

Foxborough Planning Board
Meeting Minutes
August 9, 2012
Town Hall

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

Also Present: Planner Sharon Wason

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

Kevin Weinfeld read a written disclosure statement as required under Mass General Laws Ch. 268A § 23(b)(3) which he will be submitting to the Town Clerk's office. He stated that he is voluntarily submitting this report to avoid any perceptions of conflict of interest while serving in the Kraft discussion group. He pointed out that as a member of the Planning Board he has recused himself from any matters relating to the YMCA or any projects where a relative is an interest holder. Sharon Wason mentioned the "Rule of Necessity" adding that it will be difficult to encounter members of the community who haven't had any contact with the Kraft organization.

Planner's Report

Housing Production Plan – The Board of Selectmen adopted the Housing Production Plan and they are supportive of moving forward with a Municipal Housing Trust.

Master Plan – S.Wason stated that she presented the possibility to extend the contract with Kathy McCabe but Kathy hasn't responded. William Grieder asked that Kathy be reminded that a date needs to be set for filming video.

Fall Town Meeting – Town Manager Paicos is thinking of a mid-September deadline for warrant articles. The Board could quickly discuss the possible articles at the beginning of the August 23rd meeting.

Fitness Studio next to Chase Lumber – The Board looked at preliminary plans. S.Wason pointed out that it is a pre-fab steel building but the design may need to be tweaked. Board needs to make a determination if it meets the "Architectural Requirements" per Section 6.5.6 of the Zoning By-Laws. W.Grieder stated that he would like to see brick fascia in the façade facing the street, landscaping with mature shrubs, reduce the warehouse sign instead a marquee sign and add a smaller sign over the door; also add shrubbery in front of the garage doors. Gordon Greene stated that he would like to have an explanation for the 3 garage doors. John Rhoads stated that he would like to see a landscaping plan. He added that the Board should consider dealing with landscaping on Route 1 one project at a time in a similar way as Norwood and Dedham have dealt with it. Also if the project is in the WRPD, he would like to see roof runoff recharged.

Municipal Affordable Housing Trust workshop – The workshop is scheduled for October 10th. S.Wason stated that she is unable to attend but would like to have Gaby Jordan attend in her stead. W.Grieder agreed that she should attend. K.Weinfeld concurred.

Subdivision Regulations – S.Wason stated that she would like to get opinions on the recommendations for the subdivision regulations.

**7:20 p.m. Form A
7 & 8 Michelmore Way
(Rosewood Estates subdivision lots 4 & 5)
Briarwood Construction Corporation**

Developer Mike Ferrone was present along with Bill Self of Curley & Hansen Surveyors. B.Self explained that they are proposing to change the lot line between lots 4 & 5 at the end of the cul-de-sac giving lot 5 better frontage. A non-buildable lot will be created, which will be combined with land in the same ownership which has access on Oak Street. The combined land will be subdivided in the future. That land is shown on a separate Form A which deals with the recently purchased Mosher property on Oak Street. M.Ferrone discussed the timing of paving of Michelmore Way, stating that he would like to build on the last two lots prior to final paving due to the heavy equipment that will be used in construction. W.Grieder requested that stone pads be used for the construction of new lots. M.Ferrone agreed and noted that he has been maintaining the drainage basin. J.Rhoads stated that the Form A plan filed meets the requirements.

Motion by W.Grieder to approve the Form A application for 7 & 8 Michelmore Way since the Board found that the buildable lots have adequate access and frontage. Seconded by Ron Bressé. Unanimous Affirmative Vote (5:0)

**7:30 p.m. Form A
207-209 Oak Street
Briarwood Construction Corporation**

S.Wason explained that Mr. Ferrone is proposing to create a lot with frontage on Cocasset and lots with access on Oak Street which will ultimately have access on a new subdivision road. The Board discussed the access driveway to the lot on Cocasset Street. B.Self stated that there is a telephone company easement that limits the area of access. S.Wason suggested a joint curb cut with the 2 adjacent driveways to serve all 3 driveways. B.Self showed an aerial view of the access. S.Wason stated that the lots have sufficient access and area.

B.Self showed plans for the future proposed subdivision. He stated that there will be four lots in the subdivision, adding that they have shown the plans to Building Commissioner Casbarra and S.Wason. He stated that it's a flat site with good soils and discussed layout of the cul de sac. The Board discussed the street name directing Mr. Ferrone to request a street name from the Board of Selectmen; G.Greene suggested requesting to use the Mosher name. B.Self stated that all existing buildings are to be razed.

Motion by W.Grieder to approve the Form A since the Board found that the lots have adequate access and frontage. Seconded by Ron Bressé. Unanimous Affirmative Vote (5:0)

**7:20 p.m. Discussion with representatives of Munro Distributing/Clean Energy
Solutions concerning "Solarize Mass"**

Misha Glazomitsky of Munro Distributing was present. He stated that they are part of an initiative called "Solarize Mass" which incentivizes contractors and homeowners to go solar. He stated that the organize groups of residential homeowners having solar energy installed in their homes (30 homes in Scituate had solar panels installed last year). He stated that they have chosen Towns that have the correct Building Department set up, type of demographic and Town leaders' verbal

support of the program. They help with organizational activities, connect with key residents that are engaged in the community and could create grassroots efforts. There is no financial outlay from the Town, but they would do something positive for the community (like Habitat for Humanity) or give certain % to schools. S.Wason suggested solar lights for lacrosse field at Payson Road. They would like to begin efforts in early spring 2013. He stated that there are two paths for residents: pay outright and receive all incentives or lease the system.

S.Wason stated that they are looking for Towns that are in favor of installing solar energy systems. If Board thinks this is worthwhile, she can direct him to the Town Manager. The Board agreed that this is a worthwhile initiative.

J.Rhoads suggested connecting with the schools. M.Glazomitsky stated that they are donating materials to Bristol Community College, adding that they could donate a modular system to the school.

8:15 p.m. Discussion with developer Doug King and engineer William Buckley concerning the Foxborough State Hospital redevelopment project

Doug King was present with his engineer, William Buckley. W.Buckley handed out copies of a letter submitted by Mr. King dated 8-6-12. He then reviewed a layout of the property purchased by Mr. King at last week's auction and plans for the buildings. Mr. King owns the structures for the garage (2 housing units) and the power plant (13 housing units). The Chapel is permitted for community center but they are proposing that the Chapel be transferred to residential. K.Weinfeld asked if the existing buildings are leveled, could those 15 units be rebuilt. S.Wason responded that the buildings cannot be razed since they are in the National Register of Historic Buildings. W.Buckley reviewed a discussion list prepared by S.Wason:

Recreation Fields and Fee

W.Buckley stated that the Board has come to agreement with Norwood Bank for \$6,666.66 per unit fee. S.Wason stated that if the payment is in a lump sum, the amount would be \$6,666.66. D.King responded that he is interested in that as long as permits are issued.

Stormwater system repair

S.Wason noted that there is a problem with stormwater system that D.King is willing to fix. W.Buckley explained that there is an 18" drain pipe that handles the intersection of Chestnut & Payson and during construction, another line was tied to it, they are proposing to upsize one of the lines to 30" to improve the service. D.King asked if this work is covered by a bond held by the Town. S.Wason responded that the bond was submitted by Abrams for landscaping, etc. for the flats.

Chapel, Power Plant & Garage

W.Buckley stated that the Power Plant and Garage are under Mr. King's control, but the Chapel is not. K.Weinfeld stated that he made it clear to Mr. O'Neil prior to the auction about the previous commitments to use the Chapel as a community center. W.Griender asked if the sewer treatment plant was part of the auction. D.King responded that it wasn't included, but the Town should consider purchasing it.

Over-55 restriction

W.Buckley stated that they would like not to have an over 55 restriction. W.Griender stated that there is a project in Rehoboth where they are doing an affordable over 55 project and is moving

along, so a discussion needs to happen about why it wouldn't work in Foxborough and is working for other Towns. S.Wason suggested looking at the amount of units in nearby areas and seeing if there are too many units available. W.Grieder stated that they need to show to the Board why this wouldn't work in Foxborough.

Process

W.Buckley stated that it would be very difficult to do another modification of the Special Permit for Chestnut Green and suggested doing a new permit for the land purchased and modify the other permit. He stated that one person controls the land without having to include other entities.

Affordable units

W.Buckley referred to a table on page 4 of Mr. King's letter. He stated that they are proposing 1 additional unit in the Flats, 6 units in the Power Plant and 2 units in the Chapel (out of proposed 6 units). S.Wason reviewed her memo dated 8-8-12 stating that both permits require 8 affordable units in the townhouses and Mr. King offers none. She stated that Mr. King is also proposing 9 affordable units in the Garage, Power Plant and Chapel which will concentrate units in one area rather than dispersed units throughout the development. K.Weinfeld stated that he informed Mr. O'Neil that there have been conversations about the Town creating an Affordable Housing Trust where payments could be made in lieu of building units. R.Bressé stated that he does not favor clustering units together. K.Weinfeld stated that the Board has been very fair with everyone and understands the issue of the economy, but the affordable units are important and necessary. S.Wason discussed market pricing chart. W.Buckley stated that they would like to know what the amount per affordable unit for the Trust would be. S.Wason responded that she has inquired from other communities, will continue to do research and will have an answer in the next week.

The discussion will continue at the September 27, 2012 meeting.

**9:30 p.m. Lot Release Request and Tri-Partite Agreement Discussion
"Highlawn Farm" subdivision**

John Galvani and Julie McDermott of Norwood Bank and John Walsh of Walsh Brothers Construction were present. Mr. Galvani presented a copy of the Tri-Partite Agreement which has been reviewed by Town Counsel with Sharon Wason.

Motion by W.Grieder to accept the Tri-Partite Agreement which also includes a 2 year extension of the completion date and the release of lots B-32 and B-33. Seconded by K.Weinfeld. Affirmative Vote (4:0:1)(G.Greene abstained)

9:45 p.m. Meeting adjourned

Approved by: _____ Gordon Greene, Clerk

Date: October 25, 2012