



TOWN OF MEDFIELD

Office of the

AFFORDABLE HOUSING TRUST

MEETING OF:
April 6, 2023
MINUTES

Members Present: Ann Thompson, Joe Hunt, Newton Thompson, Kerry McCormack, Eric Lavin, Eileen Murphy

Members Absent: Michael Marcucci

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

Others Present: Catherine Boyle, Suzanne Siino, Susan Shepherd, Linda Finkle

Location: ZOOM

Acting Chair Murphy opened the meeting at approximately 7:30 PM and performed a roll call for attendance.

- Committee Project Updates, as needed:
 - 441 Main Street – LIP application was submitted in late March and waiting to hear the outcome for that. Ms. Finkle from the Medfield Crossing Condo Association, spoke about the property line/privacy fence being moved. They are having a meeting at Medfield Crossing with the developers and their consultants on April 11, 2023 at 6:00PM and would like a member of AHT to attend. Mr. Hunt will be attending this meeting. Ms. Raposa discussed how and when ZBA will hear this case.
 - Medfield Housing Authority – N/A
 - Group Homes – Cathy Boyle from Autism Housing Pathways showed a presentation of what they are trying to accomplish. She has been the consultant to get a group home in Medfield. She has done three focus groups to hone in on what is actually needed from these homes and families specifically. Ms. Boyle discussed finding providers and stated there are approximately six in the Medfield area. Ms. Siino thanked AHT for hearing this presentation for finding better housing for adults with developmental disabilities. Ms. Boyle clarified the difference between licensed group homes and support group homes. She also discussed the Dover Amendment - Section 40A. Mr. Thompson and Ms. Siino are going to visit with providers and get more information with assistance in getting a group home in Medfield.
 - Hinkley South – is moving along. Members are encouraged to stop by for a tour with the developer to see the property and what is being done on the project.
 - Medfield State Hospital/Trinity – Public comments for the Planning Board's public hearing process have been closed as of Monday, April 3, 2023. They are

doing deliberations on April 10, 2023 via Zoom. The Board of Selectmen approved the affordable housing finding per 300-20 at their meeting on April 4, 2023.

- Habitat for Humanity – Mr. McCormack discussed the land he had narrowed down. The Board viewed maps of the different properties that are available and what is currently on those parcels. Mr. McCormack and other members of the trust are going to visit some sites to see what is best for the project.
- Subsidized Inventory/Subsidized Action Units – Raposa will be moving forward with the LAU Application submittal to the State once the Inclusionary Zoning Special Permit is approved by the Planning Board.
- Ongoing – Regional Housing Services, Select Board has approved the use of the ARPA Funding but the funding has not been released from the County. The Select Board needs to sign the inter-municipal agreement, which they are in the process of doing once the funding is released. MAPC is performing procurement.
- Minutes: approved with edits
 - Ms. Murphy made a motion to approve the meeting minutes as discussed.
 - Mr. Hunt seconded the motion Roll Call: Mr. Hunt aye, Mr. Thompson aye, Mr. McCormack, aye, Ms. Thompson, aye, Ms. Murphy, aye, Mr. Lavin (6-0)

Adjournment – At approximately 8:40 PM, Mr. Thompson made a motion to adjourn. Seconded by Ms. Thompson. Roll Call: Mr. Hunt aye, Mr. Thompson aye, Mr. McCormack, aye, Ms. Thompson, aye, Ms. Murphy, aye, Mr. Lavin (6-0)

Respectfully Submitted,
Cara Wise, Administrative Assistant