

Place: Hybrid Meeting held at Chenery Hall, Medfield Town House and via Zoom
The Board of Selectmen will attend in person and members of the public may attend in person.
In addition, members of the public who wish may participate via Zoom.

Call to Order

At 7:00 pm, Chair Marcucci called the meeting to order.

We want to take a moment of appreciation for our Troops serving around the globe in defense of our country

Present: Selectmen - Osler Peterson, Michael Marcucci, Gustave Murby; Town Administrator, Kristine Trierweiler; Assistant Town Administrator, Nicholas Milano; Town Counsel, Mark Cerel. **Absent:** None. **Staff Present:** Sarah Raposa. **Participating Remotely:** John Yi, Geoffrey Pedder. **Guests:** Energy Committee: Penni Connor, Megan Sullivan.

Announcements

Disclosure of video recording.

We want to take a moment of appreciation for our Troops serving around the globe in defense of our country.

Appointments

1. JM Goldson Inc to discuss the Housing Production Plan **a. Potential vote to approve the Housing Production Plan**

JM Goldson was not present. Town Planner, Sarah Raposa clarified for Selectmen there were no substantive differences in the draft they saw. There were clarifications and minor edits where Dale Street School was referenced, and some reorganization strategies. The Planning Board approved the plan on February 7, 2022.

Once the 2020 Census becomes finalized, Medfield will be 29 units away from 10% Safe Harbor. The Safe Harbor targets for having a housing production plan aren't as relevant after meeting the 10% target.

Selectmen asked for clarification from Ms. Raposa regarding:

- Housing Choice Community Grant Money
- Diversity, equity and inclusion
- Once 40B 10% Safe Harbor is realized, have a broader goal to maintain socio economic diversity with housing

Selectmen discussed strategic issues of where the Town is headed:

- Vastly different State versus Town population projections and how that affects housing and school growth

- Housing Plan Key Findings conclude Medfield is over-housed (83% of housing units have ≥ 3 bedrooms but 47% of households have ≤ 2 people)
- Tax policies to help Medfield seniors remain in Town (Accessory Dwelling Units)

MOTION: Mr. Murby moved to approve the updated Housing Production Plan with edits from Mr. Peterson. Seconded by Mr. Peterson.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Roll Call Vote: 3-0-0

2. Town Planner Sarah Raposa to discuss proposed guidelines for new Multi-Family Zoning Requirements for “MBTA Communities”

Ms. Raposa discussed the Housing Choice Multi-family Zoning changes that were made to the State Zoning Act 340, Section 3. The classification can refer to either MBTA Communities or 3A. Medfield is considered an MBTA adjacent community. The Town is required to provide at least one zoning district of reasonable size that allows multi-family housing by right. Reasonable size is 50 acres with a density of 15 units per acre. The minimum multi-family district unit capacity requirement for Medfield is 750 multi-family units according to the draft guidelines.

The Town has a period of time to determine whether it complies, how to comply, or whether the Town chooses not to comply. The Board of Selectmen has been briefed by the administration. Ms. Raposa presented the process and was present to collect comments.

- Collect comments from this community information forum
- Submit community information forum comments to (DHCD) by the beginning of May
- Town's response: 1) does comply, 2) plans to comply, 3) will, or 4) will not comply
- If we wish to comply, the Town has a two-year period to comply

Ms. Raposa discussed with Selectmen:

- Legislation that was passed
- Town choice to comply or not and the consequences of not complying (losing State grants)
- The Town's ability to waive the number of units per acre written into the density requirement
- Whether the Medfield State Hospital project would bring the Town into compliance

Selectmen discussed:

- The State does not address legitimate concerns over infrastructure and the community's tax basis to absorb the costs of affordable housing, or the affordability of the taxes to affordable homeowners.
- Mr. Marcucci suggested penning a comment letter to the State DHCD listing some perspectives from communities like Medfield that don't have a tax basis to absorb the costs of these initiatives without a strong commercial base.

3. Members of the Medfield Energy Committee to discuss Town Garage solar

a. Potential vote on a contract with Solar Design Associates

Penni Connor addressed Selectmen describing:

- Opportunity for solar power on top of the DPW facility. We are looking at a 215 kilowatt direct current facility. The installation would produce 170% more power than the DPW uses and reduce 370 tons of carbon.
- Advantages consist of reducing carbon to achieve carbon neutrality by 2050 and bring tremendous cost savings to the Town
- Available options include:
 - **Partnering an agreement with Power Options**
 - They've been secured by Mass Clean Energy Center to have turnkey solutions to secure the supply chain on behalf of members. They've secured Solect Energy.
 - She described their purchase power agreement as more attractive than the one proposed in 2020. They have lowered the price and offered more kilowatt power.
 - We can explore the option of developing our own specs
 - **Partnering an agreement with Solar Design Associates**
 - Create specifications, put it out for bid, perhaps get a higher price. Based on her estimates, if we get a higher price, you could add \$75,000 to the Town over a term of 20 years, approximately \$2,000 annual benefit.

Ms. Connor said they've done an audit of analysis of benefits to the Town. With the purchase power agreement, the most conservative analysis using the current service generation price would be well over \$200,000 over 20 years if we use the projections of pricing for generation that Solect Energy projects could be in the \$400,000 range. They've offered us 5 1/2 cents off our pricing.

- Risks of solar power
 - In July 2021 we secured our incentive slot in the Smart program. The system has to be installed and verified by 12/31/22 or the Town loses their incentive slot and will need to go to the back of the waiting list. This will mean rebidding the PPA.
 - There is noise in the solar community about supply chain issues.
- Ms. Connor discussed next steps

Selectmen discussed the options.

MOTION: Mr. Murby moved to move ahead with Power Options for the project of the Department of Public Works (DPW) garage. Seconded by Mr. Peterson.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Roll Call Vote: 3-0-0

Chair Marcucci opened the public hearing.

4. Public Hearing for the following Solicitor License Applications: a. SunRun: John Yi

Selectmen asked Mr. Yi questions about the business and benefit to citizens.

MOTION: Mr. Murby moved to approve the solicitor license application for SunRun by Mr. John Yi for a three-month period in accordance with the times and details provided in the application. Seconded by Mr. Peterson.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Roll Call Vote: 3-0-0

5. Geoffrey Pedder, ZeLUS Beer Company, to request a one-day beer license to serve and sell beer at CrossFit Medfield on March 11 from 4 pm

Selectmen asked Mr. Pedder questions about the venue.

MOTION: Mr. Murby moved to approve the one-day beer license to serve and sell beer at CrossFit in Medfield on March 11 from 4:00 pm to 9:00 pm for ZeLUS Beer Company. Seconded by Mr. Peterson.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Roll Call Vote: 3-0-0

Discussion Items

6. Review and discuss proposed utility and access easement with Medfield Holdings LLC (Hinkley South project).

a. Potential vote to approve utility and access easement.

Selectmen Peterson recused himself.

Town Counsel Mark Cerel presented to Selectmen he is comfortable with the current revision. He said the document cites specifics that are needed to get across the Town parcel to the main property. Counsel Cerel said he told Attorney Murphy he wanted this as part of the deed; not a standalone easement. He recommended there needs to be at least a sketch plan; if not, a separate recordable plan generated that delineates the easements.

Selectmen Peterson returned.

7. FY2023 Budget Review

Ms. Trierweiler discussed the FY23 Budget the Town is working on with the Warrant Committee. Between what the Town has available in revenue and what has been requested by departments, we have a delta of \$927,706. The Warrant Committee is working on reducing that.

Mr. Murby asked if we have a clear view of how the relief funds are supplementing the budgets. Ms. Trierweiler said if you review the School Committee presentation Dr. Marsden presented, they have SR3 Grants which tally about \$374,000 which they're using to

supplement their operating budget. We don't have any of the ARPA money currently supplementing this budget. On the Town side, this is the straight up budget of the picture of how the budget is changing. She said if we are able to settle our issue with Norfolk County, then we are anticipating a lot of that to offset our capital budget requests over the next several years.

8. Update from the Town Administrator regarding American Rescue Plan Act federal funds and discussion of Norfolk County's determinations on eligible uses of the funds

Ms. Trierweiler reported that Senator Markey's office reached out to several of the Norfolk County towns to ask for an update and more information that they will bring to the Treasury. We hope to have an update next week.

Action Items

9. Vote to accept and sign the agreement to grant terms and conditions for the MetroWest Health Foundation grant to the Medfield Health Department for the Municipal Public Health COVID-19 Response project

MOTION: Mr. Murby moved to accept and sign the agreement grant terms and conditions for MetroWest Health Foundation Grant to the Medfield Health Department to the Municipal Public Health Covid-19 Response Project. Seconded by Mr. Peterson.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Roll Call Vote: 3-0-0

10. Vote to accept a grant from the Commonwealth of Massachusetts Department of Energy Resources Green Communities program in the amount of \$179,884 and authorize the Chair and Town Administrator to sign the standard state grant contract documents

MOTION: Mr. Murby moved to accept and sign the agreement grant from the Commonwealth of Massachusetts Department of Energy Resources Green Communities program in the amount of \$179,884 and authorize the Chair and Town Administrator to sign the standard state grant contract documents. Seconded by Mr. Peterson.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Roll Call Vote: 3-0-0

11. Vote to appoint Record Access Officers and update the Public Records Policy

MOTION: Mr. Murby moved to appoint Record Access Officers and update the Public Records Policy to reflect Marion Bonoldi, Kristin Trierweiler, Dr. Marsden, Michael Lafrancesca as the Records Access Officers. Seconded by Mr. Peterson.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Roll Call Vote: 3-0-0

12. Vote to sign Eagle Scout certificates recognizing Colby Matthew Hatch, Brady Robert Gipson, and Kenneth Robitaille Manning of Boy Scout Troop 89

MOTION: Mr. Murby moved to sign Eagle Scout certificates recognizing Colby Matthew Hatch, Brady Robert Gipson, and Kenneth Robitaille Manning of Boy Scout Troop 89.

Seconded by Mr. Peterson.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Roll Call Vote: 3-0-0

13. Vote to appoint Robert Tannler to the Cemetery Commission for a term to expire on June 30, 2023

MOTION: Mr. Murby moved to appoint Robert Tannler to the Cemetery Commission for a term to expire on June 30, 2023. Seconded by Mr. Peterson.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Roll Call Vote: 3-0-0

14. Vote to approve and sign the Grant Agreement with Norfolk County for American Rescue Plan Act grant funds and authorize Town Administrator Kristine Trierweiler to submit applications to Norfolk County for ARPA funding distribution to Medfield

MOTION: Mr. Murby moved to approve and sign the Grant Agreement with Norfolk County for American Rescue Plan Act grant funds and authorize Town Administrator, Kristine Trierweiler to submit applications to Norfolk County for ARPA funding distribution to Medfield. Seconded by Mr. Peterson.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Roll Call Vote: 3-0-0

Citizen Comment - There were no comments.

Consent Agenda

15. Kathy Shichel requests approval for the 6th Annual Run Like a Maverick 5K to be held on May 8, 2022

MOTION: Mr. Murby moved to approve the request for the 6th Annual Run Like a Maverick 5K to be held on May 8, 2022. Seconded by Mr. Peterson.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Roll Call Vote: 3-0-0

Meeting Minutes

October 5, 2021; January 18, 2022

MOTION: Mr. Murby moved to approve the meeting minutes of October 5, 2021 and January 18, 2022. Mr. Peterson seconded.

Medfield Board of Selectmen
Meeting Minutes, February 15, 2022

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.
Roll Call Vote: 3-0-0

Town Administrator Updates - There were none.

Next Meeting Dates

March 1, 2022; March 15, 2022; March 22, 2022

Selectmen Reports

Mr. Murby requested a hearing with the School Committee and the public.
Mr. Marcucci said the plan is first to schedule a Workshop with the School Committee.

Informational

- Comcast Form 500 for 2021
- Verizon FIOS TV programming change

Executive Session

Chair Marcucci declared the Selectmen go into Executive Session for the purposes of discussing the purchase, exchange, lease or value of real property, and to conduct contract negotiations with non-union personnel to wit, the Fire Chief, and having these discussions and conducting these negotiations in public would be detrimental to the Town.

The Open Session will not resume at the conclusion of the Executive Session.

MOTION: Mr. Murby moved the Medfield Board of Selectmen go into Executive Session for the purposes of considering the purchase, exchange, lease or value of real property, and to discuss strategy with respect to non-union personnel, to wit, the Fire Chief, if an open meeting may have a detrimental effect on the bargaining position, the public body, and the Chair so declares, as he has, and if an open meeting may have a detrimental effect on the negotiating position to the public body and the Chair so declares, which he has. Seconded by Mr. Peterson.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Roll Call Vote: 3-0-0

Respectfully submitted,

Dale Michaud
Recording Clerk

Meeting Materials

Documents and Exhibits

The packet with meeting materials for this meeting is available at this link:

<https://www.town.medfield.net/DocumentCenter/View/5750/BOS-Meeting-Packet-February-15-2022?bidId=>

- 2/15/22 BOS Letter to MA Dept. of Housing and Community Development enclosing Medfield Housing Production Plan for their review and approval
- Draft Medfield Housing Production Plan prepared by JM Goldson LLC FY2021-2025
- 2/1/22 Memo from Town Planner, Sarah Raposa to BOS, Draft Compliance Guidelines for Housing Choice Multi-family Housing
- 12/15/21 Letter from Commonwealth of Mass. EOHEd Executive Office of Housing and Economic Development to MBTA Communities ref: Chapter 358 Laws of 2020, Omnibus Economic Development
- SunRun Solicitor Application from John Yi to the Board of Selectmen
- Beer License Application Letter to the Board of Selectmen from ZeLUS Beer Company
- Utility and Access Easement Agreement between Town of Medfield and Medfield Holdings LLC
- Covid-19 Response CVM-11 Grant Award Letter and Agreement from Metrowest Health Foundation to Town of Medfield
- Competitive Grant Award and Contract, Dept. of Energy Resources (DOER), Green Communities Division
- Town of Medfield, Public Records Policy
- 2/9/22 Letter of Interest, Vine Lake Cemetery Committee, Robert Tannler
- ARPA Grant Agreement with Norfolk County, Massachusetts
- 2/7/22 Comcast Form 500 Complaint Response regarding video service to the community