

Meeting Minutes  
October 4, 2016

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

The meeting convened at 7:10 PM (awaiting the arrival of Selectman Marcucci who is delayed due to railroad issues). Chairman Fisher announced this meeting is being recorded

He asked for a moment of appreciation for our Troops serving in the Mideast  
and around the world

#### **COMMUNITY PRESERVATION ACT STUDY COMMITTEE**

Dan Bibel Chair was present to provide a "where we are today presentation" regarding his committee's activities. Mr. Bible explained that the CPA was passed by the legislature in 2001. The requirement is that towns/cities set a surcharge on property taxes in the range of 1-3%. Those monies raised are then matched by state monies from filing fees on transactions at the registry of deeds. There also could be additional revenue coming from the state's trust fund. The funds coming to the Town can be used for open space and recreation, historic preservation or affordable housing. There are 160 communities in this program as of now.

Mr. Bible added that the committee is thinking of a 1% surcharge; Town Meeting vote is required. The state funds received may be held for five years and if there is no solid plan for its use it would be treated as unallocated CPA funds. The CPASC is considering a 2018 ATM vote and then the necessary vote at the November 2018 election. If it is brought up at 2017 ATM the next election is not until March Town election, too long a wait. The committee will continue their discussions so as to have as much information as possible for Town Meeting unified vote.

The Selectmen thanked the CPA Committee for their diligent work.

#### **OPEN SPACE AND RECREATION DRAFT PLAN**

Committee Chair Robert Aigler explained that his committee has completed the draft plan for 2016 in accordance with the state's regulations. The committee has been meeting regularly to get to this point. A survey was conducted among residents and the plan has been formed on those survey results. The plan has been endorsed by the Conservation Commission and the Planning Board. Medfield is a small Town; however we are very fortunate to have so much open space for outdoor activity available for our use.

The next step is to incorporate comments from the Board of Selectmen. Mr. Aigler said that if possible he would appreciate receiving those comments in about a week. Then ultimately the plan will be submitted to the Department of Conservation and Recreation for their review. Mr. Aigler stated the names of the committee: Michael Perloff, Kevin Ryder, and Tom Caragliano and appreciate the good assistance of Eric O'Brien.

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## ELECTION WARRANT

VOTED unanimously to sign the November 8, 2016 Election Warrant

## RESIGNATION

VOTED unanimously to accept Planning Board member Keith Diggans resignation with deepest regrets

The Board of Selectmen and the Planning Board will be holding a joint meeting Monday October 17 to finalize the Town's Housing Production Plan. It is agreed between the two boards to hold the special election at the October 17 meeting to appoint a candidate to fill the vacancy.

## WHEELOCK SCHOOL BOILER PROJECT

A letter was received from the MASS School Building Authority requesting the First Amendment to the Project Funding Agreement be executed by a Town officer. The Town accepted bids that were lower than the project funding agreement projected and there were no change orders. The project amount was reduced by \$46,000. The Town will receive a 39.84% reimbursement. The funds will go back to the school. The town expects to receive a rebate from MASS Save as the new boiler is energy efficient. Selectmen are requested to vote to authorize Chairman Fisher sign the document.

**VOTE:** Selectmen Peterson made a motion seconded by Selectman Marcucci to authorize Chairman Fisher execute the Project Funding Agreement relating to the Wheelock School Boiler Project. Vote was unanimous

## SENIOR HOUSING STUDY COMMITTEE

Members Tony Centore and Stephen Dragotakes in attendance

The committee is planning to hold their initial meeting in the near future. Member Tony Centore queried about the arrangement as to how to go about this. Mr. Sullivan answered that it is necessary for the Selectmen to appoint an acting chairman to call the first meeting. Mr. Centore volunteered to be the acting chair and **it was so voted.**

## COUNTRY ESTATES OF MEDFIELD

The Massachusetts Housing Partnership has approved the Town's application for a 40B Technical Assistance grant for up to \$10,000 to be used to pay for consulting services to assist with the review of the above mentioned project. The consultants from MHP will advise the Zoning Board of Appeals and review technical reports for the project as part of the

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comprehensive permit application. The Selectmen are requested to vote to authorize Chairman Fisher execute the award letter and **it was so voted.**

#### SALT BID

Director of Public Works Maurice Goulet recommends the Selectmen vote to award the Joint Salt Bid that came in \$10-12.00 less than 2015.

**VOTE:** Selectman Peterson made a motion seconded by Selectman Marcucci to award the Joint Salt Bid for 2016-2017 to Eastern Minerals in the amount of CC \$53.50 and Solar at \$53.50 and as recommended by Director of Public Works

#### CLIENT FEE AGREEMENT

Town Counsel Mark Cerel requests the Selectmen vote to sign the agreement to retain Special Counsel Jason Talerman to represent Medfield on 40B issues relating in particular to the proposed Dale Street 200 unit project and **it was so voted.** Attorney Talerman is associated with the Law Firm of Blatman, Bobrowski, Mead & Talerman, Concord, MA.

#### MSH LANDSCAPING CONTRACT

At a previous meeting Ms. Trierweiler requested the Selectmen vote to award the grounds keeping contract to Shady Tree. At this time the Selectmen are requested to vote to sign the contract with Shady Tree Landscaping, amount of contract \$89,000 and **it was so voted.**

#### 495/METROWEST PARTNERSHIP

Ms. Trierweiler requests the Board vote to authorize Chairman Fisher sign a letter to Secretary Jay Ash, reaffirming Medfield's commitment to support the Partnership's work on a local, regional and state level. Ms. Trierweiler serves on the Partnership's Board of Directors.

**VOTED** unanimously to authorize Chairman Fisher sign the Town's commitment letter in support for the 495/MetroWest Partnership

#### LICENSES AND PERMITS

**VOTED** unanimously to grant permission to the Angel Run Committee to post signs October 11 to November 1 announcing registration for the December event

**VOTED** unanimously to grant permission to Boy Scout Troop 89 to place a sign at the Transfer Station announcing their annual Christmas Tree Pickup and Recycling Program

#### SELECTMEN REPORT

Selectman Peterson mentioned that Alison Bosma is the new editor for the Medfield Press.

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He attended the site visit for the proposed Dale Street/North Meadows Road project and it boggles the mind that the applicant is considering to build on the Dale Street side that is 30 feet deep. He has had conversation with a resident who wants to work on establishing a group home(s) in Medfield; if the Town could move more quickly with group homes we may be able to achieve our 22 units of SHI for 2017. Mr. Peterson continued saying that he feels that Selectmen need to designate Michael to be the lead person on this effort.

Selectman Marcucci responded by saying that we would need to identify strategies to pursue construction of group homes; the tasks involved, teams we would need to establish, what is the timeframe turn around at the state level. We would need to have Town Counsel and Jay Taleran assistance to help us to move forward with the process. He agrees with Mr. Peterson that there is a need to define who would be the point person in administration if at all. The Town's Housing Production Plan has been delayed with a Town Board not at the Town Administration level.

Selectman Fisher said that there needs to be discussion with Michael, Kristine and this Board as to how to proceed.

#### COUNTRY ESTATES OF MEDFIELD PROJECT

Developer Michael Larkin presented his plan to the Selectmen for 48 units to be built on Hospital Road. Project consists of 24 single family, 12 duplex and 12 units of affordable housing all on approximately seven acres of land. House numbers 21, 25 and 29 Hospital Road will be demolished to make way for this new project. All units will be in the range of 1700-2700 square feet of living space; market value units in the \$500-800,000 range. Estimated cost for the 12 affordable units \$200-220,000. It is proposed that the construction will take three to four years. Developer said that he will present this plan to the Zoning Board of Appeals on October 13. They are hoping to begin construction in the spring.

#### INFORMATIONAL

The Town has just learned that Millis will begin construction on a water main on Dover Road beginning next week and continue for nine weeks. About 8000 cars travel along 109 heading to Dale Street and Route 27. Medfield will be meeting tomorrow with Millis to discuss the logistics for this situation.

Selectmen are invited to attend the 125<sup>th</sup> anniversary celebration of the Medfield Historical Society on November 7 at the First Parish Church.

#### ADJOURNMENT

On a motion made and seconded the meeting adjourned at 9:25 PM.

*Respectfully submitted, Evelyn Clarke*