



TOWN OF MEDFIELD

Office of the

PLANNING BOARD

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

MEETING OF:
April 10, 2023
MINUTES

Members Present in Person: Chair Paul McKechnie, Vice Chair Jim Brand, Seth Meehan, Member; Teresa James, Member; Sarah Lemke, Member; Jamie Sullivan, Associate Member; Doug Larance, Associate Member

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

Others Present: Lisa Mead, Matthew Lawler, Diane Tran, Kevin McCarthy, Mark Klopfer, Abby Goldenfarb, Kendra Halliwell, Eileen Murphy, Bill Massaro, Jeff Hyman, Chris McCue Potts, Jean Mineo, Jeff Koetteritz, Olser Peterson, Bethany Moody, Gus Murby, Kristine Trierweiler

Location: Zoom

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 – n/a

Change of Use Determinations – n/a

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. (Continued from February 6, 2023, March 6, 2023, and March 20, 2023)

- Mr. McKechnie asked if anyone had any questions or comments about the draft decision.
- Ms. Raposa shared her screen and went through the edits live.
- Mr. Brand questioned how many building permits Trinity would seek. Ms. Goldenfarb responded that there will be approximately 27 permits that will be needed and they will be done in groups.
- Ms. Goldenfarb questions moratoriums and doing roadwork in the public ways. Mr. McKechnie believed it was from December 15th and on, however, the town/DPW usually is willing to work with construction companies if there is nicer winter weather.
 - ❖ Ms. Lemke made a motion to close the public hearing.
 - ❖ Ms. James seconded the motion
 - ✓ Roll Call Vote: Mr. McKechnie, yes, Mr. Brand, yes, Mr. Meehan, yes, Ms. James, yes, Ms. Lemke, yes, Mr. Sullivan, yes (6-0)
 - ❖ Ms. Lemke made a motion to issue a site plan approval for the application of Trinity Acquisitions LLC for the Parcel ID #71-001, Core Campus, West folk, North Field and Parcel ID #71-017 Water Tower along with two waivers as discussed and requested in the decision and application materials
 - ❖ Ms. James seconded the motion
 - ✓ Roll Call Vote: Mr. McKechnie, yes, Mr. Brand, yes, Mr. Meehan, yes, Ms. James, yes, Ms. Lemke, yes, Mr. Sullivan, yes (6-0)
 - ❖ Ms. Lemke made a motion to approve the Inclusionary Zoning Special Permit as referenced in the decision and application materials
 - ❖ Ms. James seconded the motion
 - ✓ Roll Call Vote: Mr. McKechnie, yes, Mr. Brand, yes, Mr. Meehan, yes, Ms. James, yes, Ms. Lemke, yes, Mr. Sullivan, yes (6-0)

Minutes:

- April 3, 2023 – Mr. Brand made a motion to approve the minutes of April 3, 2023 with edits. Seconded by Ms. James.
 - ✓ Roll Call Vote: Mr. McKechnie, yes, Mr. Brand, yes, Mr. Meehan, yes, Ms. James, yes, Ms. Lemke, yes, Mr. Sullivan, yes (6-0)

Administrative Updates:

- Historical Commission – 74 Harding Street was discussed and Mr. Meehan is going to look into why there were excavators on the property.
- School Building Committee – N/A

Upcoming meetings:

April 24, 2023 – Kingsbury Club

Adjournment:

Ms. Lemke made a motion to adjourn the meeting at approximately 8:20 pm.

Ms. James seconded the motion.

- ✓ Roll Call Vote: Mr. McKechnie, yes, Mr. Brand, yes, Mr. Meehan, yes, Ms. James, yes, Ms. Lemke, yes, Mr. Sullivan, yes (6-0)

Respectfully submitted,

Cara Wise, Administrative Assistant