

**Foxborough Planning Board
Meeting Minutes
April 14, 2011
Town Hall**

Members Present: Kevin Weinfeld, Ron Bressé, Gordon Greene, Scott Barbato
(arrived at 7:30 p.m.: William Grieder, Alternate John Rhoads)

Also Present: Planner Marc Resnick

7:05 p.m. Old Business

“Autumn Valley Estates” Subdivision

Kevin Weinfeld read letter received from developer Phil Moore requesting that the subdivision road, Sullivan Way be considered for acceptance as a public way at the next Town Meeting. He stated that the list of items to be completed will be finished prior to Town Meeting. He also stated that he would like to revisit the trees that were marked to be replaced. The Board discussed the request to revisit the tree discussion and since the issue has been discussed in multiple occasions, the Board felt that there is no need to discuss this any further. The Board requested that site inspector Norman Mullaney perform an inspection for an update on the subdivision.

Approval of Minutes

The minutes of March 3, 2011 were submitted for approval. Gordon Greene pointed a small correction to be made.

Motion by G.Greene to approve the minutes of March 3, 2011 as amended. Seconded by Scott Barbato. Unanimous Affirmative Vote (4:0)

**7:15 p.m. Request for reduction of Performance Guarantee
67 Green Street
Construction Planners, Inc.**

K.Weinfeld read letter from Jack Gamache of Construction Planners requesting an 80% reduction of his performance guarantee. He stated that landscaping is the final portion to be completed to finish construction. K.Weinfeld read construction report from inspector Mullaney and stated that loaming and seeding needs to be completed and excess building materials should be removed from the site. Gaby Jordan informed the Board that she spoke with Mr. Gamache and advised him that site as-built plans need to be submitted. After a brief discussion, the Board chose to release \$15,000.00 from the \$20,000.00 being held as guarantee.

Motion by S.Barbato to release \$15,000.00 from the amount being held as performance guarantee for 67 Green Street. Seconded by G.Greene. Unanimous Affirmative Vote (4:0)

7:25 p.m. Discussion concerning the extension of the consulting contract with Maguire Group, Inc.

K.Weinfeld read letter from engineer James Coogan of Maguire Group requesting the approval of an additional \$10,000.00 to the contract between the Board and Maguire Group. K.Weinfeld stated that the majority of the work done by Maguire Group is paid directly by developers when their projects are reviewed. He stated that in July 2010, the Board approved an additional \$18,000.00 and in March 2009, the Board had approved an additional \$15,000.00.

Motion by G.Greene to approve the contract extension as submitted by Maguire Group, Inc. Seconded by Ron Bressé. Unanimous Affirmative Vote (4:0)

7:30 p.m. Scott Barbato left the meeting. William Grieder and John Rhoads arrived at the meeting.

**7:35 p.m. Request for release of performance guarantee
30 Panas Road
Hercules Realty Trust**

G.Jordan informed the Board that Mr. Panagopoulos has received a Certificate of Occupancy for 30 Panas Road and would like his performance guarantee released. He was informed that site as-built plans should be submitted before the funds are released. The Board asked that this request be held until as-built plans are submitted.

7:40 p.m. Informal discussion concerning possible zoning changes

W.Grieder stated that he would like the Board to discuss zoning changes proposed by the Kraft Group lawyers so Board can give them guidance as to which items to pursue. He felt that certain items should be presented as separate warrant articles. K.Weinfeld agreed, stating that commuter rail/bus facilities will be a long discussion and should be a separate article. The Board discussed the renewable energy article and felt that it may not face opposition at Town Meeting. The Board also discussed the presentation about adding residential uses in the S-1 district and felt that it was not an item that the Board would support. This discussion was moved to be continued later in the meeting.

8:00 p.m. Informal discussion concerning temporary parking lots

Temporary Lots owners Mike Stanton, Brian Holmes and Cal Davis were present. M.Stanton stated that the temporary parking lot owners would like to begin the process to change the regulation so that beginning in 2012 temporary lots would be required to have a one-time special permit and not have to return to be renewed every year. K.Weinfeld expressed concern about the lot owners that don't meet the standard annually. He stated that temporary lots are lots that are unpaved and owners could pave their lots to avoid the special permit. He stated that attorney John Michelmores has suggested that the permit could be for 2-3 years. W.Grieder stated that he could not support a change due to the track record of some lots. M.Stanton stated that they would like to be held to the same standards as other lots owners. W.Grieder stated that a change could be addressed when the Master Plan is prepared. K.Weinfeld stated that the Board will keep this request in mind.

8:15 p.m. Continuation of the informal discussion concerning possible zoning changes

J.Rhoads asked when the full articles would be submitted to the Board. K.Weinfeld stated that they may be submitted next week.

W.Grieder wanted to continue the discussion concerning the addition of multi-family residential to the zoning district. J.Rhoads stated that he would not support it. M.Resnick stated that the biggest problem is access; also North or Cross Street residents would not be in favor of 300 residential units. This could be worked out in the long range. W.Grieder agreed that the article should be pulled out of the initial effort.

W.Grieder stated that transportation facility/commuter rail facility should also be a separate item. K.Weinfeld added that gas stations and car wash facilities should also be separate as they may face opposition. W.Grieder stated that he would like to know if the items identified as requested by Building Commissioner Casbarra are indeed from him.

G.Greene asked about the addition of a conference center. M.Resnick explained that they would like to construct a separate building as a conference center. K.Weinfeld stated that they want to create a conference center hotel with spa and other amenities that technically are not allowed currently.

8:25 p.m. Discussion concerning Town Planner position

M.Resnick informed the Board that there are a number of résumés submitted, application deadline is May 1st. The Board cannot discuss specific applicants until the deadline is past.

W.Grieder stated that he would like to start the process to schedule public hearings for the increase of fees. M.Resnick responded that he has not been able to come in to the office to write hearing notices. He stated that the fees for Special Permits, Site Plans and Subdivisions would be revised.

W.Grieder asked about the status of the rebidding of the roadwork on Payson Road and North Street funded by the PWED grant. G.Greene stated that he spoke with Highway Superintendent Swanson who said that he would get back to the rebidding after the new compost site is done. M.Resnick stated that the Town has received the easement necessary for drainage, it will be sent to Town Counsel for review.

8:35 p.m. Meeting adjourned

Approved by: Kevin Weinfeld, Chairman

Date: July 12, 2011