



TOWN OF MEDFIELD

Office of the

AFFORDABLE HOUSING TRUST

MEETING OF:
March 6, 2025
MINUTES

Members Present: Eileen Murphy, Eric Lavin, Joe Hunt, Michael Marcucci

Members Absent: Newton Thompson, Brent Nelson, Kerry McCormack

Staff Present: Maria De La Fuente, Director of Land Use; Cara Wise

Location: ZOOM

Affordable Housing Chair Michael Marcucci opened the meeting at approximately 7:30 PM and performed a roll call for attendance.

- ✓ Eric Lavin, Member
- ✓ Eileen Murphy, Member
- ✓ Joe Hunt IV, Member
- ✓ Michael Marcucci - Chair

Mr. Marcucci declared the meeting called to order and stated that the first items of business would be committee updates and liaison updates, followed by discussion of the 86 Plain Street proposal and the minutes.

Committee Project Updates

1. Medfield Housing Authority

Ms. Murphy provided an update regarding the Medfield Housing Authority. She stated that the Rosebay project had begun to move forward. She described having had a call lasting approximately an hour and a half with Brian McMillan, following her attendance at a Medfield Housing Authority meeting approximately a month and a half prior. She explained that the meeting was hosted by the Housing Authority so that residents could ask questions about Rosebay, and that neighbors along Pound Street and the abutting area could also attend. She reported that the strong message from that meeting was that questions regarding the structure should be directed to Mr. McMillan at the Zoning Board of Appeals meeting, because it is the ZBA meeting that could provide direction; she emphasized that the Housing Authority is “part of the mechanics” but that those structural questions fall to the ZBA.

Ms. Murphy stated that she spoke to Mr. McMillan, who told her he would not make changes at that time because they were close to the end of the process and that he would bring the matter

back to the ZBA. She reiterated that at the ZBA meeting, if residents or abutters have questions, that would be the forum to raise them, and confirmed Mr. McMillan's position that he would take no action until he appeared before the ZBA.

Mr. Marcucci observed that this had also been Mr. McMillan's position the last time the matter was discussed. Ms. Murphy acknowledged that consistency.

2. Medfield State Hospital

Mr. Marcucci asked Ms. Murphy for an update regarding the Medfield State Hospital. Ms. Murphy reported that a site walk with Trinity was scheduled for the coming Tuesday at 1:00 PM. She explained that the intent of the walk was to confirm boundaries: that the front boundaries along Hospital Road are clearly delineated, while the back boundaries—of concern to the Select Board since the outset—require verification to ensure that the left and right-hand corners entering the North Field remain town-owned land and that access for the town can never be cut off.

Ms. Murphy emphasized her personal concern regarding the far right-hand corner: going around the back building, the area is very narrow and is supposed to accommodate a road; entering the woods to the right there is a very large cement structure that must be acknowledged and, if it must be moved, moved. She further noted that a very large parking lot is proposed at the back right-hand corner. Ms. Murphy stated that they would walk the grounds with Trinity on Tuesday, and that she would then follow up with Longmeadow neighbors to walk the staked parking lot for the Tower area. She characterized the process as “knock on wood, all good,” but acknowledged that it remains a slow process to obtain the necessary funding.

3. 86 Plain St 40B

Mr. Marcucci proceeded to the discussion of the 86 Plain Street proposal, describing the matter as a solicitation in advance of the ZBA hearing for comments from town boards. Ms. De La Fuente confirmed that all town boards and relevant departments have thirty days from the date the submission was received to send an official comment letter to the Zoning Board of Appeals. She stated that if a letter is not submitted, the opportunity is essentially waived, though any member may attend the ZBA meetings and participate. She reported that the deadline to submit comments is Sunday, March 30 and noted that the Trust had previously met on the matter and submitted a municipal comment letter to the state. She explained that the state's response acknowledged the town's concerns, including conservation issues requiring a Notice of Intent filing, the fact that Plain Street is a scenic road, and the need for peer review due to less-than-desirable intersection sight distance; she stated that the state ultimately determined the site suitable for that type of development. Ms. De La Fuente announced that the ZBA hearing is scheduled for April 2 at 6:00 PM in January Hall at Town Hall and suggested that the opening night could be of interest. She offered to provide a brief refresher on the application if desired.

Mr. Marcucci stated that he did not need a refresher and offered the opportunity to others. He stated his view that the Trust had submitted its comments already, and that the issues remaining were a variety of technical ZBA-type issues—engineering and design concerns—on which the Trust likely had nothing additional to add beyond what other bodies would provide. He stated that the Trust did not need to submit a letter “for the sake of saying something,” but that if

trustees wanted to send a letter, he would not object. He reiterated his expectation that the concerns raised by Ms. De La Fuente and others would be the focus of the ZBA process and characterized those concerns as outside the Trust's core remit.

Mr. Hunt stated he had one question after reviewing the application materials, referencing Tab 5 of the pro forma. He said that the initial capital budget under sales and revenue appeared to break out prices between market and affordable units and, in aggregate, contemplated \$1.5 million in sales revenue for the six affordable units. He asked whether he was reading that correctly—that each of the six affordable units would sell for approximately \$250,000. Mr. Marcucci responded that he believed that was the number for Medfield and suggested it might even be \$290,000. Ms. Murphy referenced her experience with The Enclave, recalling affordable units selling at approximately \$286,000 while market units were \$900,000 or higher. Mr. Marcucci stated that there is a formula and caps, and that developers usually try to price close to the maximum permitted. Mr. Hunt stated that this resolved his question, explaining that he had been “backing into” the market pricing to align with revenue totals and that the resulting average market price of approximately \$1.27 million seemed plausible; he had simply wanted to confirm there was no typo in the pro forma.

Mr. Marcucci concluded that the Trust would likely refrain from sending a comment letter and would allow the ZBA process to proceed. Ms. De La Fuente agreed to keep the Trust updated and stated that the issues—particularly traffic—might take time to resolve. She described a current plan showing one way in and one way out, with two short internal drives converging, and recalled that the Conservation Commission was not supportive of the added “Y-shaped” egress based on prior comments, because the second prong would encroach further into the wetland buffer. She noted that if the second prong is not used, the driveway would be even tighter. She stated that she was working with Tetra Tech to obtain a peer review proposal, expected by the next day, and reiterated she would keep the Trust generally informed as the review proceeds. She added that she had not previously had a 40B that must proceed before the Conservation Commission and characterized it as an important review process; she committed to sending materials as they arrive. Mr. Marcucci wished her good luck, and Ms. De La Fuente thanked him.

Meeting Minute Approval

Mr. Marcucci turned to approval of minutes, stating that draft minutes from October had been circulated and that he personally had not attended that meeting but that the minutes looked good. He asked if there were any comments or corrections.

Ms. Murphy invited a motion to approve the minutes of October 17.

Motion: Ms. Murphy made a motion to approve the meeting minutes of October 17.

Second: Mr. Marcucci seconded the motion.

✓ Roll Call: Mr. Hunt – aye, Mr. Lavin– aye, Ms. Murphy – aye, Mr. Marcucci – aye (4-0)

Mr. Marcucci stated that the minutes were approved and asked if there was any other business for the good of the order or whether the board should allow Ms. Murphy to return to her other meeting, noting her topic was being taken up.

Adjournment

Motion: Ms. Murphy made a motion to adjourn.

Second: Mr. Hunt seconded the motion.

Roll call:

✓ Roll Call: Mr. Lavin– aye, Ms. Murphy – aye, Mr. Marcucci – aye (3-0)

Mr. Marcucci declared the meeting adjourned and thanked all participants.

Respectfully submitted,
Maria De La Fuente, Director of Land Use