



# TOWN OF MEDFIELD

*Office of the*

## BOARD OF APPEALS

TOWN HOUSE, 459 MAIN STREET  
MEDFIELD, MASSACHUSETTS 02052-2009

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MEETING OF:  
**January 10, 2019**  
MINUTES

**Members Present:** John J. McNicholas, Chairman; William McNiff, Member; Michael W. Whitcher, Member; Jared Spinelli, Associate Member

**Members Absent:** Charles H. Peck, Associate Member

**Staff Present:** Sarah Raposa, Town Planner

**Staff Absent:** Marion Bonoldi, Recording Clerk

**Others Present:** Matt Crowley, Jaklyn Centracchio, Cliff Monac, Chris Alphen, Kathy Belmont, Brent Nelson, John Kelly, Geoff Engler, John Winslow, Ron Tiberi, Tom Huston, Jeffrey Dirk

**Location:** Medfield Town House, 2<sup>nd</sup> floor meeting room

At approximately 7:00 pm, Chairman Jack McNicholas called the meeting to order and announced the meeting is being recorded.

**Continued public hearing on the 40B application from Medfield Meadows, LLC (John P. Kelly), with respect to property located at 41 Dale Street (Assessor Parcel ID: 42-019) in the RS Zoning District with Primary Aquifer Overly District for 36 non-age restricted units comprised of 24 one-, two-, and three-bedroom rental units in multiple buildings and 12 two- and three-bedroom condominium (ownership) units in multiple buildings with associated driveways, roadways, parking, and infrastructure on approximately 2.93 acres; with 25% affordable. (Continued from 12/13/18.)**

Chairman McNicholas reviewed the notice and hearing procedures, and topics for discussion. Chairman McNicholas said the next hearing will be on Wednesday, February 13, 2019 at 7:00 pm.

John Kelly, applicant for Medfield Meadows noted the site plan is in the process of being revised so the stormwater component will have some edits to it. Mr. Ron Tiberi, engineer, also noted the site plan revisions and said that from discussion with the abutters regarding basement flooding, on-site surveying has been done. Mr. Tiberi plans to meet with the abutters to get a better sense of the flooding issues. The snow storage issue that was discussed during the last meeting could be resolved by moving the gate more onto the Medfield Meadows property. This will allow plow trucks to move easily and create more snow storage. Mr. Tom Huston, engineer, spoke regarding the drainage design for the project. Mr. Huston said currently there are three points on the site where all of the existing drainage flows. Mr. Huston referenced the site plans. The site is currently wooded with the exception of one house. The soil is granular in nature and there is not much run-off from the

site in its current condition. Two infiltration bases have been located on the site; one towards the front and one toward the rear. There is a natural high point in the middle of the site which causes the drainage to flow both ways. The granular soil will recharge the site naturally and have the ability to get better and better. The only run-off that goes off site is a small landscape area around the perimeter of the site. The calculations submitted to date indicate that the post-development flows to drainage analysis points (1 & 2) are going to be less than existing conditions. Mr. Huston said one of the comments from the peer review consultant, Beta Engineering, asked for a lower CN value of the existing conditions. Mr. Huston said the revised calculations will show less run-off than the calculations to date. Mr. Huston said that even though they are allowed to discharge less; he believes they can match or decrease the predevelopment rate of run-off.

Mr. Huston said the soils samples throughout the site were generally consistent and the groundwater is deep. Mr. Huston said the drainage design follows all of the town standards, the Board of Health standards, subdivision regulations, stormwater bylaw and the Massachusetts DEP Handbook. Typically the Massachusetts DEP Handbook only needs to be followed if the site is subject to the Wetlands Protection Act however; the view is the Handbook has become a standard for drainage design in Massachusetts.

Mr. Huston noted there were comments from the peer review consultants, Beta Engineering. The comments have been reviewed and responses can be given to all of them. Several of the comments asked for supplemental information and Mr. Huston is willing to provide it. Some of the comments were suggestions in design; grading changes, catchbasin placement. Mr. Huston said the detailed peer review was appreciated. Mr. Huston said responses to all of the comments will be given when they revise the drainage system to incorporate some of the other changes being considered on the site.

Mr. Matt Crowley, Beta Engineering, said that out of the 22 comments generated, approximately ½ of them are “bookkeeping items”. Mr. Crowley believes the overall concept being presented is a good concept. Mr. Crowley said the two “most substantial” comments are (1) one of the watersheds (#2) takes roughly ½ of the rear of the site. Beta suggests reworking as to not increase any flow to the residences. The other substantial comment (2) was regarding the location of the infiltration systems for roof tops systems. Mr. Crowley noted the DEP wants 10 feet from the property lines and up to 100 feet away from foundations. Beta suggested moving the systems to the front under the pavement structure. Mr. Crowley read through the responses from the designer and anticipates that being completed by the next submission.

Chairman McNicholas asked for any questions or comments from the audience. No questions or comments were given. Mr. Chris Alphen, 40B Consultant, suggested submission to Beta Engineering prior to the next meeting.

Mr. Jeffrey Dirk, Traffic Engineer, said the peer review consultant, Beta Engineering, had comments on the proposal and Mr. Dirk responded in writing to Beta Engineering. Mr. Dirk said most of the comments were to “flush out” elements of the Transportation Program. The main view of the study was the Dale Street intersection and the pedestrian accommodations. The Medfield Police Department and the Medfield School Department has also supplied comments. The bus stop will be on Dale Street, per the Medfield School Department, and the placement will be far enough away from North Meadow Road. The signs regarding the location of the school bus stop will all be incorporate in the project.

Most of Beta’s comments were regarding the connection of the east and west side of the project and making sure there are pedestrian accommodations for the residents. Mr. Dirk will be submitting to the Board a summary of the transportation elements. Ms. Jaklyn Centracchio, Beta Engineering, agreed with Mr. Dirk’s summary of

the traffic elements of the project. Ms. Centracchio noted one of the peer review comments is regarding the funds (that the proponent has offered to provide) for traffic signal, and improvements to a crosswalk (located about 600 feet east of the intersection). Currently the crosswalk markings are faded, there is no signage and there are no wheelchair ramps. Ms. Centracchio said if the intent is to keep the crosswalk at the location, Beta recommend the applicant provides improvements for pedestrian safety. Chairman McNicholas asked if a cost estimate was given. Ms. Centracchio said yes but the upgrade is installing wheelchair ramps was not given. Chairman McNicholas clarified that the estimate is regarding four crosswalks at the intersection of North Meadows and Dale Street. Ms. Centracchio said yes. Mr. Dirk added that if there is not a sidewalk currently, then a crosswalk cannot be added. Ms. Centracchio said the recommendation from Beta Engineering would most likely be to keep and upgrade the current 2 crosswalks.

Ms. Centracchio said one of the pedestrian “heads” has a broken visor and the suggestion of the “countdown” signal heads is recommended. Ms. Centracchio also noted that two of the signal posts were very rusty. Beta proposed to replace with new ones. Mr. Dirk noted that everything Ms. Centracchio is discussing will be the responsibility of the applicant. Mr. Dirk explained that due to the sidewalk; the applicant will need to make sure everything is ADA compliant. The upgrades being discussed will be required. Mr. Michael Whitcher asked if the upgrades to the “countdown” signal heads will be part of the ADA compliance. Ms. Centracchio said yes, because the compliance is based on what is currently in Medfield now. Chairman McNicholas asked if the sidewalk being added is in the “right of way”. Mr. Dirk responded yes. Ms. Sarah Raposa said that Mr. Maurice Goulet, Director of Department of Public Works, and Mr. John Wilhelmi, Deputy Interim Police Chief will be reviewing the updated plans.

Ms. Kathy Belmont, 40 Frairy Street, said that she crossed from the corner of Dale and North Meadow Road recently and noted that she believes it is a scary intersection. Ms. Belmont feels the “right turn on red” makes it particularly dangerous. Ms. Belmont feels the time for pedestrians to walk across the intersection needs to be extended. Mr. Dirk feels the “countdown” clock will be much more informative for pedestrians. Mr. Whitcher asked if there are “timing” standards and if so, does that intersection currently meet the standards. Mr. Dirk said yes; there are standards and he is unsure if the standards are currently met. Mr. William McNiff summarized the new signals would have the “countdown” signal heads and the times would be adjusted. Mr. Dirk responded yes.

Chairman McNicholas asked for any further questions from the Board. No response given. Chairman McNicholas asked if the applicant was prepared to answer questions regarding the lighting plan at this meeting. Mr. Kelly said yes and pulled up the plan. Mr. John Winslow, architect, said the goal is to have zero illumination at the lot line. Mr. Winslow said this has been accomplished on all lot lines except the back of the property. Mr. Winslow feels this can be corrected by relocation the proposed street light.

Mr. Winslow noted the changes in the plans since the last meeting. The sidewalk connection from North Meadows Road to both the east and west side of site has been added. Mr. Winslow said, at the last meeting, it was noted park of the parking lot by rental housing was going over the front setback. The parking layout has been tightened up and the lot is no longer going over the setback. . Mr. Winslow said, at the last meeting, there was concern about the snow storage or lack thereof. The emergency access gate has been pulled from the lot line and potential snow storage has been added to either side. There is also additional snow storage at the site. The driveway, giving access to the rental units, has been lengthened and grading was corrected. Mr. Winslow noted an error in the civil plans. The civic engineering plans show a one 4-unit building and it has been corrected to show two 2-unit buildings. All houses within 100 feet from the site have been added to the plan, per last meeting comments. Mr. Winslow noted that some of the decks are extending over the proposed setback

line. The decks have been adjusted however; stairs going down to the ground are going over the proposed setback. Mr. Winslow is unsure if the stairs need to be noted in a waiver request but wanted to point it out. Mr. Winslow said a “garbage container” area is being designed inside the ownership garage. The ownership units will have garbage pickup and Mr. Winslow believes the designated area in the garage for containers will be helpful. Mr. Winslow said all of these changes will be noted on the update plans. Mr. Kelly said the lighting plan and landscaping plans will also be updated for the next hearing. Ms. Raposa said most of the departmental comments have been addressed but she is unsure if the utility easement on North Meadows Road has been addressed and Ms. Raposa would like to bring Mr. Maurice Goulet into that conversation. Mr. Kelly agreed that Mr. Goulet should be involved and said they are currently working on a solution. Ms. Raposa noted that there is a concern that the building footprint impedes the utility easement.

Chairman McNicholas proposed the idea of doing a site visit. The Board and applicant agreed upon Friday, January 18, 2019 at 9:00 am. Ms. Raposa asked the applicant when they will be submitting revisions to Beta Engineering. Mr. Kelly said revision will be into Beta Engineering by January 30, 2019. Beta Engineering will have response back to the Board by February 6, 2019.

Mr. Kelly noted the real estate closing is the end of May 2019. Mr. Kelly is hoping to have everything wrapped up “pre-closing to simplify the process.” Mr. Kelly is hoping for a decision by May 10, 2019. Ms. Raposa said the Board cannot commit to anything. Chairman McNicholas noted safe harbor is the main concern but needs to check the regulations. Ms. Raposa noted that there is a determination from DHCD that a town no longer needs to drop out of safe harbor to then get back in order to be in safe harbor longer than two years. Mr. Alphen will look into and provide an answer at the next hearing. Mr. Alphen said he will work with Ms. Raposa on clarification.

At approximately 8:06 pm, Mr. Whitcher made a motion to continue the hearing until February 13, 2019 at 7:00 pm. Seconded by Mr. McNiff. The Vote: 3-0.

**Administrative:**

- Minutes -12/13/18 Mr. Whitcher made a motion to approve the minutes from December 13, 2018. Seconded by Mr. McNiff. The Vote: 3-0

**ADJOURNMENT** – At approximately 8:11 pm, Mr. Whitcher made a motion for adjournment. Seconded by Mr. McNiff. The Vote: 3-0

**Respectfully Submitted,**

Sarah L. Raposa, Town Planner, and Marion Bonoldi, Recording Clerk