



TOWN OF MEDFIELD

Office of the

PLANNING BOARD

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

(508) 359-3027
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MEETING OF:
February 3, 2020
MINUTES

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

Staff Present: Marion Bonoldi, Recording Clerk

Staff Absent: Sarah Raposa, Town Planner

Others Present: Clifford Monac, Dan Merrikin

Location: Town House, 2nd floor Chenery Hall

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

Approval Not Required (ANR) Plans – Cliff Monac, 49 Dale Street, for the purpose of creating 4 buildable lots from one existing lot

Dan Merrikin, Legacy Engineering, said currently there is 5 lots and has been reconfigured to 4 lots due to isolated wetlands. Mr. Merrikin said his client has been before the Zoning Board of Appeals and the Conservation Commission; the Planning Board is their last stop. Chair Lemke noted that Mr. Mark Cerel, Town Counsel, has reviewed the plans and confirmed the plans are endorsable. Chair Lemke asked if the Board had any questions. No response was given. At approximately, 8:10 pm, Mr. Paul McKechnie made a motion to endorse the ANR plans for 49 Dale Street for the purpose of creating 4 buildable lots from one existing lot. Seconded by Ms. Teresa James. The Vote: 5-0.

Change of Use Determinations – none

Continued Public Hearing On Proposed Zoning Bylaw Amendments 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 said she did not have any issues with the Janes Ave Rezone. No issues were raised by any Board member.

Chair Lemke read the proposed edits of language to the Board regarding the vape store prohibition. Chair Lemke asked for any comment from the Board. No issues were raised by any Board member regarding the proposed changes.

Chair Lemke said she feels the Food Truck bylaw is straightforward. Chair Lemke noted that any food truck on a right-of-way would be handled by the BoS. No issues were raised by any Board member regarding the proposed Food Truck bylaw.

Chair Lemke read the proposed changes for the Special Permit Process for Decks and Porches into Setback bylaw. Mr. McKechnie asked if 5 feet a functional measurement for a porch or deck. Mr. Greg Sullivan feels 6 feet would be better and believes it is important to note that decks and porches cannot be enclosed. Mr. George Lester agrees with the change to 6 feet. Ms. Teresa James feels this bylaw change will be the most confusing to present at the Annual Town meeting and suggests using diagrams.

Chair Lemke said the Accessory Structure change is to match the state building code requirements. Chair Lemke confirmed that Mr. Gary Pelletier, Building Commissioner, reviewed and approved the changes.

Ms. James made a motion to close the public hearings regarding Proposed Zoning Bylaw Amendments. Seconded by Mr. Sullivan. The Vote: 5-0

Mr. Sullivan made a motion in accordance with MGL chapter 40 section 5, to forward the proposed zoning amendments as discussed to the Board of Selectmen, with noted changes, for inclusion in the 2020 Annual Town Meeting warrant and recommend their approval. Seconded by Ms. James. The Vote: 5-0.

Administrative

Medfield State Hospital Update – Ms. James said Medfield State Hospital Development Committee met but she has no update.

Townwide Master Planning Committee – Ms. James said the TWMPCC is looking at existing inventory chapters and some vision, goals, and action items and will be asking the BoS and the Planning Board to review and offer feedback. Ms. James said the next public input session is in March.

Affordable Housing Trust – Mr. Jim Brand said he is holding off drafting a letter of support from the Planning Board regarding Rosebay because some of the abutters have retained an attorney. Mr. Brand is waiting to see the response to the attorney's letter. Mr. Brand said the RFP for Hinkley is being revised and will go back out. Mr. Brand said the Trust is also working on developing an RFP for a Group Home. Ms. James asked if the RFP for Hinkley could be sent to the Planning Board members so that the members could share the RFP.

Historical Commission Update – Mr. Meehan said he did not attend the last meeting. Mr. Meehan was told the Historical District Commission backed off the historical district changes and they will have no warrant at

the Annual Town Meeting. Mr. Meehan noted there are two open seats on the Historical Commission and 5 Rhododendron Avenue is being reviewed at the next meeting for demolition.

Minutes (1/6/2020) – Mr. McKechnie made a motion to approve the minutes from January 6, 2020. Seconded by Ms. James. The Vote 5-0.

Ms. James noted that she will not be at the next meeting on March 2, 2020.

At approximately 8:50 pm, Mr. McKechnie made a motion to adjourn. Seconded by Ms. James. The Vote: 5-0.

Respectfully submitted,
Marion Bonoldi, Recording Clerk