

**Foxborough Planning Board
Meeting Minutes
December 15, 2011
Town Hall**

Members Present: Kevin Weinfeld, William Grieder, Gordon Greene, Ron Bressé, Shannon McLaughlin, Alternate John Rhoads

Also Present: Planner Sharon Wason, DPW Director Roger Hill

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

Planner's Report

“Highlawn Farm” subdivision – Sharon Wason informed the Board that John Galvani, the SVP from Norwood Cooperative Bank called to discuss Highlawn Farm. Mr. Galvani said that Norwood Coop is going or has taken over the subdivision from Mr. Intoccia. They are planning to begin rock crushing very soon, with crushed rock stored for onsite construction purposes and the remainder of the rocks will be donated to the Town for the North Street project. He stated that the two unfinished homes will be closed up for the winter and the entire area cleaned up.

North Street improvements – Held a meeting with DPW Director Roger Hill and Superintendent Bob Swanson to discuss the plans for North Street. They are hoping that there's \$225,000 left in the PWED grant for North Street. They will be combining some bid work with town on-call contracts. The plans would include sidewalks, curbs, drainage and paving. At this point, there won't be funds to install trees. Kevin Weinfeld suggested investigating the amount of money that is in the Town's tree fund

Wind Energy – Preparing a comparison of the wind energy article as presented by the Kraft attorneys and the state model, will present the document at the January 12th meeting.

Subdivision Regulations – Five engineering firms have been invited to evaluate the Subdivision Regulations (Maguire Group, Beals & Thomas, Nitsch, VHB and Graves Engineering from Worcester). The response date is January 9th and hope that the Board could meet with the highest ranked firms at the January 12th meeting. The Request for Proposal for the Economic development has had 12 responses so far.

7:15 p.m. Discussion concerning the “Highlawn Farm” subdivision

Attorney Bob Shelmerdine was present. He stated that the three street lights at the subdivision closest to the houses have been turned on and has tried to find out why the other lights weren't on. He has been told that the developer has done everything necessary for the lights to be on. He stated that he doesn't have a time-frame.

Regarding rock crushing/removal, he said that it has been a fluid situation. The initial plan was to crush the rocks, then removal was chosen and it was agreed with the Board. Norwood Cooperative Bank has become involved and the financial analysis decided that rock crushing was best choice. He presented an email from Norwood S.V.P. John Galvani dated 12-15-11

explaining the decision to begin rock crushing. Kevin Weinfeld asked if this is part of a foreclosure. B.Shelmerdine responded that it isn't. K.Weinfeld asked if the bank is using monies held as performance guarantee for the project. B.Shelmerdine responded that the bank cannot use those funds without a vote of approval from the Board; he stated that the bank will finance the rock crushing. William Grieder asked how the bank can become involved without foreclosing. B.Shelmerdine responded that the bank is working with the developer to get work done. He stated that he has been trading emails from Mr. Galvani, but have not spoken with him directly. K.Weinfeld asked if it's safe to presume that when rock crushing starts, it will continue. B.Shelmerdine responded in the affirmative. W.Grieder asked that he communicate to the bank that rock crushing should start closer to the houses. B.Shelmerdine responded that he would. S.Wason stated that the bank is formulating a plan to enclose the shells and take care of the dumped materials.

Comments from the public:

Mike DiNunzio, 25 Lawton Lane – asked what will they do with the crushed rock and who would be the project manager. B.Shelmerdine responded that this needs to be coordinated with the bank reps. Roger Hill asked if the materials would be screened on site. B.Shelmerdine responded that this would be determined when the contract is drawn.

M.DiNunzio asked if Mr. Intoccia has the capacity to finish the houses. B.Shelmerdine responded that they have the support of their bank. M.DiNunzio stated that he has an acquaintance who is interested in moving in to the neighborhood and would like to buy one of the houses. W.Grieder stated that the bank will close up the houses for the winter.

S.Wason asked if the Board will be okay with the crushed rocks stored in one of the cul-de-sacs. R.Hill stated that screening is necessary; utility of rock depends on size & shape. W.Grieder stated that rocks should be dumped into the staging area.

7:45 p.m. Meeting with DPW Director Roger Hill

W.Grieder stated that Cross Street residents have a problem with the way that the throat of the intersection with North Street is structured. He stated that multiple people have talked to him about this with the opinion that the swing is too difficult coming from Route 1. R.Hill responded that he will try the turn with his F-250 tomorrow. He stated that if the radius can be widened then will see how it can be done; but haven't looked at it in the field, will inspect tomorrow.

R.Hill stated that he plans to install a double-wide trailer in the Highway Department parking lot on Elm Street. The Water Department will move there, the trailer would be handicapped accessible. S.Wason stated that this would need site plan approval. John Rhoads noted that there's a new building code for temporary structures.

R.Hill discussed the Town's water supply. He stated that 13 deep wells are being used; but 7 wells are not yet in service. He stated that DEP has imposed a limit on the amount of water that can be pumped from Witch Pond. He stated that there is another well 5 miles away with iron and manganese that could be treated at Witch Pond.

R.Hill stated that a priority for the Town is to develop a GIS that is reliable; then they can look at the different utility systems and what's in the ground, how long has it been there. He stated that the rate structure should be inclined so big users pay more than the smaller users. W.Grieder

stated that the Board is starting a project to draw a Master Plan and a Downtown Revitalization Plan, but any proposed changes would be dependent on increased sewer capacity.

8:15 p.m. Discussion concerning 1,000 Washington Street site

Joel Wheeler was present. He showed the Board a proposed layout of the site and explained that he is looking for guidance. He stated that Peterbilt had a dealership in the building years ago and would like to become a tenant in the building, but needed to find out what permits are necessary for this to happen. The main operation is in New Hampshire, this would be their satellite operation. They would be selling new trucks, sells vehicle parts and provide service. The operation would use approximately 20,000 sf of space in the building. All DEP guidelines will be met.

W.Grieder stated that the use is the same as it was in the past, but regulations have changed. He stated that the issues with Motorcycles of Manchester at last site were due to the lack of space. He noted that there's conservation land in rear of property and asked that the test area be kept within the property.

K.Weinfeld read letter from Building Commissioner stating that if the use is less than 15% of the area then no special permit is required. W.Grieder stated that even if a special permit is necessary, it shouldn't be a problem because it is re-establishing a prior use on the property.

S.Wason stated that a determination needs to be made whether the 15% is based on the total building or the tenant space. K.Weinfeld stated that unless an alteration is made to the outside of the building or change to the curb cut, then it is not necessary to return. G.Greene stated that his only concern is the provisions for spillage control. K.Weinfeld stated that the Building Commissioner will tell determine what the requirements are.

8:50 p.m. Meeting adjourned.

Approved by: Kevin Weinfeld, Chairman

Date: March 8, 2012