



# TOWN OF MEDFIELD

*Office of the*

## PLANNING BOARD

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

MEETING OF:  
**February 6, 2023**  
MINUTES

**Members Present via Zoom Meeting:** Chair Paul McKechnie, Seth Meehan, Teresa James, Sarah Lemke, Jamie Sullivan, Associate Member, Doug Larance, Associate Member

**Members Absent:** Vice Chair Jim Brand

**Staff Present:** Sarah Raposa, Town Planner, Cara Wise Administrative Assistant

**Others Present:** Matt Smith, Amanda Alberda, Ayme vanRiet, Bethany Moody, Ben Taylor, Bob Tormey, Bill Massaro, Chris McCue Potts, Christen Holmes, Eileen Murphy, Erica Kramer, Han, Jean Mineo, Jeff Koetteritz/VHB, David Leavell, Jen & Erik Fugelstad, Jessica Bardi, Jill Radosta, Jim Nail, John Harney, JR, Kelda Perachi, Kendra Halliwell, Kevin McCarthy, Mark Klopfer, Kristine Trierweiler, Lisa Mead, Martha, Matt Nichols, Matt Parillo, Matthew Lawlor, Michael, Michael Taylor, Nancy Ludwig, Nils, Osler Peterson, Patrick, Rich & Ayme, Rich Clemens, Ryan Dale, Susan Collins, Toby Quint, Todd Trehubenko, Zack, Jenna Leavell, Wendy Carlson, Diane, John Thompson, Perrotti/Cox Family, Zeus Smith, Zack Stevenson, Paul Mason, Sharon Judge, Becca Adams, Deborah Bero, Geoffry Chin, Gus Murphy, Jeff Hyman, Justin Casinghino

**Location:** Virtual Zoom Meeting

At approximately 7:30 pm, Chair Paul McKechnie called the meeting to order and discussed the parameters of the Zoom hearing rules.

- Approval Not Required Plans – Matt Smith / Dover Mill LLC, 49 Elm Street to remove a lot line created during an earlier (2021) ANR process so that there are two lots shown on the plan (the house and main barn as one lot and the lot to the rear of the house).
  - Mr. Smith shared his screen of the plans and explained his intentions as well as the reasons for the change needed. Ms. Raposa reports that the Town Counsel has reviewed and recommended endorsement. Ms. Lemke made a motion to endorse. Ms. James second the motion.
    - Roll Call: Mr. McKechnie, yes, Mr. Meehan, yes, Ms. James, yes, Ms. Lemke, yes (4-0)
- Change of Use Determinations – n/a

### **Zoning By-Law Amendment Public Hearing #2 (continued from January 9, 2023)**

- Sarah Raposa discussed the proposed Zoning Bylaw Amendment. She shared her screen and went through the list of specific changes originally presented at the first public hearing on January 9, 2023. There will be a red lined version available once the code is to date. Ms. Raposa went through the reorganization. She discussed the sections and definitions to break down why this was being done. Ms. Raposa discussed the new substantive change which is only the solar parking canopies at Medfield State Hospital.
- Ms. Raposa opened up the meeting to any questions from the board and attendees. There will be a 3rd and final public meeting on March 6, 2023 if there are any comments or questions that need to take place.
  - Ms. Lemke made a motion to continue the public hearing to 7:35 pm on March 6, 2023.
  - Ms. James seconded the motion
    - Roll Call: Mr. McKechnie, yes, Mr. Meehan, yes, Ms. James, yes, Ms. Lemke, yes (4-0)

**Trinity Acquisitions, LLC (applicant) seeks Site Plan Approval for the project known as “Former Medfield State Hospital Redevelopment.” The Applicant is a designated developer under a Land Disposition Agreement between it and the Town of Medfield, dated June 21, 2022. The Applicant seeks plan approval pursuant to Section 300-20 of the Town of Medfield Zoning Bylaw, inclusionary zoning approval pursuant to Section 300-14.16, a special permit pursuant to Sections 300- 14.15 and 300-14.16, site plan approval pursuant to Section 300-14.12, and stormwater management approval under Chapter 235 of the Town’s General Bylaws for the certified historic rehabilitation of 27 existing buildings on the former Medfield State Hospital Property located at Hospital Road, Medfield, Massachusetts (Parcel ID #71-001), resulting in the creation of 334 mixed-income rental apartment homes (25% affordable), with related open space, amenities and pedestrian and traffic circulation and parking all as more fully shown on the submitted Site Plan.**

- Chair Paul McKechnie discussed the guidelines on the public hearing and how it is going to be a multi part review process. Tonight is the introduction and presentation of Medfield State Hospital plans from Trinity.
- Matt Lawlor shared his screen and started a slide show of the presentation for Medfield State Hospital Redevelopment. Mr. Lawlor is an attorney with Robinson & Cole. He discussed the overview and what was going to be presented and who was going to be presenting that information.
- Abby Goldenfarb discussed the project overview. She discussed who Trinity was and what they have done over the past three decades. She presented the team that will be handling different sectors of the project. Ms. Goldenfarb discussed the collaboration and alliance with Bellforge Art Center. Ms. Goldenfarb shared the reasons for the changes they are thinking of for the water tower parking lot.
- Mr. Klopfer from the design group went over the vision of the site both past and future. He discussed the architecture and features as to what will be brought to attention in the upcoming meetings. Mr. Klopfer made a point that they have to make sure there

are conducive roadways to accommodate emergency and essential vehicles. He said that the landscape overview would be discussed on March 20, 2023.

- Mr. Lawlor discussed the stages of the presentation over the next future meetings with the Planning Board. Mr. Lawlor went over the approvals of applications with the Planning Board and Board of Selectman up to this point and the waivers and permits they are seeking with the Zoning Bylaw. Mr. Lawlor opened the meeting up to Q&A from the Planning Board.
- Ms. Lemke had questions for Trinity regarding studies that will be provided later from Trinity. She mentioned that there is not a lot of information on stormwater and that this should be addressed by the next meeting.
- Ms. James requested that the construction management be addressed on the agenda for the next meeting.
- Mr. McKechnie opened the meeting up to the public.
- Ms. Raposa read the questions from the live Q&A Section on Zoom.
- Richard Judge, 8 Juniper Lane in Medfield, questioned the removal of maple trees in the area and who approved them. Ms. Raposa answered that they had been removed for other reasons not pertaining to the Medfield State Hospital Project. He also questioned the firing range across Route 27 that is being used by the state police and the embankments that they are being fired into. Ms. Raposa responded that the administration is in contact with the state regarding that site.
- Ms. Lemke summarized why the parking is under the Select Board and Planning Board and how they have to approach the issues.
- Bill Massaro, Evergreen Way, asked what Trinity is planning with the installation of solar panels, especially roof-mounted panels. Ms. Goldenfarb responded that the National Park Service does not want to have solar panels installed on angled roofs, however, they are going to propose panels on flat roofs. Trinity is waiting on reports for the next steps regarding that. Mr. Massaro also asked about the mature tree removal and what is going to be there in replacement. Mr. McCarthy responded they had walked the site with an arborist and identified the trees that are going to be removed and what is going to be done for replacement. Mr. McCarthy stated that there will be an in depth detailed report about this in the landscape presentation in the next meetings. Mr. Massaro asked if would be able to get a copy of the questions and presentation online. Ms. Raposa responded that the minutes will take some time to be posted, all other information will be uploaded to the town website tomorrow.
- Summary of a few questions from the live Q&A on Zoom regarding the installation of solar canopies and what restrictions will apply to the placement size. As of right now, there has not been a proposal yet on the exact solar installation. Trinity is still working on the solar study from the fall and in accordance with the National Park Service Guidelines. They do not want to disrupt the tax credit process. Ms. Lemke recommended that this stay open and be discussed at the next meeting.
- Summary of a few questions from the Q&A on Zoom regarding the tree inventory and the Arborist working with Trinity. Ms. Raposa addressed the trees that were recently removed in the areas and stated if anyone had any questions to contact her via email or phone tomorrow as they have no relation to this project. Ms. Lemke stated that she would like to retain questions regarding tree inventory and hold them for the landscape presentation in the upcoming meetings with Trinity.

- Mr. Lawlor continued the presentation and discussed Inclusionary Zoning in compliance with Medfield Bylaws. Ms. Lemke asked about the 140% income verification and if that is standard or could be changed. Ms. Goldenfarb stated it had been the standard given by DHCD.
- Ms. Raposa discussed the traffic study that had already taken place and there will be a presentation on that study coming.
- Ms. Raposa discussed that there has been some conversation with the DHCD about the housing inventory, construction time, and whether there will be extensions or waivers possible due to the length of time possibly needed.
- Mr. Koetteritz discussed the parking and circulation of the project. He went into detail regarding the roadways and what they are planning to do with the roads throughout the complex. He discussed the different areas of proposed off-street, bicycle, and EV parking throughout the complex.
- Mr. Lawlore discussed the waiver they are requesting to reduce the actual parking space sizes from 9.5 ft. by 18 ft. long to 9 ft. by 18 ft. long and why this will be more beneficial for the area.
- Ms. James inquired about how the parking will be identified between public and private. Ms. Goldenfarb discussed that the proposed parking at the water tower would be public and that the other spots would be assigned to residents and visitors.
- Ms. Lemke requested an updated traffic summary due to the fact that there were changes done in the plans of the project that may reflect on traffic. She also requested a more in depth look at where the EV parking will be located throughout the site to get an idea of utility usage.
- Ms. Lemke believes that the accountability for the parking per unit is a bit high for their estimates,
- Mr. Meehan inquired whether they are planning for more EV spaces or the potential to add more in the near future. Trinity will be looking into this possibility without having to dig up any more areas.
- Mr. Meehan wanted Trinity to clarify the public spaces in the project that are actually residential only use areas.
- Ms. James suggested the possibility of adding a shuttle to the premises for Boston commuters or others that would like to get to transit services. Trinity has not had this in mind and it was suggested if there is a need for it after the facilities are occupied and see if it is worth the expense.
- Summary of a few questions from the Q & A on Zoom. Inquiries regarding the names of the streets considering there are all streets with those names in town. The street names are not final and will be discussed and decided later.
- Summary of a few questions from the Q & A on Zoom. Inquiries regarding the public parking in places other than the Water Tower Lot, overnight parking, less impervious surfacing, etc. were discussed and left open for a later meeting.
- Ms. Raposa suggested to anyone having questions in the Q & A that they may not be able to answer this evening, please email her and she will direct those emails to the correct person if she cannot help directly.
  - Ms. Lemke made a motion to continue the hearing for the State Hospital to March 6, 2023, at 7:45 PM
  - Ms. James seconded the motion.

- Roll Call: Mr. McKechnie, yes, Mr. Meehan, yes, Ms. James, yes, Ms. Lemke, yes (4-0)

**Administrative Updates:**

- Historical Commission - Mr. Meehan believes there is a meeting coming up but he is not going to attend due to the opening of the public hearing for Medfield State Hospital. Members from the Historical Commission may be attending the next meeting for the State Hospital Project and may be hearing their views regarding Historical Resources.
- School Building Committee - Meetings have begun, unfortunately, Ms. James was unable to attend the first meeting but she will be reporting back after attending future meetings.

**MINUTES**

December 5, 2022 - Mr. Meehan made a motion to approve the December 5, 2022 with edits. Seconded by Ms. James. Roll Call: Mr. McKechnie, yes, Mr. Meehan, yes, Ms. James, yes, Ms. Lemke, yes (4-0)

January 9, 2023 - Mr. Meehan made a motion to approve the January 9, 2023 with edits. Seconded by Ms. James. Roll Call: Mr. McKechnie, yes, Mr. Meehan, yes, Ms. James, yes, Ms. Lemke, abstain (3-0-1)

**Upcoming meetings:**

- March 6<sup>th</sup> and March 20<sup>th</sup>

**Adjournment:**

Ms. Lemke made a motion to adjourn the meeting. Ms. James seconded the motion. Roll Call: Mr. McKechnie, yes, Mr. Meehan, yes, Ms. James, yes, Ms. Lemke, yes (4-0)

Meeting adjourned at approximately 10:00 P.M.

Documents: [Application & Supporting Documents](#) / [Google Drive Link for Supplemental Information](#) / [Trinity Presentation 02/06/23](#)

2/6/23 Correspondence Summary

- |                             |   |
|-----------------------------|---|
| • Group Letter 2/3/23       | • Radosta email & letter 2/3/23, email 2/6/23 |
| • Leavell email 1/31/23     | • Stevenson 1/30/23                           |
| • W Massaro Comments 2/5/23 | • Washburne email 2/6/23                      |
| • Parillo letter 1/31/23    | • W Massaro Comments 2/3/23                   |
| • Perachi email 2/5/23      | • W Massaro Comments 2/4/23                   |
| • Peterson email 2/6/23     |   |

[MSHD Application Supporting Information Materials Booklet 1.11.23 \(pdf\)](#)

[MSHD Application Form 1.11.23 \(pdf\)](#)

[Exhibit N Soil Erosion and Sediment Control Concept Plan 1.11.23 \(pdf\)](#)

[Exhibit M Wayfinding Signage Plan 1.11.23 \(pdf\)](#)  
[Exhibit L Construction Management Plan 1.11.23 \(pdf\)](#)  
[Exhibit K3 NHESP Map-Site Locus 1.11.23 \(pdf\)](#)  
[Exhibit K2 MSH Wetlands - MassMapper 1.11.23 \(pdf\)](#)  
[Exhibit K1 FEMA Floodplain Map 1.11.23 \(pdf\)](#)  
[Exhibit J8 NRCS Web Soil Survey 1.11.23 \(pdf\)](#)  
[Exhibit J7 Water Quality Locus Map 1.11.23 \(pdf\)](#)  
[Exhibit J6 Proposed Conditions Cover Areas 1.11.23 \(pdf\)](#)  
[Exhibit J5 Existing Conditions Cover Areas 1.11.23 \(pdf\)](#)  
[Exhibit J4 Water-Sewer Program Comparison 1.11.23 \(pdf\)](#)  
[Exhibit J3 Water Programming Concept 1.11.23 \(pdf\)](#)  
[Exhibit J2 Sewer Programming Concept 1.11.23 \(pdf\)](#)  
[Exhibit J1 Overall Utility Programming Concept 1.11.23 \(pdf\)](#)  
[Exhibit I Program Reference Plan 1.11.23 \(pdf\)](#)  
[Exhibit H Parking Allocation Plan 1.11.23 \(pdf\)](#)  
[Exhibit G2 Roadway Ownership Figure 1.11.23 \(pdf\)](#)  
[Exhibit G1 Roadway Circulation Plan 1.11.23 \(pdf\)](#)  
[Exhibit F4 - Certificate of Good Standing- Trinity Acquisitions LLC \(pdf\)](#)  
[Exhibit F3 Certificate of Amendment \(pdf\)](#)  
[Exhibit F2 Certification of Organization \(pdf\)](#)  
[Exhibit F1 Special Town Meeting Warrant \(pdf\)](#)  
[Exhibit E - Affordable Housing Restriction and Agreement \(General\) 1.11.23 \(pdf\)](#)  
[Exhibit E - Affordable Housing Restriction and Agreement \(Artist Units\) 1.11.23 \(pdf\)](#)  
[Exhibit C - Affordable Housing Marketing and Selection Plan 1.11.23 \(pdf\)](#)  
[Exhibit B -Medfield State Hospital - Development Plan 1.11.23 \(pdf\)](#)  
[Exhibit A - Medfield Trinity Executed LDA with Exhibits \(pdf\)](#)  
[Ex. D - 2023-01-11\\_MSH - Building 9C\\_PB STAMPED \(pdf\)](#)  
[Ex. D - 2023-01-11\\_MSH - Building 8B\\_PB STAMPED \(pdf\)](#)  
[Ex. D - 2023-01-11\\_MSH - Building 7\\_PB STAMPED \(pdf\)](#)  
[Ex. D - 2023-01-11\\_MSH - Building 6E\\_PB STAMPED \(pdf\)](#)  
[Ex. D - 2023-01-11\\_MSH - Building 5B\\_PB STAMPED \(pdf\)](#)  
[Ex. D - 2023-01-11\\_MSH - Building 4C\\_PB STAMPED \(pdf\)](#)  
[Ex. D - 2023-01-11\\_MSH - Building 3A\\_PB STAMPED \(pdf\)](#)  
[Ex. D - 2023-01-11\\_MSH - Building 2F\\_PB STAMPED \(pdf\)](#)  
[Ex. D - 2023-01-11\\_MSH - Building 29F\\_PB STAMPED \(pdf\)](#)  
[Ex. D - 2023-01-11\\_MSH - Building 27a\\_PB STAMPED \(pdf\)](#)  
[Ex. D - 2023-01-11\\_MSH - Building 26\\_PB STAMPED \(pdf\)](#)  
[Ex. D - 2023-01-11\\_MSH - Building 23D\\_PB STAMPED \(pdf\)](#)  
[Ex. D - 2023-01-11\\_MSH - Building 22D\\_PB STAMPED \(pdf\)](#)

- [Ex. D - 2023-01-11\\_MSH - Building 22a\\_PB STAMPED \(pdf\)](#)
- [Ex. D - 2023-01-11\\_MSH - Building 21A\\_PB STAMPED \(pdf\)](#)
- [Ex. D - 2023-01-11\\_MSH - Building 20C\\_PB STAMPED \(pdf\)](#)
- [Ex. D - 2023-01-11\\_MSH - Building 1\\_PB STAMPED \(pdf\)](#)
- [Ex. D - 2023-01-11\\_MSH - Building 19B\\_PB STAMPED \(pdf\)](#)
- [Ex. D - 2023-01-11\\_MSH - Building 18E\\_PB STAMPED \(pdf\)](#)
- [Ex. D - 2023-01-11\\_MSH - Building 17B\\_PB STAMPED \(pdf\)](#)
- [Ex. D - 2023-01-11\\_MSH - Building 16C\\_PB STAMPED \(pdf\)](#)
- [Ex. D - 2023-01-11\\_MSH - Building 15A\\_PB STAMPED \(pdf\)](#)
- [Ex. D - 2023-01-11\\_MSH - Building 14D\\_PB STAMPED \(pdf\)](#)
- [Ex. D - 2023-01-11\\_MSH - Building 13\\_PB STAMPED \(pdf\)](#)
- [Ex. D - 2023-01-11\\_MSH - Building 12D\\_PB STAMPED \(pdf\)](#)
- [Ex. D - 2023-01-11\\_MSH - Building 11A\\_PB STAMPED \(pdf\)](#)

Question	Asker Name	Answer
Sarah, if you could please share the number of attendees tuned in for Trinity hearing, that would be appreciated. Thank you. Chris Potts, 7 Curve St.	Chris McCue Potts	55 attendees
Thank you!	Chris McCue Potts	
For Mark Klopfer: Will solar parking canopy installations be allowed? What restrictions will apply to the placement, size, etc?	Jim Nail	live answered
Might help if he were to dial in.	Zeus Smith# CRWA (he/him)	
A number of high sap producing maples were taken down They were healthy producers who made the decision ? Based on the stumps excellent condition an incorrect decision was made?	Sharon Judge	live answered
Will either the March 6 or the March 20 meeting be in-person?	Patrick	live answered
For Abby: Will Trinity be engaging New Ecology to get their input in time for the March 20 Energy Conservation hearing?	Jim Nail	live answered
Based on the future meeting schedule, when will the revised parking lot be up for review/approval?	David Leavell	live answered
The police firing range is located in a drinking water Recharge area This violates the epa safe drinking water act. Shooting lead into an soil embankment and allowing it to Leach into a recharge area. Please notify the epa of this site.	Sharon Judge	live answered

Please explain how parking is outside the perview of the Planning Board? Paul McKechnie mentioned a Select Committee is reviewing this? Who is this and will these meetings be public?	Paul Mason	live answered
Also, mentioned was traffic impact....was a study of traffic made along hospital road particularly at the intersection with Harding as this may end up being a conjection point.	Paul Mason	live answered
Solar panels should not be allowed as part of this project for historical and technical reasons.	John Thompson	live answered
If historic first review with MA Hist, & Nat Park sevice is done--what was determined on roof mounted solar panels? Prior hearing has roof solar panels as As-off-Right ?	Bill Massaro	live answered
Regulatory/process questions: Will Trinity share their revised (presumably reduced) Water Tower parking lot proposal that Ms. Goldenfarb referenced earlier, with the neighborhood group, as they did prior to this Planning Board meeting? Can this happen prior to any Select Board vote on this aspect of the plan? Thank you, Matt Parillo, 44 Evergreen Way, Abutter	Matt Parillo	live answered
What is the towns responsibility regarding the upkeep and maintenance of the buildings presently and until the start of construction? Jeff Hyman Metacomet street	Jeff Hyman	live answered
My address is 97 Hartford Street	Jim Nail	live answered
When was the site walked for tree survery/inventory?	Deborah Bero	live answered
Identity of arborist used?	Deborah Bero	live answered
Availability of copy of report, if any to date, by arborist?	Deborah Bero	live answered
Due to the past few years with water bans/drought - how will the landscaping be maintained with lack of watering/irrigation use etc. - Jill Radosta 36 Longmeadow Road	Jill Radosta	live answered
Did Trinity/arborist reference existing list of trees at site?	Deborah Bero	live answered
Can you indicate on the plan or describe how the overlook will be accessed? It's not clear what road someone would take.	Patrick	live answered
Has the town counsel determined that using the water tower field for parking does not violate the agreement with the commonwealth? Ted Carlson 31 Longmeadow	Wendy Carlson	live answered
Also, mentioned was traffic impact....was a study of traffic made along hospital road particularly at the intersection with Harding as this may end up being a conjection point. 2 Longmeadow rd	Paul Mason	live answered
No question on Inclusionary....Total unit count is the same( 334) as in the original proposal. Has the mix of units changed and is there a top level description you could give on what changed? for example more or less studio and 1-BR, more 2BR or 3 BR?	Bill Massaro	live answered
MAy have impact on resident #	Bill Massaro	live answered



MAy have impact on resident #	Bill Massaro	Bill, Abby and Amanda have confirmed that the unit mix has not changed from June 2022. The unit mix did change from the RFP due to the 10% 3BR requirement
Since many of the present road names exist in other parts of town, what is the plan for changing the names at the project site?	Jeff Hyman	live answered
what does the CAM lease specify regarding parking? tobey quint 16 spring valley rd	Tobey Quint	live answered
So the only public parking is in the water tower lot, none by the overlook? Can CAM's lot be used for their events? Can the assigned spaces be freed up during special event times and then revert back to assigned for overnight, etc?	Jenna Leavell	live answered
Are all parking lots/spots going to allow overnight parking? Is there flexibility to allocate some parking that would not be for overnight, for example, for cultural event related parking? What entity determines or has the decision-making authority as to whether some lots would not be overnight-while others (for building residents) would be overnight allowed: is this Planning Board? Select Board? Thank you.	Matt Parillo	live answered
Are there any provisions for permanent public parking near the Overlook?	Bill Massaro	live answered
Why did you opt to create two separate parking lots adjacent to Service Drive, instead of doing head in parking with Service Drive going down the middle? - less impervious surface.	Osler Peterson	live answered
Eileen Murphy - is the parking lot in the water tower area included in the impervious total? As that is town owned land?	Eileen Murphy	live answered
Eileen Murphy, The are near the green space could be enlarged for additional parking, correct?	Eileen Murphy	live answered
Eileen Murphy... sorry...area near the green space...	Eileen Murphy	live answered
Sorry, I was not clear as to my final question, who determines easement requirements for public parking, i.e. restricting overnight parking: is this Planning Board? Select Board? Thank you.	Matt Parillo	live answered
Will there be access from Longmeadow to the property.	Patrick	live answered