



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 22, 2020
MINUTES

Members Present: John J. McNicholas, Chair; Michael Whitcher, Member; Jared Gustafson, Associate Member

Members Absent: William McNiff, Member; Jared Spinelli, Associate Member; Charles Peck, Associate Member

Staff Present: Sarah Raposa, Town Planner

Staff Absent: Marion Bonoldi, Recording Clerk

Others Present: Brian McMillin, Jeff Hyman

Location: Medfield Town House, 2nd floor meeting room

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

“The Rosebay at Medfield” from Rosebay at Medfield Limited Partnership (applicant), 30 Pound Street (owned by Medfield Housing Authority); Assessors' Map 43, Lot 077; RU Zoning District with Secondary Aquifer Overlay for a Comprehensive Permit under MGL Chapter 40B, Sections 20 through 23 as amended, to allow construction of a multi-family residential development that will consist of 45 age-restricted affordable rental units with appurtenant driveways, parking areas, landscaping, utility systems, and stormwater management system. (Continued from 8/15/19, 09/12/19, 10/10/19, 11/20/19, 12/12/19) Continuance Requested

At approximately 7:00 pm, Chair Jack McNicholas opened the hearing. Mr. Brian McMillin, New Gate Housing, said has acknowledges the “fits and starts” regarding this project. Mr. McMillin apologized for the inconvenience of the Board. Mr. McMillin said he submitted the stormwater plan on December 31, 2019. Mr. McMillin said it has been expressed during the hearings how important the stormwater plans are to the neighbors. Mr. McMillin said there was a redesign of the stormwater system to the Cornell standard; the highest standard of stormwater design. Mr. McMillin said the stormwater plans might be overbuilt but due to the concerns from the neighbors, he felt it was necessary. Mr. McMillin said Tom Houston, Peer Reviewer for the Board, raised some concerns regarding fire access and further changes were made. Mr. McMillin said the redesign was delayed to a December 31, 2019 submittal. Mr. McMillin said due to the delay, Mr. Houston’s comments were received by New Gate last week. Mr. McMillin said they need more time to review Mr. Houston’s comments, for Mr. Dan Merrikin and Mr. Houston to review together and to dig additional test pits.

Mr. McMillin also noted the letter received by the Board from Attorney Dan Hill, retained by some of the neighbors. Mr. McMillin said there are some concerns raised in the letter that need to be addressed by the Housing Authority. Mr. McMillin said a written response is needed for Attorney Hill so that the Board understands New Gate's position. Mr. McMillin is asking for a continuance of the hearing. Chair McNicholas said a modification has been requested to the original comprehensive permit and Chair McNicholas said if the hearing was to be continued, he would like Mr. McMillin for request the means in which he would like to move forward on the modification. Mr. McMillin agreed.

Chair McNicholas said the agenda of the next meeting should be more condensed engineering reports from both New Gate's engineers and the Board's Peer Reviewer, the need for the modification of the comprehensive permit and a response to Attorney Hill's letter. Chair McNicholas wants the process of the hearings to be productive.

At approximately 7:15 pm, Mr. Michael Whitcher made a motion to continue the hearing to Thursday, February 27, 2020 at 7:00 pm. Seconded by Mr. Jared Gustafson. The Vote: 3-0.

Mr. Jeff Hyman, One Metacomet Street, asked if this meeting was a public meeting. Ms. Sarah Raposa said this is indeed a public hearing. Mr. Hyman asked how abutters are notified. Ms. Raposa said the abutters are notified of the first hearing, which was in August for Rosebay, and then the Board continues the hearing to a date and time certain at each hearing session which is also published on the Town's website. Mr. Hyman asked if the abutter's will be notified about the February 27, 2020 continuance hearing. Ms. Raposa said the date will be published on the website. Mr. Hyman said the first hearing regarding Rosebay was frustrating because he felt there was not even time given between the applicant and the neighbors. Ms. Raposa said the neighbors coordinated with the Board to make a lengthy presentation at a public hearing. Mr. Hyman said he did not attend that hearing. Chair McNicholas said everyone has had ample time to present and communication exists.

At approximately 7: 25 pm, Mr. Gustafson made a motion to adjourn the meeting. Seconded by Mr. Whitcher. The Vote: 3-0.

Respectfully submitted,
Marion Bonoldi, Recording Clerk