

Place: Hybrid Meeting held at Chenery Hall, Medfield Town House and via Zoom
The Board of Selectmen will attend in person and members of the public may attend in person.
In addition, members of the public who wish may participate via Zoom.

Call to Order

At 7:19 pm, Chair Murby called the meeting to order.

Present: Selectmen - Gustave Murby; Osler Peterson; Eileen Murphy. **Absent:** None. **Staff Present:** Town Counsel, Mark Cerel; Town Administrator, Kristine Trierweiler; Assistant Town Administrator, Nicholas Milano. **Guests:** Todd Trehubenko, Chair of the Medfield State Hospital Development Committee.

Announcements

Disclosure of video recording.

As we approach Memorial Day weekend, we will break with our normal tradition of remembering those Troops serving around the globe defending our country now. Instead, take a moment to remember those who gave their lives in defense of our country.

We also want to extend our condolences to Karen Schneider and her children on the untimely loss last Friday of her husband and their father. This is sad news. Keep them in your thoughts and prayers.

Appointments

Discussion Items (Potential Votes)

1. Discuss Medfield State Hospital and potential vote to call a Special Town Meeting on Tuesday, June 21, 2022

Ms. Murphy supports holding the meeting on June 21. If the LDA (land disposition agreement) continues to move with the dialogue we are having with Trinity, it is imperative we get the support now knowing that the meeting is one of the criteria Trinity needs to move on sooner than later. There are a lot of opportunities for the public to ask questions. When we look at the Medfield State Hospital Master Plan, we're driving toward what the Town is looking forward to restoring and maintaining the building and keep open space. Trinity is a good partner. They understand how to use tax credits. They have many other extremely successful developments. Everything we have heard about them has been very good. Partnering with Trinity will allow us to keep those structures and keep the charm.

Mr. Peterson agrees with Ms. Murphy. We need to keep the process moving. Trinity has given the Town the proposal the Town said it wanted. We had a very glaring second proposal that offered the Town a lot of money, but it was not what the Town said they wanted. If you want to tear all the buildings down and get a pocket full of money, then you can go that route, but the Town said they wanted reuse of the existing buildings and we're getting the number of units we wanted. The Town will make money every year as we will net \$500,000 to \$700,000 in extra property taxes over the cost of providing services there.

MSH Development Committee Chair Todd Trehubenko said we continue to make good progress Trinity. Residents will have an opportunity to read online report reviews as well as peer reviews from Town departments and committees well before Town Meeting in the Trinity section on the Medfield State Hospital website. He provided background on what the Town's peer reviews are and which firms are performing them.

Mr. Murby said while we don't yet have an LDA, we continue to make progress. The LDA will be available before the meeting on June 21. He recommended to watch for information coming from Brandie Erb and Lucille Fisher.

MOTION: Mr. Peterson moved to call a Special Town Meeting on Tuesday, June 21, 2022 for the purposes of dealing with the Medfield State Hospital development. Ms. Murphy seconded.

Vote: All in favor (Selectmen: Murby, aye; Peterson, aye; Murphy, aye). None opposed. **Vote:** 3-0-0

Ms. Trierweiler recommended the BOS invite Scott McDermott to the next meeting as well as reduce the size of the quorum to hold a meeting under the Covid regulations. She said there is a process for the quorum reduction. It needs to be advertised for seven days before the next BOS meeting to have the discussion.

Action Items

2. Vote to sign agreement with The Cambridge Public Health Commission for Federal Public Health Emergency Preparedness Funds

This was a grant that the public health nurse applied for iPads for the Board of Health that will be used during vaccine disbursement.

MOTION: Mr. Peterson moved to vote to sign agreement with The Cambridge Public Health Commission for Federal Public Health Emergency Preparedness Funds. Ms. Murphy seconded.

Vote: All in favor (Selectmen: Murby, aye; Peterson, aye; Murphy, aye). None opposed. **Vote:** 3-0-0

3. Vote to sign contract with Equipment East for a new sidewalk multhog tractor

MOTION: Mr. Peterson moved to vote to sign contract with Equipment East for a new sidewalk multhog tractor. Ms. Murphy seconded.

Vote: All in favor (Selectmen: Murby, aye; Peterson, aye; Murphy, aye). None opposed. **Vote:** 3-0-0

4. Vote to accept the resignation of Greg Sandomirsky from the Medfield Affordable Housing Trust effective July 31, 2022

MOTION: With regrets, Mr. Peterson moved to vote to accept the resignation of Greg Sandomirsky from the Medfield Affordable Housing Trust effective July 31, 2022. Ms. Murphy seconded.

Vote: All in favor (Selectmen: Murby, aye; Peterson, aye; Murphy, aye). None opposed. **Vote:** 3-0-0

5. Vote to approve agreements with Solect Energy Development for the Town Garage solar project:
 - a. Power Purchase Agreement
 - b. Lease Agreement
 - c. Payment in Lieu of Taxes ("PILOT") Agreement

Ms. Trierweiler recommended the BOS hold this item.

Citizen Comment - There were no comments.

Consent Agenda

6. Zelus Beer Gardens series of one day beer/wine permits for Meetinghouse Park from 12:00-8:30pm

a. Saturday, June 11	e. Saturday, August 13
b. Saturday, June 25	f. Sunday, August 27
c. Saturday, July 16	g. Saturday, September 3
d. Saturday, August 6	

August 27 is a Saturday. Confirm whether the applicant wants Saturday or Sunday. Mr. Murby suggested checking to see whether they plan to have live music which Ms. Trierweiler said required special permission with Covid regulations previously. Board approval will be contingent on having enough recycling containers to hold these events. There are no rain dates for these events.

7. Council on Aging requests permission for a one-day beer/wine permit for the following monthly events:
 - a. Wednesday, June 8 for a Men’s Night 5:00-7:00pm
 - b. Wednesday, June 22 for our first summer cookout 4:30-7:00pm

MOTION: Mr. Peterson moved to approve the Consent Agenda with corrected dates.

Ms. Murphy seconded.

Vote: All in favor (Selectmen: Murby, aye; Peterson, aye; Murphy, aye). None opposed. **Vote:** 3-0-0

Meeting Minutes

April 6, 2021	August 17, 2021	February 15, 2022	April 7, 2022
July 13, 2021	August 25, 2021	March 1, 2022	
August 3, 2021	February 1, 2022	March 8, 2022	

MOTION: Mr. Peterson moved to approve the meeting minutes of April 7, 2022. Ms. Murphy seconded.

Vote: All in favor (Selectmen: Murby, aye; Peterson, aye; Murphy, aye). None opposed. **Vote:** 3-0-0

MOTION: Mr. Peterson moved to approve the meeting minutes of April 6, 2021; July 13, 2021; August 3, 2021; March 8, 2022. Mr. Murby seconded.

Vote: All in favor (Selectmen: Murby, aye; Peterson, aye; Murphy, abstained). None opposed. **Vote:** 2-0-1
Ms. Murphy abstained as she was not present at these meetings.

Town Administrator Updates

The Memorial Day Parade is returning this year to leave from James Avenue at 9:45 am and continue to Baxter Park for the ceremony at 10:00 am. If it is raining, it will be moved to the Dale Street School.

Next Meeting Dates

June 7, 2022

June 21, 2022, potentially a Special Town Meeting

Selectmen Reports

Ms. Murphy's activities included:

Both Trinity Financial meetings at COA	Hinkley Helpers was very well attended
TOMCAP Public Forum, applauded agenda	Visit with COA Director, Roberta Lynch
Touch-a-Truck event was fun to observe the kids	

Mr. Peterson's activities included:

Energy Committee met	Trinity Financial meetings
TOMCAP Public Forum (Climate Action Plan)	Hinkley Helpers
Medfield Foundation Legacy Fund	A resident reached out to have the Town study traffic issues
Unitarian Universalist asked the Town to exhibit a pre-ratification copy of the U.S. Constitution	

Mr. Murby's activities included:

Interviews with TOMCAP to give feedback on draft Climate Action Plan	Trinity Financial meetings
Designated as a rep for Norfolk County Advisory	

Informational

- Xfinity notice of price increase for AMC + On Demand
- Eversource community scorecard

Adjourn

MOTION: At 8:09 pm, Mr. Peterson moved to adjourn. Ms. Murphy seconded.

Vote: All in favor (Selectmen: Murby, aye; Murphy, aye; Peterson, aye). None opposed. **Vote:** 3-0-0

Respectfully submitted,

Dale Michaud
Recording Secretary

Informational

The packet with meeting materials for this meeting is available at this link:

<https://www.town.medfield.net/DocumentCenter/View/6167/BOS-Meeting-Packet-May-24-2022?bidId=>

Documents and Exhibits

- Cambridge Health Alliance, Sub-contract Agreement
- 5/10 Email regarding iPad contract between Medfield and CHA
- Contract for Multihog Tractor between Medfield DPW and State of Massachusetts
- 5/19 Resignation letter from Greg Sandomirky
- 5/14 Council on Aging Request to hold events
- 5/8 ZeLUS Beer Company Request to hold events
- Eversource Vegetation Management Town Scorecard
- 5/6 Xfinity letter of cost increase
- TOMCAP Town of Medfield Climate Action Plan Draft mark-up by Mr. Murby