



TOWN OF MEDFIELD

Office of the

PLANNING BOARD

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

MEETING OF:
March 6, 2023
MINUTES

Members Present via Zoom Meeting: Chair Paul McKechnie, Vice Chair Jim Brand, Seth Meehan, Member; Teresa James, Member; Sarah Lemke, Member; Doug Larance, Associate Member

Members Absent: Jamie Sullivan, Associate Member

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

Others Present: Bob, Brian Grimm, Christen Holmes, David Leavell, Jean Mineo, Jerry Potts, Jim Nail, Kelda Perachi, Jeremy W., Lisa Mead, Matt Parillo, Matt Smith, Mike, Nate Gray, Patrick, Bill Massaro, Ryan Dale, S. Wash, Jill Radosta, Eileen Murphy, Gus Murphy, Todd, Sara Paclat, Susan Collins, Wendy Carlson, Zack, Zeus Smith, Osler Peterson, Michael Taylor, Michael Petit, Matt Lawlor, Mike, Paul Mason, Amanda Alberda, Bethany Moody, Brittany Franklin, Diane Tran, Erica Kramer, Erin Boyce, Jessica Bardi, Joe Perachi, Kendra Halliwell, Kevin McCarthy, Deborah Bero, Don, Jennie Romiti, Nancy Ludwig

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 (ANR) Plans – Matt Smith / Dover Mill LLC, 49 Elm Street to divide the house (Lot 1B) and barn/garage (Proposed Lot 1D) because each lot contains a building still standing that was standing at the time subdivision control law went into effect in the town (1953).
 - Mr. Smith shared his screen of the plans and explained his intentions as well as the reasons for the change needed. Ms. Lemke shared the history and discussed past presentations from Mr. Smith for the public.
 - Ms. Lemke made a motion to endorse approval not required by plan shown, without any commentary on the adequacy of these lots for zoning and compliance purposes.
 - Mr. Brand seconded the motion
 - Roll Call: Mr. McKechnie, yes, Mr. Meehan, yes, Ms. James, yes, Ms. Lemke, yes, Mr. Brand, yes (5-0)
- Change of Use Determinations – n/a

Zoning By-Law Amendment

Town Planner, Sarah Raposa, proposed that this is tabled until a new Town Planner is put into place since she is moving on to another position. Ms. James shared her thoughts on delaying this will be problematic for upcoming hearings and agenda items. Mr. Meehan agreed with this and wondered about certain items being able to move forward for Medfield State Hospital. Board discussion on logistics, timing, and capacity.

- Ms. Lemke made a motion to withdraw the Amendment until before the 2024 town meeting or in the near future.
- Mr. Brand seconded the motion
- Roll Call: Mr. McKechnie, yes, Mr. Meehan, yes, Ms. James, yes, Ms. Lemke, yes, Mr. Brand, yes (5-0)

Medfield State Hospital

– 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.

- Mr. Lawlor went over the agenda and what to expect from the presentation.
- Ms. Alberda discussed the parking and circulation. She went over the parking at the Water Tower and what is to be expected from Trinity regarding this.
- They have reduced some of the parking ratios which in turn has eliminated extra spaces.
- The Water Tower lot will be all public parking and will be 72 spaces.
- There will be 549 residential spaces
- Ms. Alberda explained that there will be 119 visitor/public parking within the MSH residential area that Trinity is responsible for and 72 at the Water Tower that the town of Medfield will be responsible for.
- Trinity has allotted 22 EV spaces and will be able to add more down the road if the demand is there. Also there will be 48 bike racks throughout the property
- Ms. Alberda shared the overall breakdown with parking her presentation.
- Mr. McKechnie wanted it clarified that the town will be responsible for the 72 spaces at the Water Tower. Ms. Goldenfarb clarified that Trinity will plow and maintain the 72 spaces however they are owned by the town.
- Mr. Brand inquired about the construction and underground work for additional EV spaces that will most likely need to be added in the future. Mr. McCarthy responded that they still have to speak with Eversource but it will require additional underground

conduit as well as additional capacity. Trinity will be discussing this further in their next presentation.

- Trinity is still deciding if the EV spaces will be available for public spaces.
- Ms. Lemke summarized the expectations of the parking from Trinity and what they are doing to meet those expectations.
- Ms. Goldenfarb clarified that there are historic constraints and grading issues in some areas. Trinity is trying to make sure that there is not only enough parking but also where it is really needed near buildings.
- Mr. Brand asked about the “paint shop building”. Ms. Goldenfarb stated that they are in works of clarifying if it is a historical building and once that is determined, there will be discussion on how it is going to be used or if it will be demolished.
- Mr. Larence inquired about the parking lot for the CAM lot. Mr. McCarthy clarified that it is needed for staff and performances, etc. He broke down how they had created a number of parking spaces based on the seating in the chapel.
- Ms. Mineo spoke about the CAM area and how there is going to be more parking needed in that area. Trinity had deciphered 75 spots, (1 car per 4 people, 300 seat chapel) and Ms. Mineo believes that there needs to be at least a minimum of 103 spaces.
- Ms. Lemke reiterated that the parking and process is still underway and Trinity is responding to the town the best way to accommodate, however they have to work within their parameters.
- Ms. Halliwell from ICON Architecture presented past historic building projects that they have worked on in Massachusetts and their specialty for preserving the historic architecture of each site.
- Ms. Halliwell discussed how each building at MSH is going to be approached. She explained how they are going to keep the updated needs to the look of what is conducive to the project.
- Ms. Halliwell went through the photos of different buildings and the conditions that they are in. She went into detail about what is going to be done for the roofs and the inside structures of some of the buildings.
- Ms. Moody from ICON Architecture discussed preserving the buildings and character of each building. She showed through her presentation how they are planning to make this possible.
- She also showed how they are approaching making the buildings MAAB accessible.
- Ms. Moody explained how they would like to keep the old “day rooms” as amenity spaces for the residents at MSH
- Mr. Meehan asked about their standing with the Town Historic District Commission. Ms. Alberda stated that they are in the process of working with them and they have a few areas to be discussed in depth. Ms. Alberda explained that they want to get a Certificate of Appropriateness later in the calendar year.
- Mr. McKechnie discussed the questions from the Q&A
- Ms. James asked if all the buildings were all going to ADA Accessible interior and exterior and Ms. Moody responded that there are no plans for any elevators in the buildings but all common areas with 12 units or more will be ADA compliant.
- Ms. Boyce from PAL discussed her presentation on the historic tax credit application process and how Trinity is working towards that. She also discussed what has been submitted up to this point and the responses that they are waiting for.

- Ms. Lemke made a motion to continue this public hearing until March 20, 2023 at 7:35 PM.
- Mr. Brand second the motion.
- Roll Call: Mr. McKechnie, yes, Mr. Meehan, yes, Ms. James, yes, Ms. Lemke, yes, Mr. Brand, yes (5-0)

Administrative Updates:

Historical Commission - They are meeting on March 22, 2023. They are reviewing the demolition of 8 Curve Street.

Open Space & Rec Plan - There is a “5-minute survey” that they would like to have members to take as soon as they can.

School Building Committee - Ms. James attended and they did a walk-through of Dale Street and she said it was very informative. She discussed that the MSBA needs letters of interest by April 18, 2023. The town is submitting a letter of interest and hopefully will hear back by the end of the calendar year.

MINUTES

February 6, 2023

- Ms. Lemke made a motion to approve minutes for February 6, 2023.
- Mr. Brand second the motion.
- Roll Call: Mr. McKechnie, yes, Mr. Meehan, yes, Ms. James, yes, Ms. Lemke, yes, Mr. Brand, yes (5-0)

Upcoming meetings:

- March 20, 2023 & April 3, 2023
- Ms. Raposa proposed rescheduling some meetings due to time constraints, date conflicts and the possibility of in person meetings coming up in April. A decision was reached on holding a meeting April 24, 2023.

Adjournment:

Ms. Lemke made a motion to adjourn the meeting at approximately 9:40 pm . Ms. James seconded the motion. Roll Call: Mr. McKechnie, yes, Mr. Meehan, yes, Ms. James, yes, Ms. Lemke, yes, Mr. Brand, yes (5-0)

#	Question	Asker Name	Asker Email	Answer
1	The Medfield Energy Committee is strongly in favor of ground mount solar because it is essential to make the development as climate-friendly and sustainable as is required for the climate emergency.	Jim Nail	'-	live answered
2	I would ask if the Medfield Historic District Commission would even allow ground mounted and parking canopy at The Medfield State Hospital.	Michael Taylor	'-	live answered
3	Parking lots are also not in keeping the with bucolic nature and agricultural legacy of MSH. The use of the property is changing, the world around it is changing, and we need to be open to a new future.	Jim Nail	'-	noted for the record; thanks Jim.
4	Bill Massaro Is paint shop in Trinity project or not? It appers to be on Yown-retained land.	Bill Massaro	'-	live answered
5	David Leavell 27 Longmeadow Rd. Now that the water tower lot is 100% public, why does it need to stay at 72 spaces? When that count was initially approved it included resident and public parking, so it seems it should be further reduced. We were also told there would be no overnight parking allowed there (concerns around lighting, noise, etc as a neighbor) - is overnight parking allowed in the water tower lot?	David Leavell	'-	live answered
6	Bill Massaro -so there will be no Overnight Parking in the WT parcel?	Bill Massaro	'-	live answered

7	Mike Petit 8 Spring Valley RD. Currently there is parking in front of the maintenance building. Is it possible to shift some or all of the Water Tower parking lot to that location in keeping with existing access to the rear green sapce and Charles River.?	Michael Petit	'-	live answered
8	Kelda Perachi 42 Evergreen Way. Belforge had parking for the water tower lot in your previous meeting, where have those spots gone? Just to confirm the water tower lot will have 72 spots max.	Kelda Perachi	'-	live answered
9	Jill Radosta 36 Longmeadow - direct abutter to WTP What are the setbacks for the WTP Parking Lot? Why is	Jill Radosta	'-	This question is logged
10	This might be for the select board. From the map it doesn't appear like any parking was added to the south of MSH. Those overnight visitor parking spots should be added there, away from the only neighborhood near the facility.	David Leavell	'-	Anything outside the disposition parcel is not the subject of this public hearing.
11	Jill Radosta - 36 Longmeadow So to clarify all the residence for trinity will have assigned parking spots (not in this WTP parking lot)	Jill Radosta	'-	Trinity confirmed their residents will not have parking spots assigned in the WTP lot.

12	<p>Ted Carlson, 31 Longmeadow Rd: Per Act 2014 Chapter 69, "If any parcel or easement ceases to be used for the purposed set forth ... title to such parcel will revert to the commonwealth." Has the state agreed that a parking lot does not violate this agreement? I don't understand why the town feels that a parking lot is for the use of the water department.</p>	Wendy Carlson	'-	<p>This is a question best handled in consultations with the Selectboard and their counsel.</p>
13	<p>Can someone articulate the distinction between the CAM lot and the 100% public lot? Isn't there some overlap in usage for those two lots - how are the CAM spots restricted differently than the public lot?</p>	David Leavell	'-	<p>live answered</p>
14	<p>Jerry Potts 7 Curve St. I appreciate Trinity's consistent willingness to listen to the the public and their flexibility to make changes as needed. I would like to request the Town evaluate options to ensure adequate parking for Bellforge events as well (on Town land). There is a much greater potential for negative issues with visitors parking in places that no one wants if we don't work to find a reasonable solution to meet Bellforge's parking needs. I understand this is a Town discussion, but Abby is correct— Bellforge needs contiguous parking if possible. Thanks for the excellent work so far.</p>	Jerry Potts	'-	<p>This comment is logged</p>

15	Regarding EV ratio: One EV charging space per 35 was a forward-looking ratio in the past. However, at this point, developing consensus is that new internal combustion passenger cars will likely not be sold in MA beyond around 2030.	Fred Davis	'-	This comment is logged
16	Matt Parillo 44 Evergreen Way. While I understand that an overnight restriction on WT parking is a Select Board decision, does either Trinity and/or the Planning Board have an opinion on this idea that they will be communicating to the SB? Now that this lot is 100% public/visitor parking, my concern has increased on the importance of having no overnight parking there.	Matt Parillo	'-	This question is logged
17	Bill Massaro--I will send Triniy a background package on the Paint shop. John Thompso and I have been aware and folliwng it have been following it since 2010...and DCAMM was supposed to have demolished it when they demolished the salvage Yard in 2012	Bill Massaro	'-	This comment is logged
18	Sarah - can you pls share # of attendees? Thank you! Chris	Chris McCue Potts	'-	63
19	Mike Petit - are there any restrictions associated with CAM lot?	Michael Petit	'-	This question is logged
20	Thank you.	Chris McCue Potts	'-	live answered
21	Events parking should not burden the only neighborhood near MSH - that parking lot impacts us daily. Parking should be relocated to the south area.	David Leavell	'-	This comment is logged

22	This is Brian Grimm, resident at 230 South Street and Bellforge board member. I agree with Jean. I worked at our welcome table and tracked attendee headcounts at many of our events last year. I can anecdotally share that we had a significant share of groups of 1 and 2 attending our events. To me, those felt as or even more common than larger groups. So to me, a ratio of one car/spot to every four tickets sold seems inaccurate and inadequate.	Brian Grimm	'-	This comment is logged
23	I was going to hold this for 3/20, but since ICON raised energy efficiency, my question is what New Ecology's role will be in completing the current schematic plans. As they currently exist, these plans have serious problems and missed opportunities for energy efficiency.	Jim Nail	'-	live answered
24	For the record, I am at 97 Hartford Street and a member of the Energy Committee	Jim Nail	'-	live answered
25	I would concur with Amanda Alberda - Michael Taylor, Chair, Medfield Historic District Commission	Michael Taylor	'-	Noted... Thanks Mike!
26	what is expected max MW load of the over complex?	Michael Petit	'-	This question is logged
27	Slate roofs are to be replaced with non-slate? I would hope PV-roofing (that is meant to replicate the look of slate) be considered.	Fred Davis	'-	live answered
27	Slate roofs are to be replaced with non-slate? I would hope PV-roofing (that is meant to replicate the look of slate) be considered.	Fred Davis	'-	Comment logged

28	That wall assembly will only have an R value of about 2 according to my calculations. They will be very difficult to heat and cool with heat pumps at that level.	Jim Nail	'-	This comment is logged
29	Thank you Sarah Raposa!	Jill Radosta	'-	Its been a pleasure working in Medfield!