



# TOWN OF MEDFIELD

*Office of the*

## AFFORDABLE HOUSING TRUST

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MEETING OF:  
**March 11, 2021**  
MINUTES

**Members Present:** Jim Brand, Chair; Newton Thompson; Greg Sandomirsky (arrived at 7:30 pm); Michael Marcucci; Ann Thompson; Kerry McCormack; Brett Heyman

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

**Others Present:** Bob Borrelli, Caroline Abernethy, Sharon Loewenthal, Bill Massaro, Deborah Bero, Lesley Scier, John Harney, James Murphy, Chad Wolcot, Joe Scier, Russell Morse, John Nealon, Jake Tamposi, Lauren Deval, Joe Tamposi, Gregg Henebry, Gary Pelletier, Christine McCue Potts, Bill Lorigan, Jim DeCelle, Sean Fitzgerald, William Lorigan, Tim Bonfatti, John and Laurie Nealon; Osler Peterson

**Location:** Virtual Meeting via Zoom

At approximately 7:00 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.**

### **Hinkley South Developer Interviews:**

**Medfield Holdings** – Mr. James Murphy, attorney for Medfield Holdings, LLC, presented. Mr. Murphy discussed the number of units in the proposal. Mr. Murphy said the units could be increased to 23-24 units. Mr. Murphy said the proposal would need to be adjusted by lessening the 40 foot width of the duplex townhouses to 36 feet (or 80 feet to 72 feet) and the cul-de-sac would need to be re-worked. Mr. Murphy said the area between each building could be adjusted from 18 feet to smaller; to pick up more land for more units. Mr. Murphy said they would not go closer than 10 feet. Mr. Murphy said that by increasing the units the affordable credits would go from 5 units to 6 units. Mr. Murphy said the designs have the capability to give

options to buyers. Mr. Murphy said the proposal has both ranch and cape styles. Mr. Murphy said there are 2 bedrooms in the ranch style (Mr. Murphy clarified the language so that the ranch style would not be interpreted as a one bedroom unit). Mr. Murphy said there are 2 types of the cape style homes. Mr. Murphy said there are 3 styles of homes of buyers to choose from. Mr. Murphy said 2 models would be built (one side of the cape would be the full style and the other side would be the lesser model). Mr. Murphy said the prices that were quoted in the proposal were based on the original design. Mr. Murphy said there would be variation in the cost based on styles chosen by the buyers. Mr. Murphy believes one of the clever design features of this proposal is the 3 designs but from the exterior; the units would look the same.

Mr. Murphy said Medfield Holdings, LLC have been through the LIP process twice; successfully with the Town of Medfield. Mr. Murphy said Medfield Holdings, LLC have learned a lot during the LIP process; in particular, the flexibility in the marketing of the property. Mr. Murphy said Medfield Holdings is ready to build and has turned properties out very quickly. Mr. Murphy said Medfield Holdings, LLC has a very good reputation in town; a quality builder that does good work and does it quickly. Mr. Murphy said this project is a top priority for Mr. Bob Borrelli; Mr. Borrelli is aware of what the neighbors want and the history of this parcel. Mr. Murphy said the condominium ownership makes the most sense in this project; putting the owners in the place of trustees.

Chair Brand asked if the utilities would be tied in from the Ice House Road connection. Mr. Murphy said yes. Chair Brand asked if only one sidewalk is carried to the project. Mr. Murphy said yes. Ms. Ann Thompson asked why they were attracted to the project. Mr. Murphy said the idea of helping to solve the senior housing need was appealing and Mr. Borrelli has always been interested in this particular parcel.

Mr. Newton Thompson asked if the proposal and the pro forma presume a mix of ranch and cape style homes. Mr. Murphy said they recognize that there will likely be alterations on the pro forma. Mr. Thompson asked if the buyer will drive the style of home composition on the parcel. Mr. Murphy said yes; he believes so. Mr. Murphy noted that Mr. Borrelli is offering 3 styles but he is not a custom builder.

Mr. McCormack asked if there are any other walkways that connect the site to the COA. Mr. Murphy said there is nothing in the plan currently; however all suggestions would be listened too. Mr. Murphy suggested golf carts as a possible solution but recognize that the winter would be tricky.

Chair Brand asked about town loam and town gravel. Mr. Murphy said the mention was a recognition that materials exist and this site is in close proximity to it. Mr. Murphy said this is not a prerequisite and would not prevent the project from moving forward. Chair Brand asked about the waiver of building permit fees for the affordable units. Mr. Murphy said this is considered a prerequisite. Mr. Murphy said this project would be a partnership with the town.

Mr. Marcucci said this project is a bit different than other affordable projects in town. Mr. Marcucci said previous projects had a goal of maximizing the number of units to maximize the affordable units. This is more of a hybrid. Mr. Marcucci said this project falls under the AHT; it would be a 40B project to be exempt from zoning but it also comes out of the demand for senior housings in town. Mr. Marcucci said the hope is to keep the market rate units less expensive and more accessible to seniors that might not qualify for affordable units under the state's definition. Mr. Marcucci said he wants this goal to be kept in the scope of all developers interested in the project. Mr. Murphy said prices of the units could be part of the LIP approval. Mr. Murphy

feels part of the LIP approval could have some limitations on pricing. Mr. Murphy said Medfield Holdings would not walk away from any discussion or negotiation about target pricing.

Ms. Raposa announced to the attendees that questions may be added to the Q & A section however; the Board did not allot for time in this meeting for public comment. Ms. Raposa said if the Board does not get to the public questions and comments tonight; there would be a neighborhood meeting soon.

**Tamposi Brothers-** Mr. Joe Tamposi presented to the Board. Mr. Jake Tamposi, General Contractor for Tamposi Brothers, was also available for questions. Mr. Joe Tamposi said his company has a deep understanding for senior housing. Mr. Joe Tamposi said the roots of the company are in Citrus Hills, Florida where they have built over 5,000 homes over the past 30 years. Mr. Joe Tamposi said the majority of those home were designed for the older demographic. Mr. Joe Tamposi said affordable housing is the top priority for the company. Mr. Joe Tamposi said the housing stock; particularly in Massachusetts is not suited for “aging in place” and the scope of this project appealed to the priorities of their company. Mr. Joe Tamposi said his company would like the opportunity to collaborate with Medfield in the 40B process. Mr. Joe Tamposi said the proposal submitted was designed specifically for senior housing. Mr. Joe Tamposi said they believe any project is collaborative between the developer, the Town and the neighborhood.

Mr. Joe Tamposi said there proposal puts seniors at the forefront. Mr. Joe Tamposi said the designs are thoughtful, reasonable size and efficient. Mr. Joe Tamposi reviewed the importance of “creating a community” with their design. Mr. Joe Tamposi discussed the walkability to the Senior Center, the Kingsbury Club and the Bay Trail.

Mr. Joe Tamposi said the project would be very net tax positive to the town; supporting local construction, improving access to the rail trail and putting the infrastructure on the town owned land of Lot 3. Mr. Joe Tamposi reviewed the balance of a 40B project with cost control and reasonably priced market units.

Mr. Joe Tamposi said if their company was selected for the Hinkley South project; Mr. Joe Tamposi, Mr. Jake Tamposi and a dedicated site supervisor/manger would be responsible for management and execution of the Hinkley South project. Mr. Joe Tamposi said the anticipated break ground date would be in August of 2022. Mr. Joe Tamposi said they believe meeting with neighbors and other stakeholders of the developments is very important prior to meeting with town boards.

Mr. Joe Tamposi said they currently have a project going on in Medfield; a renovation/new construction project at 373 Main Street. Mr. Joe Tamposi said they have received no formal violations or fines on the project; however an informal notice has been received from the Building Department. The informal notice was regarding mud/dirt being tracked into the main roadway. Mr. Joe Tamposi said that the problem was corrected immediately with additional mitigation measures put in place.

Chair Brand said the utilities and roadway construction are carried to the Ice House Road cul-de-sac. Chair Brand asked if anything would be needed from the town that is not included in the proposal. Mr. Joe Tamposi said no. Chair Brand asked about the emergency access noted on Bishop Lane and is concerned about neighbors’ concerns. Chair Brand stressed the importance of working with the neighbors. Mr. Joe Tamposi noted the access/emergency road was added to the plan as a thought for the fire department however they are open to any suggestions.

Mr. Newton Thompson asked about the line item “General Conditions” under “Hard Costs” in the Pro Forma. Mr. Thompson asked for further explanation regarding that \$860,000 cost. Mr. Jake Tamposi said the DHCD Pro Forma for a LIP project is used. Mr. Jake Tamposi explained that “General Conditions” is payment for things that are not captured by other elements for the LIP. Mr. Jake Tamposi said the LIP Pro Forma does not break out costs as specifically as they would like. Mr. Jake Tamposi said the “General Conditions” is a bit of a catch-all. Mr. Thompson said the square footage on the proposal is 1,392. Mr. Thompson asked how the square footage compares to the developments they have completed in Florida. Mr. Joe Tamposi said the homes in Florida are a bit larger; 1,500 – 2,000 square feet with 2-car garages. Mr. Thompson asked about “affiliates of Tamposi Brothers working on LIP projects.” Mr. Joe Tamposi explained the affiliates are a development entities to pursue affordable housing.

Mr. Kerry McCormack asked about the connection to outdoor space through the rear of the units. Mr. McCormack said the only outdoor space seems to be out the front of the units. Mr. McCormack noted there is no second floor attic access or basement space. Mr. McCormack said the units are one level ground floor slab on grade. Mr. Joe Tamposi said yes; that is correct. Mr. Joe Tamposi said there would be the ability to have pull-down attic access if needed. Mr. Joe Tamposi said the outdoor access was to orient the community towards the other homes. Mr. Greg Sandomirsky said he was a little surprised at the cost of the marketing budget given the nature of the project. Mr. Jake Tamposi said the marketing budget reflects the commissions paid to the real estate brokers. Mr. Jake Tamposi said the DHCD Pro Forma includes the commissions in with the marketing costs. Mr. Sandomirsky said the proposal suggests a Home Association; Mr. Sandomirsky asked for explanation as to expenses covered in the Home Association fee. Mr. Joe Tamposi said exterior maintenance, landscaping, snow removal, trash removal and reserve funds. Mr. Joe Tamposi estimates the fee to be approximately \$300 per month.

Chair Brand said project oversight is very important to this project. Mr. Joe Tamposi said they would make sure to have the correct supervisor on site to ensure that everything is being handled. Chair Brand asked about the market analysis and what was learned. Mr. Joe Tamposi said there is a large demand in the market for homes similar to these. Chair Brand said the relationships with the building inspectors, abutters, neighbors and other boards are very important to a successful project. Mr. Marcucci said the process has had a bit of trial and error. Mr. Marcucci said “up front” communication is crucial prior to reviewing any LIP project.

Mr. Joe Tamposi asked what the AHT has learned from other projects in town and how Tamposi Brothers could be better partners with Medfield. Chair Brand said that planning of the development and the highest level of design makes for a great partnership with the town. Mr. Marcucci said this particular process is a bit different because the town owns the land and this project has Annual Town Meeting approval.

Ms. Raposa said there are comments in the Q&A section. Ms. Raposa said there are a lot of attendees from the Copperwood/Bishop Lane neighborhood. Chair Brand gave an overview of the process; Chair Brand said the next step is for the AHT to make a recommendation to the BOS regarding the desired proposal. Chair Brand said that once the proposal has been awarded to a developer; the developer will work with the AHT to start the LIP process. Chair Brand said this meeting is an early stage of the process. Ms. Raposa said the AHT will make a recommendation of proposal to the BOS and then the BOS will either move forward or ask for more information. Ms. Raposa said the abutters can be assured that if a proposal goes forward to the BOS; there will be abutter’s meetings and notifications in the future.

Chair Brand asked the Board for opinions about the proposals. Mr. Sandomirsky is concerned about lack of storage space for owners. Mr. McCormick said that the proposals are still conceptual. Ms. Thompson liked the variety of designs in the Medfield Holding proposals. Mr. Heyman liked the patio space of the Medfield Holdings proposal. Mr. Thompson said the amenities of the Medfield Holdings proposal were a bit more upscale than the Tamposi proposal. Chair Brand reviewed that both developers were willing to work on design moving forward if needed.

Ms. Deborah Bero noted in the Q &A section: Please not my objection on the record to the process which precludes abutters comments prior to recommendation. Also please note for the record the fact of neighbor's attendance at this meeting.

Chair Brand said he would hear comments from attendees. Ms. Deborah Bero, Copperwood Lane, thanked the AHT for the opportunity to speak. Ms. Bero said she reviewed all four proposals. Ms. Bero is concerned about the "crash gates" in the neighborhood. Ms. Bero is not interested in having an access road in the neighborhood. Ms. Bero said a cul-de-sac is preferable. Ms. Bero is concerned about the resource area; and if that was taken into consideration. Ms. Raposa said there was a wetland survey done in 2017 but the survey did not go to the Conservation Commission for confirmation; the developer would need to go to the Conservation Commission to move forward. Ms. Bero asked why the development is closer to the neighborhood rather than the Senior Center. Ms. Raposa said a small piece of land was acquired from the COA; the proposed development is located on the Hinkley lot and the small piece of land acquired from the COA, the rest of the land is COA. Ms. Raposa noted that all four developers positioned their proposed projects on the same spot of the land. Ms. Bero is concerned that one of the proposals mentioned using smashed rock from an existing rock wall. Ms. Bero believes the wall has historic value. Ms. Bero is concerned about the design of the development in terms of how the wildlife corridor will be affected. Ms. Bero is hoping conservation is being considered in the proposals. Ms. Bero would also like visual and sound barriers from the neighborhood to be considered.

Mr. Joe Scier, 3 Bishop Lane, said he is a direct abutter of this potential development. Mr. Scier asked about the goals of the development. Chair Brand said there has been a need for senior affordable housing. Chair Brand said this site has been identified as an ideal site for senior housing. Chair Brand said there has been Town Meeting approval to pursue senior housing on this lot. Chair Brand said the goal is to provide senior housing in Medfield. Chair Brand said another goal is to get as many affordable housing credits towards Medfield's subsidized housing inventory as possible. Chair Brand said another goal is to make sure the proposed development is the right fit for the neighborhood. Chair Brand explained safe harbor and how the subsidized housing credits work. Mr. Marcucci said another goal is to keep the market rate of the units lower for seniors. Mr. Marcucci said there is not a lot of town owned land and this lot seemed ideal for a development like this one. Mr. Scier said he is not arguing the merits of the project; he is trying to understand the parameters. Mr. Scier said the buffer from the development and the neighborhood versus the development and the senior center. Ms. Raposa explained that the land between the proposed development and the senior center is a separate parcel owned by the senior center. Ms. Raposa said that particular parcel is not owned in the same way the Hinkley property is owned. Mr. Scier said it is worth considering moving the proposed development 10 feet closer to the senior center.

Mr. Gregg Henebry, One Bishop Lane, said he lives as a direct abutter to the proposed development. Mr. Henebry has 4 children under the age of 13. Mr. Henebry said there are multiple children in the neighborhood under five years old. Mr. Henebry said "connecting cul-de-sac" violates the integrity of the neighborhood. Mr. Henebry understands this development is about affordable housing for seniors but he would like to make sure

the neighborhood is safe for children. Mr. Henebry said the neighborhood is extremely against any type of a “cut-through.” Mr. Henebry said he wants to make sure the children versus just the other demographic are thought of and that the neighborhood remains safe. Mr. Henebry said he bought his home for a reason and would hate to see his property value impacted by this development. Chair Brand said he understood Mr. Henebry concerns and if the project was to move forward; public input would be very important.

Mr. Osler Peterson, Copperwood Rd, said he is speaking as a resident; not as a member of the Board of Selectmen. Mr. Peterson said he feels the neighborhood is very open to housing being built and endorsed a development on Lot 3. Mr. Peterson said the neighborhood does not support access through Copperwood Rd. Mr. Peterson said the neighborhood support would be increase if the buffer between the proposed project and the neighborhood was increased. Mr. Peterson said he is puzzled that the seniors want ownership units. Mr. Peterson said rental units should be considered so more credit for affordable housing could be obtained by the town. Mr. Marcucci said the rental option was considered but there are a lot of rentals presently. Mr. Marcucci said this parcel was original identified as ownership by Kathy McCabe, consultant for the MSH Master Plan. Mr. Marcucci said the ownership property is what the senior want and it will provided a good option against all of the new rental developments in town. Ms. Raposa said 112 rental units have been approved of the past couple of years and only 9 units of ownership.

Chair Brand called for a vote. Chair Brand asked for a show of hands ranking the Tamposi proposal first. Mr. Sandomirsky raised his hand. Chair Brand asked for a show of hands ranking the Medfield Holdings proposal first. Mr. Heyman, Mr. McCormack, Chair Brand, Mr. Thompson and Ms. Ann Thompson raised their hands. The Vote: 5-1 in favor of Medfield Holdings. Mr. Heyman and Ms. Thompson said their vote was very close. Chair Brand said both proposals were very strong and the effort it appreciated. Ms. Raposa said she will work with Chair Brand to get the proposal review on the agenda for an upcoming Board of Selectmen meeting.

### **Committee Project Updates**

**Harding Street/Colangelo** – Mr. Thompson spoke to Mr. Don Colangelo. He is pursuing Habitat for Humanity. Mr. Thompson is going to pass on information to Mr. Colangelo regarding Group Homes.

**Medfield Housing Authority** – Mr. Sandomirsky attended the March 9, 2021 Housing Authority meeting. Mr. Sandomirsky said the Housing Authority is not interested in “land swap” idea. Mr. Sandomirsky said the Housing Authorities Top priority is the land next to Tilden Village on Pound Street.

**Adjournment** – Mr. Marcucci made a motion to adjourn 9:16 pm. Seconded by Ms. Thompson Roll Call Vote: Jim Brand = yes; Greg Sandomirsky = yes; Newton Thompson = yes; Ann Thompson = yes; Michael Marcucci = yes; Brett Heyman = yes; Kerry McCormack = yes. The Vote: 7-0.

**Respectfully Submitted,**

Marion Bonoldi, Recording Clerk