



TOWN OF MEDFIELD

Office of the

PLANNING BOARD

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

(508) 359-3027
(508) 359- 6182 Fax

MEETING OF:
April 1, 2019
MINUTES

Members Present: Chairman George Lester (arrived at 8:20 pm), Member; Paul McKechnie, Member; Sarah Lemke, Member; Greg Sullivan, Member; Jim Brand, Associate Member; Seth Meehan, Associate Member

Members Absent: Teresa James, Member

Staff Present: Sarah Raposa, Town Planner

Staff Absent: Marion Bonoldi, Recording Clerk

Others Present: Don Coen

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

Ms. Sarah Lemke called the meeting to order at approximately 8:00 PM, and announced the meeting was being recorded.

Administrative

- **Minutes** - Mr. Paul McKechnie made a motion to approve the minutes from March 18, 2019. Seconded by Ms. Lemke. The Vote: 3-0.
- **Affordable Housing Trust Update** – Mr. James Brand distributed the affordable housing tracking sheet. The Board of Selectman has approved the LIP project at the Legion location. Ms. Sarah Raposa noted Mayrock will be attending the BOS meeting on April 9, 2019 to receive the signature on the application, the endorsement letter and the MOU (Memorandum of Understanding). Ms. Raposa noted the MOU will include mitigation of \$15,000 for intersection improvements (West/North Meadows) due to the Medfield Meadows LIP Project's, located at 41 Dale Street, agreement to do a road safety audit at the West/North Meadows and Dale/North Meadows intersections. Ms. Raposa noted ZBA hopes the Medfield Meadows LIP Project decision will be filed by mid-May. Mr. Brand said the AHT has a warrant article for the Annual Town Meeting for the BOS disposition of the Hinkley Property.
- **Historical Commission Update** – Mr. Meehan said there are two vacancies on the Board and eight letters of interest have been received. The HC plans to review the interested parties at the next meeting.
- **Town wide Master Planning Committee** –Ms. Raposa reported the committee is getting close to issuing an RFP for a consultant.
- **Annual Town Meeting-Planning Board Report** –Ms. Lemke will edit the document and email back to Ms. Raposa.
- **Food Truck General Bylaw** – Ms. Raposa asked to table the discussion until a future meeting.
- **Peer Engineering/Consultant Services** – Ms. Raposa noted the contract with Beta Engineering was signed in January 2017. The contract is ending in January of 2020. Mr. Sullivan asked how many responses were received from the RFP in 2017. Ms. Raposa said 6 responses were received. Ms.

Lemke suggested moving the timetable up a bit; in case there is a Special Town Meeting. Ms. Raposa agreed and suggested releasing the RFP in early June and conducting interviews at the August 19, 2020 meeting.

Continued Site Plan Approval public hearing –LCB Main Street (Continued from 12/7/15, 2/1/16, 4/4/16, 4/12/16, 5/16/16, 6/20/16, 11/7/16, 2/6/17, 5/19/17, 10/16/17, 10/23/17, 3/5/18, 9/10/18) Continuance Requested

Ms. Raposa said the request is for a continuance for a date after June 1, 2019. The letter that Ms. Raposa received said LCB is waiting for the final decision from Mass DEP. Mr. Greg Sullivan asked what it would mean if the DEP's decision was in favor of the developer. Ms. Raposa said the decision would determine there is an intermittent stream at the site. The developer would not have to abide by the larger setbacks. If the DEP decides there is a perennial stream, the setback requirement is much larger. Ms. Lemke doesn't understand the advantage to the applicant in keeping the site plan approval public hearing open. Ms. Lemke doesn't object to the continuance however, she would like clarification as to why the public hearing needs to remain open. Ms. Raposa is unsure as to why a continuance is requested instead of a closing the hearing. Ms. Raposa will follow up with Mark Cerel, Town Counsel. At approximately 8:14 pm, Ms. Lemke made a motion to continue the LCB Main Street site plan approval public hearing on June 3, 2019 at 8:05 pm. Seconded by Mr. McKechnie. The Vote: 3-0.

Change of Use determination - 100 North Meadows Road, Paul McKechnie

At approximately 8:24 pm, Mr. McKechnie recused himself from the Board. Mr. McKechnie said he is the owner of 100 North Meadows Road, Medfield. Rick's Auto Body is no longer renting at the location. McKechnie Associates – Landscape Architects will be moving into the 3 front bays of the property and the 4th bay will be available for rent. Titan Irrigation Systems of Millis, MA will be renting the 4th bay. In short, McKechnie Associates will be moving to the space that was formally Rick's Auto Body plus the middle bay that was already McKechnie Associates and Titan Irrigation Systems will be renting out the 4th bay that was formally McKechnie Associates. Ms. Raposa clarified that the change of use is from auto body shop to landscaping and landscaping to irrigation. Ms. Lemke feels the uses are very similar. Mr. Sullivan asked if the landscape trucks are serviced on site. Mr. McKechnie responded no. Ms. Lemke asked how many trucks the irrigation company will have. Mr. McKechnie responded 2 and noted that both trucks can fit in the bay. Ms. Lemke asked how many employees the irrigation company has. Mr. McKechnie responded 3. Ms. Raposa said that Rick's Auto Body has a special permit. Both the landscaping company and the irrigation company would fall under "miscellaneous/offices/services excluding pawn brokering" which are allowable in the district under site plan approval. Ms. Raposa agrees with Ms. Lemke that the uses of landscaping to irrigation are very similar. Ms. Lemke asked if 3 spaces (of the 20 spaces on site) will be adequate for Titan employees. Mr. McKechnie said yes. At approximately 8:35 pm, Ms. Lemke made a motion for the Board to determine that the change of use at 100 North Meadows Road from auto body to landscaping and/or irrigation is not substantially different and therefore approved. Seconded by Mr. Sullivan. The Vote: 3-0.

At approximately 8:44 pm, Ms. Lemke made a motion to adjourn. Seconded by Mr. McKechnie. The Vote: 4-0.

Respectfully submitted,

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