

**Foxborough Planning Board
Meeting Minutes
January 13, 2011
Town Hall**

Members Present: Kevin Weinfeld, William Grieder, Scott Barbato, Gordon Greene

Members Absent: Ron Bresse, Alternate John Rhoads

Also Present: Planner Marc Resnick

7:00 p.m. Review of old business

Marc Resnick explained that Town Manager Paicos has mandated department heads to review fees and to propose fee increases. He distributed a list of the fees that are currently set for applications and inspection fees and the proposed increases. The Board reviewed the fee scale and requested that area Towns be contacted to compare the fees.

**7:30 p.m. Site Plan Waiver Request
“Workout World”
12 Commercial Street
WP Realty**

Attorney John Michelmore represented the applicant. He explained that the gym will use 20,000 square feet in the old Bradlees building. No changes in the outside except for the relocation of handicap parking spaces and improvements to the façade of the building. He stated that the Board of Health is allowing the use to connect to the existing septic. William Grieder stated that there was a discussion during Dunkin’ Donuts application regarding the septic being removed and the parking lot being redone. Kevin Weinfeld read the minutes of the hearings in which the developers’ representative stated that when changes to the large building were to be proposed, an improvement plan would be prepared. J.Michelmore stated that the applicant knows that something needs to be done, but will not be able to determine what has to be done until a tenant is found for the remainder of the building. Gordon Greene stated that the plaza owners need to present a plan to what will be done with the parking lot and septic. J.Michelmore stated that if they expand to use the second part of the building, they will have to install the new septic system. M.Resnick suggested that an overall plan be prepared.

J.Michelmore stated that Building Commissioner Casbarra considers the use as vacant; therefore, any new occupancy requires that the applicant appear before the Planning Board. K.Weinfeld stated that the Board would like to have a letter from Mr. Casbarra confirming that the developers would return to the Planning Board if there’s any more development in the plaza. S.Barbato stated that approval from the Zoning Board of Appeals should be granted prior to returning to discuss this.

The Board requested that this matter be rescheduled for the January 27, 2011 meeting.

7:45 p.m. Update on PWED Grant

Auditorium Parking Lot

M.Resnick stated that the bid for the parking lot construction was awarded to CC Construction, who built the Witch Pond Water Treatment Facility. The price was approximately \$329,000.00, leaving a little less than \$1,000,000 remaining from the PWED grant. Construction of the lot should be completed by July 1st.

North Street & Payson Road improvements

M.Resnick stated that engineer William Buckley is revising the plans with back of curb sidewalks, overlaying of North Street without grinding, removing islands. The goal was to go out to bid at the middle of February. Water & Sewer needs to have an extra week to mark the roads for boring. Expect to have binder coat in 2011 and topcoat in the spring 2012. Will reach out to Bill Palmer with the amount of money that we are short and depending on the amount of money that has gone unused, the Town may be able to get funding. G.Greene stated that he feels that VinCo will not be held responsible for the difference of the expenses. K.Weinfeld disagreed and M.Resnick concurred that according to the conditions of the Special Permit, they are bound to pick up any additional cost. W.Griender suggested scheduling a meeting with the Chestnut Green developer when the plans are finished and discuss that they will be responsible for the difference in costs.

Payson Recreation Area

M.Resnick stated that Bay Colony Group will mark the area for the third driveway, then Tree & Park will take down the trees, once the trees are removed, Capone Construction will construct the third driveway.

8:25 p.m. Discussion concerning Commonwealth Capital application

M.Resnick stated that the review is in process and will present the findings once it's finished.

8:30 p.m. Old Business

Highlawn Farm

M.Resnick spoke with developer Douglas King today about the rocks in his lots which have been partially moved. D.King stated that as part of a judgement, Michael Intoccia agreed to move the rocks and other improvements in the letter listed in the letter to M.Intoccia sent by the Planning Board. He stated that D.King will share a copy of the judgement.

8:40 p.m. Discussion concerning Master Plan

M.Resnick stated that the Board of Selectmen will not include funding for a Master Plan in the Special Town Meeting warrant. He stated that the cost of a Master Plan is approximately \$125,000. He stated that there's a statute of what needs to be reviewed as a part of the Master Plan. They would look at economic development on Route 1 and the downtown. Open Space and Recreation Plan is underway. Transportation is pretty much set with the exception of a few intersections that need to be improved. He stated that time-wise it takes longer to put together than a downtown plan approximately 1.5 years and should be done by a subcommittee of the

Planning Board and include representatives from the Town for balance. A Downtown Plan would cost \$60,000 and would take 9 months to 1 year.

W.Grieder stated that the Town Manager and some members of the Board of Selectmen don't want to dispose of properties until it's determined what is needed in improving the downtown plan. However, he felt that some zoning changes in the S-1 district should still be considered even if there is a master plan in the works.

Motion by W.Grieder to support a proposed Master Plan with a recommendation that a subcommittee of the Planning Board be formed to be responsible for the development of the Plan. Seconded by G.Greene. Unanimous Affirmative Vote (4:0)

M.Resnick stated that he will write out a memo and distribute to the Board prior to submitting it to the Town Manager.

8:50 p.m. Discussion concerning the State land at the corner of Walnut Street and Route 140

M.Resnick informed the Board that the parcel is once again being polled. The polling is being done with State agencies and the Town concurrently. He stated that he received a call from Pat Annas of the Foxborough Housing Authority who would be interested to construct a project similar to the project on Baker Street.

9:15 p.m. Meeting adjourned

Approved by: _____ Kevin Weinfeld, Chairman

Date: March 24, 2011