA Greenhouse Gas / PNF efforts; MEP/FP and Low Voltage Systems design within the buildings; Site utilities design not specifically included; Code consulting;

Commissioning; AV Design; ASHRAE Energy Modeling; WUFI energy modeling; HERS energy modeling; Completion of Manuals J, S and D; LEED certification/certifiable; Passive House certification/certifiable support; CHPC service; PHIUS Verifier Services; Radon mitigation design; Value Engineering design changes after Design Development submission; Alternates designs for M/E/P/FP systems; Pre-purchase specifications and drawings; Multiple bid packages including, but not limited to; demolition package, pre-purchase documents, early underground package; Acoustical, seismic, vibration (it is assumed that an acoustical consultant will provide guidance on these issues for the building systems); Wind study; Construction cost estimating; Work related to utility rebates/incentives; Life cycle cost and payback analysis of systems; Building and/or MEP systems' operating costs; Design of non-traditional MEP systems such as geothermal, cogeneration, photovoltaic, solar thermal, wind; Relocation of existing building utility systems; Creation of 'As-Built' drawings.

If this proposal meets your approval, please sign below and return a copy to our office.

Thank you for this opportunity. We look forward to working with your firm on this exciting project.

Very truly yours,

R.W. SULLIVAN ENGINEERING

QUY VU, PE, LEED AP
Principal

Approved: _____ Date: _____
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Electrical Site Infrastructures_2024-11-15R1.doc

Select Board
Eileen M. Murphy, Chair
Gustave H. Murby, Member
Osler L. Peterson, 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

December 18, 2024

Rebecca Frawley Wachtel, Director
Low-Income Housing Tax Credit Program
100 Cambridge Street, 3rd Floor
Boston, MA 02114

Dear Ms. Frawley Wachtel,

In response to an application for Project Eligibility Determination/Site Approval submitted to the Massachusetts Executive Office of Housing and Livable Communities by NewGate Housing, LLC for a proposed 45-unit development off Pound Street in Medfield, under Massachusetts General Laws, Chapter 40B, Sections 20-23 ("Chapter 40B"), the Medfield Select Board provides the following written comments in accordance with 760 CMR 56.04(3).

The Select Board values the opportunity to provide feedback on this application, having engaged in discussions during the initial submission of this project in 2019. The correspondence submitted today includes input from Town of Medfield Department Heads and other local officials.

On December 19, 2024, the Select Board voted to authorize the Town Administrator to submit this letter on our behalf.

SELECT BOARD

At its duly posted meeting on December 17, 2024, and December 19, 2024, the Medfield Select Board reviewed the Project Eligibility Letter (PEL) application submitted by NewGate Housing, LLC. The Select Board values the project's focus on affordable senior housing, which is a priority for Medfield, as outlined in our 2022 Certified Housing Production Plan. We appreciate the opportunity to participate in this process and would like to provide the following comments and questions:

Developer Selection Process. The Select Board seeks clarification on the process used to select the developer for the project. We understand that a prior Comprehensive Permit application for this project in 2020 did not proceed due to concerns regarding public procurement requirements. To ensure compliance with Massachusetts procurement laws and for our own recordkeeping, we kindly request documentation related to the Request for Proposals (RFP) process, including the RFP itself, the advertising dates and the mode by which it was advertised, the bids received, meeting minutes discussing the RFP, and records of the Medfield Housing Authority (MHA) votes taken to approve it, if available.

Master Development Agreement (MDA). The materials provided, particularly the Ground Lease document, repeatedly reference a Master Development Agreement (MDA) executed on November 27, 2023. However, this document has not been shared with Town officials and may contain relevant information. We respectfully request a copy of the MDA for our review.

Parking and EV Provisions. The developer's plans outline a phased approach to parking, proposing a specific number of spaces initially with the option to add more if demand increases post-construction. The Select Board would like to understand the rationale for this approach and whether maximizing parking during initial construction might better address community needs. Additionally, the plans do not currently reference provisions for electric vehicle (EV) charging infrastructure. Could you confirm whether EV charging stations are included in the proposal, and if not, whether their inclusion could be considered?

Development Schedule Inconsistencies. Page 12 of the PEL Application includes a Development Schedule that indicates 50% construction completion is projected for October 2027, while full construction completion is listed as June 2027. This discrepancy creates uncertainty regarding the intended timeline. The Medfield Select Board requests clarification on the construction schedule to ensure consistency and accurate planning for the project's progress.

Neighborhood Feedback. The Select Board wishes to highlight resident concerns shared with the Land Use Department, and additional concerns as documented in the attached citizen comment letter (see Appendix).

We hope this feedback will be helpful in your review.

LAND USE DEPARTMENT

The "Rosebay" project was initially submitted to the Medfield Zoning Board of Appeals (ZBA) in 2019 but was withdrawn in 2020. The Applicant has stated that they are resubmitting the same plans previously reviewed by the ZBA. To provide context on the local concerns, the Director of Land Use and Planning has reviewed the seven sets of meeting minutes from the prior submission and compiled the following feedback:

Issues with the Original Tilden Village Comprehensive Permit

At the November 20, 2019, public hearing, Medfield Housing Authority (MHA) Director Candace Avery stated, "This parcel of land was granted a comprehensive permit in 1974 for 100 units." She explained

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

that 60 units were constructed at Tilden Village, and the remaining 40 units were included in the original permit. However, a closer review of the documentation reveals discrepancies.

The December 16, 1971, Decision #214 denied 40 units to be built across eight small lots (specifically, lots 3, 4, 5, 6, 7, 8, 9, and 12) as shown on a plan titled "Plan of Land in Medfield, Massachusetts" by Chenery Engineering Company, dated June 8, 1944, and recorded in Norfolk Registry of Deeds Book 217, page 600.

Subsequently, on July 22, 1974, Decision #248 was issued, permitting 60 units on the same eight lots. Notably, this decision does not appear reference Decision #214, further raising questions about the claim that the site had an approval for "100 units." Instead, Decision #248 stands as the operative permit under which the existing 60 units were constructed. Both decisions are attached as Appendixes for your reference.

A 2013 email from MHA Consultant Peter Smith to MHA Director Candace Avery raised several issues (see Appendix):

- The Tilden Village site encompasses approximately 6.78 acres. A comprehensive permit granted in 1976 (sic) allowed for the construction of 60 units, which were built. Clarification is needed to confirm whether the permit covers the entire 6.78 acres or only the approximately 4.2 acres on which buildings currently stand.
- Can the Housing Authority seek a major modification to the comprehensive permit to remove the approximately 2.59 acres of undeveloped land?
- If successful, can the Housing Authority pursue a 40B site approval and submit a new comprehensive permit application for affordable development on the 2.59 acres? A 1979 site plan indicates that an additional 40 units were proposed for this undeveloped portion of the site.

Decision #248 is the basis for the existing construction of Tilden Village and applies to the entire 6.78-acre site, even though the 60 units constructed occupy only a portion of the land. The Medfield Land Use Department seeks clarification on whether a modification to the existing comprehensive permit (Decision #248) would be required prior to the execution of a ground lease with a separate entity to pursue a new comprehensive permit to construct additional units on the undeveloped portion of the site.

Abutter's opposition to the scale of the project: During the seven public hearings held for the project's initial submission, concerns were raised regarding the proposed 45-unit development's density. These discussions were particularly prominent during the public hearing on August 15, 2019.

By October 10, 2019, the Applicant met with a group of residents to explore alternative designs. As a result, a "hybrid design" was introduced, which retained the 45-unit count but adjusted the design to include primarily two-story construction with a three-story wing.

At the November 20, 2019, hearing, the Applicant noted that "there was no consensus as a group to support any of the designs; however, the hybrid option seemed to be received the best." The Applicant also

explained that maintaining 45 units was necessary to secure the maximum tax credits for financing the project.

During these discussions, one abutter highlighted that “the proposed project represents 18.75 units per acre, which is more units per acre than any 40B development in Medfield.” They expressed that this level of density was not consistent with other developments in the area.

While feedback during the hearings often reflected opposition to the number of units and the resulting density, there was no significant opposition to the broader concept of additional senior housing.

Application inconsistencies: Page 16 includes a series of questions on Zoning. Items 43 and 44 have not been checked off, either for “Yes” or “No”. It is the Land Use Department’s understanding that the developer will be seeking a Comprehensive Permit if the PEL is granted.

Traffic improvements: During the December 12, 2019, hearing, the Applicant’s traffic engineering consultant proposed several recommendations to improve traffic flow and safety. These recommendations were reviewed and supported by the Zoning Board’s traffic consultant. The proposed measures included:

- Implementing stop control at the driveway entrance.
- Installing speed limit signs at both ends of the street, along with radar feedback signs to display drivers’ speeds.
- Adding a rapid flashing pedestrian beacon (RRFB) at crosswalks to enhance safety when crossing guards are unavailable.

During the hearing, the Applicant expressed willingness to consider and implement these recommendations. The Land Use Department requests that these measures be considered during the new submission.

Emergency access: At the December 12, 2019, hearing, the Zoning Board’s traffic engineer highlighted the inclusion of a turnaround access point in the back parking lot. The Applicant confirmed that this access point was addressed in the hybrid design plan, which connects to the abutting school property.

The Board’s 40B consulting attorney clarified that an easement for emergency vehicle use of the school driveway would not be necessary, as such access is already authorized under Chapter 89, Section 7 of Federal Laws. However, the Applicant also requested a construction easement, which the Zoning Board does not have the authority to grant independently.

The Medfield Police Chief stated that the police department has sufficient access to the site and would not typically require use of the turnaround, as their vehicles are designed to maneuver within standard parking lots. However, the Police Chief emphasized that the turnaround should not become a regular cut-through due to the presence of students walking in the area.

The Fire Department provided additional feedback on the proposed access road, stating that Fire code requires that any road exceeding 150 feet must have approved provisions for fire apparatus to turn around. The proposed access road appears to address this requirement but raises some concerns:

- If the ground beneath the access road is soft, the weight of fire trucks could cause pavers to sink.
- These roads are often used for snow piling or are not adequately plowed in winter.
- School buses line up in the proposed area during student pick-up and drop-off, which could create conflicts.
- The turning radius of the proposed design should be carefully evaluated to ensure it accommodates fire trucks.

The Land Use Department and relevant stakeholders recommend addressing these considerations during the finalization of plans.

BOARD OF HEALTH

As much of the Town is within the Watershed Protection District, from which the Town relies for its drinking water supply, the Board of Health requests that the Applicant infiltrate at a minimum the first one-inch of run-off from the site entire site, and that runoff from impervious surfaces be treated to the highest regulatory standard prior to infiltration. The applicant should also ensure, to the extent practicable, the post development rate and volume of discharge existing the developed parcel does not exceed predevelopment rate and volume. This will help ensure that the Town can maintain a clean and adequate supply of drinking water to its citizens, including those who reside and/or work at this project site.

CONSERVATION COMMISSION

The Conservation Commission supports and reiterates the comments made by the Board of Health. As the site is within a Zone II Wellhead Protection Area of Medfield's public water supply, regulations require the use of specific source control and pollution prevention measures as well as specific structural stormwater best management practices. The Conservation Commission requests that these regulatory requirements are strictly followed with infiltration volume maximized and impervious runoff treated to the highest regulatory standard prior to infiltration. Additionally, it will be important that the applicant implements a plan that fully controls construction and land disturbance-related impacts such as erosion, sedimentation and oil spillage.

The Conservation Commission is charged with enforcing regulations that are designed to protect identified resources such as wetlands, streams, ponds, vernal pools, and land subject to flooding because these resources all contribute to the protection of public and private water supplies and groundwater. These resources also are important for flood control, storm damage prevention and prevention of pollution. They provide wildlife habitat. The project will impact surface and groundwater both of which are important to wetlands protection and protection of the environment in general. The Conservation Commission requests the applicant endeavor to preserve the natural environment to the extent possible, reduce impervious

surfaces to the extent possible, utilize natural stormwater management techniques such as rain gardens and swales, plant native species, appropriately remove invasive species during the course of construction, and engage in best management practices that will prevent the inadvertent introduction of invasive species at the site. The Conservation Commission encourages the applicant to address climate change by upholding clean water standards, limiting greenhouse gas emissions, and reducing surface temperatures.

POLICE DEPARTMENT

After reviewing the documents provided for the Rosebay Project, the Medfield Police Department (MPD) conducted an analysis of potential impact to police services. In that analysis, they looked at call volume and traffic data to include motor vehicle accidents over a 3 ½ year period.

Call volume was determined by utilizing the current property located at 30 Pound Street. The data revealed an average of 47 calls for service to this location per year with 2019 projecting a significant increase. The nature of the calls for service was attributed in great part to medical or checks on the well-being of persons and was mostly non-criminal complaints. Given the age demographic of the proposed site, MPD would anticipate the call volume to increase in mainly non-criminal service calls to approximately 75-90 per year.

The accident data with a sample statistic of 50 accidents reviewed over the highest occurrence periods (January, February, March) indicated that <1% of all accidents in Town occurred on Pound Street. MPD does not anticipate a significant increase to the data with the proposed facility.

MPD broke down the accident data and determined that of the sample analyzed, 35.5% of those motor vehicle accidents involved operators who were over the age of 55. Although the proposed facility is designed for an age group of 62 or over, MPD considered variables such as relatives and friends visiting and adjusted our benchmark to 55 years old. The data suggests that the number of motor vehicle accidents would increase proportionately.

Note: Accident data is derived from MVA which have a damage value over \$1000 or involve personal injury.

FIRE DEPARTMENT

The Fire Department has the following questions and concerns for the Applicant:

1. The island where the fire hydrant is located is also listed as a snow storage area and is listed as future parking.
2. The lack of fire lanes is also concerning; the Fire Department is not sure they can access the roof of the building with the ladder truck if cars are parked in the proposed parking spaces.
3. The fire code states that access roads shall extend to within 50 feet of at least one exterior door and that they shall be provided so that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 250 feet of a fully sprinkled building. These distances are not shown on the plans.

4. The walkway where the access to the sprinkler room near exit 2 appears to be disconnected from the rest of the walkway and has two bushes separating the two, so they would have to go the long way around the building to access these rooms.
5. Can the Applicant show the turning radius of the center island where the hydrant is located? The Fire Department needs to make sure the ladder can make the turns with cars parked in the parking lot.

BUILDING DEPARTMENT

No comments at this time until more detailed plans are submitted.

DEPARTMENT OF PUBLIC WORKS

The Public Works Department was asked to provide comments on the proposed 40B development “The Rosebay at Medfield” of forty-five apartment units at 30 Pound Street in Medfield. This Department has the following comments:

Underground Stormwater Infiltration System at Field #1. The applicant, through their design, appears to request tying into the Town’s existing stormwater drainage system. Although the Town does not usually allow private connections to its system, understanding this as an overflow connection, it may be considered for approval with the following conditions:

- **Drainage calculations** must be provided for the surrounding catchment area to determine if there is sufficient capacity for the additional stormwater proposed, as this area has proven to be overwhelmed at times.
- Consideration should be given for **in-line treatment** of the existing Town drainage pipes through the property to comply with current stormwater regulations.

Stormwater Management Plan. A stormwater management plan to control pre- and post-construction stormwater must be developed. These plans would need to be submitted and reviewed by the Town’s peer review consultant.

Domestic Water Service. The size of the domestic water service should be noted on the plan.

Proposed Sewer Service. The proposed sewer service should be changed to an 8” service.

Public Works Permits. All Public Works permits (e.g., water connections, trench, street opening) shall be obtained prior to the commencement of work for these particular units and development.

Private Ownership and Maintenance. It is understood that the laterals, hydrants, valves, drainage flared end sections, and basins within the property of this development are privately owned and maintained by the property management company/HOA.

Snow Storage. If the designated future parking spaces are constructed, relocation of the snow storage must be defined.

Catch Basins and Area Drains. Catch Basins (per Town Subdivision standards) should be used instead of area drains for cleaning and maintenance. The proposed area drains do not appear to be suitable for long-term durability unless documentation can be provided to support their durability. It is the responsibility of the developer/property management company to ensure:

- All drainage catch basins within the private development are cleaned at least once per year for stormwater compliance.
- Any proposed stormwater treatment units are maintained.

Emergency Access Lane. The proposed emergency access lane enters the school property. If this is considered and/or approved by the Medfield School Committee, it should be documented which party is responsible for the care and maintenance of the portion that resides on school property.

AFFORDABLE HOUSING TRUST

At its duly posted meeting on December 12, 2024, the Medfield Affordable Housing Trust (MAHT) reviewed the PEL Application submitted to EOHL. The Application indicates that the Applicant is receiving \$25,000 from the MAHT (pages 13 and 21). We believe this reference is a carryover from the initial PEL Application and does not reflect the current status of matters.

For clarification, the MAHT is not a funding partner for Rosebay's second round of applications and respectfully requests that the Application be updated accordingly.

That matter aside, the MAHT remains supportive of the development of additional senior housing in the Town of Medfield.

The Medfield Select Board appreciates the opportunity to raise these questions and observations as part of the PEL application process. As noted earlier, we are supportive of the initiative to provide affordable senior housing. However, it is critical that the project is conducted transparently to ensure its success.

Should you require any additional information or clarification from us, please do not hesitate to reach out.

Thank you for your attention to these matters.

Sincerely,

Kristine Trierweiler

Town Administrator