



TOWN OF MEDFIELD

Office of the

PLANNING BOARD

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

MEETING OF:
January 9, 2022
MINUTES

Members Present via Zoom Meeting: Chair Paul McKechnie, Vice Chair Jim Brand, Seth Meehan, Teresa James, Jamie Sullivan, Associate Member,

Staff Present: Sarah Raposa, Town Planner, Cara Wise Administrative Assistant

Others Present: Doug Larance,

Members Absent: Sarah Lemke

Location: Virtual Zoom Meeting

At approximately 7:30 pm, Chair Paul McKechnie called the meeting to order.

- Approval Not Required Plans – n/a
- Change of Use Determinations – n/a

Associate Member Vacancy

Mr. McKechnie made a motion to the Board of Selectmen to fill the vacancy with Doug Larance. Mr. Brand seconded the motion. Roll call Vote 4-0: Mr. Meehan, yes, Ms. James, yes, Mr. Brand, yes, Mr. McKechnie, yes.

7:35 pm: Pursuant to the provisions of MGL ch. 40A §5, the Medfield Planning Board will hold a public hearing at 7:35 p.m. on Monday, January 9, 2023, via ZOOM, for the purpose of accepting public comments on the following proposed amendments to the Town of Medfield Zoning Bylaws:

Item 1: Article ##: To see if the Town will vote to amend the Town of Medfield Zoning Bylaw by: (1) Reorganization of the Zoning Bylaw (per “crosswalk” chart below); (2) making certain minor substantive changes to help effectuate the goals of the Bylaw Reorganization; (3) making nonsubstantive, ministerial amendments to the Zoning Bylaw providing for consistency with the General Laws and internally with regard to spelling, capitalization, citation of numbers and General Laws references; and further, to vote to

amend the Town of Medfield Zoning Bylaw current Article 19: Solar Photovoltaic Facilities Overlay District (PVOD), 300-19.4 Solar Photovoltaic Overlay District and Table 19.5 and proposed Section 10.4.3 and Table 10.4.5 by adding the Medfield State Hospital Zoning District to the list of allowable zoning districts for certain ground-mounted, canopy, and rooftop solar energy systems.

List of specific changes:

- **Reorganization per crosswalk (below)**
- **Section references and cross-references were updated**
- **Blue italics in text indicate former bylaw citation as a marker for the reader during this amendment process but will be deleted from the new version**
- **Definitions Section: italics to be incorporated into definition for context as needed**
- **Duplicate definitions for “Applicants” and “Application” and “As of Right” and “By-Right” were relocated from different individual sections so they were merged/massaged to have just one definition**
- **Changed “Penn Central RR” to “MA Department of Transportation” in 8.5.2.A**
- **Changed title from “Floodplain Definition” to “Floodplain Boundary” in 10.1.2**
- **New substantive change: Added MSHD to Section 10.4.3 and Table 10.4.5 for various solar energy systems**

all as set forth in a document entitled “Medfield Zoning Bylaw Reorganization V3-11/21/22” on file in the offices of the Town Clerk and Town Planner, and also available on the Town’s website at <http://www.town.medfield.net>, and to authorize the Town Clerk to renumber or take any other action necessary to format this new bylaw to fit within the reorganization of the Town's existing bylaws if approved by this Town meeting, or do or act anything in relation thereto.

Mr. McKechnie made a motion to dispense with the reading of the full public hearing notice. Mr. Brand seconded the motion. Roll call vote 4-0: Mr. Meehan, yes, Ms. James, yes, Mr. Brand, yes, Mr. McKechnie, yes.

Ms. Raposa presented a detailed presentation of the Medfield Zoning Bylaws and how to make them more user friendly. Ms. Raposa went over the presentation and broke down the reasons why and where the Bylaws need to be updated and how that should be done without having to cause conflict. She showed the different areas that needed to be addressed such as definitions that have been duplicated over the years. Ms. Raposa presented the Public Hearing dates and what is to be expected for those meetings.

Mr. McKechnie made a motion to continue the Medfield Zoning Bylaws update to February 6, 2023 at 7:35 pm. Mr. Brand second the motion. Roll call vote 4-0: Mr. Meehan, yes, Ms. James, yes, Mr. McKechnie, yes, Mr. Brand, yes.

January 9, 2023 - [Presentation](#) - summary of zoning changes with examples

Peer Review Proposals Deliberations

The Board discussed the different presentations of the consultants from the previous meeting. They discussed cost comparison as well as pros and cons of each consultant group and their portfolios.

Mr. Brand made a motion to select Beals and Thomas for the three year consultant contract. Ms. James second the motion. Roll call vote 4-0: Mr. Meehan, yes, Ms. James, yes, Mr. Brand, yes, Mr. McKechnie, yes.

Ms. Raposa discussed looking into the stormwater assessments that are under the Board of Health.

Administrative Updates:

- Annual report draft was distributed. Ms. Raposa is looking forward to feedback
- Ms. Raposa discussed the MBTA Communities and the updates that she received. Technical assistance was done with MHP and found that Medfield was generally in compliance. This is a two year process and we are in interim compliance until December 31, 2024. We need to be in full compliance by 12/31/24. Raposa will be submitting the Town's Action Plan by the end of January.

Upcoming meetings:

- January 23rd, 2023
- February 6th and TBD
- March 6th and March 20th

Adjournment:

Mr. Brand made a motion to adjourn the meeting at approximately 8:00 P.M. Mr. Meehan seconded the motion. Roll call vote 4-0: Mr. Meehan, yes, Ms. James, yes, Mr. McKechnie, yes, Mr. Brand, yes.

Respectfully Submitted,
Cara Wise, Administrative Assistant