



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:
January 4, 2021
MINUTES

Members Present via Zoom Meeting: Chair Teresa James, Paul McKechnie, Seth Meehan, James Brand, Jamie Sullivan, Blake McDermott, Sarah Lemke

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

Others Present: Nate Bazinet, Chris McCue Potts, Cynthia Greene

Location: Online via Zoom Meeting

Chair Teresa James called the meeting to order at approximately 7:31 PM, and announced the meeting was being recorded. Chair James read the following:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Medfield Planning Board is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A reminder that persons who would like to [listen to/view] this meeting while in progress may do so by following the instructions on the agenda and meeting notice

Approval Not Required (ANR) Plans – None

Change of Use Determinations – None

Chair James noted the email from the landlord regarding the Zelus food truck permission. The email said the food truck is allowed by the owner during Zelus current hours of business. Ms. Raposa said she respected the landlord's comments.

Review and Discuss Town wide Master Plan

Chair James shared her screen with the Board. There are three volumes within the Master Plan. Chair James reviewed the Executive Summary and reviewed the plan priorities and implementation strategies. Chair James said the objective of the plan is "how can Medfield be a better place to work, live and play." Chair James reviewed the eight goals for the plan and noted that one goal is not more important than the other. Chair James reviewed the 12 key recommendations and outlined the visual map within the plan. Chair James reviewed the 7 key capital expenditures from the recommendations. Chair James reviewed the implementation tools outlined in

the TWMP. Chair James said the suggestion of an implementation committee was discussed to make sure the plan stays in the front of everyone's mind. Chair James was interested in feedback from the Board. Mr. Brand said an implementation committee falls along the same process of the Medfield State Hospital. Mr. Brand said there are good aspects to the new committee. Ms. Lemke agrees; and feels a new committee would allow other Boards to not lose site of the TWMP. Ms. Lemke feels it makes sense to have an implementation committee. Mr. Meehan asked who the implementation committee would be comprised of. Ms. Raposa said an "all-star" committee tends to be more engaged because they have other Board they are reporting back too. Chair James agrees that the new committee needs to be engaged in other Boards. Chair James reviewed the "goals" where the Planning Board is identified as the "lead."

Chair James said next step is to present and get feedback from the Board of Selectmen. Ms. Raposa said she encourages the Board to comment on the document. Ms. Raposa said she will working on converting the Implementation Action Plan to a spreadsheet.

Draft RFP Review Medfield State Hospital

Chair James said she reviewed the Draft and was very impressed with the summary. Chair James said the document is a draft but the MSHDC is accepting public comment. Chair James shared the draft RFP with the Board. Chair James said the MSHDC is hoping to release the RFP in March and hopes to receive responses by May. Chair James said the MSHDC is looking for feedback and asked the Board to review the criteria. Ms. Raposa said there is a google form to consolidate the Boards feedback at the end of the RFP draft. Ms. Raposa said all public comments are due by January 12, 2021.

Work Session

PV Solar Bylaw (work session #4)

Ms. Raposa said wanted to review the documents from MAPC. Ms. Raposa said there are two separate documents and she felt they were repetitive and ultimately wanted to merge the two documents. Ms. Raposa wants to make sure the wording is clear. Mr. Meehan said the merging of documents should happen; Mr. Meehan said the documents are confusing. Ms. Lemke said having all the documents in one place would be better. Ms. Raposa said she is not thrilled with the document but can make it better. Ms. Raposa said she will be sending the legal notice to the paper to have the first public hearing on February 1; the second hearing would be on February 22, 2021 if necessary.

Ms. Cynthia Greene, Energy Committee, asked if the Energy Committee could have a draft of the zoning bylaw for review.

Minutes – (12/14/2020)

At approximately 8:55 pm, Ms. Lemke made a motion to approve the minutes from December 14, 2020 with edits. Seconded by Mr. McKechnie. Roll Call Vote: PM=yes; SM=yes, TJ=yes, JB=yes, SL=yes. The Vote: 5-0.

Administrative

Affordable Housing Trust Update (if needed) – Mr. Brand said the next meeting is this Thursday. The Housing Authority is coming to the meeting to update on Pound Street property. The AHT is reissuing the RFP for Hinkley South for ownership for seniors. Mr. Brand said Nick Milano will be adding the RFP to the Central Register and the town website.

Historical Commission Update (if needed) – Mr. Meehan said the Historical Commission is still looking for members. Mr. Meehan said the Historical Commission is still looking for members. Mr. Meehan said the Historical Commission with me discussing the ZBA decision on the Clark Tavern.

Ms. Raposa said the next Planning Board meeting is January 25, 2021 and the meeting could be cancelled. Ms. Raposa will advise the Board as the date gets closer.

At approximately 8:55 pm, Ms. Lemke made a motion to adjourn. Seconded by Mr. McKechnie. Roll Call Vote: PM=yes; SM=yes; JB=yes; TJ=yes; SL=yes. The Vote: 5-0.

Respectfully submitted,
Marion Bonoldi, Recording Clerk