

Draft Minutes

Medfield Community Association

General Membership Meeting

December 17, 2013

Location: Christian Love Baptist Church

Call to Order: 7:02PM by President Cindy Cabales. A quorum was present and seated.

Board Members in Attendance:

Cindy Cabales, President
Brian Parkinson, Vice President
Gary Sever, Treasurer
Charly Carter – Board Member
Samantha Armacost – Board Member
Jaclyn Paul – Board Member

Absent – Randy Dalmas, Secretary (G. Sever filled in); Pat Dideriksen, Board Member; Dennis Dideriksen, Board Member

Secretary's Report: Minutes from November meeting presented by Cindy Cabales on behalf of Randy Dalmas. A motion to approve was made by Tom Kerr, and seconded by Kathy Sloat. The minutes were approved unanimously by vote of members present.

Treasurer's Report: Deferred due to time constraints, and due to the fact that an updated bank statement has not yet been received due to changes in banking arrangements.

Initial Announcements/New Business

- *Note that these items were presented before Old Business due to guests' time constraints*
- 1. Mayor's Christmas Parade – Tom Kerr
 - a. Mr. Kerr dispelled rumors that the cancelled parade would be replaced with a Valentine's Day Parade or a Christmas in July Parade – neither of these are true.
 - b. This year's parade lost \$15,000 due to various costs that could not be recouped upon cancellation.
- 2. Hedwin Traffic Concerns – Brian Parkinson/Maurice LeCompte (COO of Hedwin)
 - a. Maurice spoke to group and indicated that he intends to attend as many meetings as possible going forward.
 - b. Hedwin plans to move from the neighborhood within two years – by end of 2015.
 - c. Hedwin currently leases the property from a 3rd party landlord and does not know the future plans for the property.
 - d. Cindy Cabales inquired if Hedwin keeps a log of trucks that come and go from the facility; the answer provided was Yes.

- e. Charly Carter expressed concern about employees speeding during shift changes, especially in the morning. Maurice agreed to remind employees about speeding and Charly will request police presence occasionally during shift change.
3. Future of 4300 Falls Road (JT's Market) – Joe Preller/Bob Geis
 - a. Messers. Preller and Geis made an offer at auction to buy the real estate that currently houses JT's Market.
 - b. Baltimore City courts need to approve the sale in order to finalize – timeframe is unknown.
 - c. The gentlemen plan to renovate the property and lease the main floor space to a business to be determined.
 - d. The gentlemen are *not* acquiring the liquor license; Joyce can sell the license to a business to exist at that address, or some other address within the City.
 - e. Cindy Cabales reviewed the history of the pending zoning exception for the audience, and proposed to the attendees that the MCA defer any action toward its position on the subject until further details are available with regards to the future tenant and liquor license plans.
 - f. Ms. Cabales expressed appreciation to Joyce Trigger (proprietor of JT's) for her support of the community over the past 22 years.

Old Business/Committee Reports

1. Crime/Safety
 - a. Officer O'Donnell (police representation) was supposed to attend this meeting but was not in attendance.
 - b. MCA to send letter to Officer O'Donnell, with copy to Councilpersons Mosby and Clarke, requesting a plan to address growing crime issues.
 - c. Committee is discussing a Crime Watch/Neighborhood Watch program, and is contemplating the need for a special meeting on crime issues, potentially in January.
2. Communications – Jaclyn Paul/Sam Armacost – no report.
3. Finance – Gary Sever – no report.
4. Traffic – Brian Parkinson – no report.
5. Zoning/Land Use – Gary Sever – review of proposal for land parcel north of terminus of LaPlata Avenue
 - a. Steve Lamphear, Medfield resident, is exploring the potential of developing the lot north of the intersection of LaPlata Ave and Old Cold Spring Lane, with 5-10 single family homes or duplexes.
 - b. Land is currently owned by the City and is zoned R-7 (dense residential), and thus by right can be developed into housing as dense as rowhomes.
 - c. Pros include “cleaning up” of the property, which is currently littered with trash, and a development that is less dense than what is allowed; Cons include removal of trees/green space, and noise buffer from Cold Spring Lane.
 - d. Mr. Lamphear is in the early stages of “discovery” for this project and is requesting MCA support for him to continue exploration of the project; Mr. Lamphear is not requesting a firm endorsement at this time.

- e. Two informational hearings were held in November and December, which involved detailed discussions.
- f. LaPlata Ave resident Glenn Shaw expressed concerns regarding traffic impacts and loss of trees/noise buffer.
- g. Richard Kaminski made a comment that this could open a dialogue with the City regarding conditions in this part of the neighborhood.
- h. Motion was made by Gary Sever, for the MCA to support the developer's continued discovery/exploration of the potential project, which in no way indicates firm support for the project and does not guarantee firm support in the future; Rich Kaminski seconded; was approved unanimously by vote of members.

New Business (continued)

- 1. Cindy Cabales mentioned that the fire fighters from Engine 21 stopped by (during Zoning presentation) to collect donations for their Toy Drive. Additional donations can be dropped off at the Roland Ave Fire house.
- 2. Andrew Reinel discussed a Compost Collection business he is starting in the neighborhood, which involves the collection of food scraps for a fee of \$5 per collection. He composts this into soil, which can either be given back or donated to a community garden. A write up will be provided to include in the next newsletter.

Motion to Adjourn: Motion made by Joyce Trigger at 7:55PM, seconded by Brian Parkinson, and approved unanimously by members.

Action Items

- 1. Board at Large
 - a. Board to discuss how we wish to handle 2013 donation to Mayor's Christmas Parade – must either request a refund or apply toward the 2014 parade donation.
- 2. Samantha Armacost
 - a. Make Nextdoor post to dispel Christmas Parade rumors.
- 3. Charly Carter
 - a. Request police to sit at intersections near Hedwin from time to time to reduce speeding.
 - b. Craft letter to Off. O'Donnell requesting plan to address growing crime issues in community.
- 4. Jaclyn Paul – obtain write-up from Andrew Reidel regarding composting business.