

TOWN OF MEDFIELD

MEETING NOTICE

POSTED:

TOWN CLERK

RECEIVED
TOWN OF MEDFIELD, MASS

2019 MAR 29 P 12:18

OFFICE OF THE
TOWN CLERK

POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 39 SECTION 23A AS AMENDED.

Board of Selectmen

Board or Committee

PLACE OF MEETING	DAY, DATE, AND TIME
Town Hall, Chenery Meeting Room, 2 nd floor	Tuesday April 2, 2019 @ 7:00 PM

AGENDA (SUBJECT TO CHANGE)

7:00 PM Call to order

Disclosure of video recording

We want to take a moment of appreciation for our Troops serving in the Middle East and around the world

Announcements

Affordable Housing Lotteries; to take place at Town Hall, Chenery Meeting Room 2nd floor

Information sessions:

April 24 at 6:00 PM for 71 North Street

April 25 at 6:30 PM for Chapel Hill Landing

Lottery:

May 22 at 6:00 PM 71 North Street

June 5 at 6:30 PM Chapel Hill Landing

Citizen Comment

Appointments

7:05 PM Swearing In and Badge Pinning Ceremony, John Wilhelmi, Interim Police Chief
Police Officers Paul Treggiari and Michael Stanley

7:15 PM Rob Gregg, President Peak House Heritage Center, Inc.
Discuss request of \$3,000 for new roof on Peak House

7:30 PM Maurice Goulet, DPW Director
Discuss coordinating a roadside community trash/litter pickup during Earth Day weekend, April 27-28

Action Items

Board of Selectmen receive invitation from Troop 89 at attend Eagle Scout Court of Honor for Brian M. Shubert, Nicholas Joseph Iannone III and Isacc Drew Popper on Saturday May 18, 2019 at the United Church of Christ Medfield Cultural Council Chair, Ron Gustavson requests the Selectmen vote to appoint Lucinda Davis as a member
Vote to approve refinance application for 4 John Crowder Road

Review and vote on Town Meeting Articles
Vote to sign Annual Town Meeting Warrant

Ongoing FY2020 Budget Review and Discussion

Town Finance/Budget discussion
Discussion of Proposed Budget Cuts
Vote to approve preliminary Town Budgets
Discussion of Budget Policy

RECEIVED
TOWN OF MEDFIELD, MASS

2019 MAR 29 P 12:18

OFFICE OF THE
TOWN CLERK

Meeting Minutes

Acceptance or correction of March 26, 2019 minutes

Town Administrator Update

Review Board of Selectmen Action List

Selectmen Report

Informational

From Conservation Commission; copy of Determination of Applicability for 15 Quail Run

E. Clarke

3-29-19



Peak House Heritage Center, Inc.

A Medfield Foundation Initiative

www.peakhouseheritagecenter.org

info@peakhouseheritagecenter.org

Historic Site
345 Main Street
Medfield, MA

Business Office
52 South Street
Medfield, MA 02052

Telephone
508 505 7742

Directors

Robert T. Gregg
Medfield, MA
President, Vine Lake
Preservation Trust

Robert G. Babson
Medfield, MA
President, Babson
Historical Association

Michele Feinsilver Hoye
Dover, MA
President, Medfield
Garden Club

Richard E. Hooker
Medfield, MA
Chairman Emeritus,
Pile and Company, Inc.

March 13, 2019

Medfield Board of Selectmen

Gentlemen:

The Directors of the Peak House Heritage Center request funding from the Local Meal Tax Fund for the purpose of one of our many preservation initiatives at the Peak House, 345 Main Street.

Present Condition

The south-facing, cedar-shingled roof needs timely replacing because of numerous factors: missing shakes, cracked and cupped shingles. Its southern exposure, last resurfaced in 1983, is affected constantly by the sun's rays, while the northern exposure has survived much better. We are addressing only the south roof.

Proposed Preservation Initiative

The Directors have received a bid of \$6,000 from Almarc, a Medfield roofing company which has extensive and successful experience addressing historical building preservation. Their proposal includes more updated and industry-standard steps than what occurred with the last roof replacement. They will remove the entire course, place tarpaulins against the south wall for protection, and remove the material the same day. This time, two underlayments will be secured to the roof boards: one is felt paper and the second is a synthetic breather to control moisture buildup and provide air-flow. Conventional red cedar roof shingles will be secured with short stainless-steel nails which will not penetrate the exposed roof boards on the second floor. The last step will be installing a copper chimney cap where none exists today. We intend to complete this project by June 1, 2019.

Funding Request

The Directors request \$3,000 so that we may leverage a matching amount through a local business sponsor. Thank you very much for your consideration.

Sincerely,

Robert T. Gregg, President

03/21/19

Board of Selectmen,
Town of Medfield

Please accept my recommendation of Mary Torpey of 34 Vinald Rd as a new member of the Medfield Cultural Council. Mary approached us at last December's Arts and Crafts Stroll and expressed an interest in volunteering for arts and cultural events.

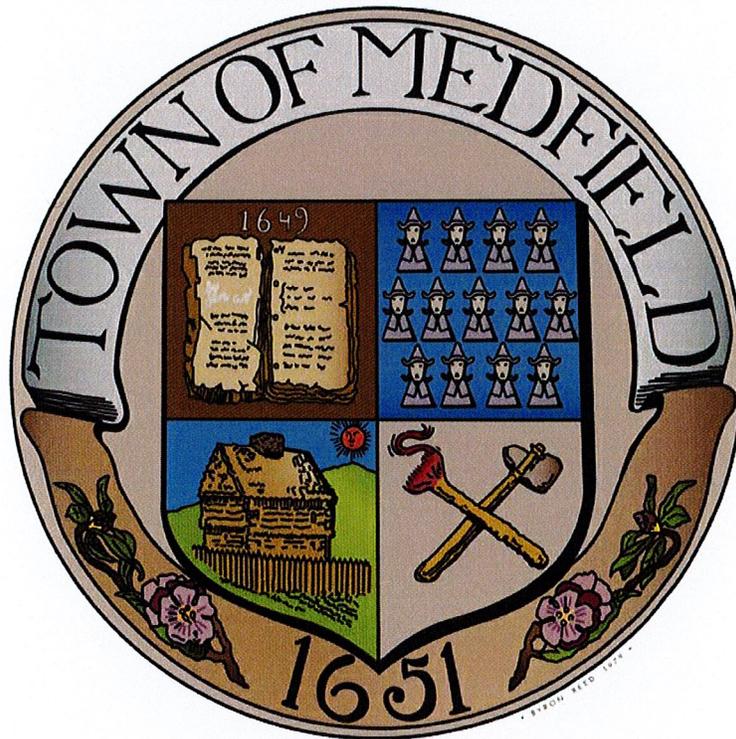
Along with past member Lucinda Davis of 82 Bridge St choosing to become active again, this addition brings our roster up to eight members.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Gustavson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ron Gustavson
chair, Medfield Cultural Council

Town of Medfield



Annual Warrant Hearing

March 19, 2019

**TOWN OF MEDFIELD
WARRANT FOR THE ANNUAL TOWN MEETING
2019**

On Monday, the twenty-ninth day of April 2019 commencing at 7:00 PM the following Articles will be acted on in the Amos Clark Kingsbury High School Gymnasium, located at 88R South Street in said Medfield, viz.

Article 2. To see if the Town will vote to accept the reports of the several Town Officers for the past year.

Article 3. To see if the Town will vote to accept the following named sums as Perpetual Trust Funds for the care of lots in the Vine Lake Cemetery, the interest thereof as may be necessary for said care, viz.

PERPETUAL CARE 2018	
Scalfarotto, Henry	\$600.00
Armstrong, Barbara P	600.00
Caruso, Roger and Claudette	3,000.00
Morreale, Charles and Hope	3,000.00
Fawcett, John W,	1,500.00
Caughey, Kevin J and Lisa A	600.00
O'Rourke, Joann	600.00
O'Rourke, Joann	600.00
O'Rourke, Joann	600.00
Colella, Geraldine A	3,000.00
Barros, Nestor Abel	750.00
Joseph, Margaret	600.00
Fedor, Robert G	600.00
Clair, Joseph P & Lauren M	3,000.00
Bain, Deborah	750.00
Johnson, Stephen C	600.00
Kallio, Richard W	3,000.00
O'Brien, Eric and Erin	3,000.00
Mark R Fuglestad	3,000.00
Robert Curry	3,000.00
Anthony & Marlene Kalinowski	600.00
Anthony & Marlene Kalinowski	600.00
TOTAL	\$33,600

(Cemetery Commissioners)

DRAFT 0318019

Article 4. To see if the Town will vote to set Expenditure Limits for 53E ½ Revolving Funds established under the Code of the Town of Medfield, Chapter 117 Departmental Revolving Funds for Fiscal Year 2020, as follows:

<u>Section</u>		<u>Amount</u>
5.1	Fire Alarm Revolving Fund	\$32,000
5.2	Ambulance Revolving Fund	\$70,000
5.3	Advance Life Support Revolving Fund	\$125,000
5.4	Community Gardens Revolving Fund	\$3,000
5.5	CENTER at Medfield Building Maintenance Revolving Fund	\$30,000
5.6	Library Revolving Fund	\$5,000
5.7	Respite Care Revolving Fund	\$125,000
5.8	Transfer Station Recycling Revolving Fund	\$10,000
5.9	Former State Hospital Revolving Fund	\$100,000
Total		

Or do or act anything in relation thereto.

(Board of Selectmen)

Article 5. To see if the Town will vote to accept M.G.L. Chapter 44 §53F ¾ to establish a Public, Educational and Governmental (PEG) Access and Cable Related Fund, to reserve cable franchise fees and other cable-related revenues for appropriation to support PEG access services and oversight and renewal of the cable franchise agreement, and vote to transfer all cable related funds, except the annual license fee, which shall be credited to the General Fund, and to appropriate a sum of money for said purposes, the fund to begin operation for fiscal year 2020, which begins on July 1, 2019, or do or act anything in relation thereto.

Article 6. To see if the Town will vote to appropriate a sum of money and determine in what manner said sum shall be raised for the purpose of paying a FY18 unpaid bill of the XXXXX Department in the amount of \$XXX, or do or act anything in relation thereto.

(Board of Selectmen)

Article 7. To see if the Town will vote to fix the salary and compensation of the following elected officers: Moderator, Town Clerk, Selectmen, Assessors, School Committee, Trustees of the Public Library, Park and Recreation Commissioners, Planning Board, Housing Authority, and Trust Fund Commissioners, or do or act anything in relation thereto.

(Board of Selectmen)

DRAFT 0318019

Article 8. To see if the Town will vote to amend the Personnel Administration Plan and Classification of Positions and Pay Schedule, effective July 1, 2019, as set out in the warrant, or do or act anything in relation thereto.

(Personnel Board)

Article 9. To see if the Town will vote to raise and appropriate and/or transfer from available funds, sums of money requested by the Selectmen or any other Town Officer, Board, Commission, or Committee to defray operating expenses of the Town for the fiscal year commencing July 1, 2019, or such other sums as the Town may determine, as required by Massachusetts General Laws, Chapter 41, Section 108, or do or act anything in relation thereto.

(Board of Selectmen)

Article 10. To see if the town will vote to raise and appropriate from the FY2020 Tax Levy and/or transfer from available funds and/or borrow for capital expenditures, including the following:

FY2020 Capital Budget

And to authorize the Board of Selectmen to sell or trade Town-owned equipment and or property, as set out in the warrant report, the proceeds of which shall be applied to the FY20 Capital Budget procurements, or do or act anything in relation thereto.

(Capital Budget Committee)

Article 11. To see if the Town will vote to appropriate \$782,125 and transfer said sum from the Municipal Buildings Capital Stabilization Fund created under Article 43 of the 2018 Annual Town Meeting for the purpose(s) and amount(s) below:

Project	Request
Town Hall HVAC Engineering/Immediate Repairs	\$15,000.00
Library Elevator Repair	\$10,000.00
Council on Aging Design for Repairs at Door Landings/Site Work	\$4,000.00
Medfield High School Building Mgmt Software Upgrade/Commissioning	\$155,125.00
Medfield High School HVAC Repairs	\$56,000.00
Blake MS Domestic WH Design	\$12,000.00

DRAFT 0318019

Wheelock HVAC Engineering Recommissioning	\$15,000.00
District Wide Replace Phone System/Service/Hardware	\$200,000.00
District Wide Roof Engineering Design	\$300,000.00
Alarm System Blake Middle School	\$15,000.00

, or do or act anything in relation thereto.

(Board of Selectmen/Capital Budget Committee)

Article 12. To see if the Town will vote to appropriate a sum of money and determine in what manner said sum shall be raised, to be used with funds from the Commonwealth of Massachusetts and the Town of Millis, for the purpose of making repairs to the Bridge Street (West Street) Bridge and to authorize the Board of Selectmen to enter into contracts with the Commonwealth of Massachusetts, the Town of Millis and private contractors and to accept and/or receive funds and/or grants from the Commonwealth of Massachusetts, the Federal Government and/or private parties for such purpose, or do or act anything in relation thereto.

(Board of Selectmen)

Article 13. To see if the Town will vote to amend the Code of the Town of Medfield Chapter 30 Finances Section 30-6 Disposal of Personal Property by deleting “having a value of \$1,000 or less” and substituting therefor: “having a value of less than \$10,000”, or do or act anything in relation thereto.

(Director of Public Works)

Article 14. To see if the Town will vote to transfer \$763 in funds received from the Massachusetts Department of Transportation for the Town’s share of the fee charged for Uber, Lyft, or other ride sharing services originating in the Town, said funds to be used for road and or sidewalk improvements, or do or act anything in relation thereto.

(Board of Selectmen)

Article 15. To see if the Town will vote to authorize the Board of Selectmen, with the approval of the Water and Sewerage Board, to lease space on the Mount Nebo water tower for up to ten years for the installation and/or maintenance of cell tower antennae, on such terms and conditions as they may deem to be in the best interests of the Town, or do or act anything in relation thereto.

(Board of Selectmen)

DRAFT 0318019

Article 16. To see if the Town will vote to authorize the Board of Selectmen to accept a gift of land from Joseph T. Destito and Deborah Destito, consisting of an unimproved parcel of land containing approximately 1.04 acres, located at the end of Mohawk Street and shown on Medfield Assessors Map 3 as Parcel 62, title reference: Norfolk County Registry of Deeds Book 11917, Page 636 for conservation purposes, or do or act anything in relation thereto.

(Board of Selectmen)

Article 17. To see if the Town will vote to appropriate a sum of money and determine in what manner said sum shall be raised for the purpose of making repairs to the Danielson/Ritchie Pond dam, and that the Board of Selectmen in consultation with the Conservation Commission be authorized to apply for and receive federal, state and/or private grants or loans, and to enter into contracts with private contractors to undertake such repairs, or do or act anything in relation thereto.

(Conservation Commission)

Article 18. To see if the Town will vote to appropriate a sum of money and determine in what manner said sum shall be raised for the purpose of making improvements to the economic vitality of the Town, or do or act anything in relation thereto.

(Board of Selectmen)

Article 19. To see if the Town will vote to transfer a sum of money from sewer betterments-paid-in-advance, to the Sewer Stabilization Fund, or do or act anything in relation thereto.

(Town Administrator)

Article 20. To see if the Town will vote to appropriate a sum of money and determine what manner said sum shall be raised for the purpose of making an annual contribution to the Other Post Employment Benefits Trust Fund, or do or act anything in relation thereto.

(Board of Selectmen and OPEB Trustees)

Article 21. To see if the Town will vote to amend the Code of the Town of Medfield Bylaws, to add a new Chapter 195 Plastic Checkout Bag Prohibition, as follows:

Chapter 195 Plastic Checkout Bag Prohibition.
Section 195-1 Purpose and Intent.

Plastic bag ordinances have proven to be effective in reducing plastic bag consumption and litter and are part of a growing global movement towards sustainability. As of January 1, 2019, 88

DRAFT 0318019

cities and towns in the Commonwealth of Massachusetts have enacted bylaws to reduce plastic bag usage.

The **purpose** of this bylaw is to eliminate the usage of thin-film, single-use plastic bags at checkout by all merchants in the Town of Medfield, on and after the effective date specified herein.

The Town is committed to protecting the environment and the public health, safety and welfare of its citizens. This will help reduce the common use of plastic checkout bags and encourage the use of reusable bags by consumers, thereby reducing local land and aquatic pollution, advancing solid waste reduction, maintaining Medfield's exterior beauty and improving the quality of life for the citizens of the Town.

Section 195-2 Definitions.

Checkout bags: A carryout bag provided by a store to a customer at the point of sale or other point of departure for the purpose of transporting food or merchandise from the establishment. Checkout bags shall not include bags, whether plastic or not, in which loose produce or products are placed by the consumer to deliver such items to the point of sale or checkout area of the stores.

Recyclable paper bag: A paper bag that is:

1. 100 percent recyclable, including the handles
2. contains at least 40% post-consumer recycled paper content; and
3. displays the words "recyclable" and "made from 40% post-consumer recycled content" (or other applicable amount) in a visible manner on the outside of the bag.

Retail establishment: Any retail operation located in the Town which sells goods, food or provides personal services to the public, including restaurants.

Reusable checkout bag: A sewn bag with stitched handles that is:

1. specifically designed and manufactured for multiple reuse;
2. can carry 25 lbs. over a distance of 300 feet; and
3. is made of cloth or other machine washable fabric provided, that it may not be constructed of polyethylene or polyvinyl chloride.

Section 195-3 Requirements for Checkout Bags and Exceptions.

DRAFT 0318019

If any retail establishment, as defined in Section 195-2, provides checkout bags to customers, the bag must be either a **recyclable paper bag** or a **reusable checkout bag**, as defined in Section 195-2.

Customers are encouraged to bring their own reusable or biodegradable shopping bags to stores. Retail or grocery stores are strongly encouraged to make reusable checkout bags available for sale to customers at a reasonable price.

Thin-film plastic bags used to contain dry cleaning, newspapers, produce, meat, fresh produce, bulk foods, wet items and other similar merchandise, typically without handle, are still permissible under this bylaw.

Section 195-4 Violations and Enforcement.

Any retail establishment violating the requirement(s) contained in Section 195-3 of this bylaw shall be subject to a fine as follows:

First Offense:	Warning
Second Offense:	\$ 50.00
Third and Subsequent Offenses:	\$100.00

Each day that a violation continues shall be treated as a separate offense.

This bylaw may be enforced by the Medfield Police Department, the Building Commissioner and Building Inspectors and the Board of Health Agent(s).

Section 195-5 Effective Date.

This bylaw shall take effect on and after November 1, 2019.

and to authorize the Town Clerk to renumber, re-letter, and/or to take any other action necessary to reformat this new bylaw to fit within the established format of the Code of the Town of Medfield, or do or act anything in relation thereto.

(Transfer Station and Recycling Committee)

Article 22. To see if the Town will vote to amend the Code of the Town of Medfield Chapter 130 Fire Protection to add a new Section 130-5 Fire Hydrant Access, as follows:

Section 130-5 Fire Hydrant Access

Fire Hydrant Access: No person shall obstruct access to a fire hydrant. Fire hydrants shall have a three (3) foot clear radius measured from the center of the stem on the top of the

DRAFT 0318019

hydrant. No foliage, fencing, parking space, or other object shall obstruct the clear area. No person may landscape to change the grade around the base of the hydrant so as to prevent the use of a four inch cap. Location where existing objects, such as but not limited to building, walls, fences, trees, or sloping grades that does not permit a three (3) foot clearance radius, may be granted a waiver by the Fire Department. Before any waiver of the regulation is granted, all other possible locations must be considered,

And to renumber the succeeding sections of the chapter, as required and to authorize the Town Clerk to do so and to renumber, re-letter and/or to take any other action necessary to reformat this new bylaw section to fit within the established format of the Code of the Town of Medfield, or do or act anything in relation thereto.

(Town Counsel and Fire Chief)

Article 23. To see if the Town of Medfield will vote to create an overlay district consisting of the following parcels as shown on the map titled “Proposed Upper Spring Street Overlay District (USSOD)” dated 10/09/18 which is on file with the Town Clerk and Planning Department (37-044, 37-044-01 through 11, 37-046, 37-047, 37-048, 37-049, 37-197, 37-039, 37-040, 37-04, 37-042, 37-043, 37-045, 37-015, 37-033, 37-035, 37-036, 37-037, 37-034, 37-031, 37-032, 36-123, 37-029, 37-030);

And further, to see if the Town will vote to amend the Medfield Town Code Chapter 300 Zoning Attachment 1 Table of Use Regulations, by adding the new section **in bold** as follows:

	Use	A	RE	RT	RS	RU	B	BI	IE
1	Residential								
<u>EXISTING</u> 1.4.	Multi-family dwelling, including public housing for the elderly (See § 300-14. 15 & §300-14.16)	NO	NO	NO	NO	SPPB	NO	NO	NO
<u>PROPOSED</u> 1.4.a	Multi-family dwelling, including public housing for the elderly in the USSOD (See § 300-14. 15 & §300-14.16)	NO	NO	NO	NO	PB	NO	NO	NO

DRAFT 0318019

And further, to see if the Town will vote to amend the Medfield Town Code Chapter 300 Zoning Attachment 3 Table of Height and Bulk Regulations, by adding a new entry **in bold** as follows:

		Minimum Required							
		Lots					Yards		
Zoning District	Use	Area* (square feet)	Perfect Square (feet)**	Frontage (feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)
<i><u>EXISTING</u></i> RU	Multi-family dwelling (three units)	30,000	200x200	200	200	100	30	20	50
	Lot area per additional unit (4+ units)	8,000							
<i><u>PROPOSED</u></i> RU (USSOD)	Multi-family dwelling (three units)	24,000	200x200	200	200	100	30	20	50
	Lot area per additional unit (4+ units)	6,000							

And further, to see if the Town will vote to amend the Medfield Town Code Chapter 300-14.12. Site plan approval by Planning Board, by adding a new language **in bold** as follows:

- (1) For multifamily site plans for which more than one structure is proposed, placement of structures on the site is appropriate to the site and compatible with its surroundings. **To achieve this finding the Board shall review the proposal for:**
 - a. **There shall be no more than two garage bays (or two interior parking spaces as defined by the Zoning Bylaw) per unit and they should be oriented so that they are in character with the streetscape and surrounding properties.**
 - b. **Each dwelling unit should have access to private yard, patio, or other private outdoor space.**

DRAFT 0318019

- c. **Negative visual impacts of the development, if any, are screened from adjacent properties and nearby streets by landscaping or other site planning techniques. The Planning Board, in its discretion, may require additional screened buffer zone for the privacy of directly abutting properties. Screening can include use of existing trees and plants, new vegetation, fencing, or a combination of these options.**
- d. **Each parking space or driveway serving a multi-family dwelling shall be set back at least 10 feet from any side lot line and rear lot line and shall be designated on the site plan.**
- e. **Adequate provisions for snow removal or on-site storage should also be demonstrated.**
- f. **The access, egress, and internal circulation are designed to provide a network of pedestrian-friendly streetscapes.**
- g. **The dwellings are sited and oriented in a complementary relationship to: each other, the common open space, and the adjacent properties.**

And further, to see if the Town will vote to amend the Code of the Town of Medfield Chapter 300 Zoning, Article 14 Administration and Enforcement Section 300-14.16 Inclusionary Zoning Bylaw by adding the new language shown in **bold** as follows:

300-14.16.A. Applicability.

(1) In all zoning districts, the inclusionary zoning provisions of this section shall apply to the following uses:

- (a) Any project requiring a special permit under Chapter 300, Zoning, Attachment 1, Table of Use Regulations, Section 1.4, **or Site Plan Approval under Chapter 300, Zoning, Attachment 1, Table of Use Regulations, Section 1.4.a** that results in a net increase of six or more dwelling units, as measured over a 10-year time period, whether by new construction or by the alteration, expansion, reconstruction, or change of existing residential or non-residential space.

or do or act anything in relation thereto.

(Planning Board)

Article 24. To see if the Town will vote to amend the Code of the Town of Medfield Chapter 300 Zoning, Article 14 Administration and Enforcement Section 300-14.10 Special Permits by

DRAFT 0318019

Board of Appeals by deleting Subsection E and its Sub-subsections (1) through (10) in their entirety and replacing them, as follows:

- E. After the public hearing required by Subsection C has been concluded, the Board of Appeals may grant a special permit if it concludes that a special permit is warranted by the application and the evidence produced at the public hearing and if it makes the following specific findings of fact:
- (1) Overall design is consistent and compatible with the neighborhood, including as to factors of building orientation, scale, and massing.
 - (2) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed such that the proposed use will not result in a public hazard due to substantially increased vehicular traffic or parking in the neighborhood.
 - (3) Drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
 - (4) The proposed use will not have any significant adverse effect upon properties in the neighborhood, including property values.
 - (5) Project will not adversely affect or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.
 - (6) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.
 - (7) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.
 - (8) The proposed use will not create any hazard to public safety or health in the neighborhood.
 - (9) If public sewerage is not provided, plans for on-site sewage disposal systems are adequate and have been approved by the Board of Health.

Or do or act anything in relation thereto.

(Planning Board/Zoning Board of Appeals)

Article 25. To see if the Town will vote to amend the Medfield Town Code Chapter 300 Zoning Attachment 1 Table of Use Regulations by updating the language used to cite regulatory references within the Zoning Bylaw (deleted text shown as ~~strikethrough~~, new text is shown in **bold**):

DRAFT 0318019

	Use	A	RE	RT	RS	RU	B	BI	IE
1	Residential								
1.5	Open space residential development (See Article 7 § 300-7)	NO	SP	SP	SP	SP	NO	NO	NO
4	Commercial/Business (See Article 14 § 300-14)								
4.21.	Commercial communications and television towers (See Article 17 § 300-17)								
4.21a.	Personal wireless communications facilities (See Article 17 § 300-17)								
4.30.	Adult uses (See Article 18 § 300-18)								
4.32.	Large-scale solar photovoltaic facilities (see Article 19 § 300-19)								
5	Wholesale and Manufacturing (See Article 14 § 300-14)								
5.8.	Earth removal, transfer or storage (see Article 12 § 300-12)								

Or do or act anything in relation thereto.

(Planning Board)

Article 26. To see if the Town will vote to authorize the Board of Selectmen to dispose of, by sale or ground lease, a parcel of Town-owned land shown as “Parcel A” (Hinkley South) on a plan of land captioned “Approval Not Required (ANR) Survey Medfield Senior Center Medfield, Massachusetts” prepared by DiPrete Engineering, 990 Washington Street, Suite 101A, Dedham, MA 02026 dated June 26, 2018 and recorded at Norfolk County Registry of Deeds in Plan Book 672 at Page 75, containing 5.48 acres, according to said plan, together with access and utility easements over, under, and through abutting Town-owned land known as Lot 3, Ice House Road, to a private developer, pursuant to the provisions of G.L. Chapter 30B, Section 16, on such terms and conditions as the Board of Selectmen determine to be in Town’s interests, to develop and construct single- or two-family dwelling units, to be made available to senior households qualifying for market rate or affordable housing and, if deemed necessary or desirable, to authorize the Board of Selectmen to petition the General Court of the Commonwealth of Massachusetts to enact special legislation to enable said development, and/or construction, or do or act anything in relation thereto.

(Affordable Housing Trust)

DRAFT 0318019

Article 27. To see if the Town will vote to amend the Code of the Town of Medfield Bylaws, Chapter 15 Affordable Housing Trust Fund by adding the new language shown in **bold** as follows and deleting the language shown as ~~strikethroughs~~:

Chapter 15. Affordable Housing Trust Fund

§ 15-3 **Composition.**

There shall be a Board of Trustees of the Medfield Affordable Housing Trust Fund, composed of one ex officio non-voting member and seven voting members. The Town Administrator or the Town Administrator's designee shall serve as the ex officio member. The voting members shall include: a member of the Board of Selectmen (chosen by the Board of Selectmen), ~~a member of the Affordable Housing Committee (chosen by the Affordable Housing Committee),~~ and ~~five~~ **six** members appointed by the Board of Selectmen, or do or act anything in relation thereto.

(Affordable Housing Trust)

Article 28. To see if the Town will vote to amend the Code of the Town of Medfield Chapter 10, Section 10-8 Notification of Appointment by striking said section in its entirety and substituting therefore the following:

Section 10-8 Town Clerk Duties

Section 10-8-1 Notification of Appointment

In addition to the duties required by law, the Town clerk shall immediately notify in writing all members of committees that may be elected or appointed at any Town Meeting, stating the name of the committee and the business upon which they are to perform.

Section 10-8-2 Authority to Edit Town Code

Whenever the Town Meeting votes to amend the Town Code, the Town Clerk is authorized to renumber, re-letter, and/or to take any other action necessary to reformat the amendment and any existing section(s) or provision(s) within an existing chapter to fit within the established format of the Code of the Town of Medfield.

or do or act anything in relation thereto.

(Board of Selectmen)

Article 29. To see if the Town will vote to authorize the Board of Selectmen to accept a gift of land from Michael R. Taylor and Theresa G. Taylor, consisting of an unimproved parcel of land

DRAFT 0318019

containing approximately 41,818 square feet located off Main Street and shown on Medfield Assessors Map 42 as Parcel 209, title reference: Norfolk County Registry of Deeds Book 15371, Page 520 for conservation purposes, or do or act anything in relation thereto.

Article 30. To see if the Town will vote to appropriate a sum of money and determine in what manner said sum shall be raised for the purpose of hiring consultants, engineers, and/or attorneys to assist the Town with the development of the former Medfield State Hospital and surrounding areas, to advise the Town on matters concerning the site's disposition, reuse, or environmental remediation, said funds to be expended under the direction of the Board of Selectmen, with the understanding that the Board of Selectmen may authorize any other Town, board, commission, committee or department to expend a portion of said fund for such purposes, or do or act anything in relation thereto.

(Board of Selectmen)

Article 31. To see if the town will vote to authorize the Board of Assessors to use a sum of money from free cash in the Treasury for the reduction of the tax rate for the fiscal year 2020, or do or act anything in relation thereto.

(Board of Assessors)

Board of Selectmen
Tuesday, March 26, 2019
7:00 PM, Chenery Hall

Minutes

Present: Michael Marcucci, Gus Murby, Osler Peterson, Mark Cerel, Kristine Trierweiler

Selectmen Marcucci called the meeting to order at 7:00PM, and asked for a moment of silence for our troops serving in the Middle East and around the World.

As is practice after the Annual Town Election the board reorganized for the year. Selectmen Marcucci made a motion to elect Selectmen Murby as Chair and Selectmen Peterson as Clerk of the Board of Selectmen, seconded by Selectmen Peterson and the vote was unanimous.

Appointments

7:05 Medfield Car Show, Charlie Harris

Mr. Harris stated this is the fourth year of the car show in Medfield, but 17th year overall. Requesting 6/23/2019 for a date, as well as the day before and day after for setup/clean up. Ms. Trierweiler indicated it would be the usual agreement and the license fee is \$2,000 for the day.

Vote: Selectmen Peterson made a motion to approve the license agreement, date of the event as well as the rain date, per the usual conditions, seconded by Selectmen Marcucci and the vote was unanimous.

7:10 Donate Life, Liz Sandeman

Ms. Sandeman requested the Board of Selectmen approve hanging the Donate Life flag in the Town Hall for April which is Donate Life Month. Ms. Sandeman also asked anyone interested contact her about Hunters Run which is in need of additional volunteers on April 7, 2019. Board of Selectmen thanked Ms. Sandeman for her dedication to this cause.

Vote: Selectmen Peterson made a motion to approve the handing of the Donate Life Flag on the first floor of the Town House, seconded by Selectmen Marcucci and the vote was unanimous.

7:30 Townwide Master Plan Discussion, Jay Duncan

Mr. Duncan was present to discuss changing the timeline that was included in the TWMP charter. Selectmen discussed the RFP process and the timeline. Do not want to repeat the MSH Master Planning process that lasted almost four years. Committee is actively engaged in the inventory of what exists now for the Consultant to review. Committee has determined that the best approach is having the Consultant come in

to assist the Committee. The Committee will be very involved in the process and by no means will they turn over the process to the Committee. Selectmen discussed with Mr. Duncan and Ms. Theresa James the need for the consultant to assist in helping the committee identify/facilitate the vision for Medfield in twenty years. Selectmen Murby asked that future economics and pragmatism be included in identifying the vision. Selectmen discussed taking twelve months to complete the process once the Consultant is selected and presenting at the Annual Town Meeting in 2021. Mr. Duncan stressed the Committee does not want to rush the process, which slows the timeline but the process needs to be done right. Sarah Raposa, Town Planner, stated there will be many check-ins from the Committee in the next several months related to the RFP and the timeline. Education will be key component of the implementation plan and the multipronged process.

Vote: Selectmen Peterson made a motion to amend the charter to include update timeline for the TWMPC, seconded by Selectmen Marcucci and the vote was unanimous.

7:30 Bulletproof Vest Grant Program, Sergeant Colby Roy

Sergeant Colby Roy presented a request for reimbursement from the Commonwealth for the purchase of new bulletproof vests for the department. Grant was for 16 new vests and was covered by both a federal grant and state grant. Selectmen thanked Sergeant Roy for applying for grants and encouraged him to continue to seek these types of opportunities.

Vote: Selectmen Peterson made a motion to authorize the Chairman to sign the grant application requesting reimbursement, seconded by Selectmen Marcucci and the vote was unanimous.

Action Items

Department of Public Works Director, Maurice Goulet requests the Board of Selectmen vote to declare a Snow Emergency as we have exceeded our snow and ice appropriation for FY19. Ms. Trierweiler explained that we have exceeded the budget by approximately \$75,000.

Vote: Selectmen Peterson made a motion to declare a Snow Emergency per Mass General Law Chapter 44, Section 31D, seconded by Selectmen Marcucci and the vote was unanimous.

Ron Gustavson, Chair of the Medfield Cultural Council, requests the Board of Selectmen vote to appoint Mary Torpey to the Cultural Council.

Vote: Selectmen Peterson made a motion to appoint Mary Torpey to the Cultural Council, seconded by Selectmen Marcucci and the vote was unanimous.

Board of Selectmen received invitations from Troop 10 to attend Eagle Scout Court of Honor for Jason Hisson, Christopher Liam Johnson, and Collin Robert Judge, on Saturday, April 27, 2019. Board of Selectmen will Certificates and notify Evelyn who will be attending on behalf of the Selectmen.

Pending

Selectmen discussed Town Administrator Goals for Ms. Trierweiler. Selectmen Peterson asked to add a section under Communication on Transparency. Transparency is to be defined as providing more information to the residents and Board of Selectmen. Selectmen also asked that Ms. Trierweiler list all of the groups she may attend as part of her Personal Goals.

Vote: Selectmen Peterson made a motion to approve the Town Administrator Goals as amended, seconded by Selectmen Marcucci and the vote was unanimous.

Ongoing FY20 Budget Discussion

Ms. Trierweiler explained that the Warrant Committee had voted the previous evening on a budget, however upon further review, the financial team determined that a deeper inspection of the water/sewer enterprise numbers was necessary as they were just given to us earlier in the week. The Warrant Committee will meet again next week to discuss and revote the budget if necessary.

Town Meeting Warrant Discussion

Selectmen Murby was concerned about the Fire Hydrant article in terms of how many residents this would effect. Selectmen Murby had determined his own stone wall may violate this new bylaw. Town Counsel Mark Cerel indicated that the Water and Sewer Board had originally included it in their regulations but Atty Cerel concluded it was better served in the Town Bylaws. Ms. Trierweiler stated it is also included in the State Fire Code. Selectmen Murby asked Ms. Trierweiler to speak with Chief Carrico to see if they had an idea of how many residents this will effect.

Town Administrator Update

Ms. Trierweiler indicated that she has been working closely with the Warrant committee on various budget scenarios.

Selectmen's Reports

Selectmen Marcucci thanked everyone that came out to vote in the Annual Town Election. As Selectmen Marcucci has been re elected to a second term on the Board he offered to author the Board of Selectmen's Annual Town Report. He will circulate for comments and edits prior to his due date.

Selectmen Peterson stated the Annual Medfield Foundation Volunteer of the Year Awards will be held this Sunday, March 29, 2019 at 3:00PM at the CENTER at Medfield. Maeve Devlin, Pat Case, and Steve and Marie Nolan will honored for their dedication to Medfield.

Selectmen Murby will attend the Medfield State Hospital Redevelopment Committee meeting on Wednesday and report back with an update next week.

Selectmen Peterson made a motion to adjourn at 8:10 PM, seconded by Selectmen Marcucci and the vote was unanimous.



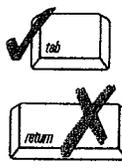
Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 2 – Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
and the Medfield Wetlands Bylaw - Chapter 290

A. General Information

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



From: Medfield Conservation Commission
Conservation Commission

To: Applicant	Property Owner (if different from applicant):		
<u>Maria V. Joseph</u>	Name		
<u>15 Quail Run</u>	Mailing Address		
<u>Medfield</u>	<u>MA</u>	<u>02052</u>	
City/Town	State	Zip Code	

- Title and Date (or Revised Date if applicable) of Final Plans and Other Documents:

<u>N/A</u>	
Title	Date
<u> </u>	<u> </u>
Title	Date
<u> </u>	<u> </u>
Title	Date
- Date Request Filed:

February 7, 2019

B. Determination

Pursuant to the authority of M.G.L. c. 131, § 40, the Conservation Commission considered your Request for Determination of Applicability, with its supporting documentation, and made the following Determination.

Project Description (if applicable):

The applicants propose to add stairs to the sunroom attached to the house down to the existing patio.

Project Location:	
<u>15 Quail Run</u>	<u>Medfield</u>
Street Address	City/Town
<u>75</u>	<u>025</u>
Assessors Map/Plat Number	Parcel/Lot Number



WPA Form 2 – Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Determination (cont.)

The following Determination(s) is/are applicable to the proposed site and/or project relative to the Wetlands Protection Act and regulations:

Positive Determination

Note: No work within the jurisdiction of the Wetlands Protection Act may proceed until a final Order of Conditions (issued following submittal of a Notice of Intent or Abbreviated Notice of Intent) or Order of Resource Area Delineation (issued following submittal of Simplified Review ANRAD) has been received from the issuing authority (i.e., Conservation Commission or the Department of Environmental Protection).

1. The area described on the referenced plan(s) is an area subject to protection under the Act. Removing, filling, dredging, or altering of the area requires the filing of a Notice of Intent.

2a. The boundary delineations of the following resource areas described on the referenced plan(s) are confirmed as accurate. Therefore, the resource area boundaries confirmed in this Determination are binding as to all decisions rendered pursuant to the Wetlands Protection Act and its regulations regarding such boundaries for as long as this Determination is valid.

2b. The boundaries of resource areas listed below are not confirmed by this Determination, regardless of whether such boundaries are contained on the plans attached to this Determination or to the Request for Determination.

3. The work described on referenced plan(s) and document(s) is within an area subject to protection under the Act and will remove, fill, dredge, or alter that area. Therefore, said work requires the filing of a Notice of Intent.

4. The work described on referenced plan(s) and document(s) is within the Buffer Zone and will alter an Area subject to protection under the Act. Therefore, said work requires the filing of a Notice of Intent or ANRAD Simplified Review (if work is limited to the Buffer Zone).

5. The area and/or work described on referenced plan(s) and document(s) is subject to review and approval by:

Name of Municipality

Pursuant to the following municipal wetland ordinance or bylaw:

Name

Ordinance or Bylaw Citation



WPA Form 2 – Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Determination (cont.)

6. The following area and/or work, if any, is subject to a municipal ordinance or bylaw but not subject to the Massachusetts Wetlands Protection Act:
-
7. If a Notice of Intent is filed for the work in the Riverfront Area described on referenced plan(s) and document(s), which includes all or part of the work described in the Request, the applicant must consider the following alternatives. (Refer to the wetland regulations at 10.58(4)c. for more information about the scope of alternatives requirements):
- Alternatives limited to the lot on which the project is located.
 - Alternatives limited to the lot on which the project is located, the subdivided lots, and any adjacent lots formerly or presently owned by the same owner.
 - Alternatives limited to the original parcel on which the project is located, the subdivided parcels, any adjacent parcels, and any other land which can reasonably be obtained within the municipality.
 - Alternatives extend to any sites which can reasonably be obtained within the appropriate region of the state.

Negative Determination

Note: No further action under the Wetlands Protection Act is required by the applicant. However, if the Department is requested to issue a Superseding Determination of Applicability, work may not proceed on this project unless the Department fails to act on such request within 35 days of the date the request is post-marked for certified mail or hand delivered to the Department. Work may then proceed at the owner's risk only upon notice to the Department and to the Conservation Commission. Requirements for requests for Superseding Determinations are listed at the end of this document.

1. The area described in the Request is not an area subject to protection under the Act or the Buffer Zone.
2. The work described in the Request is within an area subject to protection under the Act, but will not remove, fill, dredge, or alter that area. Therefore, said work does not require the filing of a Notice of Intent.
3. The work described in the Request is within the Buffer Zone, as defined in the regulations, but will not alter an Area subject to protection under the Act. Therefore, said work does not require the filing of a Notice of Intent, subject to the following conditions (if any).
See Attached.
-

4. The work described in the Request is not within an Area subject to protection under the Act (including the Buffer Zone). Therefore, said work does not require the filing of a Notice of Intent, unless and until said work alters an Area subject to protection under the Act.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 2 – Determination of Applicability
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Determination (cont.)

5. The area described in the Request is subject to protection under the Act. Since the work described therein meets the requirements for the following exemption, as specified in the Act and the regulations, no Notice of Intent is required:

Exempt Activity (site applicable statutory/regulatory provisions)

6. The area and/or work described in the Request is not subject to review and approval by:

Medfield

Name of Municipality

Pursuant to a municipal wetlands ordinance or bylaw.

Medfield Wetlands Bylaw

Name

Chapter 290

Ordinance or Bylaw Citation

C. Authorization

This Determination is issued to the applicant and delivered as follows:

by hand delivery on

by certified mail, return receipt requested on

March 21, 2019

Date

Date

This Determination is valid for **three years** from the date of issuance (except Determinations for Vegetation Management Plans which are valid for the duration of the Plan). This Determination does not relieve the applicant from complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.

This Determination must be signed by a majority of the Conservation Commission. A copy must be sent to the appropriate DEP Regional Office (see

<http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>) and the property owner (if different from the applicant).

Signatures:

Michael Perloff
Robert Coghlan
Deborah Piro
Gregory H. Daniels

[Signature]
[Signature]

March 21, 2019

Date



WPA Form 2 – Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

D. Appeals

The applicant, owner, any person aggrieved by this Determination, any owner of land abutting the land upon which the proposed work is to be done, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate Department of Environmental Protection Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>) to issue a Superseding Determination of Applicability. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and Fee Transmittal Form (see Request for Departmental Action Fee Transmittal Form) as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Determination. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant if he/she is not the appellant. The request shall state clearly and concisely the objections to the Determination which is being appealed. To the extent that the Determination is based on a municipal ordinance or bylaw and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.



**NEGATIVE
DETERMINATION OF APPLICABILITY**

Massachusetts Wetlands Protection Act, M.G.L. c. 131, sec. 40
Medfield Wetlands Bylaw, Chapter 290

Applicant: **Maria V. Joseph**

Location of Project: 15 Quail Run
Medfield, MA 02052

PROJECT DESCRIPTION

The applicants propose to construct a staircase from the sunroom of the existing house to the existing patio within the 100-Foot Buffer Zone of a Bordering Vegetated Wetlands.

SPECIAL CONDITIONS

1. All work shall conform to
 - A. Title: Request for Determination of Applicability
 - Dated: Signed: February 6, 2019; Received: February 7, 2019
 - Signed by: Maria V. Joseph
 - on file with: Medfield Conservation Commission
2. Any change from the approved plan must be reviewed by the Conservation Commission prior to the start of work. Any change in plan may require a separate filing of a Request for Determination of Applicability or Notice of Intent.
3. All work equipment related to the proposed project shall enter the site using the existing driveway.
4. Erosion controls are waived for this project.
5. To prevent contamination of the aquifer supplying water to the Town, no herbicides, pesticides (except on the person), or any other harmful chemicals shall be used on that area of the garden within the 100-foot buffer zone, and any fertilizers used on that part of the grass area shall be of the low-nitrogen variety.
6. No yard waste, including without limitation grass clippings, branches, leaves, bark mulch, and stones, shall be disposed of or placed in the resource areas shown on the Plan.

7. The Conservation Commission reserves the right to require additional conditions if it deemed necessary to protect the resource areas and interests as defined in MGL Chapter 131 Section 40, 310 CMR 10.00 and the Medfield Wetlands Bylaw, Chapter 290.
8. Within 30 days of completion of the project, the site shall be inspected by the Commission or its agent.