



TOWN OF MEDFIELD

Office of the

AFFORDABLE HOUSING TRUST

MEETING OF:
June 21, 2021
MINUTES

Members Present: Jim Brand; Greg Sandomirsky, Chair; Newton Thompson; Brett Heyman; Ann Thompson; Michael Marcucci

Members Absent: Kerry McCormack

Staff Present: Sarah Raposa, Town Planner

Others Present: Osler Peterson; Joe Scier; Meg Femino

Location: Virtual Meeting via Zoom

At approximately 4:30 pm, Chairman Sandomirsky called the meeting to order and announced the meeting is being recorded. He summarized what occurred during the previous meeting and then opened up the floor to comments or questions from any meeting participants.

Ms. Raposa promoted Mr. Peterson, an abutter of Meg Femino. He shared some of his input. He said that he is in support of this project, however, he believes that the AHT should include in their vote today that there be a 150 foot buffer between the closest building on Hinkley South and the lot line. His neighbors have agreed with him on this. He said that 150 ft is the length between the neighborhood houses and it is also the length of the buffer between the neighborhood and an industrial extensive property. Chairman Sandomirsky responded that he read Mr. Peterson's email, and that he does not believe that comparing this project to the industrial property is appropriate. Mr. Peterson responded that he believes it is appropriate given the density of the Hinkley South project. Chairman Sandomirsky thanked Mr. Peterson for his input.

Ms. Raposa then promoted Mr. Scier to a panelist to share his input as an abutter. He re-stated his argument from the last meeting that he wishes there could be 20 units instead of 24, to provide more of a buffer for the neighbors. He emphasized the impact that this project will have on their neighborhood, and he mentioned that there are several other developments already being built around the area. He also expressed that he wished the AHT could weigh in on the type of tree to be used as a buffer, instead of leaving it up to the developer. He also mentioned that at a previous meeting, the developer said that he could shorten the spacing between the units from 25 feet to 9 feet. At a subsequent meeting, the developer shared that he would shorten the spacing between the units from 25 feet to 18 feet. Therefore, Mr. Scier thinks that the developer did not stick to his promises. He would like to see the AHT be more considerate of the individuals already living in town and owning houses. He said that he agreed with Mr. Scier that the AHT could add to their agreement that the trees be of a certain type and that there be a fence. He also stated that at a previous meeting, the AHT added to their vote that the developer do their best to increase the buffer for the neighbors. However, achieving the 150 foot buffer seems unlikely. The AHT cannot make any solid promises about buffers at the moment since the engineering process

still needs to be completed. He reassured Mr. Scier that the board is taking the neighborhood's concerns into account.

Ms. Raposa then promoted Ms. Femino to a panelist to share her input as an abutter. She agrees with Mr. Peterson and Mr. Scier on many points. She would like the AHT to consider that there are a few other projects being built around the neighborhood already. She supports reducing the number of units to 20 and increasing the buffer. She also wishes that the neighbors were given the ability to have a more bi-directional conversation with the AHT about this project.

Mr. Marcucci asked if someone could address the 24 versus 20 units issue. Board members expressed that they are taking the public comments very seriously, and they are also trying to balance other factors that are influencing their decision. Chairman Sandomirsky said that he agrees with Mr. Marcucci that they should add to their agreement that there be a fence built, as well as the appropriate type of trees.

Mr. Brand made a motion to endorse forward to the Board of Selectmen the proposal as presented with an understanding that the developer will work with the neighbors to improve buffer zones if able to, and to provide adequate barriers between the neighborhood and this development vis-à-vis fences or plantings of the appropriate nature. Seconded by Ms. Thompson. Roll Call Vote: Jim Brand = yes; Greg Sandomirsky = yes; Ann Thompson = yes; Newton Thompson = yes; Brett Heyman = yes; Michael Marcucci abstained. The Vote: 5-0-1.

Ms. Raposa outlined the next steps for moving forward with this project. The vote from today will go in the memorandum to the Board of Selectmen, who will have a meeting later in the summer on the next steps of the LIP process.

Adjournment – At approximately 5:15 PM, Ms. Thompson made a motion to adjourn. Seconded by Mr. Marcucci. Roll Call Vote: Jim Brand = yes; Greg Sandomirsky = yes; Ann Thompson = yes; Newton Thompson = yes; Brett Heyman = yes; Michael Marcucci = yes. The Vote: 6-0.

Respectfully Submitted,

Lily Maranci, Administrative Assistant