



TOWN OF MEDFIELD

Office of the

PLANNING BOARD

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

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MEETING OF:
September 2, 2020
MINUTES

Members Present via Zoom Meeting: Chair Teresa James, Jim Brand, Vice-Chair; Paul McKechnie, Clerk; Sarah Lemke, Member; Seth Meehan, Member

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

Others Present: Lauren Sweeney, Kara Boudreau, Michael Boudreau, Beth Smith, David Temple, Nikki Root, Marc Saulnier, Jenn Matthew, John Porter, TJ Caveney, Kyle Hunt, James Sullivan, Blake McDermott

Location: Online via Zoom Meeting

Chair Teresa James called the meeting to order at approximately 7:33 PM, and announced the meeting was being recorded. Chair James 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

Nikki Root of Kimley-Horn and Associates (applicant) and Bank of America (owner) seek a Modification to Site Plan Approval pursuant to Medfield Zoning Bylaws Section 300-14.12 for the project known as Electrify America - BOA EV Charging Station which consists of the conversion of nine parking spaces for four electric vehicles charging stations with appurtenant power equipment and landscaping. The property is located at 478 Main Street in the B and RU Zoning Districts and is shown on Assessors' map 43 as lot 143. (Continued from August 17, 2020)

Chair Teresa James and Mr. Paul McKechnie are abutters and recused themselves from the hearing.

Ms. Lauren Sweeney, representing Electrify America shared her screen for the Board's review. Ms. Sweeney said that as requested a fence has been added to the back of the stations with landscaping for abutter's screening. Ms. Sweeney said there are current 30 existing parking spaces and based on zoning 17 spaces are needed.

Ms. Sweeney said that the fence material is Trex. Ms. Sweeney said the wood is brown and the fence will run the entire length of the property. Ms. Sweeney said trek doesn't rot and is low in maintenance. Ms. Raposa noted that the maximum fence height is 6 feet. Ms. Sweeney said she wants the Board to be aware that the equipment is taller than 6 feet. The charging stations are 8 feet high. Ms. Raposa said the ZBA would need to grant a variance for the fence height if necessary. Ms. Raposa said landscaping might take care of the screening.

Mr. Brand asked for the type of shrubs proposed. Ms. Sweeney said evergreen trees will be used but if something is preferred it could be replaced. Mr. Brand just said as long as the tree doesn't overgrow. Mr. Meehan asked if there was a detailed plan for lighting. Ms. Sweeney said the lights would have a cone to shine downwards only. Ms. Lemke asked the catch basin in the back corner has been addressed with Bank of America. Ms. Sweeney said no however Electrify America has just submitted to the Board of Health. Ms. Sweeney said she was waiting of the Board of Health recommendations. Ms. Lemke said she would like it on record that the Planning Board would like the property owner, Bank of America, to rectify the flooding/catch basin situation. Mr. Meehan said a photo has been circulated. Ms. Lemke would like the owner to realize the liability potential.

Ms. Lemke said the sizing of one of the spaces on the plan is larger than the others. Ms. Lemke asked if there is a reason for the larger size. Ms. Sweeney said that the larger size is for when regulations change for a handicap guideline. Ms. Sweeney said that a handicap space is not required in Massachusetts but will be eventually.

Ms. Raposa asked if blue point juniper could be used instead of evergreen. Ms. Sweeney said yes. Mr. Paul McKechnie (recused as Planning Board Member- speaking as attendee), said the solid six foot high fence is a great addition and if the 8 foot fence was sought with the ZBA, the end result would be even better. Mr. McKechnie said the fence will take care of most of the screening issue. Mr. McKechnie said the landscaping should now be thought of as a way to soften the fence. Mr. McKechnie said a variety of planting will go a long way. Mr. Lemke would like to see something flowering. Mr. McKechnie would like to make sure sight lines need to be thought of when plants are planted.

Ms. Kara Boudreau, 15R Pleasant Street, asked for lighting clarification. Ms. Sweeney described the cone lighting.

Ms. Lemke made a motion to close the public hearing. Seconded by Mr. Brand. Roll Call Vote: SM=yes, JB=yes, SL=yes. The Vote: 3-0.

Deliberations

BOA EV Charging stations – Ms. Lemke would like to make a condition of the approval be that the owner needs to address the water issue in the parking lot. Ms. Lemke said the plan should reflect a 6 foot fence with landscaping in place to block the intrusions over 6 feet however if relief is sought to get an 8 foot fence; the Planning Board would support it. Ms. Lemke believes the plans should be updated to reflect the variety of planting to be used. Ms. Lemke said the night sky lighting conditions with the back cone should be included. The site lines involving Pleasant Street need to be included in the decisions. Ms. Raposa said the noise report will also be included.

Ms. Raposa asked is for whatever reason the charging station do need to be on a time limit or shut down at night; is it possible to do it. Ms. Sweeney said yes; they would just prefer not to. Mr. Meehan and Mr. Brand are pleased with the decisions discussed. Ms. Lemke made a motion to approve the site plan approval

modification subject to the conditions outlined and discussed for the property located at 478 Main Street/Bank of America. Seconded by Mr. Brand. Roll Call Vote: SM=yes, JB=yes, SL=yes. The Vote: 3-0.

Administrative

Vacancy Letters of Interest – (Sullivan, McDermott, Hunt)

Ms. Raposa said the people of interest have attended the meeting and she will promote one by one. Ms. Blake McDermott was promoted to speak with the Board. Ms. McDermott said they moved to Medfield 5 years ago. Ms. McDermott said there just seems a need to get involved. Ms. McDermott believes that open space is so valuable. Ms. McDermott has been involved with children groups in town. Ms. McDermott feels she could be a good addition. Ms. McDermott is neighbors with Mr. Meehan. Mr. Brand asked what Ms. McDermott feels is lacking in perspective in terms of planning. Ms. McDermott said most of the surveys focus on long term. Ms. Lemke asked what Ms. McDermott has to offer the Planning Board in terms of experience. Ms. McDermott said her history is working for Anthropology. Ms. McDermott feels the aesthetics experience would be an asset. Ms. Lemke said the Board has a lot of diversity in terms of experience.

Mr. Jamie Sullivan said he part of a military family and recently moved to Medfield. Mr. Sullivan's wife is a Commander in the US Coast Guard and the family moved to Medfield mainly for the community. Mr. Sullivan is a civil engineer and has practiced for 20 years. Mr. Sullivan works for Core State's Group, a national firm. Mr. Sullivan has had to present too many Planning Boards in the past and understands the process. Mr. Sullivan is always wanted to have more of a role in a community. Chair James asked if his travel schedule would be a problem. Mr. Sullivan said he has the flexibility to determine when he travels. Ms. Lemke is a close friend of Mr. Sullivan's and they have worked together frequently. Ms. Lemke can confirm Mr. Sullivan's level to technical understanding.

Ms. Kyle Hunt said she moved to Medfield for the first time in 1966. Ms. Hunt said Medfield is in her blood and she would like the opportunity to maintain the integrity in Medfield. Ms. Hunt said she found the meeting tonight very interesting. Ms. Hunt feels the history of Medfield needs to be considered in every decision. Mr. Meehan asked what changes have happened in Medfield that has surprised you. Ms. Hunt said Medfield seem more sophisticated than it used to be. Ms. Hunt said everything is so accessible and comfortable. Ms. Lemke asked what Ms. Hunt feels is the next step for the town. Ms. Hunt said more artists or cultural experiences are needed.

49 Elm Street – ANR Debrief

Ms. Raposa said after the last meeting Mr. Mark Cerel, Town Counsel reviewed the 3 lot plan and an endorsement letter was drafted that spelled out that the plan does comply with the statute but the lots are not considered buildable. Ms. Lemke feels that the statutory requirements are met; as long as the only statue requirement is frontage and area.

Ms. Raposa said the plans are signed and picked up yesterday.

STM

Ms. Raposa reported that there will not be a STM this fall. The financial information from the state will not be in working form.

Solar Canopy bylaw draft

Since there is no STM this fall, this might be an opportunity to work with a consult and do something very comprehensive. Ms. Raposa will be working with MAPC to get a scope and an idea of a budget. Ms. Lemke

feels it is necessary to hammer out some language while it is fresh in our mind. Ms. Raposa shared her screen with the Board and promoted Mr. John Porter to participate in the discussion.

Ms. Raposa said the Board last discussed having the language include tying to a permitting process, landscaping, lighting and setbacks. Ms. Raposa said language for dealing with preexisting non-conforming parking areas.

Mr. Brand said to state he affirmative in the language will make it clearer. Ms. Raposa edited the document with the Board.

Mr. Porter said that he believes if there is parking lot, it should be able to be covered with solar panels. Mr. Porter just wants to note that this bylaw is to cover up a parking lot.

Mr. Brand said any time there is a vertical element; there are things to consider. The bylaw needs to be put into place in case things go higher. Ms. Lemke said that since this is for the IE district, we need to look at those particular lots. Ms. James asked if it could be expanded town wide. Ms. Raposa said a town wide overlay with designated locations would make more sense than a by zoning district expansion. Ms. Lemke agreed. Mr. Brand asked if the height limits should specify "standard vehicles." Mr. Porter said the large lots use a monolithic array; typically there is 14 to 15 foot a clearance underneath. Mr. Porter said the higher the height; the more expensive for engineering. Mr. Porter said they need to be high enough for an RV, school bus, or a fire truck to go underneath.

Chair James said the solar canopies will continue to be discussed on the upcoming agendas.

Medfield State Hospital Update –Ms. Raposa said the technical assistance to Mass Development was approved at the Board of Selectmen’s meeting last night. The approval was for \$50,000 of technical assistance and \$50,000 of procurement for consulting services. The quotes are expected in 2 weeks and then the MSHDC can make their selection at the end of September.

Townwide Master Planning Committee – Chair James had nothing to report.

Affordable Housing Trust –Mr. Brand said the AHT has filled 2 vacancies. Mr. Brand said the AHT is coming off of hiatus and will be meeting the first Thursday of the month. Mr. Brand said we are certified as 9.62%. Mr. Brand said the Group Home is still being worked on.

Historical Commission Update – Mr. Meehan said they are still looking for members.

Minutes – tabled until the next meeting

Vacancies – Ms. Lemke believes it is important to get the associates on as soon as possible. Ms. Lemke said balancing the Board in terms of experience is the most important. Mr. Meehan spoke about Ms. McDermott’s skill set for the Board. Ms. Lemke believes the skill set of McDermott and Sullivan is very complimentary.

Chair James asked if the Board needs more time to choose the associates member. The Board said they are ready to choose.

Mr. Paul McKechnie made a motion to recommend to the Board of Selectmen to appoint James Sullivan and Blake McDermott as Associate Members of the Planning Board. Seconded by Ms. Lemke. Roll Call Vote:

At approximately 10:25 pm, Ms. Lemke made a motion to adjourn. Seconded by Mr. McKechnie. Roll Call Vote: PM=yes; SM=yes, TJ=yes, JB=yes, SL=yes. The Vote: 5-0.

At 9:47 pm, Mr. McKechnie made motion to adjourn. Seconded by Ms. Lemke. Roll Call Vote: PM=yes; SM=yes, TJ=yes, JB=yes, SL=yes. The Vote: 5-0.

Respectfully submitted,

Marion Bonoldi, Recording Clerk