



TOWN OF MEDFIELD

Office of the

AFFORDABLE HOUSING TRUST

TOWN HOUSE, 459 MAIN STREET
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MEETING OF:
March 4, 2021
MINUTES

Members Present: Jim Brand, Chair; Newton Thompson; Greg Sandomirsky; Michael Marcucci; Ann Thompson; Kerry McCormack

Members Absent: Brett Heyman

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

Others Present: John Harney, Sharon Loewenthal, Kay Bennett, Roberta Lynch, Brian Nixon, Eileen DeSorgher, Jake Tamposi, Patti Allan, Gontar Vogel, Perry Conostas, Dave Maccready, , Rob Maccready, Carol Terry, Joe Tamposi, Artie Georgacopoulos

Location: Virtual Meeting via Zoom

At approximately 7:33 pm, Chairman James Brand called the meeting to order and announced the meeting is being recorded. Chair Brand 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 Affordable Housing Trust 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.

Review Hinkley South Proposals – Chair Brand thanked Ms. Raposa for getting 4 great proposals. Ms. Raposa said all 4 proposals seemed to have the same credentials. Ms. Raposa said the prices of the units were generally in line with the RFP. Ms. Raposa said the idea of the “rating sheet” was to get everyone’s scores in google document for review. Mr. McCormack has dropped off of the zoom meeting and Mr. Sandomirsky did not have an opportunity to rank the proposals. Ms. Raposa said the weighted ranks of the proposals are:

- Tamposi = 13.75
- CapeBuilt = 10.95
- Medfield Holdings 11.75
- Open Space Builders = 9.275

Ms. Raposa would like to downsize to 2 proposals to interview the two developers at the next AHT meeting. Ms. Raposa said the AHT will then select one developer to recommend to the BOS.

Mr. Sandomirsky said the Cape Built proposal involves active participation from the AHT. Mr. Sandomirsky said the financial risk is very difficult to score on the Cape Built proposal.

Chair Brand noted that Medfield Holdings has fewer units than the other proposals. Mr. Newton Thompson said the units are bigger. Ms. Raposa said the Tamposi proposal was a very thorough proposal. Mr. Thompson agreed. Mr. Sandomirsky asked if any of the developers have worked in town. Ms. Raposa said 3 out of the 4 developers have worked in town. Mr. Thompson noted HOA fees in the Tamposi proposal. Mr. Thompson asked if HOA would be common. Ms. Raposa is not sure; Chair Brand thought HOA's would be necessary.

Mr. Marcucci appreciated the creative Cape Built proposal but the bigger issue is who would do the work. Mr. Marcucci said the Town of Medfield does not have a big enough government to project manage. Mr. Marcucci said the Open Space Builders proposal wanted the development to be accessed through Bishop Lane and that was the draw back.

Ms. Raposa said she would schedule the next meeting for March 11, 2021 to meet with Medfield Holdings and Tamposi.

Adopt 1 year Action Plan Update – Ms. Raposa has finalized the Action Plan draft and is looking for authorization to get quotes for the update. Mr. Sandomirsky asked about the Schedule in Part 4. Ms. Raposa explained this Action Plan is supplement. Ms. Raposa said she would seek quotes for the 1-year Action Plan Update.

Mr. Marcucci suggested holding off on the update until the Census data is available. Ms. Raposa said the State does not have any guidance as to when data is coming out. Chair Brand agrees to hold off on the Action plan update.

Committee Project Updates

Harding Street/Colangelo – Mr. Thompson spoke to Mr. Don Colangelo. Mr. Thompson said Mr. Colangelo has inquired about a Habitat for Humanity home. Mr. Colangelo was interested in having the town purchase the land and run the project. Mr. Thompson didn't feel the AHT was in a position to acquire the property. Mr. Thompson spoke to Mr. Colangelo and said the AHT was interested in pursuing a Group Home project. Mr. Thompson told Mr. Colangelo that any Habitat for Humanity would need to be done directly with Habitat for Humanity. Mr. Colangelo said he was not against the Group Home idea but wanted to reach out to Habitat for Humanity first. Ms. Raposa said Habitat for Humanity would go through the ZBA and a Group Home would go through the Planning Board. Mr. Thompson said that Mr. Colangelo would like potential contacts for Group Homes. Mr. Sandomirsky asked for a description of the parcel. Chair Brand said that Mr. Thompson should keep in touch with Mr. Colangelo and offer any Group Home contacts. Mr. Thompson said he will communicate with Mr. Brett Heyman about his conversation with Mr. Colangelo.

Medfield Housing Authority – Mr. Sandomirsky said there was a meeting in January where a “land swap” idea was discussed. Mr. Sandomirsky said he submitted a one page summary to the AHT regarding the meeting that took place in late January. Mr. Sandomirsky said the Housing Authority will discuss the idea of the “land swap” at their monthly meeting on Tuesday, March 9, 2021.

Aura – Ms. Raposa said the building permits are being pulled and they are moving forward.

MSHDC- Ms. Raposa said the MSHDC met with the BOS and they received good feedback. The MSHDC is also getting feedback from other boards and committees. The MSHDC is working on the final draft.

Town Meeting Prep – Budget request, Hinkley South article (multi-family), Hinkley North article (disposition to Trust) Ms. Raposa said there are 3 articles- Ms. Raposa said there is currently \$34,000 in the AHT account and the ask at ATM is for \$16,000 to bring the funds up to \$50,000. Chair Brand feels the \$50,000 will be needed to continue to have consultant, to work on the Housing Production Plan and update and the Action Plan. Mr. Thompson said there has not been any discussion at the Warrant Committee about the budget article. The Hinkley South article seeks to broaden the options to multi-families. The objective was to get Affordable Housing on Hinkley South in some way.

Chair Brand said this article was added as an article because the RFP was getting no response. Chair Brand said there are now 4 proposals. Chair Brand said the Hinkley South article might not be needed.

Ms. Raposa said Hinkley North article is a request to transfer ownership for the AHT purposes. Ms. Raposa said there are no immediate plans; the concept has always been Group Home. Ms. Raposa said the site is constraint in terms of ledge and topography.

Review/Approve Minutes from 1/7/2021 & 2/4/21

Ms. Thompson made a motion to approve the minute from 1/7/21 and 2/4/21 with edits. Seconded by Mr. Thompson Roll Call Vote: Jim Brand = yes; Greg Sandomirsky = yes; Newton Thompson = yes; Ann Thompson = yes; Mike- Marcucci = yes. The Vote: 5-0.

Upcoming Meetings: Apr 1, May 6, June 3 (summer hiatus: July/Aug), Sept 2, Oct 7, Nov 4, Dec 2

Adjournment – Ms. Thompson made a motion to adjourn 9:16 pm. Seconded by Mr. Marcucci. Roll Call Vote: Jim Brand = yes; Greg Sandomirsky = yes; Newton Thompson = yes; Ann Thompson = yes; Michael Marcucci = yes. The Vote: 5-0.

Respectfully Submitted,

Marion Bonoldi, Recording Clerk