



Medfield Board of Selectmen

Date: Tuesday, January 10, 2023

Time: 7:00 pm

Place: Hybrid Meeting, Chenery Hall, Medfield Town House and via Zoom
The Board of Selectmen will attend in person. Members of the public may attend in person or participate via Zoom.

Members Present: Selectmen - Gustave Murby, Osler Peterson, Eileen Murphy
Members Absent: None
Staff Present: Mark Cerel, Kristine Trierweiler, Frank Gervasio, Sarah Raposa
Others Present: Bill Massaro, 26 Evergreen Way; Mia Cianciarulo, Kyler Groner, Meri Haas, Kathy McDonald, Megan Sullivan
Present Remotely: Jean Mineo

Call to Order

At 7:10 p.m., Chair Murby called the meeting to order and read the Open Meeting Law statement.
Disclosure of video recording

We want to take a moment of appreciation for our Troops serving around the globe in defense of our country.

Appointments

1. MBTA Communities Action Plan Update, Sarah Raposa, Town Planner
Recap of 2/15/22 initial briefing on amendment to MGL 40a, Section 3.
 - ☐ Medfield required to create a district of by-right, multi-family development, up to 50 acres (not necessarily contiguous).
 - ☐ Medfield submitted an application for technical assistance to Massachusetts Housing Partnership (MHP) to get a baseline whether Medfield is in compliance with legislation.
 - ☐ State Hospital zoning allows multi-family development by-right with no cap on units.
 - ☐ It was reported the State Hospital district generally complied with the exception of two issues:
 - ☐ It is currently public land; Medfield has an LDA making it almost 50 acres of private land.
 - ☐ The LDA caps the units at 334, not the 750 units the legislation requires.
 - ☐ Planning Dept. spoke with (DHCD) Dept. of Housing and Community Development to see if the State Hospital concept meets spirit and intent of the law. It does not meet exact language.
 - ☐ In order to stay in "interim compliance" with the legislation, Medfield must submit an action plan to DHCD. The Town would be in "interim compliance" during 2023 and 2024 because we are exploring ways to become compliant. Interim compliance would expire 12/31/24. If not compliant, the Town would not be eligible for certain State grant programs in 2025. Trinity will pursue MassWorks grants and State funding for which the Town is eligible in "interim compliance".
 - ☐ Ms. Raposa will submit the action plan through an on-line portal. Other areas of compliance may include: downtown revitalization and mixed use overlay district.

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- ☐ Discussion of multi-family housing projects (not affordable units) for which the State did or did not credit Medfield due to density requirements of 15 units per acre.
- ☐ The State is not looking for construction of affordable housing units, but creating the zoning by-right density they require.
- ☐ No funding if the Town does not comply with the zoning by-right density requirement
- ☐ In 10/22, the State changed guidelines. Future changes may be more attractive to the Town.
- ☐ Members discussed why MSH does not comply with the zoning by-right requirement.
- ☐ At last update, land had to be at least 25 contiguous acres; another 25 acres could be parcels.
- ☐ The campus portion of the State Hospital is publicly owned.

Ms. Raposa will continue to explore and report back to Selectmen in the near future.

Selectmen discussed conversations to have with State legislators:

- ☐ Legislators added a new law MGL 40A, Section 3, known as the MBTA Communities Act, and delegated to DHCD to develop guidelines.
- ☐ Medfield is approx. 8 units from achieving the 10% Safe Harbor goal for 40B affordable housing.
- ☐ With the MBTA Communities Act, the State is changing which direction to take housing - not affordable, but multi-family zoning.
- ☐ Medfield has been planning 334 units for the State Hospital for 10 years. That would bring the Town from 10% to 17% affordable housing units. This project needs MassWorks funding.
- ☐ State MBTA Communities Action Plan suggests 334 units at the State Hospital will not qualify.
- ☐ The State's directive is zoning 50 acres by-right for multi-family zoning but you don't have to build.
- ☐ How does implementation of this program advance accomplishment of affordable housing goal?

Members discussed:

- ☐ Whether the zoning the State suggests would pass at Town Meeting
- ☐ Lose project State funding if the Town does not comply with MBTA Communities Action Plan
- ☐ Adding multi-family housing may depress home values in Medfield
- ☐ Whether the Charles River Aquifer provides infrastructure to support a housing project of this size

Bill Massaro of 26 Evergreen Way reviewed the Action Plan and found the State has plugged loopholes the Town may have used to comply with legislation (agricultural, downtown).

- ☐ He asked Selectmen to explain the MBTA bus stop. Per discussion, Medfield does not have a MBTA bus stop.
- ☐ Legislation applies to communities that never had public transportation.
- ☐ Medfield is an "adjacent community" with no direct MBTA service; we have 3 years to comply.

2. Medfield Outreach Quarterly Update

- ☐ This presentation will focus on *Prevention Work*: In-house outreach team along with public health nurse, school nurses, wellness departments, within the schools, and in a community based way through coalitions (MCAP Medfield Cares About Prevention, and CADCA Community Anti-Drug Coalitions of America) in partnership with the Medfield Foundation

Part A, Prevention Work:

- ☐ Data for Youth Substance Use
- ☐ Quantitative data findings

- ☐ April 2022 Survey showed need for community education:
 - ☐ 44% respondents do not know how to access substance misuse services
 - ☐ 24% respondents do not know how to recognize
- ☐ Elevated substance abuse in Medfield justified receiving 2018 Drug-Free Communities Grant
- ☐ Qualitative data findings using CADCA Evaluator (norms, attitudes, mental health concerns, roles)
 - ☐ Youth Key Informant Interviews: top substance concerns (alcohol, nicotine, marijuana)
 - ☐ Parent Focus Groups: top substance concerns (alcohol, marijuana, vaping)
- ☐ Key takeaways
 - Substance Use in Medfield:
 - ☐ Based on 2018 MWHAS, current use of electronic vape products, alcohol, and marijuana are higher in Medfield than in the MetroWest region overall
 - ☐ Substance use increases with age among Medfield high schoolers
 - Risk Factors:
 - ☐ Mental health challenges/stress from school and/or work
 - ☐ Peer pressure
 - ☐ Community acceptance of youth substance use
 - ☐ Access to substances from parents/older siblings/retail locations (with fake IDs)
 - Protective Factors/Potential Solutions:
 - ☐ Adult-youth conversations/relationships
 - ☐ Youth-focused messaging about substance use
 - ☐ Enhancement of healthy coping skills for youth
 - ☐ Reshaping community norms surrounding substance use
- ☐ "Your role in prevention" - Scan QRC codes to start conversations: get help, strategic plan
- ☐ medfieldoutreach@medfield.net

Part B, What We Are Doing About It:

Medfield Outreach is working on a logic model using Medfield characteristics to look at root causes of WHY substance abuse to point the strategic plan in the right direction.

Selectmen discussed with Medfield Outreach:

- ☐ Causes/effects of youth substance misuse (mental health, brain development, cognitive function)
- ☐ Comparison of Medfield versus regional results:
 - ☐ School data was not released. MetroWest data was used until Medfield data is available.
- ☐ Medfield Outreach is creating a dashboard with Norfolk DA's coalition group to share data. Medfield schools would need to release data they own.
- ☐ Parental peer pressure - Will Medfield parents talk with Foxborough parents? How will someone express concern for another family's child if they perceive parents don't care?
- ☐ Make meeting together as destigmatized as possible. Getting folks to the table when parents recognize one another is difficult. They will do virtual forums.
- ☐ Parental modeling of healthier ways to deal with stress
- ☐ Logic model will get at the root cause, characteristics of a community that result in this outcome
- ☐ Are there community institutions (Boy Scouts, 4H Clubs, churches) that have a core foundation?
- ☐ Medfield Outreach:
 - ☐ Marijuana today is more potent than in the past
 - ☐ We live in a virtual world; the interactions aren't there. Example: waiting for the bus.
 - ☐ *Please join us to brainstorm! Invitation for the public and Town leaders to join MCAP.*

- ☐ Are there other Town Select Boards you feel mimic Medfield's culture or are opposite?
- ☐ We can look closely at who is doing this well and why it is working.

Discussion Items (Potential Votes)

3. Discussion of Dog Control Bylaw Committee (DCBC)

Selectmen decided it is not realistic to have the bylaw developed in time for 2023 Town Meeting.

A plan for the committee was discussed:

- ☐ Dog Control Committee is for all open space, not just the State Hospital to include Noon Hill, fields behind Wheelock & Rail Trail
 - ☐ Dog owners want to let their dogs run free
 - ☐ Some want to walk their dogs on a leash without confrontation
 - ☐ Some don't have dogs and want to walk in Open Space without confrontation
 - ☐ Abutters dealing with people's dogs on their property whose owners of the dogs feel entitled but shouldn't
 - ☐ The Committee can bring forward another member if they feel citizens are missing a voice
 - ☐ Understand the committee's process in developing a bylaw so all citizen voices are heard
 - ☐ If Trinity project at State Hospital goes forward in 2024, Quad issues may go away while other areas may worsen
 - ☐ Members include:
 - ☐ A professional dog walker, an abutter, someone who had a dog but no longer has a dog
 - ☐ A Wheelock abutter who is a veterinarian expressed interest today, Kate Pittman
- Selectmen agreed to let Ms. Murphy spearhead the committee, people may hear about the committee by things like the Patch. We are open to adding more committee members

Voted during this section of the meeting to approve Jill Radosta being added to the DCBC.

4. School Building Committee Next Steps

Selectmen Murby announced he, the Town Moderator and School Committee Chair have had informal discussions in the interest of getting the School Building Committee up and running.

- ☐ They agreed to ask Mike Weber to serve as interim Chair to kick-off the first meeting 1/23/23.
- ☐ Selectmen are invited to attend to support the committee.
- ☐ Medfield is not participating in MSBA at this time; the committee will proceed without a procedure manual for how to design a school project that may, or may not be, supported by the MSBA
- ☐ Is it appropriate to fund a feasibility study and, if so, what kind?

Selectmen expressed their trust that Medfield citizens will support this committee as citizens voted at Town Meeting to support the recommendations of the members of the School Bylaw Review Committee. If this is not true, a red flag should be raised before going too far down this path.

- ☐ Selectmen discussed who would staff the Building Committee. Ex-Officios are Superintendent, Dr. Jeff Marsden and Kristine Trierweiler.
- ☐ A volunteer has requested to be an Ex-Officio communications member.
- ☐ Selectmen discussed with Counsel Cerel there is no provision for the committee to add members, beyond those specified in the bylaw. The bylaw was passed by Town vote.
 - ☐ One possibility would be for the volunteer to attend the meetings but not be a member.

- ☐ Selectmen discussed whether to submit a Warrant Article for the Town Meeting to amend the bylaw.

The MSBA notified Medfield they have not been admitted to the program this year. The Statement of Interest for consideration next year will be due in April.

5. Follow-up discussion of 2023 Town Goals

Mr. Murby incorporated revisions from other Selectmen from the 12/20/22 meeting for review. Members reviewed one goal at a time with comments from each Selectmen for future integration.

GOAL #1 - Manage Town finances in a fiscally prudent manner that strikes a proper balance . . .

Section 1 - Impending new school project

- ☐ Selectmen discussed building a buffer targeting budgets below Proposition 2 1/2 limits.

Section 3 - Promote a "business friendly" atmosphere to retain current and attract potential . . .

- ☐ Using one committee, Selectman agreed to "promote a 'business friendly' atmosphere to retain current and attract potential new businesses".

Mr. Peterson sees these as Town Goals. He would like an individual from each relevant committee to present their goals for achieving the Town Goals to the Board of Selectmen.

GOAL #2 - Many decisions made by the Town carry long-term financial implications that can . . .

Mr. Peterson sees these as Town Goals. He would like an individual from each relevant committee to present their goals for achieving the Town Goals to the Board of Selectmen.

GOAL #3 - Pursue community housing goals to maintain an economically stable and socially . . .

Section 3 - Increase availability of senior housing to enable seniors to afford to live in Medfield

- ☐ Members agreed to explore innovative housing concepts and feasibility to add ADUs to residential lots.
- ☐ Adding ADUs would not accommodate schoolchildren; this would not add to the tax burden.
- ☐ They discussed attached versus detached Accessory Dwelling Units and zoning laws.

Mr. Peterson sees these as Town Goals. He would like an individual from each relevant committee to present their goals for achieving the Town Goals to the Board of Selectmen.

GOAL #4 - Promote the healthy and responsible development of Medfield's Youth

Mr. Peterson sees these as Town Goals. He would like an individual from each relevant committee to present their goals for achieving the Town Goals to the Board of Selectmen.

GOAL #5 - Medfield is a unique Town because of its character, history and heritage . . .

Section 1 - Preserve/Protect the Town's Character . . .

- ☐ One Selectmen suggested "maintain" Town character

Mr. Peterson sees these as Town Goals. He would like an individual from each relevant committee to present their goals for achieving the Town Goals to the Board of Selectmen.

GOAL #6 - Maintain environmental quality and the sustainability of our community

- ☐ Selectmen shared views that these are Town Goals the Selectmen are leading as stewards.
- ☐ One Selectmen views the Town Goals as a long-range reference for Selectmen goals so the initial intent is not lost when making actionable decisions (hypothetical versus actionable).

Selectmen agreed to review the goals annually to see if Selectmen are on track as stewards of Town goals. As goals are achieved, set new goals.

- ☐ One Selectmen suggested stating where we are as a Town with the goals.
- ☐ The Town voted on things we want to stay in step with (TOMCAP).
- ☐ Multiple groups are staying in step or ahead of what the State is doing.
- ☐ In the Goal #6 document from Hill Passas, many committees are accomplishing the work for these goals (Affordable Housing Trust, Conservation Commission)
- ☐ Look at 2030 Climate Goals: Work with Sustainable Medfield who provide quarterly updates monitoring the timeline for whether we are progressing toward targets we've set.
- ☐ One Selectmen said TOMCAP is the Town's Climate Action Plan approved by the Energy Committee and Planning Board and posted to the Town web site.
- ☐ Ms. Passas said the 2030 Climate Action goal is for the State to achieve 25% reduction in emissions from the 1990 level by adding 20% to where we are now in cleaning up our electricity supply.

Selectmen discussed whether the Climate Action Plan is finalized or a draft

- ☐ Ms. Passas said what was posted to the web site is the Final Draft. She was advised not to change the Draft after public comment but to collate the public comments as an added appendix to the Final Draft and use it "as is" so as not to change the Draft.
- ☐ The document is "evergreen", always changing.
- ☐ One Selectmen said the Climate Action Plan is not an approved plan. It is not concrete enough to drive action. It is a philosophy document.
- ☐ One Selectmen wants the TOMCAP goal to stay as a 2023 Climate Action Goal.

Section 3 - Preservation and protection of water resources

- ☐ Require private well compliance with drought restrictions imposed on Town residents using Town. This item has been added for vote as a Warrant Article for the next Town Meeting.

New Goal - Ms. Passis suggested to Selectmen there should be a goal of zero waste.

- ☐ Ask (TSARC) Transfer Station and Recycling Committee and (DPW) Dept. of Public Works to think about the steps required to have their own waste plant.
- ☐ Conservation Commission (ConComm) should be able to ask Selectmen. The biodiversity of wildlife is diminished where dogs run free.
- ☐ Plans that the Planning Board has vetted with input from residents should be featured here.
- ☐ Master Plan has specific sustainability goals approved by the Planning Board and intensely vetted.
- ☐ Invite these groups to a Selectmen's meeting to provide input for what long-term goals Selectmen should list for the next 10 years. Then move to 2023 to what can we tackle here.

Selectmen asked the Town Administrator whether Department heads have suggested adding to the Selectmen's goals. No, individual department heads have not reviewed BOS goals.

- ☐ Mr. Murby suggested Sustainability and Zero Waste are good Town Goals.
- ☐ TSARC and the Transfer Station can articulate what their goals should be.
- ☐ The smart way to bring in department heads is to ask 'what is the way to accomplish these goals'?
- ☐ Group home goal - (AHT) Affordable Housing Trust decided this was their goal. Selectmen worked with AHT to develop a group home. We supported it as a worthwhile goal.
- ☐ One Selectmen doesn't want goals to turn into Town and Private Select Groups that are highlighted in the goals.
- ☐ One Selectmen said If there is a knowledge base, the Town acknowledges we want to attain certain things, residents can educate us. What is achievable?
- ☐ We have to be conscious about spending taxpayers' money.
- ☐ For most of these goals, there is already a group of citizens or a committee working on these goals.
 - ☐ We should respect their time and energy.
 - ☐ Ask them to share their findings. If behind the curve on 2030 Climate Action, where are we behind, on par, or ahead compared to surrounding communities? Learning helps us get to our goals.
 - ☐ We channel that information and decide what we can do to support or whether there is funding.

Selectmen discussed energy promotions and citizen education.

- ☐ Use a politically neutral resource like Sustainable Medfield to educate about solar and heat pumps. Selectmen discussed the sensitivity of not using Medfield Environmental Action since they are a private entity and do lobbying. This compromises both parties.

Ms. Sullivan pointed out that Sustainable Medfield does not have the goal to be Net Zero by 2050. The goal is to bring groups together and share information so groups can collaborate. The groups participating are generating actions with individual resources.

Ms. Passas pointed out there is one Net Zero goal. She suggested verbiage: ***"Ensure Medfield is on track to pursue the Net Zero 2050 Goal as approved by Town Meeting using feasible strategies"***.

Mr. Murby proposed "Ensure Medfield is on track to pursue strategies to pursue a feasible Net Zero goal".

He pointed out what is important is the strategy, the link to action, not the end goal.

Selectmen discussed with Ms. Passas the suggested goal of Sustainability Director:

- ☐ Remove the term "hiring" as part of a goal. That is an action, not a goal.
- ☐ Ms. Passas proposed "Create internal capacities to support . . ." working with departments and committees. She will send verbiage to Mr. Murby.
- ☐ Use the draft Ms. Passas submitted to Selectmen in October for the list of responsibilities and activities of Sustainability Directors being used in other Towns.
- ☐ Mr. Peterson suggests to move hiring Sustainability Director to the 2023 Goals.

Ms. Trierweiler envisions an Energy Director:

- ☐ The cost for a Director is included in the 2024 Budget
- ☐ The Facilities department needs someone

- ☐ One person departments are no longer an option
- ☐ This person would work with the Assistant Facilities Director or Project Manager, Energy Director
- ☐ While the Energy Committee wants a Sustainability Director, we need an Energy Director at this point.
 - ☐ Someone doing setpoints for what our heating should be, managing our energy usage.
 - ☐ Someone who has expertise to review energy contracts.
 - ☐ We get to Sustainability Director with an Energy Manager to get there.
 - ☐ She is trying to create that job.

Selectmen discussed Susan McPhee's positive role with Green Communities and grant funding. Mr. Peterson spoke with Jerry McCarthy who suggested the most important thing to improve Medfield's facility management position would be to have a Custodial Supervisor at the schools to perform tasks he had been doing. Ms. Trierweiler will communicate to Dr. Marsden.

Mr. Murby will revise the draft goals to be considered at a future meeting of the Board of Selectmen.

6. Discussion of TOMCAP Plan and Electric School Bus Grant

Ms. Passas reported that the Energy Committee believes electrification is a worthwhile goal.

- ☐ There is a lot of funding available.
- ☐ Medfield Energy Committee can support the schools.
- ☐ Other towns have the same procurement model; not easily transferred to adopt electric buses.
 - ☐ Every 3 years we bid for the best contract but only one reply - no price competition.
 - ☐ Every 3 years the bus contractor buys an entire fleet of buses which is embedded in contract.
- ☐ Legislature efforts to address this district-wide problem. There is a report about this.
- ☐ It is a capital incentive enterprise.
- ☐ Volunteers interviewed Highland who specialize in turn-key solutions for school district fleet electrification which involves schools owning the buses.
 - ☐ The group applied for a technical assistance grant to develop a model for a pilot study with a group of more than 12 towns.
 - ☐ Communities submitted letters of support from Business Directors or Superintendents.
 - ☐ MAPC could advise us on strategies we could use to effect fleet electrification. It was proposed to school Business Directors who ran with it.
 - ☐ We invited MSBC to this group and had discussions with their departments.

Selectmen discussed:

- ☐ Current bus model wouldn't adapt itself easily to an electrified fleet.
 - ☐ More robust charging infrastructure than a car.
 - ☐ The Issue is 'who is in the bus business?'.
 - ☐ The relationship could be different than at present.
 - ☐ The Town is rebated for the charging station.
 - ☐ The bus company is rebated for purchasing the bus.
 - ☐ It could be cheaper than presently.
 - ☐ This could lead to a concept that requires town infrastructure to provide land for buses
 - ☐ Have a charging structure not far away (not Walpole where buses are fueled with diesel)

Ms. Passes responded:

- ☐ School Dept. grant covers a large part. Ownership would transfer to the contractor.
 - ☐ Incrementally add 1 or 2 buses
- At this stage, this pilot study could show the feasibility of this.

7. FY2024 Budget Outlook/Revenue Projections

Ms. Trierweiler gave an overview of 2024 Municipal Budget after first Warrant Committee meeting:

- ☐ Budget Worksheet - Waiting on State aid numbers due to the change at the Governor's office.
- ☐ Fixed costs for health insurance and property liability will increase partially due to post-Covid as well as the Town's property loss at the Pfaff Center roof and the high school roof last year.
- ☐ Town and schools have energy usage contracts; energy market cost projections are unknown.
- ☐ Collective Bargaining Committee is still meeting on Police Union second year contract which expired 6/30/22. Year 2024 budget projections are unknown.
- ☐ Compensation Classification Study is incomplete due to staffing changes. It will not be ready for 2023 Town Meeting but will be rolled out at 2024 Town Meeting.
- ☐ Usual practice for local receipts and revenue projections.
- ☐ Post-Covid Recovery picture is clearer. Estimates are conservative. Eat and buy local.

Changes:

- ☐ Budget for Town Departments is 98% complete
- ☐ Still working on Revenue Projections and Local Receipts. Highlights include:
 - ☐ Form a Human Services Division
MISSION: Improve efficiency, effectiveness and coordination of programs dedicated to health, welfare and quality of life for all Medfield Residents. We are including Outreach (Council on Aging, Public Health Nurse, and the Veterans Services Officer). We can create this department without a budget increase. Kathy McDonald is already providing collaboration and giving guidance to new department heads.
 - ☐ Two reasons to move from part-time to full-time Conservation Agent:
 - ☐ We have not been able to fill the part-time position.
 - ☐ Other Towns across the Commonwealth are able to fill full-time positions.
 - ☐ A full-time agent will help us accomplish part of our goals to manage Open Space.
 - ☐ The part-time agent helps the Conservation Commission (meetings, flagging wetlands).
 - ☐ We've never left room for the agent to manage Open Space.
 - ☐ We don't have capacity to manage Open Space.
 - ☐ This has placed stress on Conservation Commission volunteers to do administrative work.
 - ☐ The Town Administrator is committed to having a full-time agent.
- ☐ Add a Facilities Department position
- ☐ Budget Review will be available for the next meeting of the Board of Selectmen.
- ☐ School Committee will submit their budget to Selectmen on 1/31/23.
- ☐ Anticipate Governor Healy's budget in early March
- ☐ Revenue Consensus Hearing is in a couple of weeks
- ☐ Warrant Hearing is scheduled for March 20
- ☐ If Selectmen approve proposed spending at this meeting, balance of county allocation is \$861,000.

Action Items

8. Vote to have the Chair sign a letter of support for the Cultural Alliance of Medfield's application to MAPC's Technical Assistance Program for a feasibility study on the phase 2 for new construction for a visual and culinary arts building

Jean Mineo described the feasibility request:

This would be a new building (not Performance Center, Chapel, Infirmary Buildings)

- ☐ Potential to build a new building on the property that would transfer to Trinity
- ☐ A feasibility study was done within the campus reusing additional buildings
- ☐ Trinity said no because they want all the buildings for their residential project
- ☐ Use another space within Trinity's property to build out additional program space
- ☐ A new feasibility study is needed to understand what the new building could accommodate.
- ☐ She said the building would be within site zoning because it is not zoned 100% residential.

A discussion ensued about how the zoning could be the same:

- ☐ Each building has zone footprints; no provision for new buildings except connecting buildings.
- ☐ CAM is looking at the front of the property on Hospital Road.
- ☐ This is for the Culinary and Visual Arts that they can no longer do in existing buildings.
 - ☐ Studio Arts visual space (gallery, event, classroom space)
 - ☐ Shared kitchens to incubate small businesses (restaurant, beer garden, farm to table)
 - ☐ Program space, studio space

Ms. Mineo will attend the State Hospital Development Committee meeting 1/11/23.

Selectmen discussed sending a letter in support of a feasibility study.

- ☐ Transaction is between CAM and Trinity; the Town should not have a role
- ☐ If the grant request needs Town support, the request should come from Trinity.
- ☐ CAM will apply to Massachusetts Cultural Facilities Fund for some funding for the feasibility study. Trinity has written a letter of support.
- ☐ Trinity does not yet own the property which is why Selectmen are asked to write a letter.

Ms. Mineo retracted. The Metropolitan Area Planning Council grant requires the letter of support from Town leadership.

- ☐ Ms. Mineo stated CAM would build the studio space on a lease from Trinity for the building.

Town Counsel Cerel suggested:

- ☐ Project will be subject to Town Land Use Regulatory Boards: Planning Board, Site Plan Review
- ☐ It could be an exempt use under Chapter 40A, Section 3 so the Town has limited ability to regulate as opposed to prohibit.
- ☐ Committing to a government agency (MAPC) on behalf of the Town seems premature at the very least.

Selectmen discussed the impact of the CAM building project if the Trinity deal fell through.

CAM would have to revisit earlier feasibility studies to consider other buildings to ask for use.

Selectmen decided further details are needed to make a decision.

9. Board and Committee Appointments:

- a. Vote to accept the resignation of Nassar Ismail from the Capital Budget Committee

MOTION: O. Peterson moved to accept the resignation of Nassar Ismail from the Capital Budget Committee.
SECONDED: E. Murphy
VOTE: O. Peterson, aye; G. Murby, aye; E. Murphy, aye. None opposed.
MOTION CARRIES: 3-0

- b. Vote to appoint Jill Radosta to Dog Leash Bylaw Committee This was voted earlier in the agenda during the discussion of the Dog Control Bylaw Committee

MOTION: O. Peterson moved to appoint Jill Radosta to the Dog Control Bylaw Review Committee.
SECONDED: E. Murphy
VOTE: O. Peterson, aye; G. Murby, aye; E. Murphy, aye. None opposed.
MOTION CARRIES: 3-0

- c. Vote to accept the resignation of Alec Stevens from the Medfield Energy Committee and reappoint as an Associate Member of the MEC

MOTION: O. Peterson moved to accept the resignation of Alec Stevens from the Medfield Energy Committee and reappoint as an Associate Member of the MEC.
SECONDED: E. Murphy
VOTE: O. Peterson, aye; G. Murby, aye; E. Murphy, aye. None opposed.
MOTION CARRIES: 3-0

- d. Vote to appoint Chris Gordon to the Medfield Energy Committee

MOTION: O. Peterson moved to appoint Chris Gordon to the Medfield Energy Committee
SECONDED: E. Murphy
VOTE: O. Peterson, aye; G. Murby, aye; E. Murphy, aye. None opposed.
MOTION CARRIES: 3-0

10. Vote to authorize the Chair to sign the engagement letters with Stone Consulting, INC for:
- a. January 1, 2023, OPEB valuation and FY23 GASB 74/75 report: \$10,250
 - b. Roll-forward of liabilities and FY24 GASB 74/75 report: \$4,950
 - c. Funding study with 2-3 alternative funding schedules: \$2,500

MOTION: O. Peterson moved to authorize the Chair to sign the engagement letters with Stone Consulting, INC for:
a. January 1, 2023, OPEB valuation and FY23 GASB 74/75 report: \$10,250
b. Roll-forward of liabilities and FY24 GASB 74/75 report: \$4,950
c. Funding study with 2-3 alternative funding schedules: \$2,500
SECONDED: E. Murphy
VOTE: O. Peterson, aye; G. Murby, aye; E. Murphy, aye. None opposed.
MOTION CARRIES: 3-0

11. Vote to approve the following expenditures from the American Rescue Plan Act Expenditures:

- a. FY2024 Capital Plan (\$350,000)
- b. FY2025 Capital Plan (\$350,000)
- c. Town Clerk Voting Booths (\$10,000)
- d. BOH AED Project (\$25,000)
- e. Medfield Outreach Fuel Assistance (\$200,000)
- f. BOS Economic Vitality Fund-3 Years (\$45,000)
- g. Interface Mental Health Services- 2 Years (\$30,000)
- h. Regional Housing Services Consultant (\$20,000)
- i. Zoom Licensing (\$25,000)

MOTION: O. Peterson moved to approve the following expenditures from the American Rescue Plan Act Expenditures:

- a. **FY2024 Capital Plan (\$350,000)**
- b. **FY2025 Capital Plan (\$350,000)**
- c. **Town Clerk Voting Booths (\$10,000)**
- d. **BOH AED Project (\$25,000)**
- e. **Medfield Outreach Fuel Assistance (\$200,000)**
- f. **BOS Economic Vitality Fund-3 Years (\$45,000)**
- g. **Interface Mental Health Services- 2 Years (\$30,000)**
- h. **Regional Housing Services Consultant (\$20,000)**
- i. **Zoom Licensing (\$25,000)**

SECONDED: E. Murphy

VOTE: O. Peterson, aye; G. Murby, aye; E. Murphy, aye. None opposed.

MOTION CARRIES: 3-0

12. Vote to approve the application for a common victualler license and application for an entertainment license for Chipotle Mexican Grill of Colorado, LLC at TBD Main Street

MOTION: O. Peterson moved to approve the application for a common victualler license and application for an entertainment license for Chipotle Mexican Grill of Colorado, LLC at TBD Main Street which hours are listed with Special Permit from the Zoning Board of Appeals.

SECONDED: E. Murphy

VOTE: O. Peterson, aye; G. Murby, aye; E. Murphy, aye. None opposed.

MOTION CARRIES: 3-0

13. Vote to close the 2023 Annual Town Meeting Warrant
This item was deferred to the next meeting.

14. Request for Approval for use of Medfield State Hospital for the Medfield Car Show, June 2023

MOTION: O. Peterson moved to approval use of Medfield State Hospital for the Medfield Car Show, June 2023

SECONDED: E. Murphy

VOTE: O. Peterson, aye; G. Murby, aye; E. Murphy, aye. None opposed.

MOTION CARRIES: 3-0

Citizen Comment

Bill Massaro of 36 Evergreen Way repeated a comment he made at the 12/20/22 meeting of the Board of Selectmen giving advance Notice of the Activity and Use Limitation (AUL) former Medfield State Hospital C & D Area.

The replacement AUL that DCAM recorded on 12/2 and publicly noticed on 12/15 generally addresses the Town PIP stakeholder issues and concerns with the 9/20/20 AUL. However, although it reconfirms the settlement agreement's delineation agreement of the size of the AUL area, it does not address Town PIP and stakeholder 10/17 suggested edits defining the scope and responsibility for the required monitoring and maintenance in the C & D area. To my knowledge, there has been no DCAM response to the PIP 11/18 letter requesting confirmation of DCAM's verbal commitment to begin discussions in January to create a new standalone monitoring and maintenance plan. No maintenance plan has been scheduled.

Selectmen discussed the intent to understand who is responsible to maintain the area, the maintenance schedule, and licensing of the agency maintaining the area. Specific items to be maintained are specified in the Short- and Long-Term Maintenance and Monitoring Plan as well as the frequency of maintenance.

Consent Agenda

- 15. Request for approval to hold the 8th Annual Hunter's Run 5K on April 2, 2023 raising funds for Boston Children's Hospital
- 16. Request for approval to hold the annual Soles of Medfield 10K Road Race on April 22, 2023 raising money for safer streets for runners, walkers, bikers et al around town

MOTION: O. Peterson moved to approve the Consent Agenda.
SECONDED: E. Murphy
VOTE: O. Peterson, aye; G. Murby, aye; E. Murphy, aye. None opposed.
MOTION CARRIES: 3-0

Meeting Minutes

September 27, 2022 October 11, 2022 October 25, 2022

MOTION: O. Peterson moved to approve meeting minutes of September 27, 2022, October 11, 2022, and October 25, 2022..
SECONDED: E. Murphy
VOTE: O. Peterson, aye; G. Murby, aye; E. Murphy, aye. None opposed.
MOTION CARRIES: 3-0

Town Administrator Updates

- ☐ Happy New Year to everyone!
- ☐ She apologized to everyone regarding the email situation since 12/20/22. The Town is communicating to everyone via email but did not realize the Medfield.net account has been blocked from multiple servers. If you are expecting email from the Town, please check Spam folders.

Next Meeting Dates

January 24, 2023

February 7, 2023

February 21, 2023

Selectmen Reports

Ms. Murphy's activities included:

- ☐ Concerned citizen sent video of the crosswalk light at Robert Sproul Road/Wilkins Glen access. The light does not illuminate. Many children cross here. Town Administrator to contact DPW to correct.
- ☐ Attended Roberta Lynch's retirement. Her family saw how much residents appreciated her contribution.
- ☐ Enjoyed a quick tour of one of the new condos at Hinkley South from Bob Borelli (sp?). She saw the first existing structure. He pointed out artificially fabricated windows on the second tier so the building doesn't appear industrial.

Mr. Peterson's activities included:

- ☐ He toured the AURA facility and was very impressed.
- ☐ He spoke with the May Institute who run group homes and shared information with Sarah Raposa.
 - ☐ Attended the Affordable Housing Trust meeting and shared information from the May Institute.
 - ☐ He suggested another approach to Ms. Raposa:
 - ☐ Medfield is 8 units short of 10% affordable housing units to reach Safe Harbor
 - ☐ Incent small apartment building owners to add apartments to SHI Subsidized Housing Inventory
 - ☐ The Affordable Housing Trust does have funds to pay the property owner to convert
 - ☐ The Town is paying McCready property owners to convert to 8 affordable units
 - ☐ Medfield could achieve 10% Safe Harbor by adding inventory this way
- ☐ Medfield Foundation met. They held a successful fundraiser which funds come back to the Town.
- ☐ Virtually attended the MMA's first amendment audit (Massachusetts Municipal Association) webinar
- ☐ He held Friday office hours and met with Hilli Passas.
- ☐ Email exchange with Richard DeSorgher about Registry of Deeds highlighting Norwood Town Hall as historical. He reminded Mr. Peterson it is the 100th anniversary of the Medfield Town Hall fire.
- ☐ Mr. Peterson reminded Selectmen the Town should plan for the Town's 275th anniversary in 2027.

Mr. Murby's activities included:

- ☐ He toured the AURA facility and was very impressed.
- ☐ Attended Norfolk County Advisory Board meeting to learn about county budgets.
- ☐ He spoke with Rich Ryder of Council on Aging to catch up on things.
- ☐ He spoke at length with Hilli Passas of the Energy Committee today.
- ☐ Attended the First Amendment Audit webinar.
- ☐ There will be an MSH Medfield State Hospital Development meeting tomorrow

Informational

- Notice of AUL Former Medfield State Hospital - C&D Area
- Notice of Decision - Board of Appeals on Zoning, December 14, 2022
- Notice of Planning Board Hearing - Proposed Zoning By-Law Amendments, January 9, 2023
- Public Hearing - Board of Appeals on Zoning, January 11, 2023

The packet with meeting materials for this meeting is available at this link:

https://www.town.medfield.net/DocumentCenter/View/6700/BOS-Meeting-Packet_01102023

Adjourn

MOTION: O. Peterson moved to adjourn the meeting at 11:00 pm.
SECONDED: E. Murphy
VOTE: O. Peterson, aye; G. Murby, aye; E. Murphy, aye. None opposed.
MOTION CARRIES: 3-0

Respectfully submitted,

Dale Michaud
Recording Secretary