



TOWN OF MEDFIELD

Office of the

BOARD OF APPEALS

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

(508) 359-3027
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MEETING OF:
January 9, 2020
MINUTES

Members Present: John J. McNicholas, Chairman; Michael Whitcher, Member; Jared Gustafson, Associate Member

Members Absent: William McNiff, Member; Jared Spinelli, Associate Member; Charles Peck, Associate Member

Staff Present: Sarah Raposa, Town Planner; Paul Haverty, 40B Consultant;

Staff Absent: Marion Bonoldi, Recording Clerk

Others Present: Vin O'Brien, Dan Dumais, Al Manganello, Ed Coolbrith, Bill Lane, Sean Reardon, Lee Tredway, Gerard Irwin, Jill Marcus, Mary Keane, Joan Partridge

Location: Medfield Town House, 2nd floor meeting room

At approximately 7:15 pm, Chairman Jack McNicholas called the meeting to order and announced the meeting is being recorded.

At approximately 7:18 pm, Mr. Gustafson made a motion to approve the minutes from November 25, 2019 with edits. Seconded by Mr. Michael Whitcher. The Vote: 3-0.

“Aura at Medfield” from Mayrock Development LLC (applicant), 50 Peter Kristof Way (owned by Beckwith Post #110 Inc.); Assessors' Map 48, Lot 029; RS Zoning District with Primary Aquifer Overlay, for a Comprehensive Permit under MGL Chapter 40B, Sections 20 through 23 as amended, to allow construction of a multi-family residential development that will consist of 56 non age-restricted rental units (1 BR, 2 BR, and 3 BR) with appurtenant driveways, parking areas, landscaping, utility systems, and stormwater management system. (Continued from 11/25/19)

Mr. Vin O'Brien, attorney for Mayrock Development, said they have reviewed the report/letter from Tetra Tech and there is nothing overwhelming to the applicant. Mr. O'Brien said they were scheduled to meet with the Conservation Commission last week however, the Conservation Commission had to reschedule. Mr. O'Brien said they are now scheduled to meet with the Conservation Commission on January 16, 2020. Mr. O'Brien said that the comments from Tetra Tech are reasonable however they would like to meet with the Conservation Commission before agreeing to any changes.

Mr. O'Brien reviewed the comments from Tetra Tech. Mr. O'Brien said the emergency access to the rear of the building will be addressed by the Medfield Fire Department. The snow storage will be addressed with the Conservation Commission but the snow storage has improved due to some small design changes in the building. Mr. O'Brien said Tetra Tech recommends coordination with the Town regarding lighting. Mr. O'Brien said this will not be a problem. The landscape plan will be designed after the Conservation Commission meeting. Mr. O'Brien anticipates the Conservation Commission will have suggestions about landscaping in the buffer zone.

Mr. O'Brien said there is reference to stormwater and erosion control in the Tetra Tech letter. Mr. Sean Reardon, Tetra Tech, said he has exchange emails with Mr. Dan Merrikin. Mr. Reardon said many of the comments in the letter are in reference to Conservation Commission and the Commission will have comment.

Mr. O'Brien said Mayrock needs to coordinate with water and sewer to make sure there is capacity in both. Mr. O'Brien is not anticipating an issue with water and sewer.

Mr. O'Brien said they need to meet with the Conservation Commission and once they have finished with the Conservation Commission, most likely the plan will be amended and all issues will be addressed.

Chair McNicholas asked Mr. Whitcher and Mr. Gustafson had any questions. None were given.

Ms. Jill Marcus, 55 West Street, said this is not a pedestrian friendly road. Ms. Marcus would like sidewalks to be thought about. Ms. Marcus used the map to show current sidewalks. Chair McNicholas said the ZBA cannot request a sidewalk due to this application. Mr. O'Brien said the applicant is cooperating with the Town on the intersection regarding a safety study.

Ms. Mary Keane, 55 West Street, is concerned with the wetlands and stormwater. Ms. Keane believes there is a high water table. Mr. O'Brien said the engineer will make sure there is no increase of rate, water or flow due to stormwater to the proposed project. The applicant's engineer and the Town's engineer will work together to get the best solution. Mr. O'Brien said the proposed project will have better stormwater retention than what is presently at the site and believes the project will be a benefit to surrounding areas.

Mr. Dan Dumais, traffic engineer, reviewed the Tetra Tech letter. Mr. Dumais said there was a discrepancy in the traffic counts and that will be corrected in the formal response letter. Mr. Dumais said he will be reaching out to the DPW, Police and Fire Departments, as well. Mr. Dumais said the applicant is willing to implement some of the off-site items at the Route 27 and West Street intersection, as indicated in the RSA. The applicant is willing to update the road markings, re-evaluate the clearance times (yellow timing), improve signage including "approaching signal" signage, review the signal timing, improve the stop bar placement, review clearing of vegetation and narrowing the approach lanes. Chair McNicholas noted there are no crossing signals at the Route 27 and West Street intersection. Chair McNicholas asked if crossing signals have been considered. Mr. Dumais said the addition of crossing signals has not been considered as part of this project but he believes it is part of the intersection re-vamp and sidewalk additions. Mr. Dumais said signals are not likely to be added until there are sidewalks. Mr. Dumais said he will respond formally to all of the comments in the Tetra Tech letter.

Ms. Joan Partridge, 55 West Street, asked if the entrance will remain the same. Mr. Dumais said it may change and stop signs will be added.

Ms. Jill Marcus, 55 West Street, asked which streets the traffic study included. Mr. Dumais said Route 27, West Street, Peter Kristof Way and West Mill Road were included in the study.

Chair McNicholas asked what the applicant feels the demographic will be at the proposed site. Mr. O'Brien said the impact study completed showed approximately 12 school aged children.

Chair McNicholas asked for any additional questions from the Board. None were given. Chair McNicholas asked for any additional questions from the audience. None were given.

Ms. Raposa said since the applicant will be with the Conservation Commission, she believes the next ZBA hearing should be in March. Mr. Paul Haverty, 40B Consultant, explained that if the ZBA approves the application, the filing date would be in May due to maintaining the Town's safe harbor. Mr. Michael Whitcher made a motion to continue the hearing on Thursday, March 12, 2020 at 7pm. Seconded by Mr. Gustafson. The Vote: 3-0.

At approximately 8:00 pm, Mr. Whitcher made a motion to adjourn. Seconded by Mr. Gustafson. The Vote: 3-0.

Respectfully submitted,

Marion Bonoldi, Recording Clerk.