

Meeting Minutes
September 26, 2016
Chenery Meeting Room

PRESENT: Selectmen Fisher, Peterson, Marcucci; Town Administrator Sullivan; Assistant Town Administrator Trierweiler; Town Counsel Cerel; Administrative Assistant Clarke

Town boards attending—Affordable Housing Committee, Board of Assessors, Building Inspector, Medfield Housing Authority, Medfield State Hospital Master Planning Committee, Planning Board, Senior Housing Study Committee, Town Wide Master Plan Steering Committee
Also attending Attorney Jay Talerma (engaged by the Selectmen); Roberta Cameron, consultant from Community Opportunities

Chairman Fisher called the meeting to order at 7:30 PM and announced this meeting is being recorded. He asked for a moment of appreciation for our Troops serving in the Mideast and around the world. Selectmen Fisher added that this meeting tonight is a workshop discussion regarding affordable housing

Roberta Cameron provided an update to Medfield's draft Housing Production Plan. She highlighted several area of the HPP; explaining that the plan was developed to help Medfield reach the state's 10% of affordable housing by several strategies, i.e. zoning bylaw modifications, development on specific town owned sites and researching incentive funding programs from the state.

Medfield has several town owned properties that are available for affordable housing proposals; state hospital land and Tilden Village amongst the most discussed. There are 60 units at Tilden and under a new permit could add 40 units.

The Housing Authority is proposing to add more units at their site, however, the challenge is funding. They are reaching out to Medfield Representatives and also investigating various options for funding. The MSHMPC continues to work on a plan for the hospital property which most likely will include a mix of housing.

Ms. Cameron remarked that Medfield is in a fairly good place as we are about 139 units shy of the 10%. If the Town could build 21 affordable homes per year, 42 units over a two year period Medfield could achieve safe harbor and not be vulnerable to 40B proposed projects and be without penalty from the state.

The Board of Selectmen and the Planning Board will hold a public meeting on Monday October 17 to review the HPP and vote to adopt. The plan will then be sent to the state for their approval.

The Selectmen have engaged Attorney Jason (Jay) Talerma as special counsel to guide Medfield on 40B matters. As the proposed 200 units on Dale Street is foremost right now, Attorney Talerma agrees that when the Town reaches safe harbor then it can oppose a project not consistent with its goals. Town Counsel Cerel agrees, adding that it is highly unlikely that the Town could stop the Dale Street proposed project.

Respectfully submitted,

Evelyn Clarke