



TOWN OF MEDFIELD

Office of the

BOARD OF APPEALS

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

(508) 359-3027
(508) 359- 6182 Fax

MEETING OF:
March 12, 2020 7:00PM
MINUTES

Members Present: John J. McNicholas, Chairman; Michael W. Witcher, Member; Jared Gustafson, Associate Member

Members Absent: William McNiff, Member; Jared Spinelli, Associate Member; Charles H. Peck, Associate Member

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

Others Present: Paul Haverty, Dan Merrikin, Vin'O'Brien, Al Manganello, Ed Coolbrith, Bill Lane, Lori Guindon, Steve Bouley

Location: Medfield Town House, 2nd floor meeting room

At approximately 7:20 pm, Chairman Jack McNicholas called the meeting to order and announced the meeting is being recorded. Chairman McNicholas introduced Mr. Michael Witcher and Mr. Jared Gustafson and said they would be the sitting members of this continued public hearing. Chairman McNicholas apologized for the meeting starting late and explained the last meeting ran longer than expected.

Administrative

Rosebay, 30 Pound Street – Chair McNicholas said the public hearing was closed at the last hearing. Ms. Sarah Raposa, Town Planner, said that Mr. Ben Tyman, 40B Attorney for the applicant, said the applicant wishes to submit a withdrawal but nothing has been submitted at this time. Mr. Haverty said he spoke to Mr. Tyman and he is waiting for the Housing Authority to sign off on the withdrawal request. Mr. Haverty said there is no reason for the Board to take any time deliberating tonight and no action is needed at this time as long as they take action within 40 days of the close of the public hearing, which occurred on February 27, 2020. Mr. Haverty said that if a withdrawal is submitted, no more deliberation is needed and the Board would simply vote to accept the withdrawal. The Board will review the withdrawal request on Wednesday, April 1, 2020 at 7:00 pm.

Minutes 2/27/2020 and 1/9/2020 - Chairman McNicholas said the approval of minutes will be tabled until the next meeting to give the Board time to review them.

Aura at Medfield” from Mayrock Development LLC (applicant), 50 Peter Kristof Way (owned by Beckwith Post #110 Inc.); Assessors' Map 48, Lot 029; RS Zoning District with Primary Aquifer Overlay, for a Comprehensive Permit under MGL Chapter 40B, Sections 20 through 23 as amended, to allow construction of a multi-family residential development that will consist of 56 non age-restricted rental units (1 BR, 2 BR, and 3 BR) with appurtenant driveways, parking areas, landscaping, utility systems, and stormwater management system. (Continued from 11/25/19, 1/9/20)

Mr. Dan Merrikin, Legacy Engineering, said the site plan and stormwater report were revised. Mr. Merrikin said they met with the DPW. The DPW asked for a fence along the side of the property that abuts the old land fill. Mr. Merrikin said a larger truck turn-around was requested Mr. Merrikin said both requests have been added to the plan. Mr. Merrikin said the Fire Department requested the placement of a hydrant; the hydrant was added to the plan. Mr. Merrikin said they have met with the Conservation Commission and the building footprint has now shrunk a bit and the building has shifted approximately 4 feet. Mr. Merrikin said that the Conservation Commission has approved the project and the final decision is being prepared.

Mr. Merrikin said the consultants’ comments have been review and adjustments have been made. Mr. Merrikin said new calculations have been made and submitted. Mr. Merrikin said applicant is donating \$15,000 to the town for improvements to the West Mill intersection as part of the MoU with the Board of Selectmen. Mr. Merrikin said the town can decide how to apply the donation to the intersection improvements. Ms. Raposa said the donation is payable upon issuance of the comprehensive permit.

Mr. Steve Bouley, Tetra Tech, said all of their comments have been addressed. Mr. Bouley said a formal response will be provided to the Board to summarize the traffic information as the info was just submitted today. Mr. Bouley sees no outstanding issues that can’t be conditioned in approval.

Mr. Paul Haverty said the waivers need to be revised and he is against blanket waivers. Mr. Haverty said that some procedural waivers are not necessary for this project.

Chair McNicholas said there will be a site visit on March 27, 2020 at 8:30 am. Mr. Haverty said he will work on a draft decision. Mr. Merrikin asked if Mr. Haverty would share the draft decision prior to the next meeting. Mr. Haverty said yes.

Mr. Coolbrith asked is a decision could be filed on May 1, 2020. Ms. Raposa said that the BoS memorandum said a decision would be issued on May 9, 2020 for safe harbor purposes. Chair McNicholas said the Board is hoping to close the hearing on April 1, 2020. Chair McNicholas asked for any comments from the audience; no response.

Mr. Gustafson made a motion to continue the hearing on April 1, 2020 at 7:00 pm. Seconded by Mr. Whitcher. The Vote: 3-0.

ADJOURNMENT - Mr. Whitcher made a motion for adjournment at approximately 7:50 pm. Seconded by Mr. Gustafson. The Vote: 3-0.

Respectfully Submitted,

Marion Bonoldi, Recording Clerk
