

**Foxborough Planning Board
Meeting Minutes
April 19, 2012
Town Hall**

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

Also Present: Planner Sharon Wason

7:00 p.m. General Business

Active Subdivisions:

Governor's Meadow

Developer Steve Mordini asked the Board to set the bond amount for VanDoorn Avenue, the second subdivision road. He stated that he is hoping to bond the road in sections and release lots as needed. He stated that he has installed base coat of paving, underground electric and is hoping to install the gas line before bonding the road. William Grieder stated that he will need to ensure that the 800' dead end limit is not exceeded. S.Mordini stated that he would like to build on the lots closest to Weston first. He presented a cost estimate from the contractor and requested that the bond be set for the VanDoorn. Sharon Wason stated that she would work on the estimate and the Board can discuss it at the May 31, 2012 meeting.

**7:15 p.m. Public Hearing – Special Permit
Accessory Apartment
239 East Street
Paul & Andrea Silveria**

Mr. & Mrs. Silveria were present.

Motion by W.Grieder to waive the reading of the public hearing notice. Seconded by Gordon Greene. Unanimous Affirmative Vote (5:0)

S.Wason read comments from received from the Board of Health. P.Silveria stated that he discussed the plans with Health Agent Clifford and informed her that the septic system will be designed when approval is received. S.Wason asked if percolation tests have been performed. Father in law stated that they are looking at this informally prior to spending money on septic design and Conservation review; he stated that Building Commissioner Casbarra reviewed the plans.

Abutter Bob Graboski of 232 East Street stated that he was present to have information on the application and expressed his support of the application.

S.Wason stated that there are concerns about granting this permit without percolation tests. Father in law stated that prior to performing percolation tests, engineers would like to have chamber sizes. J.Rhoads stated that there are local Board of Health regulations that you need to be aware; also there may be a riverfront issue.

S.Wason read comment from the Fire Department stating that the internal fire alarm system needs to be upgraded. Conservation Agent Pierce noted that the applicants must file a Request for Determination. The Board requested that percolation tests be done and return to the Board with proof that the parcel can support a larger septic system.

Motion by W.Grieder to continue the public hearing to May 31, 2012 at 7:30 p.m. Seconded by G.Greene. Unanimous Affirmative Vote (5:0)

**7:30 p.m. Continued Public Hearing – Special Permit
Accessory Apartment
7 Shoreline Drive
Joseph Lombardi**

Joseph Lombardi presented plans for the addition. He stated that they are eliminating a bedroom upstairs, so there will not be any additional bedrooms. He stated that Title V inspection was performed and passed. He added that the septic tank hadn't been pumped in 32 years and will be pumped shortly.

There were no comments from the public.

Motion by W.Grieder to close the public hearing. Seconded by S.McLaughlin. Unanimous Affirmative Vote (5:0)

Motion by W.Grieder to approve as shown on plans dated 4-19-12 with the following conditions:

1. This permit is specific to the petitioner. It is not transferable, nor shall it run with the land.
2. Occupancy of the second unit shall be limited to the petitioner's mother, Nancy Intoccia. This Permit shall expire upon the home being sold or when the petitioner's mother no longer resides in the unit.
3. This Special Permit shall be recorded at the Registry of Deeds and referenced to the deed of the parcel prior to its taking effect. A copy of the recording information shall be supplied to the Building Commissioner and Planning Office prior to a Building Permit being issued.
4. Any change(s) from this permit or any of its conditions deemed substantive by any Town official shall be submitted for review to the Planning Board. The Board shall determine if there is a need for a public hearing and shall then act accordingly on the change(s).

Seconded by Shannon McLaughlin. Unanimous Affirmative Vote (5:0)

7: 40 p.m. Planner's Report

Highlawn Farm

S.Wason stated that she sent a letter to Mr. Galvani thanking him for attending the Board's meeting. W.Grieder stated that he spoke with Building Commissioner Casbarra today about earth removal taking place on the site. He stated that Mr. Michelmore has a client who made a substantive and equitable offer to the Bank for the subdivision.

Payson and North roadway improvements project

S.Wason stated that there's a sign with a platform and planter base that will need to be removed for the sidewalk construction. She stated that the base is crumbling and Harding has offered to

replace it with lock block which is a good alternative. The Board discussed this issue and felt that more information was needed. She stated that as a trade off for the use of the staging area, Harding would: clean up brush, remove stumps, and grade the “new” driveway.

Housing Conference

S.Wason stated that she would like to attend the conference on June 13th & 14th. She stated that she would like to hire a Summer Intern and will be advertising the position soon.

Master Plan

W.Grieder informed the Board that he visited Chestnut Green and Foxfield Plaza with copies of the Master Plan business survey and encouraged business owners to fill out the survey.

8:30 p.m. Meeting adjourned.

Approved by: Gordon Greene, Clerk

Date: October 25, 2012