



TOWN OF MEDFIELD

Office of the

PLANNING BOARD

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

MEETING OF:
April 5, 2021
MINUTES

Members Present via Zoom Meeting: Chair Teresa James, Paul McKechnie; Sarah Lemke; Jim Brand; Seth Meehan; Jamie Sullivan, Associate Member; Blake McDermott, Associate Member

Members Absent: None

Staff Present: Sarah Raposa, Town Planner

Others Present: Chris McCue Potts, David Temple, Robert Aigler, Michael Perloff, Maria Baler, Peter Fletcher, Robert Kennedy, Liz and Alan Blair, Shawn Farrell, Victoria Lia, Tara, Daniella Golden, Saverio Maviglia, Tim Hughes, Greg Lorusso, Kristin Poler, David Temple

Location: Virtual Zoom Meeting

At approximately 7:33pm, Teresa James called the Planning Board meeting to order, David Temple called the Historical Commission meeting to order and Robert Aigler called the Conservation Commission meeting to order. Teresa James read the following notice:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Planning Board, Historical Commission, and Conservation Commission is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A reminder that persons who would like to listen to or view this meeting while in progress may do so by following the instructions on the agenda and meeting notice. This meeting is being recorded.

Approval Not Required (ANR) Plans – none

Change of Use Determinations – none

Ms. Raposa gave a presentation on proposed scenic ways and answered participant questions.

At 7:52 PM, Liz & Alan Blair asked: “Mustn't we go to the town to add or remove a tree in a public way now? How does making a public way a scenic way change that?” Ms. Raposa responded.

At 7:54 PM, Victoria Lia, who lives on 55 Elm Street asked: “I have had Eversource come on to my property to cut down some of our Pine trees without permission. The reasoning was that they wanted to clear the foliage around the electrical wires. Would they now have to get permission from the planning board to do such work if our street becomes a scenic way?” Ms. Raposa responded.

At 7:58 PM, Greg Lorusso wrote: “Hi, this is Greg Lorusso and I live on Plain Street. So just to clarify this does not affect or hinder any work on trees or rock walls ‘on’ my property.” Ms. Raposa responded

David Temple asked who to reach out to about removing nuisance trees. Ms. Raposa responded.

At 8:03 PM, Shawn Farrell, who lives on 53 Millbrook Road wrote: “What is the setback (in feet) from the edge of the roadway that determines if a tree is considered to be ‘in the public way’? Is it measured in terms of the base of the tree or the top area?” Ms. Raposa responded.

At 8:06 PM Liz & Alan Blair asked: “If a road is made a scenic way does that preclude changes such as adding sidewalks, streetlights, re-alignment of the way?” Ms. Raposa responded.

At 8:06 PM Rob and Joan Marquart, who live on Nebo Street asked: “What is the purpose of designating a road this way?” Ms. Raposa responded.

Mary McCarthy asked if there is any jurisdiction over private property when it comes to trees on Scenic Ways. Ms. Raposa responded.

At 8:08 PM, Liz & Alan Blair asked: “What does ‘Recommendation for National Register District’ mean? Who recommended it?” Ms. Raposa, David Temple, Christine McCue Potts responded.

At 8:10 PM, Laura Eselius wrote: “This is Laura Eselius, 105 Elm - this sounds like a good idea. Just curious why it's been so long since the last time we considered proposing additional scenic roads - what prompted this at this time?” Ms. Raposa and Christine McCue Potts responded.

At 8:13 PM, Tracy Foley commented: “It appears Pine Street and North Street have preserved much of their character by having a scenic designation. I live on Elm street and think it would be great to preserve stone walls, bridges and waterways.” Ms. Raposa responded.

At 8:20 PM, Sarah Herd, who lives on Nebo Street commented: “I think scenic roads should have posted 25 mph speed limits to enjoy all of the beauty instead of going 60 past my house!” Ms. Raposa responded.

At 8:21 PM, Laura Eselius wrote: “Laura Eselius, again - also curious if the scenic road designation might enable extra measures to help address emerging environmental concerns (e.g., how trees along Hartford in the wetland area are no longer thriving as they have in the past).” Ms. Raposa deferred to members of the Conservation Commission and Mary McCarthy and Robert Kennedy responded.

At 8:27 PM, an anonymous attendee asked: “How will being designated a scenic road affect our ability to tie into public utilities such as gas and sewer?” Ms. Raposa responded. Sarah Lemke added to the answer.

At 8:43 PM, Greg Lorusso asked: “If this is approved, when does it take effect?” Ms. Raposa responded.

At 8:43 PM, Shawn Farrell commented: “Fine with designation as Scenic Way for Millbrook Road. However, I’m concerned about a yes vote if this includes designation of the road as National Register District status (as stated in the flyer) which could be a precursor to Local Historic District status, which is obviously much more restrictive.” Ms. Raposa responded.

Board Discussion

Sarah Lemke made a motion to recommend approval of the articles designating Elm Street, Plain Street, Farm Street, Nebo Street, and Millbrook Road as scenic ways. Seconded by Paul McKechnie. Seth Meehan = yes; Jim Brand = yes; Sarah Lemke = yes; Teresa James = yes. The Vote : 4-0.

David Temple made a motion for the Historical Commission to support the article to make Elm Street, Plain Street, Farm Street, Nebo Street, and Millbrook Road scenic ways. Seconded by Peter Fletcher. Maria Baler = yes; Peter Fletcher = yes; Kirsten Poler = yes; David Temple = yes; Seth Meehan = yes. The Vote: 5-0.

Michael Perloff made a motion for the Conservation Commission to adjourn the Conservation Commission meeting. Seconded by Mary McCarthy. Michael Perloff = yes; Mary McCarthy = yes; Kirsten Poler = yes; Robert Aigler = yes. The Vote = 4-0.

Administrative

Annual/Special Town Meeting Prep, as needed - Ms. Raposa let everyone know that the Warrant Committee and the administration were not inclined to support their zoning diagnostic article for this year. She said that the Planning Board will continue to try to gain support for the article.

Discussion re: Accessory Dwelling Units (ADUs) bylaw revision using MAPC “Living Little” technical assistance - Ms. Raposa began a discussion about the Planning Board potentially doing technical assistance work with the MAPC. Ms. Raposa has been involved with this group for the past few years. She proposed that the Planning Board could move forward with the research that the MAPC has been conducting on accessory dwelling units and possible cottage clusters. Teresa James, Seth Meehan, Jim Brand, Paul McKechnie, and Sarah Lemke expressed their support.

Medfield State Hospital Update (if needed) - Ms. Raposa shared the news that the RFP for the Medfield State Hospital was sent out today. Teresa James asked about its submission deadline. Ms. Raposa answered that it is Monday, August 2nd.

Townwide Master Planning Committee (if needed) – Teresa James - Ms. Raposa mentioned that the Planning Board met with the Historical Commission last week and received feedback from them. They plan on meeting with the Conservation Commission this week. Teresa James then mentioned that the Townwide Master Planning Committee is going to try to get an endorsement for the Master Plan from the, Board of Selectmen which will get back to them in early June. Kirsten Poler then asked about the mechanics of the Master Plan. Ms. Raposa responded that the Planning Board is required to approve the plan.

Affordable Housing Trust Update (if needed) – Jim Brand - Jim Brand noted that they had reviewed the proposals for the Hinkley South property, narrowed it down to two interviews, and made recommendations for their choice to go to the Board of Selectmen. They endorsed Medfield Holdings to try to reach a contractual agreement for the development of Hinkley South. They had a proposal of 20 units, 5 of which are affordable. He added that the Affordable Housing Trust had 3 warrant articles that they pulled. One was related to Hinkley

South and opening up for apartment development, another one concerned the disposal of Hinkley North for disposition towards affordable housing, and the last was about creating a recurring budget request.

Historical Commission Update (if needed) – Seth Meehan - Seth Meehan reported that the Historical Commission has asked for a site examination and an archaeological dig before a home is built on 47 Elm Street. They have also agreed to a site examination and an archaeological dig at the Clark Tavern before any demolition is done there. He added that they met with members of the Master Planning Committee, and that Kirsten Poler, Peter Fletcher, and Doug Whitla have recently joined the Historical Commission. He then talked about how the Historical Commission is going to preserve the structure on 78 Harding Street, and that Michael Moylan will keep the main part of that house while building around it.

Minutes (3/1/21) - Mr. McKechnie made a motion to approve the minutes from March, 1, 2021. Seconded by Jim Brand. Roll Call Vote: Sarah Lemke = yes; Seth Meehan = yes; Paul McKechnie = yes; Seth Meehan = yes; Teresa James = yes. The Vote: 5-0.

ADJOURNMENT

At approximately 9:20 pm, Ms. Lemke made a motion to adjourn. Seconded by Mr. McKechnie. Roll Call Vote: Jim Brand = yes; Sarah Lemke = yes; Seth Meehan = yes; Paul McKechnie = yes; Teresa James = yes. The Vote: 5-0.

Respectfully submitted,

Lily Maranci, Administrative Assistant