



TOWN OF MEDFIELD

Office of the

AFFORDABLE HOUSING TRUST

MEETING OF:
September 7, 2023
MINUTES

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

Members Absent: Kerry McCormack

Staff Present: Maria De La Fuente, Director of Land Use

Others Present:

Location: ZOOM

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

- **Committee Project Updates:**

- **441 Main Street** – Mr. Hunt explained that he had not heard anything about 441 Main Street over the summer hiatus. Ms. De La Fuente spoke with the project representative about submitting an application two weeks prior to this meeting. Ms. De La Fuente stated he had not submitted the application as of yet. Ms. De La Fuente has reached out and asked them to apply as soon as possible and they do not seem to have a pressed timeline to submit their ZBA application. Ms. De La Fuente is going to reach out again and see if they are ready to move forward as a panel has already been assigned for the 40B process with ZBA. Mr. Thompson inquired about the next steps that will happen when the ZBA application has been submitted. Mr. Marcucci explained that we will know what is going to happen next depending on the approval of the application with ZBA. Mr. Marcucci asked if 441 Main Street had been approved through HLC (Housing and Livable Communities) and Ms. De La Fuente believed that it had already been approved.
- **Medfield Housing Authority** – Ms. Murphy stated that she had not heard anything from the state regarding Medfield Housing Authority and it is in their hands to move forward. Mr. Marcucci discussed reading an article in the Globe regarding Massachusetts needing more affordable elderly housing units in the state. Ms. Murphy inquired about building a new, more handicapped-accessible facility, moving everyone into that building, and then leveling out the old Tilden Village. Mr. Marcucci stated that the Housing Authority would have to figure out the economics for that. Mr. Marcucci explained that the rent in the new building would be higher than the rent at the current Tilden Village and the new qualifications may not be affordable to everyone. Mr. Marcucci discussed that the Housing Authority would have to put in money to possibly a third-party developer

to design a new building. Mr. Marcucci mentioned the possibility of using AHT funds to create a plan for the new building and then try to propose that to the State. Mr. Marcucci went on to discuss the building being returned to the Housing Authority after 30 years and whether the Housing Authority can maintain the property.

- **Group Homes** – Mr. Thompson discussed what he and Ms. Siino had done over the summer hiatus. Mr. Thompson discussed having met with Life Works in Westwood and possibly obtaining consultants with their help. Mr. Thompson met with Ms. Trierweiler regarding Medfield State Hospital/Trinity to see if they could set aside certain units that would be for adults with developmental disabilities. Trinity responded by wanting to know the specifications of what is being requested and what is actually needed. Mr. Thompson and Ms. Siino went to The Advocates to discuss this further and came up with a brief response for Trinity explaining that they would like six units, three in a cluster and three anywhere else in the complex, that would allow the availability of 24/7, daily or weekly care from a caregiver. Mr. Thompson went on to say that this is a very general response but if Trinity needs more in-depth information, he and Ms. Siino will bring in Dan Burke or someone from The Advocates to help facilitate the request being made. Mr. Thompson went on to say that Ms. Siino had spoken with a developer who successfully completed two group homes in Carlisle. Mr. Thompson was able to review the paperwork that was submitted to make these group homes possible. Mr. Thompson discussed the AHT of Carlisle was granted a 99 year lease with land that was deeded to them from the Housing Authority and hoped that maybe this was a possibility for group homes in Medfield. Mr. Thompson also mentioned the land at Medfield State Hospital that is owned by the town but not yet zoned and he would like to be able to hopefully get some of that land when it is zoned. Mr. Marcucci discussed the 12 acres of land most likely being for recreational use only. Ms. Murphy stated that Mark Cerel sent out an email to introduce AHT to the town of Franklin's AHT. Ms. Murphy has reached out to them but has not heard back yet. Ms. Murphy discussed being involved in other groups for Medfield and keeping an ear and eye out for land that may possibly be donated if multiple acres are being sold.
- **Hinkley South** – is moving along quite well. Some units are already sold. Ms. De La Fuente discussed attending the info session with Enclave's affordable housing agent and stated that there was a good response of questions. She also clarified that they are trying to set up an in person meeting at the Senior Center to go over any questions or concerns people may have about Enclave and the application process. Ms. De La Fuente discussed Enclave having to meet with ZBA regarding some of the properties already built and the decks being too close to the property line. Ms. De La Fuente stated that Enclave will be going in front of ZBA again after having to go back and make some minor changes on their plans moving forward.
- **Medfield State Hospital/Trinity** – Ms. Murphy summarized that there have been meetings over the summer regarding Medfield State Hospital and that Trinity has submitted applications for different tax credits. Ms. De La Fuente stated that they need to secure their financing before moving forward with permits in March. Ms.

De La Fuente mentioned that we have to go back and amend some of the documents due to the changing of acronyms within the state from DHCD to HLC. Ms. De La Fuente is hoping to resubmit the LAU next month but she is waiting for the final updates from Trinity. Ms. De La Fuente explained that it is unclear what the next steps are or how long of a timeframe is allotted to begin the project once on the SHI. Ms. De La Fuente is going to reach out to HLC to get more guidance and instructions for the next steps. Mr. Thompson asked if Trinity was on track with the process of building the apartments at Medfield State Hospital. Ms. De La Fuente stated that they are moving forward but they are waiting for MassWorks announcement of funding in November.

- **Habitat for Humanity** – Ms. De La Fuente stated that there have been people have reached out to her to meet and discuss about properties for Habitat for Humanity. Ms. De La Fuente is going to reach out to Mr. McCormack to see if he will sit in on a meeting and discuss the presentation that was sent to Ms. De La Fuente.
- **Regional Housing Services** – Ms. De La Fuente discussed meeting with our representative next week and was advised from now on if there is a housing question we should refer to the lead municipal which is Hopkinton. Ms. De La Fuente stated that there is going to be a website created and we can have it linked on our AHT page so that people are directed there. Ms. De La Fuente is going to get updates as the meetings progress.
- **Potential Future Initiatives** – Mr. Marcucci asked if anyone had any other initiatives that could be brought forward for AHT. He explained that there is approximately \$200,000 left and wanted to know what we could use that for in the near future. Ms. De La Fuente suggested CPA (Community Preservation Act) which would be a continuous source of funding for AHT. Mr. Marcucci broke down CPA and said it was worthy of discussion and analysis.
- **Multi-family zoning requirements / MBTA Communities** – Ms. De La Fuente discussed a local town that is in a lawsuit regarding the zoning requirements. Ms. De La Fuente stated that the State has amended the MBTA Communities which will now include thirteen more grants that we will not be eligible for. Ms. De La Fuente met with Emily Innes who is the consultant for Medfield for the MBTA zoning work. Ms. De La Fuente discussed forming an advisory committee for the MBTA zoning requirements and having someone from the Planning Board, AHT, and the Selectboard be able to have feedback from everyone. Ms. De La Fuente is waiting for approval from Ms. Trierweiler. She also stated that there is a three-hour workshop and needs everyone to attend from AHT. She explained that there will be a Q&A session as part of the workshop to get as much feedback and information as possible. Ms. De La Fuente is trying to schedule this in October on a Monday or Thursday night. She went on to explain that there will be a Community Input Session that will be scheduled in November and will be advertised for the community to attend. Ms. De La Fuente stated that there will be a pilot presentation in February and obtain feedback from that to present to town meeting in May. Ms. Murphy explained that she believes that MBTA should be counting Medfield State Hospital towards the zoning and percentages needed for the MBTA requirements. Ms. De La Fuente explained that she believes that we should be implementing mixed use zoning downtown to help comply with units per acre.

- **Minutes** - approved
 - Ms. Thompson made a motion to approve the meeting minutes as discussed.
 - Mr. Thompson seconded the motion
 - Roll Call: Mr. Marcucci, aye, Mr. Hunt aye, Mr. Thompson aye, aye, Ms. Thompson, aye, Ms. Murphy, aye, Mr. Lavin (6-0)

Adjournment – At approximately 8:30 PM, Ms. Thompson made a motion to adjourn.
Seconded by Ms. Murphy.

- Roll Call: Mr. Hunt aye, Mr. Thompson aye, Mr. Marcucci, Ms. Thompson, aye, Ms. Murphy, aye, Mr. Lavin (6-0)

Respectfully submitted,
Cara Wise, Administrative Assistant