



TOWN OF MEDFIELD

Office of the

PLANNING BOARD

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

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MEETING OF:
January 6, 2020
MINUTES

Members Present: Sarah Lemke, Chair; Teresa James, Member; George Lester, Member; Greg Sullivan, Member; Jim Brand, Associate Member

Members Absent: Paul McKechnie, Member; Seth Meehan, Associate Member

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

Others Present: Dennis Mann, Mel Seibolt

Location: Medfield Town House, 2nd floor meeting room

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

Pursuant to the provisions of MGL ch. 40A §5, the Medfield Planning Board will hold a public hearing at 8:05 p.m. on Monday, January 6, 2020, at the Medfield Town House, 459 Main Street, for the purpose of accepting public comments on the following proposed amendments to the Town of Medfield Zoning By-laws:

- **Janes Ave Rezone (Parcel ID 43-030 from BI to B)**
- **Vape Store Prohibition (might not be needed due to BOH regulations)**
- **Food Trucks (permitted via Site Plan Approval / Change of Use Determination)**
- **Special Permit Process for Decks and Porches into Setback (instead of Variance)**
- **Accessory Structures (change from 15'x10' to 200 sf to match state building code requirements)**
- **Rooftop Solar Panels and PV Parking Canopies (to allow rooftop / PV canopies within setbacks over parking lots)**

Chair Lemke read the notice into record. Ms. Sarah Raposa said the proposed amendments were beginning to be discussed over the summer and then in September the Planning Board was focused on the Medfield State Hospital. Ms. Raposa said due to the meeting cancellation at the beginning of December; because of publishing deadlines, all proposed amendments were published without Board discussion. Ms. Raposa feels the Vape Store Prohibition might not be needed due to Board of Health regulations and the Rooftop Solar Panel/PV Canopies proposed amendments are in too much of a draft form to proceed into this year's Annual Town Meeting.

Ms. Raposa introduced Mr. Dennis Mann to the Board. Mr. Mann is the owner of Parcel ID 43-030. Mr. Mann's home is zoned BI. Mr. Mann is requesting the zoning change to B. Ms. Raposa explained the Mr. Mann began speaking to her about one year ago. Mr. Mann's home presently has an office attached that has been rented to an attorney. Mr. Mann would like to change the office space into an apartment for a family member. Ms. Raposa said that if the zoning is changed to B; Mr. Mann would have the opportunity to apply for a Special Permit; with the BI zoning he does not.

Chair Lemke said the only structure in the area that is BI, other than Mr. Mann's home, is Montrose School. Mr. Mann said he doesn't know why the zoning is the way it is. Mr. Mann has owned the property for 35 years and lived there for the past 14 years. Mr. Mann said he attended the hearing to see if the Board had any specific questions for him. Mr. Gregory Sullivan asked if Mr. Mann plans to expand the property. Mr. Mann said no; the plans are to only reconfigure it. Chair Lemke doesn't believe the zoning change from BI to B should be a problem.

Ms. Raposa asked the Board to keep the Vape Prohibition on the list. Ms. Raposa would like to follow up with Mark Cerel, Town Council.

Regarding Food Truck amendments, Chair Lemke said that all of the food trucks that have received permits expire at Town Meeting and if the amendments do not pass; food truck will not be allowed in Medfield except for one day events through permission of the BOS. Chair Lemke noted this amendment does not include any right of way. The BOS would handle any one-day food truck permissions. Ms. Raposa will confirm with Mr. Cerel to make sure the amendment jives with the BOS current practice.

Mr. Mel Seibolt, Park and Recreation, asked for clarification of the bylaw amendment. Mr. Seibolt said the Park and Recreation department has had issues with food trucks and vendor peddlers in the past. Mr. Seibolt said the Park and Recreation would like all food trucks and vendor peddlers to be at least 300 feet from the Park and Recreation facilities and fields. Any food truck or peddler on Park and Recreation property must have written permission from the Park and Recreation department. Mr. Seibolt said the food truck and vendors compete with the fundraising concessions at the field and public safety is a big concern. Mr. Seibolt thanked the Board for the clarification and the Board thanked Mr. Seibolt for all of the information.

Regarding the Deck and Porches amendments, Ms. Raposa said there is not a large need for this (only approximately 4 variances were granted in the last 5 years pertaining to this) however, Ms. Raposa feels it should be considered for discussion. Mr. Sullivan doesn't believe 10% is the correct number. Mr. Sullivan doesn't feel 10% will be large enough to construct a porch in the front of a home. Chair Lemke suggests using the number 5 feet (instead of percentages). Chair Lemke said the structure can be covered but not enclosed. Mr. Sullivan said it will be important to define what enclosed means with specific materials. Chair Lemke feel the amendment should only be for the front or back of a home; not the side. Ms. Raposa said she will work on the language and bring to the next meeting.

Ms. Raposa said the Accessory Structure amendment is to change from 15'x10' to 200 sf to match the MA State building code requirements.

Chair Lemke said the vote will be held until the language of the amendments is corrected and discussed at the next public hearing.

Ms. Teresa James made a motion to continue a public hearing at 8:05 p.m. on Monday, February 3, 2020 for the purpose of accepting public comments on the following proposed amendments to the Town of Medfield Zoning By-laws: Janes Ave Rezone, Vape Store Prohibition, Food Trucks, Special Permit Process for Decks and Porches into Setback, and Accessory Structures. Seconded by Mr. Sullivan. The Vote: 4-0.

Administrative

Medfield State Hospital Update – Ms. James said the zoning passed at the Special Town Meeting. Ms. James said the next step is for the Medfield State Hospital Development Committee to write the RFQ/RFP. Ms. James said the MSHDC will begin working on the RFQ/RFP in January and will be looking of input. Ms. James said that Mr. Gus Murby, Board of Selectmen, is considering expanding the MSHDC. Ms. James does not know the date of the next Development Committee Meeting.

Townwide Master Planning Committee - Ms. Raposa said that 450 responses have been received from the survey. Ms. James said the consultants are working on the first round draft of chapters of the Master Plan. Ms. James said the next meeting is at the end of January and the next public session will be discussed then.

Affordable Housing Trust –Mr. Jim Brand said Rosebay is currently going through the ZBA process for the Comprehensive Permit. Mr. Brand said there are mixed messages from the ZBA Board about the Rosebay proposal. Mr. Brand asked if the Planning Board would be willing to submit a letter in support of the project. Mr. Brand said the letter would be factual. Chair Lemke said she would not have any objection if the letter said the Planning Board is a proponent of the Housing Production Plan and the Rosebay proposal addresses a specific housing need in Medfield. Mr. Brand said he will draft a letter and give it to Ms. Raposa to distribute for Board review.

Mr. Sullivan made a motion to have Ms. Sarah Lemke authorize the final signoff of the Rosebay letter. Seconded by Ms. James. The Vote: 4-0.

Minutes (12/16/19) – (TJ, GL, GS)

Ms. James made a motion to approve the minutes from December 16, 2019. Seconded by Mr. Sullivan. The Vote: 3-0.

Mr. George Lester said that he will be stepping down from the Planning Board this year. Mr. Lester has been on the Planning Board for 25 years. Mr. Lester said some of the most memorable cases were the Erik Road Extension, Hawthorne Road cluster housing, Southern Acre subdivision (clearing cutting of trees and then rain storm creating sill all over South Street) and LCB. Mr. Lester said his main interests have been open space, public easements/trails, managing growth and consideration back to the town. Mr. Lester said he contemplated retiring in 2005 but wanted to stay on the Board because of the Medfield State Hospital. Mr. Lester said that since zoning has passed 15 years later; he feels comfortable leaving.

At approximately 9:47 pm, Mr. Sullivan made a motion for adjournment. Seconded by Ms. James. The Vote: 4-0.

Respectfully submitted,

Marion Bonoldi, Recording Clerk