



TOWN OF MEDFIELD

Office of the

AFFORDABLE HOUSING TRUST

MEETING OF:
May 5, 2022
MINUTES

Members Present: Michael Marcucci, Ann Thompson, Joe Hunt, Newton Thompson, Eileen Murphy

Members Absent: Greg Sandomirsky, Kerry McCormack

Staff Present: Kim Chandler, Administrative Assistant

Others Present: Nate Bazinet

Location: Chenery Room, 2nd Floor Town Hall and Zoom

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

1 – Committee Project Updates:

- **Housing Options Program** – Hunt spoke with Dean Harrison, affordable housing consultant for Cushman Realty Trust on 5/3/22 to discuss whether the plan is viable and what the permit process looks like. Harrison to come before the Board at the next meeting with an update regarding 8 units. An abutters meeting would be required prior to moving forward with the project as a LIP.
- **Medfield Housing Authority** – Sandomirsky spoke with the developer for Tilden Village, and they are still in the process of negotiating a new development agreement with the Medfield Housing Authority and have not decided on which local permitting to take, whether it be through a Local Initiative Program (LIP) or a traditional 40B application. They have not released any information on the project publicly or scheduled a meeting.
- **Habitat for Humanity** – McCormack had no update. He suggested that we take a look and see if there other vacant lots the town owns that might work for a project, and Sarah directed him to the town survey they did a couple of years ago.
- **Group Homes** – N. Thompson restated the committee's general consensus to bring in a consultant to help explore what the greater Medfield area looks like in terms of a demand for a group home for individuals with disabilities. There was a proposal in 2020 from the Communities Opportunities Group, but it did not go anywhere. Shared 5 years of minutes from the AHT meetings about group home discussions and what the hot button issues were, including who is out there, who is going to use it, what is the need, what is expected of the AHT, what does the operating model look like, we can't own or be the provider or ongoing caregiver, etc. Met with Suzanne Siino who has assembled the Medfield Inclusion Project of like-minded individuals who want to find or establish a group home. She spoke to Kathy Boyle, a consultant from Autism Pathways asking for term sheet for the presentation she did in Medfield months/years ago on her findings and suggestions and how the committee could proceed. Raposa sent a Mass Development press release about helping to fund a group home called Amego, Inc.

out of Attleboro, but that group home may not be the population that Medfield would have a need for addressing, but will still explore the idea. The current priorities are getting a consultant and begin to talk to parents and see what their specific needs are.

The Committee also discussed the email from Tom Ramlow regarding Trinity's proposal of the Medfield State Hospital and while they are not required to, there is no mention of creating a group home on the site.

- **Hinkley South** – Marcucci reported there are no updates or progress in the lawsuit.

2 – Safe Harbor Status – expires 5/7/22

3 – Medfield State Hospital (SR) – Land Use Board Meeting: Tuesday, June 7th at 7 pm via zoom, AHT invited but not required to attend.

4 – Regional Housing Services Updates (ongoing, needs funding) – no update

5 – Minutes (4/7/22)

A Thompson motioned to approve the April 7, 2022 meeting minutes as amended. Seconded by Hunt. The Vote: 4-0-1 via roll call: JH = yes, AT = yes, NT = yes, EM = abstain, MM = yes

Upcoming AHT Meetings:

- June 2
- July 7 (*summer hiatus*)
- Aug 4 (*summer hiatus*)
- Sept 1
- Oct 6
- Nov 3
- Dec 1

Adjournment – At 7:58 PM, A. Thompson made a motion to adjourn. Seconded by N. Thompson. The Vote: 5-0 via roll call: AT = yes, NT = yes, JH = yes, EM = yes, MM = yes

Respectfully Submitted,

Kim Chandler, Administrative Assistant