

**Foxborough Planning Board
Meeting Minutes
February 10, 2010
Town Hall**

Members Present: Kevin Weinfeld, William Grieder, Gordon Greene, Ron Bresse, Scott Barbato, Alternate John Rhoads

Also Present: Planner Marc Resnick

7:00 p.m. Review of old business/new business

Town Report

The Board reviewed the draft of the annual report for the 2010 Town Report. They agreed with the material and added a paragraph to thank Marc Resnick for the service he has provided to the Board for the last 10 years.

**7:10 p.m. Form A
32 Payson Road
JMB Development LLC**

M.Resnick stated that this parcel was owned by the State and was auctioned in the fall. JMB Development was the highest bidder. A representative from JMB Development stated that they are now looking to subdivide the parcel so a new house can be built on the new lot. He stated that the existing house will remain, but new septic systems would be constructed for both lots. M.Resnick stated that the new parcel meets the dimensional requirements.

Motion by William Grieder to approve the Form A plan as the Board found that all lots have sufficient frontage and appropriate access on a public way. Seconded by K.Weinfeld. Unanimous Affirmative Vote (5:0)

7:15 p.m. Discussion concerning "Ridgeview Estates" Subdivision

M.Resnick stated that he has spoken with developer Chris Cunniff who stated that he has the street sign for Staniland Road but was not able to install it before the start of winter. M.Resnick stated that he spoke with Highway Superintendent Swanson who stated that he doesn't want his department to be responsible for the installation of the sign so it will have to be installed by the developer. The subdivision road is in the Special Town Meeting warrant to be accepted as a public road. Although the street sign will not be installed prior to Town Meeting, the Board is holding \$5,000 in cash and can hold it until the sign is installed.

7:25 p.m. General Business

Big Y

M.Resnick presented to the Board a letter from attorney Frank Spillane with the plans that were part of the Zoning Board of Appeals variance application. W.Grieder stated that he attended the

MEPA hearing for the project. He stated that Vanasse is doing the traffic study and it was discussed that a full traffic light at the Foxborough Boulevard intersection and a traffic light may be installed at the Rte. 140 – Central intersection.

7:35 p.m. Discussion concerning Highlawn Farm Subdivision

Attorney Robert Shelmerdine was present. He stated that he received the list of 6 items with deadlines prepared by M.Resnick. He stated that his client doesn't have any problems with the first five items listed, and they may be able to meet the deadlines. Gordon Greene stated that the Board needs to know when the lights are ordered. M.Resnick stated that Baynes Electric in Brockton can supply the lights and a representative said that it would take 6-8 weeks for delivery.

R.Shelmerdine discussed the list:

1. Street lighting installed and operational due May 15, 2011 – He stated that this will be done and can submit the purchase order with anticipated delivery date.
2. Removal of excavated material from Congdon Road due April 15, 2011 – He stated that this is almost completed.
3. Open space restoration due May 15, 2001 – He stated he will consult the plans. W.Grieder stated that the developer had said that he was ready to plant but it was too late in the season last fall.
4. Dry Well Installation/Resolution due May 15, 2011 – R.Shelmerdine stated that they will do what they can to get this resolved. W.Grieder stated if people don't want to have the dry wells installed, they should sign off a waiver.
5. Catch Basin Cleaning due May 1, 2011 – R.Shelmerdine stated that this will be done.

Regarding the bond for Congdon Road due June 30, 2011 (as required by the Agreement for Judgment), R.Shelmerdine stated that this is part of a judgment between private parties and doesn't involve the Board. M.Resnick stated that the developer who owns the lots on Congdon Road has asked the Board to set the performance guarantee for the road. He stated that he has prepared an estimate but it doesn't include the installation of underground utilities. He stated that he will prepare a full estimate and present it to the Board next week.

8:00 p.m. Discussion with developer Vincent O'Neill concerning Chestnut Green roadway improvements

Vincent O'Neill was present. K.Weinfeld stated that the Board wanted to discuss how the roadway improvements project is going and the funding for project.

M.Resnick stated that the PWED grant was \$1,900,000.00. \$550,000 was used for the Chestnut Street portion of the project; \$330,000 will be used for the parking lot construction and engineering expenses will be close to \$100,000. There will be approximately \$1,000,000 left for the North Street and Payson Road portion of the project. He stated that he has worked with Highway Superintendent Swanson and engineer William Buckley to cut a lot of things out of the design to reduced costs. They reduced sidewalks on Payson Road, changed the grade of the road to reduce drainage necessary, removed grass strip to save a lot of alteration, and eliminated all islands on North Street except on either end of Lawton Lane. He stated that W.Buckley will produce a revised cost estimate but expected the total to be around \$1,200,000. He stated that the Town will then reach out to Bill Palmer of MassDOT to try to get extra funding. He stated that the State may agree to fund the difference since it's a small amount of money. V.O'Neill stated

that he will meet with W.Buckley to review the design. M.Resnick stated that the timeline for the North & Payson project is to construct the water line this summer, base coat in the fall and the top layer the following spring.

V.O'Neill gave an update on "Chestnut Green". He stated that the apartments are almost all rented out and the Town's Library will be moving into their temporary space in July, their contract is for 2 years.

8:15 p.m. Discussion concerning the Replacement of the Town Planner

In light of Planner M.Resnick's resignation, the Board discussed the process of hiring a new Town Planner. K.Weinfeld stated that he realizes that the position may be changed due to Town Manager's Paicos' reorganization plan. M.Resnick stated that towns are creating a Community Development Department that includes Building, Conservation, Housing and Planning who all report to the Community Development Director who is usually a Planner. K.Weinfeld stated that a Planner will need to be retained regardless of reorganization, for the potential review of larger projects, for example: Phase III of the Patriot Place project, further development of Rte. 1 The Board will request that Town Manager Paicos meet with the Board to discuss the position.

8:45 p.m. Meeting adjourned.

Approved by: William Grieder, Vice-Chairman

Date: May 12, 2011