



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:
April 1, 2020
MINUTES

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

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

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

Others Present: Paul Haverty

Location: Virtual Meeting

At approximately 7:00 pm, Chairman Jack McNicholas called the meeting to order. Chair McNicholas 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 Zoning Board of Appeals 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 or view this meeting while in progress may do so by following the instructions on the agenda and meeting notice.

Chair McNicholas said the meeting was being recorded and introduced the Board.

Administrative:

Rosebay, 30 Pound Street – withdrawal request

Chair McNicholas said he sent an edited version of the withdrawal decision for the Board to review via email. Chair McNicholas read the draft decision into the record (Decision #1382).

Mr. Whitcher made a motion to accept the withdrawal. Seconded by Mr. Jared Gustafson. Roll Call Vote: MW=yes, JG=yes, JM=yes. The Vote: 3-0.

Mr. Whitcher made a motion to authorize Ms. Sarah Raposa, Town Planner, to sign the decision on behalf of the Board Members. Seconded by Mr. Jared Gustafson. Roll Call Vote: MW=yes, JG=yes, JM=yes. The Vote: 3-0.

Minutes-

Mr. Whitcher made a motion to approve minutes from January 9, 2020. Seconded by Mr. Jared Gustafson. Roll Call Vote: MW=yes, JG=yes, JM=yes. The Vote: 3-0.

Mr. Whitcher made a motion to approve minutes from February 27, 2020. Seconded by Mr. Jared Gustafson. Roll Call Vote: MW=yes, JG=yes, JM=yes. The Vote: 3-0.

Mr. Whitcher made a motion to approve minutes from March 12, 2020 (7:00 pm meeting). Seconded by Mr. Jared Gustafson. Roll Call Vote: MW=yes, JG=yes, JM=yes. The Vote: 3-0.

“Aura at Medfield” from Mayrock Development LLC (applicant), with respect to property located at 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. There will be 14 affordable units and 42 market rate units. (Continued from 11/25/19, 1/9/20, 3/12/20)

Chair McNicholas said there was a site visit on March 28, 2020 (while social distancing was practiced). Chair McNicholas said Mr. Al Manganello from the Legion, Mr. Dan Merrikin from Legacy Engineering and Bill Lane and Ed Coolbrith from Mayrock Development LLC attended the site visit. Chair McNicholas said that the applicants agreed to continue the hearing until Wednesday, April 29, 2020. Chair McNicholas said the applicant, Attorney O'Brien, Mr. Merrikin, Ms. Raposa and Mr. Haverty will continue to work on the draft decision. Mr. Whitcher asked if the final draft decision will be available for review prior to the April 29 the meeting. Ms. Raposa said yes.

Mr. Gerard Irvin (Zoom Chat feature) asked the Board will vote on this project on April 29, 2020. Ms. Raposa said most likely; yes.

Mr. Bill Massaro (Zoom Chat Feature) asked if there have been any extension of safe harbor deadlines due to COVID-19? Mr. Haverty said he has not heard of any safe harbor extensions.

Mr. Whitcher made a motion to continue the public hearing to Wednesday, April 29, 2020 at 7:00pm. Seconded by Mr. Jared Gustafson. Roll Call Vote: MW=yes, JG=yes, JM=yes. The Vote: 3-0.

At approximately 7:22 pm, Mr. Whitcher made a motion for adjournment. Seconded by Mr. Jared Gustafson. Roll Call Vote: MW=yes, JG=yes, JM=yes. The Vote: 3-0.

Respectfully Submitted,

Marion Bonoldi, Recording Clerk