



# Medfield State Hospital Development Committee

MEETING OF:  
**August 26, 2021**

MINUTES

**Present:** Todd Trehubenko, Johnny Martinez, Chris McMahon, Gus Murby, Nicholas Milano, Assistant Town Administrator (Ex Officio), Sarah Raposa, Town Planner, Eric Busch of Peregrine Group (PG), Erica Schechter (PG)

**Absent:** Pat Casey, Mike Metzler

**Location:** Virtual Zoom Meeting

**Attendees:** Approximately 41 participants, no phone users (list attached)

**Q&A:** Attached

**YouTube Link:** <https://www.youtube.com/watch?v=RnvysufHLdE&t=31s>

Chair Trehubenko called the meeting to order at approximately 7:30 pm, and did a roll call for attendance, He introduced Mike Mitchell of MassDevelopment and Eric Busch and Erica Schechter of Peregrine Group (PG). He laid out the meeting framework and format.

## **Interview with Pulte Homes of New England LLC**

- Mark Mastroianni introduced Pulte as well as Pulte's proposal including Options A, B, C describing the benefits to Medfield.
- Mark Comeau detailed the Options in greater detail.
  - In option A, 73 townhomes, 19 of them will be affordable. They will demolish only about 3% of the existing square footage and preserving the Cultural Arts Center. The purchase price for this particular option is \$7,696,000. This could be built independently in the rest of the disposition property.
  - In Option B, this is the in the entire disposition property and encompasses option A and demolishes the rest of the site and proposes a total of 602 for-sale residential units, including 450 garden-style residence in 50-unit buildings that would be around the Center of the site and 152 total townhouse. Of the total units, 151 will be affordable. There will be underground and surface parking; the 50 unit buildings will have 50 underground spaces, which preserves open space. The Cultural Arts Center is preserved. The purchase price for this option is \$29, 158,000.
  - Option C is the most diverse option which also utilizes the entire disposition property. It will have 702 for sale and apartment residences (a mixture of 250 garden style residence for sale, 152 for sale townhouses, 200 apartment residences, and 100 age restricted for sale garden style residences). The apartments would be a friendly 40B. Preserves Cultural Arts Center. The purchase price for this particular option is \$44,108,000.
- Comeau highlighted the development timelines for the Options including purchase at month 18 for all Options.
- The annual tax revenue for option A is \$764,000, option B is \$4,500,000, and option C is \$7,100,000.
- Mastroianni outlined Stakeholder Collaboration for plan refinement, Cultural Alliance of Medfield, open space, public access, and usage, as well as pedestrian access easements.
- Mastroianni discussed the sustainable aspects of their building plans and design of homes.
  - Energy efficient building and sustainability
  - Water conservation

- Low Impact Development
- Comeau reiterated that they are self-financed and experienced and cited other similar projects.

Committee Q&A with Mastroianni, Comeau and Mike Travaline responding:

- Trehubenko – experience with other towns and if there were similar state agreements; clarified town obligation; clarified the town would retain the Green and North Field
- Martinez – impacts to Medfield services (emergency services, traffic, school, etc.); public opposition to the number of units
- McMahon – population/water/sewer impacts; unit mix and sizes, parking metric; unit prices; value of adaptive reuse or even facades; ability to work with other developers on one site.
- Murby – Affordable units mix, concern about not knowing about the main campus for Option A; Westborough partnership model

Outside Reviewers Q&A with Mastroianni, Comeau, Travaline, and Brian Lupien responding:

- Medfield Historical Commission (MHC) & Historic District Commission (MHDC) (consolidated)
  - Michael Taylor (MHDC chair) – MoU and MHDC process during permitting; experience with tax credit projects;
  - David Temple (MHC chair) – opposed to proposal
- Cultural Alliance of Medfield (CAM)
  - Jean Mineo – impact of demolition on CAM’s historic tax credits; additional artist space; live/work unit experience; shared parking
  - Jerry Potts – neighbor vs partner; value of CAM to development
- Energy Committee (MEC)
  - Jim Nail – natural gas, net zero goals for state and town; efficiencies and replacements of technologies for heating/cooling and appliances

Closing remarks by Trehubenko.

**Adjournment** – Mr. Martinez made a motion to adjourn at approximately 8:30 pm; Seconded by Mr. McMahon. The Vote: 4-0 (Roll Call: GM = yes, TT=yes, JM=yes, CM=yes).

Attendees:

- AA Anne Ameden
- BM Bill Massaro
- BT Bob Tormey
- CK Charles Keen
- CS Constance Sweeney
- DJ Dave Jacobson
- DT David Temple
- d donnaquinn
- e eric
- F Frank
- H Hrichman
- JM Jean Mineo (she/her)
- JP Jerry Potts
- JN Jim Nail
- JH John Harney
- MB Maria Baler
- MC Maribel C. Batista
- M Marty&Rachel
- MM Mary McCarthy
- MT Michael Taylor
- N Nancy
- OP Osler Peterson
- PF Peter Fletcher
- SM Seth Meehan
- SL Sharon Loewenthal
- S Steve
- t tcurl
- tp tom palmer

Q&A:

- JP Jerry Potts** 8:07 PM  
Do the numbers include the split with the state?  
[Answer live](#) [Type answer](#)
- L Luke** 6:49 PM  
hello  
[Answer live](#) [Type answer](#)
- BM Bill Massaro** 8:11 PM  
Must have had a Town impact number in mind to say --"Town will realize net dollars X after impacts"  
[Answer live](#) [Type answer](#)
- N Nancy** 7:09 PM  
At the moment all the microphones are muted on my screen--have we not started yet, or am I doing something wrong here?  
[Answer live](#) [Type answer](#)
- e eric** 8:20 PM  
he means maximize profit...this will wreck medfield forever  
[Answer live](#) [Type answer](#)
- e eric** 7:44 PM  
this is absurd - if the committee allows this to happen you should all be investigated for payoffs/bribery  
[Answer live](#) [Type answer](#)
- BM Bill Massaro** 8:40 PM  
Same plan.. same shares--I negotiated it
- JP Jerry Potts** 8:07 PM  
Do the numbers include the split with the state?  
[Answer live](#) [Type answer](#)