



TOWN OF MEDFIELD

Office of the

PLANNING BOARD

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

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MEETING OF:
September 14, 2020
MINUTES

Members Present via Zoom Meeting: Chair Teresa James, Paul McKechnie; Sarah Lemke; Jim Brand; Seth Meehan; Jamie Sullivan, Associate Member; Blake McDermott, Associate Member
Staff Present: Sarah Raposa, Town Planner; Marion Bonoldi, Recording Clerk
Others Present: Dave MacCready, Robert Truax, Edward Cannon, David Sharff, Steve Bouley, Don Coen, Kate Bingham, Dave Bingham, Natalie Bormann, Chris McCue-Potts, Rob Gregg
Location: Virtual Zoom Meeting

At approximately 7:32pm, Chair Teresa James called the meeting to order and read the following notice:

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. This meeting is being recorded.

- Open Spaces Builders/David MacCready (applicant) and LCB Medfield, LLC (owner) seek the following approvals under MGL Ch 40A Section 9 and Medfield Zoning Bylaw Section 300-5.6 (ZBA Historic Properties Special Permit), Section 300-14.10 (ZBA Special Permit criteria), and Section 300-14.12 (PB Site Plan Approval) for the proposed work consisting of the adaptive reuse of the existing property as a multi-family development (existing two-family dwelling and the new construction of a two-family dwelling and new single family dwelling for a total of 5 units), plus ancillary attached garages, driveways, utilities, landscaping, etc. The property is located at 353-355 Main Street; Assessors' Map 43 Lot 067; RS Zoning District with Secondary Aquifer Overlay. The Application has been revised to include three additional parking spaces on property owned by Frederick King, off Main Street, parcel ID 43-184 which was recently combined with 51-007 and 43-183. This is a continuation of the public hearing opened by the PB on 7/8/20.

Mr. Edward Cannon, attorney for the applicant, said the July 8, 2020 meeting was an overview with the Planning Board and the ZBA Board about the proposed project. Mr. Robert Truax, GLM Engineering, shared the plans with the Board and said the entrance to the driveway was moved about 50 feet and is now approximately 105 feet from the intersection. Snow storage was added and 5 parking spaces were added to the property line of the Peak House. Walkways to all building entrances have also been added. Buildings 2, 4 and 5 had patios added and decks were added to buildings 1 and 3. Fieldstone retaining walls were added to the drive for landscaping. Plantings between the units for privacy and 5 trees were added to the Route 109 side. A snake fence will be added to the street side. Mr. Truax said they have gone before the Conservation Commission and defined the “limit for work area” at the rear of the property. Mr. Truax believes the Conservation Commission board voted to approve the “limit of work area” and they are waiting for written confirmation.

David Sharff, architect for the applicant, shared his screen with the Board for review. Mr. Sharff reviewed the fieldstone retaining walls, deck additions and patio additions. There were concerns with the massing of building #5. The building has been redesigned and there is a one story transition and the garage section is set further back to offset the mass on the Peak House side.

Chair James asked if materials for the walkways have been determined. Mr. Truax said no; they will be some type of pavers. Ms. Sarah Lemke asked how the fencing will work around the parking space. Ms. Lemke wants to make sure there is access to the Peak House from the parking spaces. Mr. Truax said the land is very flat and the fencing will only run up to the spaces. Mr. Rob Gregg, Historical Commission, said he has been educated in the types of “snake” fencing and they are true to form. Mr. Gregg said the fencing will go from the tavern, stop at the parking spaces and then continue on to the stone wall. Mr. Gregg said people will be able to walk directly from the parking spaces to the Peak House. Mr. Gregg said there will be a walking path established to the Peak House.

Mr. Paul McKechnie asked if the garage for unit 2 will be flushed with the great room or offset by 2 feet. Mr. McKechnie is hoping the garage could shift forward to bring parking to the back of building 2. Mr. Truax said they had the same idea at one point however it is simply too tight of a space to do it. Mr. McKechnie would like to see a more enhanced landscaping plan with proposed species and sizes. Mr. McKechnie would also like the plan to show which existing trees will stay and which will come down. Mr. McKechnie said spot elevation on the top and bottom of all walls and steps are also needed. Mr. McKechnie would like the landscaping plan to show spot elevations throughout the property. Mr. Jamie Sullivan said the drainage in the courtyard needs to be more enhanced for clarity and agrees that spot elevations are needed. Mr. Sullivan said drainage run off needs to be clear and the overflow and cleanouts need to be shown on the plan. Mr. Sullivan said the plan needs to show the walkways with the proposed landscaping and schedule. Mr. Sullivan said access and signage for the parking spaces also needs to be on the plan.

Mr. James Brand asked about site lighting and street lighting. Mr. Sharff said some type of coast lighting will most likely be needed for units 1 and 2 because they are too far away from the walkways. Mr. McKechnie said he wants to make sure sight lines are considered in determining the height of the fence.

Ms. Sarah Raposa, Town Planner, asked for the status of the Board of Health review. Mr. Truax said they are waiting for the updated plans. Ms. Raposa said that Mr. Steve Bouley, Tetra Tech, has not been able to review the updated plan. Mr. Bouley said the main concern was the intersection/driveway and exiting off site. Mr. Bouley said he is waiting to hear back from Chief of Police, Ms. Michelle Guerette. Mr. Bouley said it is important that GLM Engineering speaks to the Director of Public Works, Maurice Goulet, about water and sewer access.

Mr. Seth Meehan said the next plan should reflect a divider of common area in all the backyards. Ms. Raposa said the applicant needs to make note of all things discussed tonight. Ms. Raposa said more time needs to be given for the Board and Tetra Tech to review the plans prior to a hearing. Ms. Raposa said there are a lot of boxes that need to be check before a Planning Board approval. All Planning Board members said there are available to attend the ZBA site visit on September 18, 2020 and an additional Planning Board site visit is not necessary to schedule.

Ms. Lemke made a motion to continue the hearing for Open Spaces Builders/David MacCready (applicant) and LCB Medfield, LLC (owner) for the property located at 353-355 Main Street to October 19, 2020 at 7:35 pm. Seconded by Mr. Meehan. Roll Call Vote: SM=yes, PM=yes, JB=yes, SL=yes, TJ=yes. The Vote: 5-0.

Administrative

Zelus and Ribpublic Food Truck decision extensions - Ms. Raposa said the decision for the food truck at Zelus was filed on September 17, 2019 and the Annual Town Meeting is scheduled for May 3, 2021. Ms. Lemke said in light of no complaints or concerns regarding the food truck; there is no reason not to continue to May 30, 2021. Mr. McKechnie agreed. Ms. Lemke made a motion to extend the approval of the food truck at Zelus, One Green Street, subject to all of the terms and conditions that currently exist in the 9/17/19 decision, to May 30, 2021. Seconded by Mr. McKechnie. Roll Call Vote: SM=yes, PM=yes, JB=yes, SL=yes, TJ=yes. The Vote: 5-0.

Chair James and Mr. McKechnie recused themselves from the Ribpublic discussion and vote.

Ms. Lemke feels the same about the Ribpublic extension as the Zelus extension. Ms. Lemke said in light of no complaints or concerns regarding the food truck; there is no reason not to continue to May 30, 2021. Ms. Lemke made a motion to extend the approval of the food truck at Ribpublic, 504 Main Street/Park Street Books, subject to all of the terms and conditions that currently exist in the 9/17/19 decision, to May 30, 2021. Seconded by Mr. Brand. Roll Call Vote: SM=yes, JB=yes, SL=yes. The Vote: 3-0.

Ms. Raposa said the food truck bylaw will be a rolling agenda item to be discussed in preparation for January public hearings. Ms. Raposa said MAPC will be working with the Planning Board in drafting a solar bylaw beginning in October.

Town Wide Master Planning Committee – Chair James said the TWMPCC is coming out of hiatus on September 24, 2020. There is Public Forum #3 scheduled for November 8, 2020 and the meeting will be virtual. Ms. Raposa said there will be a Committee Forum on Housing and Economic Development and the Planning Board and Affordable Housing Trust could be possible participants. Ms. Raposa will keep the Board informed.

Affordable Housing Trust- Mr. Brand said the AHT met on September 3, 2020 and the trust has a fully seat of members. Mr. Brand said the AHT is trying to find a solution to a group home. Mr. Brand said there is no news on Rosebay; they have not gone out for another RFP.

Historical Commission – Mr. Meehan said the Commission is still looking for members.

Ms. Raposa said the Board of Selectmen’s meeting for tomorrow night has Blake McDermott and Jamie Sullivan’s Planning Board Associate Member appointments on the agenda.

At approximate 8:42 pm, Ms. Lemke made a motion to adjourn. Seconded by Mr. McKechnie. Roll Call Vote: SM=yes, PM=yes, JB=yes, SL=yes, TJ=yes. The Vote: 5-0.

Respectfully Submitted,

Marion Bonoldi, Recording Clerk