



TOWN OF MEDFIELD

Office of the

AFFORDABLE HOUSING TRUST

MEETING OF:

April 7, 2022

MINUTES

Members Present: Michael Marcucci, Greg Sandomirsky, Ann Thompson, Joe Hunt, Newton Thompson, Kerry McCormack

Staff Present: Sarah Raposa, Town Planner, Kim Chandler, Administrative Assistant

Others Present: John Harney

Location: Zoom

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

1 – Committee Project Updates:

- **Housing Options RFP/441 Main Street** – no plans to present yet. Hunt communicated with Andy Rafter, and there has been difficulty navigating application process. Interviewing consultants and gathering information. One issue is the current tenants (paying lower market rate vs. AH rate).
- **Medfield Housing Authority** – not further update from March 2022 meeting. Sandomirsky stated that the NewGate proposal has been the only response to the RFB submitted. RFB has been submitting to the Housing Authority, proposal has been verbally accepted but not official.
- **Group Homes** – N. Thompson reviewed 5 years of AHT meeting minutes for references to group home initiatives and has met with Suzanne Siino to discuss hiring a consultant to work with the Medfield Inclusion Project to determine local need, define a group home model for Medfield and how the MAHT could support it.
- **Habitat for Humanity** – McCormack connected with Kim Thomas who is the CEO of the Old Colony Habitat for Humanity. They do one per year, currently building in Attleboro, Franklin next. Target is small housing, 1,200-1,300 square feet, 3 bedrooms, so they look for small lots/not buildable; 1 unit/1 house would count on SHI.
- **Hinkley South** – Marcucci noted that some of the abutters have filed a lawsuit to overturn the Zoning Board of Appeals approval of the proposal, retained law firm Mead Talerman & Costa to represent and defend the Town in that litigation. Until that is resolved, the project will not go forward. AHT is not named in the complaint, but there are references in the complaint to the AHT. Given that there is ongoing litigation, none of the AHT board should comment unless requested by the counsel for the town. The legal basis of the appeal is the ZBA's decision to permit the project is contrary to the law and there should have been more hydrological studies.

2 – Medfield State Hospital (SR) – Trinity’s proposal is for 334 rental units, with eleven 3-bedroom units. Is that acceptable under state guidelines? Guidelines for the number of family units that need to be provided is usually 10% of a project, so does the number of units need to go up to 33/34, 3-bedroom units? Raposa will be scheduling Land Use Board Meeting with Development Committee for mid-May which will include the AHT.

3 – Regional Housing Services Updates (SR) – Raposa updated that the presentation was given to the Selectman and was well received, but does not have a commitment on funding yet. It is not something on the town meeting warrant, but hopefully will be able to get funded through ARPA funding.

4 – Minutes (3/3/22)

A Thompson motioned to approve the March 3, 2022 meeting minutes. Seconded by McCormack. The Vote: 6-0 via roll call: GS = yes, KM = yes, JH = yes, AT = yes, NT = yes, MM = yes

Next Meeting – Thursday, May 5, 2022, in person, at the DPW garage
Thursday, June 7, 2022
July/August, off/optional

Adjournment – At 8:21 PM, Sandomirsky made a motion to adjourn. Seconded by N. Thompson. The Vote: 6-0 via roll call: AT = yes, NT = yes, JH = yes, KM = yes, GS = yes, MM = yes

Respectfully Submitted,
Kim Chandler, Administrative Assistant