

**Foxborough Planning Board  
Meeting Minutes  
November 3, 2011  
Town Hall**

**Members Present:** Kevin Weinfeld, William Grieder, Gordon Greene, Ron Bressé, Shannon McLaughlin

**Members Absent:** Alternate John Rhoads

**Also Present:** Planner Sharon Wason

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

**New Business**

The Board reviewed a press release announcing that the Executive Office of Housing and Economic Development awarded technical assistance grants to 18 communities, including Foxborough, on Wednesday of this week. In the fourth round of the South Coast Technical Assistance awards for local planning, zoning, housing and open space initiatives, Foxborough was awarded \$21,000 to develop a Housing Production Plan.

**Planner's Report**

Payson Road – The contractor is working on drainage in intersection, water main is complete, line is disinfected and they will begin connecting to the houses, soils in the intersection were not suitable for backfill reuse. She informed the Board that the inspection fees will be paid out of the Planning Department budget to maximize the PWED grant funds. She stated that engineer William Buckley will take responsibility for the site while she is away on vacation.

Seminar – Attended a Citizen's Planner Seminar on "Writing Defendable Decisions".

**Active Subdivisions**

**"Autumn Valley Estates"** – Subdivision abutter Brenda Sheehan returned home to find a small tree with a root ball in her driveway. She assumes that it was left there by developer Phil Moore, but the tree is too small to be considered a replacement tree.

**"Highlawn Farms"** – Gordon Greene stated that he is concerned about the plan for the removal of rocks. Ron Bressé concurred, adding that the removal of rocks by trucks will take a long time to finish. S.Wason stated that she took pictures and noticed that there are more rocks on the pile.

**"Governor's Meadow"** – S.Wason stated that the second road will be paved next week.

**7:30 p.m. Request for Site Plan Waiver at "Chestnut Green"**

David Crocini was present. He stated that a tenant is moving into their new office in January. They are relocating their business from Mansfield. He stated that they are environmental consultants and have a need for a shed to store equipment. They are proposing to build an

addition next to the trash room in the back of the building; also some parking spaces are being removed.

Kevin Weinfeld asked if the shed needs to be attached. D.Crocini responded that they need a dry space and don't want their people having to walk outdoors to access the offices. S.Wason stated that she drove by the site in Mansfield and noticed that they have trucks; asked how many commercial plates trucks will be parked at the site. D.Crocini stated that most of their employees are scientists; there won't be too many corporate vehicles.

S.Wason asked what permits are needed from the Mass Historical Commission. D.Crocini stated that all work needs to be approved by the National Park Service.

S.Wason stated that the request for waiver is because addition is less than 1,000 sq ft., she expressed her concern that it is facing residential property. D.Crocini stated that the design has simple lines that complement the existing buildings. He stated that the Park Service is typically concerned about outside facing structures. S.Wason stated that the connecting structures are an addition built in 1924; she stated that she personally finds the design very unsympathetic. D.Crocini responded that the design is consistent with trash room, which is a utilitarian building. S.Wason stated that there are many public activities through the same spaces to access the office. She stated that part of the problem is there is no definition of professional office. K.Weinfeld asked if they have storage at their current location. D.Crocini responded that storage is scattered, this would consolidate their operation. G.Greene asked what "hardy panels" are. D.Crocini responded that they are concrete panels that have a clean look. G.Greene stated that this is a historic building and want to know what it looks like. W.Griender asked what the reason is for building an addition when there are empty buildings on the site. D.Crocini responded that it's a small area next to the trash room and is consistent with the work that's been done in the area. K.Weinfeld stated that there are buildings that are left open: chapel, farm office and asked if one of those buildings could be made weather tight and powered up instead of building an addition. D.Crocini stated that they examined the farm office and it was deemed that it wouldn't work; they need to make improvements to all the buildings before bringing tenants to that section of the project.

S.Wason stated that she read the Special Permit carefully and that non-residential accessory structure was not one of the uses allowed in the existing Special Permit. She stated that this is a non-residential use in a residential district. Condition #16 of the approval states that office space will be located within the existing structures. She stated that the use is accessory to the office and asked how will the addition be screened and buffered since it faces residential. D.Crocini responded that they weren't planning on screening it since it's in the rear of the building. S.Wason told the Board that they need to determine if this requires site plan review. After some discussion, the Board felt that there are many questions on this proposal and would be better answered under site plan review. S.Wason informed D.Crocini that the application could be submitted by the end of the day on Monday, November 7<sup>th</sup> and the Board could review the plans at their next meeting, which is scheduled for November 17, 2011.

**Motion** by R.Bressé to deny the request for a waiver of Site Plan Review. Seconded by G.Greene. Unanimous Affirmative Vote (5:0)

**7:50 p.m. Discussion concerning parking spaces layout at "Patriot Place"**

John Twohig and Dan Krantz were present for the discussion.

S.Wason stated that she sent the Police and Fire Chiefs a letter requesting their input on the situation but hasn't received a response other than from Police Chief O'Leary stating that they will be reviewing the spaces.

D.Krantz stated that he spoke with Fire Chief Hatfield who is okay with the parallel parking as long as his trucks can get around. He asked that they walk through the site on Sunday. W.Grieder stated that he spoke with Chief Hatfield who said that he wanted spots eliminated and also mentioned problems in the valet parking area. D.Krantz stated that the valet parking was discussed as an operational issue. K.Weinfeld stated that valet workers are backing out into the parking lot. D.Krantz stated that they have discussed this with General Manager Brian Earley. S.Wason stated that the Board had discussed limiting the time or take out only, the Board would feel better if they thought it was supporting the restaurants. She stated that Tavolino's owners support the spaces but would like parking spaces designated for take out. D.Krantz stated that Tavolino's does the most business with take outs, can discuss this with Brian Earley. K.Weinfeld told D.Krantz to ask Chief Hatfield to put his comments in writing. The Board will continue the discussion at the December 8, 2011 meeting.

**8:05 p.m. Review draft approval for new compost site**

S.Wason distributed copies of the approval for the new compost site and asked for comments. G.Greene asked that a condition be added requiring that the site be left in orderly fashion.

S.Wason asked if an application fee should be required. K.Weinfeld stated that the Board hasn't required other departments to pay application fees.

S.Wason asked if setting the performance guarantee at \$50,000.00 is acceptable. The Board agreed that it is an acceptable amount.

**8:25 p.m. Meeting adjourned**

Approved by: Kevin Weinfeld, Chairman

Date: January 19, 2012