



TOWN OF MEDFIELD

Office of the

PLANNING BOARD

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

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MEETING OF:
March 18, 2019
MINUTES

Members Present: Chairman George Lester, Member; Paul McKechnie, Member; Sarah Lemke, Member; Greg Sullivan, Member; Teresa James, Member Jim Brand, Associate Member; Seth Meehan, Associate Member

Staff Present: Sarah Raposa, Town Planner; Marion Bonoldi, Recording Clerk

Others Present: Jeff Kane, Barbara Gips

Location: Medfield Town House, Chenery Meeting Room, 2nd Floor

Chairman George Lester called the meeting to order at approximately 8:00 PM, and announced the meeting was being recorded.

Approval Not Required (ANR) Plans – Jeff Kane, 55 Elm Street, Modification of lot line to previously created new lot

Mr. Jeff Kane, applicant, presented to the Board and distributed plans to the members. Mr. Kane said that a few months ago, the ANR was approved and the timeline was approved. Mr. Kane has been before the Zoning Board of Appeals and was granted relief for the lot line. The ZBA would not allow the property line to go “through” the pool. The property line has been approved to go one foot off the originally proposed line. The property lines have been approved through the ZBA.

Mr. Paul McKechnie asked how the lot lines will work when the pool is closed. Ms. Sarah Raposa, Town Planner, said that the ZBA felt that since this is a self-created situation and the property owners are related/within a family; the ZBA didn't get involved with the issues. Chairman Lester asked where the “perfect square” is on the plan. Mr. Kane showed Chairman Lester where the “perfect square” is on the plan. Mr. Kane noted relief was granted for a shared driveway from the ZBA.

At approximately 8:09 pm, Ms. Sarah Lemke made a motion to approve the ANR for 55 Elm Street. Seconded by Mr. McKechnie. The Vote: 5-0. The Board signed the plan and Mr. Kane noted he is scheduled for the April 10, 2019 Zoning Board of Appeals meeting for a Special Permit.

Barbara Gips, Senior Housing Survey Results

Ms. Barbara Gips said she was a part of a team consisting of Gus Murby, Dick Scullary and Jack Wolfe, that was asked by the Board of Selectmen for a Senior Housing Study. Ms. Gips said the survey was completed in January 2019 and

2,204 households with a least one occupant over 55 years old were surveyed. The team received the data from the recent census from the Town Clerk. The survey was conducted by mail. The survey was not conducted online; the committee felt they could control the response rate better if it was done by mail. There was a total of 695 surveys returned; a 32% response rate. The team was very pleased with the response rate. Ms. Gips said the survey was marketed to in the Council of Aging Newsletter, Patch articles, and posters at the Senior Center.

Ms. Gips reviewed the printed PowerPoint presentation with the Board. The PowerPoint presentation showed slides stating:

- 19% of households(410 units are extremely/very likely to move to senior housing if available in town
- 63% (256 units) would move within the next two years
- Key reasons for wanting to move – reduce housing expenses and taxes, and less upkeep
- The preferred location is close to downtown or Medfield State Hospital
- Only 10% indicated that they would like to live near the Senior Center
- 61% would prefer single family detached
- 68% would prefer two bedrooms
- The ideal number of bathrooms is 1 ½ or 2 bathrooms
- 91% would like their own washer/dryer
- 79% would like single story living
- 51% would like 55+ deed restricted
- 81% (330 units) would consider buying - 22% would only want to buy
- 72% (293 units) would consider renting – 13% would only want to rent
- Slightly over half would prefer a maximum sales price of under \$450K, but there is an interest in higher priced units
- Six out of ten want rental prices under \$2,000 per month – Ms. Gips noted she does not believe the senior community has a good sense of rental pricing
- 19% (78 units) indicated that they would qualify for 40B
- Another 18% (74 units) would qualify for “Community Housing”
- 55% do not have a mortgage
- 75% have a house value of at least \$500K
- 39% have incomes over \$100K (24% did not respond)
- 21% are veterans
- 24% are members of the Medfield Senior Center
- Path forward – approximately 400 senior housing units is the goal; potentially 160 units of senior housing are currently in the works or under discussion

On the last page of the PowerPoint printed presentation, there is a list of verbatim comments. Ms. Gips read a few; “Not sure Medfield is a senior-friendly town”. Ms. Sarah Lemke said it is frustrating that the zoning article did not pass at Special Town Meeting that was in favor of senior housing. Ms. Lemke noted that she understands that it is difficult for some to understand zoning. Mr. Greg Sullivan said unfortunately Medfield is turning in to a transient town; educate and evacuate. Ms. Gips said she graduated from Medfield High School in 1974 and it is a different town. Ms. Gips said 15 people came to the Council of Aging meeting when the results of the survey were reviewed. Ms. Gips noted that the COA believes the seniors have given up on the idea of senior housing and don’t believe that anything will be done. Ms. Lemke believes that 15 people at a meeting is a good number and thinks the survey is very interesting. Ms. Lemke hopes the connection is made that in order to get senior housing; that means development. Ms. Lemke said no one in town seems to want to support development. Ms. Raposa feels the survey information will be very helpful to the Townwide Master Planning Committee.

Administrative

Annual Town Meeting Prep

The Board reviewed the draft of the article for the Upper Spring Street Overlay District. Ms. Raposa said the Warrant Committee was happy with the presentation that was done by the Board. Mr. Sullivan said the Warrant Committee wanted the language to be clear about what is allowed and what is not allowed for potential developers. Mr. Sullivan said the Warrant Committee asked why it was proposed as an overlay? Why the Planning Board felt the overlay was necessary? Mr. Sullivan noted the neighbors of Upper Spring Street were present at the meeting. Ms. Raposa would like to get information on the overlay out the Patch, the Hometown Weekly and the Medfield Press as soon as possible. Ms. Teresa James asked if a PowerPoint presentation will be necessary at Annual Town Meeting. Ms. Raposa said the map will be noted in the warrant. The Planning Board representative can give the report and a small blurb about the article. Ms. Raposa said a PowerPoint presentation will not be done at Town Meeting. Mr. Sullivan feels that it should be stressed the overlay doesn't automatically make these lots available for multi-family. Chairman Lester suggests changing the identifying addresses in the article to acreage. Ms. Raposa noted the change. Mr. Sullivan said that typically in the past, if an article has unanimous support for the Warrant Committee and the Board of Selectmen; the article passes. Mr. Sullivan feels the inclusionary zoning portion of the article needs to be explained and the special permit required needs to be added. Ms. Raposa noted the change and said the Upper Spring Street neighbors said they would be writing letters to the editor and getting the information out to the neighborhood. Mr. Sullivan said the description should note the overlay districted is bound by railroad, commercial property and Olde Village Square. The district is boxed in and single family housing neighborhoods will not be affected. Ms. Raposa feels the map will help with that explanation.

Food Trucks General Bylaw

Ms. Raposa is in the process of gathering information for the Board but has nothing to present yet. Ms. Lemke feels guidelines should be put together and believes more will be coming up about food trucks. Chairman Lester asked if there are other towns that could be used as an example. Ms. Raposa said "Boston" General Bylaws are in the DropBox folder for viewing. Ms. Raposa hopes to have more information at the next meeting.

Peer Engineer Solicitation

Discussion tabled until next meeting

Affordable Housing Trust Update

Mr. James Brand report there is an article for the disposition Hinkley South for a 40B project. The AHT has put this article together due to the Senior Housing Overlay district article failing to pass at Special Town Meeting and the need for senior housing. The article will state single family homes, 25% affordable, and deed restricted. The AHT is trying to find way to possible restrict sale price however, Mr. Mark Cerel, Town Counsel does feel it can be done through land disposition rather than 40B. Chairman Lester feels a 40B development will go against seniors. Ms. Raposa said that was the idea of the Senior Housing Overlay district. Chairman Lester feels the seniors need to bring their expectations down. Ms. Raposa agrees saying what the seniors want and what they can get are different things. Mr. Brand reported the AHT and the BOS have endorsed the Legion project. The project proposed is a 4-story, 56 unit development. The Legion is in the process of going to the DHCD. Mr. Brand said with the Legion and (potentially) Rosebay, Medfield would be at the 10% required for safe harbor in 2020. Mr. Brand noted Medfield is on the edge and depending upon the new census information and how well the AHT has predicted the development; safe harbor will be close. Ms. Raposa said she feels the AHT process has made ZBA hearings more productive and efficient. Ms. Lemke said the AHT has been an excellent arrangement and hope something similar can be do for senior housing; similar to affordable housing trust. Chairman Lester asked how much money the AHT has spent from the million dollar bond authorization. Mr. Brand said nothing; yet. Mr. Brand also report the CDC (Community Development Corporation), which built the Allendale project, is dissolving. Mr. Brand said there is \$9,600 being transferred from the CDC to the AHT to cover recent expenses.

Historical Commission Update

Mr. Seth Meehan said the article regarding partial demolition from the Historical Commission regarding has been cancelled. The Warrant Committee was not thrilled with the language and upon review; the Historical Commission felt the language was pulled together too quickly. Ms. Joanna Hilvert of the Warrant Committee has sent an email with

suggestions in re-writing. Mr. Meehan said the Commission has vacancies and is looking for new members. Mr. Meehan said the demolition for 10 Hale Place was approved.

Townwide Master Planning Committee

Ms. James said she is a part of the newly formed Townwide Master Planning Committee. The committee consists of 16 members that will meet the 4th Thursday of every month. The committee is actively working on an RFP draft which includes an outside facilitator. Ms. James noted the BOS has submitted a charter with a timeframe that is most likely unrealistic. The main objective of the master plan is to determine the town's vision. Ms. Raposa said updates will be added to the Planning Board's meeting agendas and the Master Plan will come before the Planning Board for endorsement.

Minutes

At approximately 9:20 pm, Ms. Lemke made a motion to approve the minutes from February 2, 2019. Seconded by Mr. Sullivan. The Vote: 5-0.

Ms. Raposa announced the next meeting will be Monday, April, 2019 and the Annual Town Meeting is April 29, 2019. Ms. James said she will not be at the April 1, 2019 meeting and Chairman Lester will be out of town from April 26, 2019 through May 8, 2019. Chairman Lester will not be at the Annual Town meeting.

At approximately 9:22 pm, Ms. Lemke made a motion to adjourn. Seconded by Mr. McKechnie. The Vote: 5-0.

Respectfully submitted,

Sarah Raposa, Town Planner; and Marion Bonoldi, Recording Clerk