



TOWN OF MEDFIELD

Office of the

PLANNING BOARD

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

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

MEETING OF:
June 1, 2020
MINUTES

Members Present via Go To Meeting: Chair Sarah Lemke, Teresa James, Member; Jim Brand, Member; Paul McKechnie, Member; Greg Sullivan, Member; Seth Meehan, Associate Member

Staff Present: Sarah Raposa, Town Planner

Others Present: Mary Dealy

Location: Online via Go To Meeting

Chair Sarah Lemke called the meeting to order at approximately 7:33 PM, and announced the meeting was being recorded. Chair Lemke 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 Planning Board 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

Approval Not Required (ANR) Plans – none

Change of Use Determinations – 445 Main Street – Mary Dealy, Beautoxetc (from Office to Personal Services Use)

Mary Dealy, owner of Beautoxetc, presented to the Board. Ms. Dealy lives in Medfield and has been in business for 2 years at Nicholas Christies Day Spa. She would like to move her business to 455 Main Street (Avenue Restaurant building). Chair Lemke said the previous use was office space and Ms. Sarah Raposa said she believes the space was previously part of the Package Concierge office space.

Chair Lemke noted that the application states there are 10 parking spaces for the space. Ms. Raposa clarified that the 10 spaces are technically public parking and are not dedicated to any business located in the Avenue Restaurant building. Ms. Raposa said there is a lot of turnover in parking in that area throughout the day.

Ms. Raposa noted that Mr. Rob MacCready, owner of the building, sent a copy of the floor plan for the Boards review. Chair Lemke said she does not have great concern about the impact of change use. Chair Lemke said the hours of operation and one client at a time should slide into the space nicely. Ms. Teresa James asked what the square footage is. Ms. Dealy said 1000 square feet; but that number is a guess. Ms. Raposa and the Board reviewed the floor plans for the square footage but were unable to find it. Chair Lemke suggested conditioning the decision to have no more than 2 people in the space at a time. Ms. Dealy said she would be agreeable to that condition.

Mr. Paul McKechnie made a motion for the approval of the change of use for 445 Main Street with the condition of no more than 2 clients, plus the owner allowed in the space at one time.. Seconded by Ms. James. Roll Call Vote: PM= yes; GS=yes, TJ=yes, JB=yes, SL=yes. The Vote: 5-0.

Administrative

Board Reorganization

Chair = Teresa James
Vice Chair = Greg Sullivan
Clerk = Paul McKechnie
Member = James Brand
Member = Sarah Lemke

At approximately 7:49 pm, Chair Lemke read the Board Reorganization into record. The Board had no objections to the reorganization. Mr. James Brand made a motion to accept the Board Reorganization. Seconded by Ms. Sarah Lemke. Roll Call Vote: PM= yes; GS=yes, TJ=yes, JB=yes, SL=yes. The Vote: 5-0

Annual Town Meeting Prep – Ms. Raposa noted that the Annual Town Meeting is scheduled for Saturday, June 27, 2020 at 11:00 am. Ms. Raposa noted the ATM has only financial/budget issues and there is nothing for the Planning Board on the warrant.

Medfield State Hospital Update – Ms. Raposa said the MSH Development Committee is still looking for new members; the letters of interested parties were due today. Ms. Raposa said the MSHDC is looking for a consultant and one member feels a brokerage firm would be best. Ms. Lemke said a brokerage firm could be helpful with market rate information but not financial modeling.

Townwide Master Planning Committee – Chair James said the TWMPCC has the second public forum confirmed for June 7, 2020 at 5:00 pm. Chair James said there will be polling and break out groups. Chair James asked the Board to spread the work to get as many people in attendance as possible. Chair James said the forum should last about an hour.

Affordable Housing Trust – Mr. Brand said the AHT has been meeting virtually this Thursday, June 4, 2020. Mr. Brand said the AHT usually takes the summer months off from meeting and will discuss it at the meeting. Mr. Brand said the Group Home development is still being discussed and the AHT is looking for the correct framework to move forward. Mr. Brand asked Ms. Raposa if there has been any contact from Rosebay. Ms. Raposa said no.

Historical Commission Update – Mr. Meehan said there are still vacancies on the Historical Commission and information is posted on the town website.

Minutes 5/18/2020) – Ms. Lemke made a motion to approve the minutes from May 18, 2020 with the edit of change Mr. Brand from an Associate Member to a Member. Seconded by Mr. McKechnie. Roll Call Vote: PM =yes; GS=yes, TJ=yes, JB=yes, SL=yes. The Vote: 5-0.

Ms. Raposa said the next meeting is scheduled for June 15, 2020 at 7:30 pm. Ms. Raposa said there is a Change of Use on the June 15th agenda regarding 32R Spring Street. Ms. Raposa said the ZBA has received an application for the Clark Tavern which will require site plan approval from the Planning Board. The hearing for the Planning Board regarding the Clark Tavern is scheduled for July 6, 2020. Ms. Raposa noted that the meeting will be a virtual meeting.

At approximately 8:12 pm, Ms. Lemke made a motion to adjourn. Seconded by Mr. McKechnie. Roll Call Vote: PM =yes; GS=yes, TJ=yes, JB=yes, SL=yes. The Vote: 5-0.

Respectfully submitted,
Marion Bonoldi, Recording Clerk