



# TOWN OF MEDFIELD MEETING NOTICE

Posted: Town Clerk  
Posted online: 9/9/21

*Slapson*

Posted in accordance with the provisions of M.G.L. c. 30A, §§18-25

Due to the COVID-19 emergency, this meeting will take place remotely. Members of the public who wish to view, listen to, or participate in the meeting may do so by joining via the web, or a conference call.

- a. To join online, use this link: <https://medfield-net.zoom.us/j/88912893130?pwd=T0crcVB5RmJtNFJ4M20rZHp6bkF0Zz09>  
Passcode: 542305

- 2. To join through a conference call, dial +1 929 436 2866 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799
  - a. Enter the Webinar ID: 889 1289 3130
  - b. Enter the password: 542305

## MEDFIELD STATE HOSPITAL DEVELOPMENT COMMITTEE

*Slapson*

Board or Committee

<u>PLACE OF MEETING</u>	<u>DAY, DATE, AND TIME</u>
Remote Meeting held on Zoom	Wednesday, September 15, 2021 at 7:00 pm

### AGENDA (Subject to change)

1. Evaluation Status/Timeline
2. Outside Reviewer Comments (attached to agenda)
3. Developer Questions from the Committee
  - o Process and Timing
4. Minutes (8/3, 8/23, 8/26)
5. Next Meeting: 9/29

# TOWN OF MEDFIELD

## HISTORIC DISTRICT COMMISSION

Town House, 459 Main Street, P.O.Box 315  
Medfield, Massachusetts, 02052  
(508) 359-8505

September 1, 2021

Todd Trehubenko, Chair Medfield State Hospital Development Committee via e-mail  
([ttrehubenko@comcast.net](mailto:ttrehubenko@comcast.net))

Comments from Medfield Historic District Commission

**1. Does the proposal consider preservation of the character-defining features of the contributing buildings, structures and landscapes where feasible?**

**Trinity Financial:** Totally. The Trinity Financial proposal preserves and rehabilitates virtually all of the existing historic buildings utilizing the high criteria of the Secretary of the Interior's Standards for Rehabilitation of Historic Properties, a requirement for State and Federal historic tax credits. There is no new construction either. Trinity has an extensive track record of similar historic preservation projects and utilizing a whole assortment of tax credits.

**Pulte:** No. Pulte has virtually no experience with historic rehabilitation. Of the seventy-five projects listed in their proposal none of them involved historic rehabilitation or taking advantage of State and Federal historic tax credits. All three options (A, B and C) involve the teardown of all structures under their control replaced by new structures that reflect absolutely nothing historic in nature. Option A is better than Option B and C only because it is restricted to the Arboretum and leaves the buildings in the main campus intact. However, their proposed development of the Arboretum could result in the loss of historic tax credits to the Cultural Alliance of Medfield and any developer, such as Trinity, wanting to preserve the buildings in the main campus.

**2. When preservation of all character defining features is not feasible, does the proposal consider preservation when feasible?**

**Trinity Financial:** Trinity's proposal is based on preserving all of the historic features.

**Pulte:** None of the defining features under Pulte's control are preserved nor does Pulte consider any form of preservation.

**3. Any other concerns related to historic issues, constraints or character?**

**Trinity Financial:** No concerns. Trinity has presented a feasible proposal and has the track record to accomplish their proposal.

**Pulte: Options B and C:** Since all historic buildings would be demolished and replaced by new construction that is not historic in any way, the Town would lose what is so special about the former Medfield State Hospital.

**Option A:** destroys the less sensitive cottages but does not settle what would happen to the remaining critical core buildings in the central campus, which could be lost over time.

Per the Memorandum of Agreement between the Town and the State since the “Town is encouraged to include historic preservation in any redevelopment process... and such rehabilitation should be consistent with recommended approaches in the Secretary of the Interior’s Standards for Rehabilitation of Historic Properties” the Medfield Historic District Commission recommends awarding the contract to Trinity Financial, who has a feasible plan for historic redevelopment, while Pulte, who has no experience in historic redevelopment and who has made no attempt to preserve or rehabilitate any of its buildings, proposes to demolish all historic buildings under its control and replace them with new construction with no special meaning, destroying what makes the former Medfield State Hospital so special to the Town.

**Respectively Submitted,**



**Michael Taylor, Chair  
Medfield Historic District Commission**

**cc (via e-mail):**

**David Temple, Co-Chair Medfield Historical Commission ([davidf temple@yahoo.com](mailto:davidf temple@yahoo.com));**

**Seth Meehan, Co-Chair Medfield Historical Commission ([sethmeehan@hotmail.com](mailto:sethmeehan@hotmail.com))**

**Sarah Raposa, Town Planner ([sraposa@medfield.net](mailto:sraposa@medfield.net))**

**Nicholas Milano, Assistant Town Administrator ([nmilano@medfield.net](mailto:nmilano@medfield.net))**

**Jennifer Doherty, Massachusetts Historical Commission**

**([Jennifer.Doherty@sec.state.ma.us](mailto:Jennifer.Doherty@sec.state.ma.us))**

TO: Erica Schechter and Eric Busch  
From: Jean Mineo, Ex. Director Cultural Alliance of Medfield  
RE: Reviewer comments regarding Pulty and Trinity proposals  
Date: Sept. 1, 2021

*Thank you for facilitating a thoughtful process and the opportunity to submit questions and interview both developers. Following is our response to the Development Committee's questions.*

### **1. Is the proposal responsive to the lease agreement between the Town and CAM?**

#### **PULTE**

All three Pulte proposals acknowledge and provide for the cultural arts center within the leased area of MSH, but no more. Proposals B and C state the leased premises will be provided with access but leaves open questions about timing. This could create significant challenges to coordinate access, infrastructure, tax credits, etc. if both projects aren't implemented concurrently.

The significantly bigger issue we raised during the interview is about the impact to CAM's historic tax credits (\$900k received to date, a total of \$3.5M anticipated). Our tax credit advisor, Albert Rex of MacRostie Historic Advisors told us that if the site ultimate lost integrity due to demolition, then our project would lose the credits.... "How much demo is hard to say but certainly everything around the quad would need to stay and any new construction could not overwhelm the historic buildings." Even Pulte's proposal A is advised to wait until after all historic preservation is completed to not negatively impact any preservation efforts in the core.

We find the Pulte proposals are not responsive to the Arts Center.

#### **TRINITY**

Regarding historic tax credits (HTC), Trinity does understand the value of the HTC and the "functionally related complex" to ensure that both parties (CAM and Trinity) succeed in meeting standards for approval. Their offer of potential funding for construction and programming and construction expertise indicates support for implementing the projects concurrently and acknowledges the value the town has placed in the arts center by virtue of the lease.

Trinity is also responsive to the lease agreement by offering some housing for artists. Their proposed number of units with a preference for artists is half of what CAM expects to provide but it's a start and a direct and positive response to the arts center. We recommend these units be clustered in one or two buildings rather than dispersed throughout the campus and would like to discuss this option with Trinity.

CAM has completed feasibility studies on additional buildings, and we welcome the opportunity to have a direct conversation with Trinity about meeting the regional demand for cultural facilities as soon as possible. CAM would still like to use buildings 22A, 26, and 27A (or the equivalent) and explore options with Trinity. While CAM's use would reduce Trinity's number of housing units in the preserved buildings, if needed financially, Trinity could consider some (later) new construction elsewhere in northwest corner or arboretum for example. Otherwise, CAM's proposal would further reduce school children in Trinity's initial projections by 12-18%.

CAM's expanded vision supports the Select Boards stated goal to diversify Medfield's tax base by generating non-residential local (and state) taxes, attracting visitors who spend 37% more than residents when attending Medfield cultural events, providing jobs, supporting small businesses, and attracting the discretionary spending of its own residents (40% said they will travel elsewhere for a similar experience if not available in Medfield). A vibrant arts community not only keeps residents and their discretionary spending close to home, it also attracts visitors who spend money and help local businesses thrive. Further, the additional public amenities meets residents' goals for continued access to the property rather than creating another neighborhood of homes, albeit one with open space nearby.

We find the Trinity proposal is responsive to CAM's lease, but 100% residential in MSH buildings around the arts center is not ideal. We request to meet with Trinity as soon as possible to explore options for including mixed use and commercial space that CAM would manage.

## **2. Does the proposal complement CAM's vision for a cultural campus within the development site?**

### **PULTE**

We do not find the three Pulte proposals are complimentary to CAM's vision within the site. In particular, proposals B and C destroy the historic context around the Chapel and Infirmary and create a dense neighborhood in a scale that's quite different than exists today and inconsistent with the arts center. It also reduces the amount of open space for cultural programs or passive enjoyment. There is little attraction for visitors to the arts center or the campus, or to provide an enjoyable outdoor experience. We remain very concerned that even Proposal A could still negatively impact CAM's historic tax credits.

### **TRINITY**

Trinity's historic preservation approach strongly complements CAM's plans for the arts center but doesn't yet address market demands for additional cultural spaces. We are encouraged by the examples they shared in their proposal that incorporate the arts into other projects and their community engagement strategy. Trinity also proposes to expand the amount of open space when the non-historic food service building is demolished, a positive and potential opportunity to expand cultural programs outside. We would like to meet with Trinity to discuss

their general open space regulations prohibiting noise including “the playing of musical instruments...with speakers.”

Trinity anticipates a close working relationship with CAM, which we welcome, as well as their proposal for collaborative programming and a call for public artwork. We would like to work with Trinity on the idea of storytelling and potentially move away from static stories to a more robust and creative engagement strategy through the arts.

### **3. Does the proposal provide adequate pedestrian and vehicular access to the CAM premises?**

Both Pulte and Trinity propose to maintain pedestrian and vehicular access to CAM premises upon completion. Neither currently addresses insufficient parking for the arts center.

We have several related concerns:

- How will access to the arts center be maintained during construction if projects are not built concurrently?
- How will shared parking be addressed? CAM’s leased area includes about 46 parking spaces, we estimate this is short about 40 +/- parking spots based on Medfield’s bylaws
- How will CAM premises be addressed in the land/street scape plans (street lights, landscaping, pavers, sidewalks, etc.) for consistency on the campus, if at all?

CAM believes Trinity would be more sensitive to issues outlined above from their collaborative approach in their proposal. CAM strongly supports proceeding to the next step with Trinity and requests additional conversations with Trinity as soon as possible to explore options and opportunities. We are favorably impressed with the highly qualified team they’ve assembled, their financial transparency and detailed proposal, their sensitivity to the site, and their willingness to work with CAM and the Town.



## The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

August 11, 2021

Todd Trehunencko  
Chair, Medfield State Hospital Development Committee  
Town of Medfield  
459 Main Street  
Medfield, MA 02052

**RECEIVED**

**AUG 16 2021**

**MEDFIELD SELECTMEN**

RE: Medfield State Hospital, Medfield, MA; MHC# RC.32990

Dear Mr. Trehubencko:

Thank you for submitting the two bids received in response to the Request for Proposals (RFP) for the Medfield State Hospital in Medfield, received at this office on August 6, 2021. The staff of the Massachusetts Historical Commission (MHC) have reviewed the two bids and have the following comments.

Per the Memorandum of Agreement between the Division of Capital Asset Management and Maintenance, the Town of Medfield, and the Massachusetts Historical Commission (MOA), the MHC is afforded the opportunity to comment on the proposals relevant to issues of historic preservation and the applicability of the Standards (Secretary of the Interior's Standards for Rehabilitation) to the proposals and to provide these comments in writing to the Town.

The staff of the MHC have commented on each proposal below:

### **Pulte Homes**

The Pulte submission proposes demolition of the historic campus buildings at the Medfield State Hospital. Demolition does not meet the Secretary of the Interior's Standards. The proposal does not include preservation of the historic Medfield State Hospital buildings.

### **Trinity Financial**

The Trinity Financial submission proposes to retain and rehabilitate the historic campus buildings. The Trinity Financial proposal states, "Trinity proposes to undertake certified rehabilitations of all the buildings in the Disposition Area (excluding Buildings 10 and 27B) utilizing state and federal historic tax credits. The scope of work, to be reviewed and approved by the National Park Service (NPS) and MHC, will be consistent with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties and the local historic district design guidelines."

These comments are offered to assist in compliance with M.G.L. Chapter 9, sections 26-27C (950 CMR 71.00). Please do not hesitate to contact Elizabeth Sherva of my staff if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Brona Simon".

Brona Simon  
State Historic Preservation Officer  
Executive Director  
Massachusetts Historical Commission

cc: Nicholas Milano, Town of Medfield  
David Temple, Medfield Historical Commission  
Michael Taylor, Medfield Historic District Commission

220 Morrissey Boulevard, Boston, Massachusetts 02125  
(617) 727-8470 • Fax: (617) 727-5128  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

**Medfield Energy Committee Evaluation of Development Proposals for Medfield State Hospital**

**Overall Evaluation**

Of course, any development at MSH will add to the town's carbon footprint and raise the challenge for the town to achieve Net Zero GHG emissions by 2050. This is not a reason to leave the property undeveloped, but does elevate the importance of maximizing energy efficiency, renewable energy, and alternate transportation to make this new construction Net Zero or as close as possible today, with a path to becoming Net Zero in the future. Thus the MEC places high priority on the knowledge, experience, and focus the developers demonstrate in the RFP's sustainability criteria.

**The MEC strongly believes that Trinity's proposal is far superior to Pulte's proposal** in its approach to GHG emissions minimization, energy efficiency, and sustainability. We urge the MSHDC to move forward with Trinity Financial and reject the proposal from Pulte Homes.

That said, there are few details from Trinity and many unknowns, especially the limitations historic preservation may impose and existing building conditions that may present challenges. While Trinity has shown awareness of these issues, a strong knowledge of different potential strategies to pursue high energy efficiency/low carbon performance, and the intent to achieve the best performance possible, the town will need to continue to emphasize the critical importance of this issue throughout the development process.

MEC looks forward to continuing to work with the MSHDC, Board of Selectmen, and whichever developer is selected to further the minimization of GHG emissions of this massive endeavor.

**Responding to questions from MSH DC**

These questions were posed by the MSH DC to the MEC's MSH Subcommittee.

**Does the proposal meet the objectives of the Commonwealth's Sustainable Development Principles?**

For clarity, we will address only the following SDPs that relate to energy and GHG emissions:

- 5. Use Natural Resources Wisely
- 7. Provide Transportation Choice
- 9. Promote Clean Energy

***PULTE*** – *The MEC does not believe the proposal meets the stated energy objectives expressed in Exhibit D.*

- *By proposing to demolish the existing buildings in Options B and C, this proposal will create significant solid waste and require substantial virgin lumber and other construction materials which will have a large "embedded carbon" footprint (ie, the carbon emissions associated with the manufacture and transportation of the materials).*



- *The proposal makes no mention of Transportation Choice, other than noting they will comply with the zoning requirement for electric vehicle charging stations. They list a transportation consultant as part of the development team but nothing in the credentials of this consulting group indicates experience in developing plans for alternative forms of transportation.*
- *There is no mention of clean energy, solar, or renewables in the written proposal. In the interview they stated they would install solar panels on all the garden style apartment buildings.*
- *In the written proposal, the only energy related information is the commitment to build all units to the Energy Star 3.1 standard and they do not acknowledge the fact that Medfield is a stretch code community. Stretch code requires a HERS rating of 55 or lower while Energy Star 3.1 does not require a HERS rating at all. The Energy Star program notes that this standard delivers 10 – 20% lower energy use than a home built to meet code requirements, but that may not be sufficient to meet stretch code. In addition, while Energy Star is a common standard, it is not particularly rigorous or appropriate for Massachusetts; for example, it allows the use of fossil fuel burning heating equipment which the Commonwealth has stated need to be phased out. During the interview, Pulte executives were unable to provide specific target numbers for energy performance and lack of knowledge about the specifics of the Energy Star 3.1 standard. During the interview, Pulte stated that they planned to use natural gas on the property and this would result in a significant addition of GHG emissions to the town. Gas infrastructure would likely need to be abandoned and HVAC systems replaced in the future, at the homeowners' expense.*

**TRINITY** - *We believe the proposal meets and in fact exceeds many of the stated energy objectives expressed in Exhibit D;*

- *By acknowledging the Commonwealth's legislative action to achieve Net Zero emissions by 2050, Trinity has committed to a higher standard than the SDPs.*
- *By committing to an all-electric campus, the development has a straightforward path to Net Zero with a combination of on-site renewables, purchases of renewable electricity, and the expected growth of renewable energy on the grid.*
- *By rehabbing all the buildings and only demolishing those that are non-contributing, the construction footprint (embodied carbon) of their development will be far lower than Pulte's and is a better use of resources.*
- *The proposal mentions the development of a Transportation Demand Management Plan and while there are few details, it signals an awareness of the contribution of transportation to the carbon footprint of the development and willingness to explore strategies to minimize it.*
- *The "Sustainability", "High Performance Building Standards" sections (pg. 23 of 460 in pdf) give a good description of how efficiency will be addressed. They include descriptions of both the technical measures and process. In the interview, they stated they do not plan to bring natural gas into the development (and noted that a mention of it in the proposal was an error), and will electrify all heating, cooling, hot water, and cooking; they acknowledged there are some challenges with this strategy given the state of technology today, but nevertheless indicated they are willing to take on these challenges.*
- *They mention opportunities for solar, while acknowledging that historic restrictions might impose limitations to its deployment*

- *Trinity brings significant credibility to their statements about sustainability, energy efficiency, and low carbon development through the projects they cite and their partners, particularly ICON Architecture and New Ecology. The MEC worked directly with New Ecology during the RFP process in developing the EUI targets included in the Appendix we provided. We thus have first-hand experience with their deep knowledge of sustainability and expertise in energy performance strategies and building science.*

**Has the proposal incorporated energy efficiency, carbon use reduction and water use reduction into development plans?**

***PULTE** - As noted above, energy efficiency is addressed through references to Energy Star 3.1 certification. Carbon emissions reductions are not addressed at all. The Energy Star 3.1 standard has no requirements for low-flow faucets, water-efficient toilets, or other water conservation features. In the interview, they provided additional information that all water fixtures would be Water Sense labeled, they would use strategies including exterior insulation, and aim for tight building envelopes but when asked for more detail, did not provide sufficient information to evaluate. The best practice in high energy performance building is to set targets for key factors such as air infiltration and energy use intensity, and use these to guide decisions around design, materials, and construction techniques. The fact the team was unable to discuss these during the interview raises doubts about their commitment.*

***TRINITY** - By renovating the existing buildings in which historic preservation considerations will limit energy conservation methods, Trinity has taken on a greater challenge and inhibits them from setting targets. They note that their aim will be to achieve Energy Star 3.1 certifications but clearly state that this may not be possible; they do commit to following the Energy Star 3.1 protocols even if certification is not achieved. During the interview we asked them about strategies they use to maximize energy efficiency within the limitations of historic preservation and their answer was comprehensive in addressing the strategies they would evaluate while being realistic about conditions that may restrict their choices, eg, being careful about insulation to avoid creating conditions that might damage the brick masonry construction. Although they can't provide energy performance targets, they showed clear, sophisticated thinking about how to maximize performance.*

**Please provide a high-level summary as to how this proposal may reduce energy usage in a cost-effective manner.**

***PULTE** - There are five changes Pulte would need to make in order for their proposal to more closely align to the sustainability goals in the RFP:*

1. *Engage a sustainability, energy performance, or building science consultant. Achieving high performance buildings requires knowledge, focus, and accountability that Pulte has not demonstrated. A qualified consultant could help to fill this gap.*
2. *Downsize the project. At 455,956 sq. ft., option B is 27% larger than Trinity's proposal, while option C is 610,000 sq. ft. and 70% larger. Square footage is a rough proxy for energy usage and thus it is highly likely that even Option B would result in a larger carbon footprint for the development than Trinity's proposal.*

3. *Electrify the campus. Pulte must switch their heating fuel from natural gas and to an all-electric strategy. Their comments during the interview about electric heat not being reliable are inaccurate and outdated.*
4. *Maximize solar electricity production. Since Pulte is planning all new construction, they would have no restrictions on installing solar panels, and could even orient all buildings in a way to maximize solar energy production. Although it is not included in their proposal, in the interview they stated all the garden apartment buildings would have solar but there is no reason they could not install solar on the townhomes and the larger apartment buildings in Option C, as well as solar canopy structures over parking areas.*
5. *Evaluate district energy. As we discussed with the MSHDC during the RFP process, we believe the site has high potential for a district geothermal energy system. If the town were to proceed with Pulte, we urge the town to press Pulte on conducting an evaluation of the feasibility of this type of system.*

**TRINITY** - *Because the needs of historic preservation may impose limitations on energy performance strategies, it is harder to provide specific ideas for Trinity. Perhaps the single most important action Trinity can take is to follow up on the statements they made throughout their interview that they are open to an ongoing dialog as the development proceeds. The MEC is ready to be actively involved in this dialog, evaluating Trinity's proposed energy performance strategies, and encouraging them to pursue the highest feasible performance as details develop. In addition, they can pursue the following actions:*

1. *Test bricks from representative buildings to determine the amount of insulation that can be used. As they noted, adding insulation to brick masonry buildings risks damaging the bricks over time, depending on the physical properties of the bricks. Various tests can quantify the vulnerability of bricks to this damage, enabling the building scientist to determine the maximum amount of insulation that can be used without causing damage. The fact that there is little damage to the bricks after nearly 20 years of the buildings being unheated and exposed to large amounts of water from damaged or missing gutters suggests that these buildings may be able to tolerate high insulation levels. There are two different types of bricks used on the campus and both will need to be tested.*
2. *Improve water conservation: Although Energy Star 3.1 does not require it, Trinity could lower water usage by committing to using only Water Sense labeled toilets, faucets, and showers.*
3. *Commit to or promote buying 100% renewable electricity. While electricity will become lower carbon as more renewables are added to the grid, the development could be net zero earlier by buying renewable electricity. Even though it appears that units will be individually metered, thus the electricity purchase will be at the residents' discretion, Trinity can play a role in recommending a renewable electricity option during the training they will conduct with the residents. The town can play a role, too, assuming the Community Aggregation program currently being explored comes to fruition and offers a 100% renewable option.*
4. *Develop a monitoring and maintenance plan for heat pumps. While air source heat pumps are the preferred technology today, there is growing evidence that over time, the units can develop leaks, allowing the refrigerants to escape into the atmosphere. Today's refrigerants are up to 2000 times more potent greenhouse gases than carbon dioxide so leaks are a major concern. In the interview, they addressed the*

*best practices in installation and commissioning to ensure that there are no leaks initially but these units will be in service for 10 – 15 years and should be regularly inspected or monitored so leaks could be identified and repaired quickly. They also stated that they are aware of research into refrigerant with lower GHG impact and will be willing to deploy equipment using them if available during the construction period.*

5. *Evaluate the use of geothermal instead of air source heat pumps. While they don't specifically mention air source heat pumps (ASHP), it is the more common technology so likely the equipment they are planning when they state they will use electric. However, geothermal has a number of advantages, especially higher efficiency, but also the equipment is typically inside the building (ASHPs put compressors outside) and, being protected from the weather, has a longer useful life, decreasing replacement costs over time. Especially at the scale of this project, these advantages may offset the costs to drill geothermal wells.*
6. *Evaluate geothermal district energy. As the MEC described during the RFP development process, this is becoming a more common approach in this type of campus setting and has a number of advantages over a geothermal system deploying equipment at each building. This is especially appropriate for Trinity as their narrative emphasizes honoring MSH's past as "an innovative approach to mental and physical health" while updating it to the needs of today's residents. A geothermal district energy system would be an innovative way to reflect the campus' past while using modern technology would meet today's need to address the urgency of climate change. We further believe that Trinity could find a partner and develop a business model that would attract additional capital and likely additional sources of state financial and technical support.*

#### **Any other concerns or issues related to energy and/or sustainability?**

**PULTE** - *We are concerned that Pulte lacks the commitment and depth of expertise needed to build high energy performance homes. The proposal does not list any credentials such as LEED, BPA, or others for any of the team members nor does it list any consultants for energy performance or building science. In the interview, they made bold claims about energy efficiency, tight building envelope, etc. but were unable to quantify these claims with any of the standard industry metrics and seemed to avoid providing details. None of the team members on the call have knowledge of basic energy performance metrics such as air infiltration as measured by air changes per hour at 50 pascals of pressure (abbreviated in the industry as ACH50); in fact when asked about their goal for this metric to quantify their claims about building tight envelopes, Jim McCabe admitted he was not familiar with the term. We find this lack of knowledge unacceptable: both building code and the Energy Star 3.1 standard require a maximum of 3ACH50 so this lack of knowledge suggests that the senior executives of the firm do not pay attention to energy performance.*

*Further, the proposed development does not provide a clear path to net zero, thus expensive renovations will be required to the buildings or systems in order to reach net zero by 2050, and any interim goals. In the interview, the Pulte team acknowledged it will be the homeowners' responsibility to install and pay for such changes.*

*Planning for net zero GHG emissions needs to be made up front. They gave no indication of considering the goal of net zero GHG emissions to be relevant to their project.*

**TRINITY** – *The largest concern is that the limitations of historic preservation and the existing condition of the buildings will lead to a development with lower energy efficiency and thus higher GHG emissions than new construction would allow. As stated above, the smaller size of the development may offset slightly lower efficiency. In addition, the strong experience and skilled members of the Trinity team give us confidence that they will work diligently and creatively to maximize energy performance within any restrictions. And by committing to an all-electric development, the GHG emissions will decrease as more renewable energy is added to the Commonwealth's electric grid, providing a path to a Net Zero GHG development.*

Respectfully submitted,

Medfield Energy Committee

Fred Davis, Chair

Jim Nail, Chair of the MSH Subcommittee

Hilli Passas, member of the MSH Subcommittee

James Redden, member of the MSH Subcommittee

George Whiting, member of the MSH Subcommittee

CET info about base code (2017) home get a HERS ~75,

<https://www.centerforecotechnology.org/massachusetts-stretch-energy-code-expand-mean/>

Stretch code is

**Medfield Historical Commission  
Town Hall  
459 Main Street  
Medfield, MA 02052**

September 3, 2021

To: Todd Trehubenko, chair, MSHDC

Cc: Board of Selectmen, town administrators, town planner, HDC, Mass Historical, Peregrine Group

We, the Medfield Historical Commission, submit this letter in strong support of the proposed development plan submitted by Trinity, and in strong opposition to the historically-insensitive plan submitted by Pulte.

As specified in the Memorandum of Understanding, a significant portion of the buildings, sites, structures, objects, and landscapes are listed as contributing resources within the Hospital Farm Historic District. As such, when a redevelopment plan is undertaken, the town is encouraged to include historic preservation in any redevelopment process. It is our strongly held belief that the proposal submitted by Trinity is more aligned with these goals than the proposal submitted by Pulte. It is also our strongly held belief that the proposal submitted by Trinity more accurately reflects the goals expressed in the RFP and the town's most recent master plan.

Trinity has a good record of success in historic preservation projects similar to ours. Pulte is a developer without experience or apparent interest in historic preservation.

Given the historical significance of the site, the language of the MOU, and the town's expressed desire to preserve the site, we have the following comments which we submit to be considered in the drafting of any final agreement with the developer:

1. What happens if any of the listed buildings are not deemed salvageable by the developer?
2. Does the developer commit to rebuilding replica structures in keeping with the other historically significant resources on the campus?
3. Is the developer open to outside consultants offering second opinions to determinations about the conditions of the listed buildings?
4. Would an unsalvageable building threaten the planned use of historic tax credits and thereby change how any new/replica structures might be used (ie, not as a rental)?

5. How does the developer see the process unfolding with the historical commission and/or the historic district commission of examining the listed structures to determine what can be reused and what alternatives might be possible for those structures beyond reuse?

We are encouraged by the conversations with Trinity that the historic preservation of the site will remain a priority as the redevelopment plan of the site proceeds.

Respectfully,

Medfield Historical Commission: Seth Meehan and David Temple, co-chairs; Maria Baler, Peter Fletcher, Joseph Opiela, Kirsten Poler, Doug Whitla

**Jessica Reilly**

Chair, Medfield School Committee  
Medfield Public Schools  
459 Main Street  
Medfield, MA 02052  
jreilly@email.medfield.net

September 3, 2021

**Todd Trehubenko**

Chair, Medfield State Hospital Redevelopment Committee  
Town of Medfield  
459 Main Street  
Medfield, MA 02052

Dear Mr. Trehubenko,

Thank you for the opportunity to provide feedback on the two initial proposals before the Medfield State Hospital Redevelopment Committee (MSHRC). On August 26 the Medfield School Committee deliberated upon our response to the two proposals, and agreed that as a body we would forward the following concerns and comments.

At baseline, the Committee does not favor one proposal over another at this time. We trust in the process that the professionals who have volunteered for your Committee, the Selectmen, and the Town Meeting will go through to thoroughly vet the challenges and opportunities each proposal brings to the town. Our main critique and concerns focus on consultation, educational cost estimate methodology, and the pacing of development and its impact on the Town of Medfield to plan for the educational services, budget and infrastructure needs that may stem from each proposal.

First, we ask that your Committee arrange to communicate with Superintendent Jeff Marsden to access his expertise in educational finance before any further significant steps are taken to assess the true opportunities and challenges to the town of either proposal. As Medfield's Superintendent of Schools for the past 9 years, he has participated in the evaluation of student population and educational cost estimates of multiple residential projects during that time. As an elected body of the Town of Medfield we are charged with the education of the town's students and responsible stewardship of the funds allocated to the District. Without Dr. Marsden's timely evaluation, the Committee will not be able to make a fully informed response to any



future iteration of these proposals, communicate to its constituency the impact of any proposal, or advocate on their behalf .

Our second major concern lies within a fault we noted within both proposals: the vague and unreviewable statements of the projected educational cost to the town. The Pulte proposal makes no specific numerical reference to a predicted student population that would stem from the different versions of their proposal, or to their method of calculating cost per student, which again is not stated. The Trinity proposal goes into slightly more detail but, in our opinion, grossly underestimates the cost to educate a student in the District, both in current and in future costs. Depending on the scope of the project, the Town could potentially run into a District funding or infrastructure crisis, which would quickly overshadow the presumed net financial benefits.

This brings us to our third concern, which is the necessity to have a detailed understanding of both developers' timelines for construction. In the past decade the District has been able to incorporate a number of new residential projects into our population and we are hopeful that we will have a new 2 grade elementary school opening within the next few years. However, this new space is not guaranteed, and if it is built, does not factor in the student population of a residential project of any substance on the former hospital grounds. It is important to the education of our students and the resources of the Town to understand the pacing of each project so that we may plan for an increase in population, however it comes, and if necessary work as a Town to adjust long term timelines for building renovation and expansion.

In closing, without more information regarding the specific assumptions that each proposal makes, an open sharing of the methodology used, and the expert evaluation of these estimates by Dr. Marsden and his team, the Committee believes that the Town and its representatives are not in the strongest position possible to evaluate either proposal. We appreciate your work on this massive undertaking, which we know is knowledgeable, thoughtful and time consuming. We hope that this feedback supports your charge for the good of our entire community.

Respectfully,

Jessica Reilly  
Chair, Medfield School Committee

cc: Medfield State Hospital Redevelopment Committee, Medfield Board of Selectmen, Kristine Trierweiler, Jeffery Marsden, Sarah Raposa