

**Foxborough Planning Board
Meeting Minutes
May 10, 2012
Town Hall**

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

Members Absent: Ron Bressé

Also Present: Planner Sharon Wason

In light of Mr. Bressé's absence, Chairman Weinfeld asked Mr. Rhoads to participate in the meeting as a full voting member.

7: 05 pm. Board Reorganization

The Board voted to reorganize.

Motion by William Grieder to nominate Kevin Weinfeld as Chairman. Seconded by Shannon McLaughlin. Affirmative Vote (4:0:1)(K.Weinfeld abstained)

Motion by Gordon Greene to nominate W.Grieder as Vice-Chairman. Seconded by S.McLaughlin. Affirmative Vote (4:0:1)(W.Grieder abstained)

Motion by S.McLaughlin to nominate G.Greene as Clerk. Seconded by K.Weinfeld. Affirmative Vote (4:0:1)(G.Greene abstained)

7:10 p.m. Town Planner's Report

MAPD Conference

Sharon Wason asked permission to attend the Massachusetts Association of Planning Directors' Annual Conference on June 7 & 8 in Springfield. The Board consented.

Housing Institute day

S.Wason asked permission to attend the State's Housing Institute day on June 13th to learn get an "Introduction to Affordable Housing Finance" and to better understand the affordable housing development process. The Board consented.

Transit Feasibility Plan

S.Wason stated that GATRA is requiring the Town have a transit feasibility plan, but funding for a plan was not included in our budget for FY13. She stated that she has prepared several of these plans in the not too distant past. She stated that she will meet with a few people in Town Hall and have a report at the May 31st meeting.

Payson & North Street roadway improvements project (PWED)

S.Wason informed the Board that I.W.Harding has been trying to schedule paving, but the weather has not cooperated. The tree locations are pretty well nailed down. She stated that she has

have received permission from all the abutters to install trees but one. She stated that she and W.Grieder met with Harding reps regarding trade-offs and G.Greene has been meeting with them about the fence. North Street seems to be coming along well. All the money must be spent by June 30th and this seems to be doable.

7:25 p.m. Discussion concerning the “Autumn Valley Estates” subdivision

K.Weinfeld discussed Construction Report #5 submitted by inspector Norm Mullaney. Deficiencies noted are:

- Loaming and seeding between sidewalk and curb of Sullivan Way.
- Open space access path needs to be leveled off which may require placement of large boulders along the edge.
- Damaged Japanese Weeping Cherry was not been replaced.
- Several trees need to be replaced.
- Cracks in roadway should be sealed.
- Temporary easement area has not been landscaped.

Sharyn Kirsner, 29 Sullivan Way – stated that a tree is still missing.

Joe Abrams, 23 Sullivan Way – stated that a lot of the trees are losing their leaves.

S.Kirsner stated that the drainage area in the center is in bad shape and a light pole has been burned out

Neal Asnes, 15 Sullivan Way – asked the reason for the delay in taking the bond. W.Grieder responded that the Board had to wait after the winter to have the inspector review the subdivision

S.Kirsner asked what the process is for taking the Bond. W.Grieder responded that the Bank has to be notified. S.Wason stated that we need to contact the financial institution, and use the services approved by SERSG or go through a bid process. She stated that Massachusetts General Laws are not clear on how to act, but the Board should hold a public hearing.

J.Abrams asked what Mr. Moore legal rights are. K.Weinfeld responded that Mr. Moore can attend the public hearing and he’ll be entitled to any unspent money.

Motion by W.Grieder to hold a public hearing on May 31, 2012 to discuss the taking of the bond being held for the “Autumn Valley Estates” subdivision. Seconded by K.Weinfeld. Unanimous Affirmative Vote (5:0)

7:45 p.m. Master Plan Update

Consultant Kathy McCabe presented highlights from the survey. 469 responses were received which represents 7.2% of the households. All ages over 25 represented.

Quality of life – overall very positive.

Quality of life in last 2 years – 60% responded that has remained the same, 18% improved, 22% declined

Most critical issues facing Town – possible casino, downtown revitalization, local taxes, schools, sewer issues.

Concerning the balance between residential and commercial: uses and taxation, 48.6% of responders think the balance is about right; 47.1% think that it's overly reliant on residential; 4.3% think it's overly reliant on commercial/industrial.

Split tax rate on attracting businesses 48.7% no effect; 26.1% yes; 25.2% don't know.

Role of business

Employment opportunities

- Level of importance: 33.3% very important; 37.4% important
- Quality of existing businesses: 5.1% very good; 46.1% good

Source of tax revenue

- Level of importance: 52.9% very important; 37.6% important
- Quality of existing businesses: 15.6% very good; 56.8% good

Strong Corporate citizens

- Level of importance: 46% very important; 36.2% important
- Quality of existing businesses: 22.9% very good; 52.8% good

Sustainable Green Business

- Level of importance: 22.6% very important; 34.3% important
- Quality of existing businesses: 2.4% very good; 25.8% good

Most mentioned uses on Public Improvement Expenditures

1. Maintenance of existing roads
2. Downtown improvements
3. Improvements to schools and school yards
4. Water Systems Improvements
5. Public Safety
5. Maintenance of Existing Parks & Open Space
6. Sewer System

Open Space & Recreation are important assets in Foxboro – 90% agree

Small Town atmosphere should be preserved – 84% agree

Reduce or eliminate services rather than increase property taxes – many are neutral or disagree

Business expansion and growth should be limited to existing commercial areas – many agree

I would be willing to pay more in real estate taxes to minimize new commercial development – many disagree

Higher density developments are an acceptable way to increase tax revenue without increasing homeowner tax rates – mixed responses

S.Wason stated that another survey could be done at the end of the process.

K.McCabe stated that based on input from open house, she developed a mission/value statement for Master Plan and would like to have one of the Board members present it at the workshop. She also presented a draft of the agenda for the workshop

Scenarios to discuss at the workshop:

1. Decentralized
2. Small Rural Town
3. Growth Nodes
4. Route 1 Growth Area

**9:35 p.m. Request for reduction of Performance Guarantee
“Village Estates” subdivision
Douglas A. King Builders, Inc.**

S.Wason stated that Mr. King is looking to reduce his bond amount at “Village Estates” as he is reviewing all outstanding financial obligations. She stated that inspector Norm Mullaney performed an inspection of the subdivision and she discussed with Sam Schofield the outstanding issues in the subdivision. Based on the report, S.Wason calculated that the amount to be retained should be \$48,342.00.

Motion by W.Griender to reduce the performance guarantee being held for “Village Estates” to \$48,342.00. Seconded by G.Greene. Unanimous Affirmative Vote (5:0)

9:40 p.m. Town Planner’s Report (continued)

S.Wason stated that MAPC released a map showing Transit Oriented Development (TOD) housing by the seasonal train stop at the Stadium. She stated that she wrote a letter to MAPC requesting them to remove this possible TOD housing since this is a non-existing train station.

S.Wason stated that the Town Manager’s intern needs to develop an organizational chart for the Town and has requested all department heads to develop an organizational chart for their departments. She presented the Board with a copy of the Planning Department’s organizational chart.

**9:45 p.m. Request for extension of Site Plan Approval for Compost Site
East Belcher Road
Town of Foxborough**

K.Weinfeld read letter from DPW Director Hill requesting an extension of the Site Plan Approval for the Compost Site. S.Wason asked the Board to consider a 3 month extension.

Motion by W.Griender to grant a 3 month extension to the Site Plan Approval for the Town’s Compost Site on East Belcher Road. Seconded by K.Weinfeld. Unanimous Affirmative Vote (5:0)

9:50 p.m. Discussion concerning the “Highlawn Farm” subdivision

W.Griender stated that he met with a representative of the Norwood Coop Bank and discussed an upfront bond for Recreation work; the need to show an engineering reason that flow into basins would have the same benefits as roof drains; need to clean out the existing basins.

10:00 pm. Meeting adjourned.

Approved by: Gordon Greene, Clerk

Date: October 25, 2012