

**Foxborough Planning Board
Meeting Minutes
August 23, 2012
Town Hall**

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

Also Present: Planner Sharon Wason

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

Planner's Report

Master Plan – Sharon Wason explained that the McCabe team can do five more chapters of the Master Plan with the remaining funds and would like to submit request for funds at the Special Town Meeting to fund the rest of the Master Plan components. She stated that Kathy McCabe will submit a proposal.

Subdivision Regulations – S.Wason stated that she has removed all sections that are similar to MGL and is working to incorporate the suggestions made by the consultants.

Compost Site – Building Commissioner Casbarra met with Mr. Felix to discuss the expired site plan approval, will write a letter, will meet with DPW Director Roger Hill to discuss the situation.

“Autumn Valley Estates” subdivision – Estimate from Kevin Guerrini for the outstanding work is \$31,000. The proposed work includes adjusting the grade around the trees to help them grow. S.Wason stated that she spoke with the Mr. and Mrs. French about installing a short fence instead of bushes which are not taking. She stated that there's sufficient money to finish the work. S.Wason stated that she has been unable to get other estimates beyond Guerrini's. William Grieder asked if drains would be cleaned prior to Town Meeting acceptance of the road. S.Wason responded that she has emailed Mr. Hill about the Town plowing this winter and will ask about cleaning drains as well. The Board discussed the proposal and felt that it was a fair price.

Chestnut Green – S.Wason stated that she is reviewing the outstanding items list and wants to make sure that everything is where it should be prior to any more dealings concerning the project. W.Grieder stated that Vincent O'Neil called him and he told Mr. O'Neil that deficiencies would be addressed before moving forward on any more plans (similar to how the Board handled Highlawn Farm). W.Grieder stated that Mr. King has made it clear that he is not associated with Mr. O'Neill and that the reason that Mr. King is taking responsibility that the drainage is fixed so that his new project will not flood. S.Wason asked if a letter should be sent to Mr. O'Neill reminding him of the outstanding items on the project. W.Grieder agreed that a list of outstanding items should be sent.

7:20 p.m. Action Items

Review of revised performance guarantee amount for “Village Estates” subdivision

S.Wason explained that engineer William Buckley prepared an estimate of the outstanding work based on MassDOT costs. She stated that the estimate doesn't include trees and there are several trees that may need replacing. She suggested discussing these issues when Mr. King meets with the Board on September 27th.

Richard DeCoste, 12A Shea Lane – asked what work is remaining there noting that the area for the proposed commercial building is overgrown.

Bob Winmark 14B Shea Lane – asked when the road will be finished.

K.Weinfeld responded that these questions will be asked at the September 27th meeting.

7:30 p.m. Master Plan Discussion on Sewer

Consultant Kathy McCabe presented. She stated that the team has been looking at this issue for 8 months. They have learned that the Town relies mostly on septic system. There is very little wastewater infrastructure and is limited to 3 areas in Town. Mansfield owns treatment plant and the allocation system. Collection system is limited, and since there's insufficient treatment capacity no new connections allowed. Allocation currently is 660K per day and it is 38% Town, 2% Housing Authority, 60% private allocations. Unused capacity is for private allocations and Town cannot take advantage of it. If the Town managed capacity then unused capacity could be handled by the town.

Effects of Today's Sewer Policies

- Significantly hampers Downtown revitalization
 - No new users or change of use
 - Some existing businesses on "borrowed time" as to septic systems
- Foxborough does not control its own growth & development destiny
- Large economic development users must build own wastewater treatment
 - Decreases attractiveness of Foxborough due to higher upfront construction costs
 - Raises rents for businesses since developers seek to recoup higher construction costs
- Propels new growth outward into rural, undeveloped areas due to need for septic capacity

A map showing Un-served Critical Needs was presented. The areas are:

- Potential Need Areas identified by the CWMP committee were based on soil conditions, groundwater, lot size, Zone II areas, etc.
- Critical Need Areas for Economic Development - Areas that need sewer to facilitate economic growth and to stabilize existing economic development.
 - Downtown Area
 - Route 1

A map showing the Core Commercial Downtown District was shown:

- Approximately 77% of Downtown Commercial District currently has sewer
- Pent-up Demand: 2,000 – 3,000 gallons per day (gpd)

Capturing an additional:

- 1,000 gpd could relieve some of the Downtown Commercial District pent up demand.
- 5,000 gpd, could relieve pent up demand, plus 10,000 square feet (sf) of office space, 10,000 sf of retail space and 7 new doctors/dentists or 10 single bedroom apartments, 40 restaurant seats, and 8,000 sf of retail space.
- 10,000 gpd, could relieve pent up demand plus 20,000 sf office space, 20,000 sf of retail space, 10 new doctors/dentists and 40 residential bedrooms or 30 residential bedrooms, 100 restaurant seats, 10,000 sf of retail space and 8,000 sf office space.

The Proposed Long-term Solution (Foxborough and Mansfield would be partners in Waste Water Treatment Plant (WWTP) along with Norton):

- Add capacity at the WWTP
- Expand existing infrastructure
- Allow new connections and changes in use where infrastructure already exists

- Allocation owned by private WWTP 1 entities would need to be addressed
- Foxborough's estimated share of WWTP costs is \$7.5 to \$12 million; depending on the how the upgrades are phased.

Short-term Interim Solutions

- Reduce wastewater flow to ease demand
- Reduce infiltration and inflow
- Institute water conservation efforts
- Maximize use of existing wastewater assets
- Town Acquires & Manages Unused Allocations
- Divert flow to other assets outside of Foxborough's collection system
- Possibly utilize other town-owned assets
- Short-Term and Long-Term Solutions can both be pursued

Reducing Sewer Demand through Water Conservation in residences:

- High Efficiency Toilets (1.28 gal)
- Faucets
- Shower Heads
- Irrigation and use of gray water
- Use of Rain Barrels

Also, WaterSense labeled products are 20% more efficient

Conservation Can Make a Difference:

Installation of High-Efficiency Toilets in just 10% of Foxborough homes would result in:

- Saving 18,600 gpd of water
- Potential overall demand for sewer/WWT is reduced

Require Water Conservation

- Water Board & Board of Health would require new commercial & residential users to use WaterSense certified products
- Aggressively use Water Conservation Incentives
- Target Critical Needs Areas
- Target Existing Sewer Users
- Town, School & Municipal facilities model water conservation practices

Controlling Infiltration & Inflow (I & I) saves money & frees flow

- Step One: I & I study examines location of leaks and inflows of storm and ground water into the wastewater system
- Step Two: Identify & Implement a program of I & I improvements to “free” wastewater treatment capacity
- Step Three: Re-allocate “new” WWT capacity
- Step Four: Develop a continuing I & I program

Interim & Short-term Approach:

Use Existing Wastewater Assets

- Town acquires and manages unused allocations
- Divert flow to other assets outside of Foxborough's collection system
- Possibly utilize other town-owned assets

Chestnut- Green:

- 10,000 gpd available flow
- Potential for the add-on of additional capacity through expanded or new leaching fields

Gillette Stadium

- Stadium/ Kraft WWTP - Potential for Route One development
- High School and other town properties

Timeline for wastewater alternatives:

- Connecting to Chestnut Green – less than 12 months
- Restructure Allocation Program – 12-18 months
- High School/Central Street Option – 2-5 years
- Mansfield/Norton Option – 5-10 years

Tools for Guiding Growth with Sewer

- Zoning and Zoning Enforcement
- Align Water/Sewer Policies with Land Use Plan
- Planning Board, ZBA, Water, Board of Health – policies & practices are aligned
- Town Meeting defines & approves sewer service areas and amendments to service area
- Urban Growth Boundary
- Transfer Development Rights
- Sewer Banks (not linked with location) Tools for guiding growth with sewer slide (control development)

Urban Growth Boundary

- Specifies and focuses the area where Town services, such as sewer are provided
- Sets aside “outer” lands for rural uses – open space, agriculture, agricultural services
- Can be used with a “greenbelt” to buffer urban and rural uses.

Discussion:

Joan Sozio, 25 Eastman Ave. – stated that allocations are based on water usage, but not on Title V.

Board of Selectmen Chairman Jim DeVellis thanked the team, stating that the Town is at the turning point where the Boards are collaborating. Adding that this is not a water & sewer issue, it's a Town issue.

Dick Heydecker, 68 Grove St. – stated that the need is there, but need to convince the electorate. He added that this is only 1 of 3 items that affect the Master Plan, water and schools are issues that need to be addressed.

Selectman Mark Sullivan stated that the discussion is not about adding, but serving the current needs.

W.Grieder stated that when the Master Plan process started, the thought was to add capacity because that stopped the downtown from being revitalized, but after talking with the Water & Sewer Commissioners, it was agreed that businesses may be able to “buy-in” and that addressed the concerns of people who are opposed to betterments. Approach was to address existing delivery systems and increase the amount to be used by the existing uses.

George Adler, 64 Granite Street – sounds like this is being done piece meal, would like to see the pricing for the entire system.

Water & Sewer Commissioner Mike Stanton stated that he appreciates the perspective; Boards are aligned and could present this in front of Town Meeting together.

K.McCabe responded that any sewer project relies on more than one funding source, SRF funds, State revolving fund, allows communities to incorporate smart growth with sewer for 0% financing. There's a timing issue for this.

State Representative Jay Barrows stated that the Towns have been working on this for the last 5 years. We're in a race with Cape Cod as the first towns to set up a tri-town agency. Mansfield is getting impatient and need to address this in the fall. Mansfield needs to add flow. Norton is struggling to agree to the agreement, Wheaton College needs to partner with them. He noted that whole pricing was tried at the first Town Meeting presented and was defeated.

Selectman Ginny Coppola asked is there a deadline to ask for added flow. J.Barrows responded that the Towns need to sign the agreement to set up the agency, Mansfield cannot wait. Water & Sewer Commissioners can sign the agreement, but they need the support of the other Town Boards.

M.Stanton pointed out that the Town will not be borrowing money, but the agency.

Selectman Lorraine Brue stated that a financing plan needs to be presented. K.Weinfeld noted that there would not be betterments.

W.Grieder stated that the challenge is how are we going to take the message and when is it going to start the process.

Selectman Mark Sullivan stated that there's a fear of capacity available to Chapter 40B projects.

Selectman Lynda Walsh noted that people fear having to pay betterments.

L.Brue stated that one person from each Board should work together. W.Grieder stated that he will work with Ms. McCabe to do a wrap up of this presentation and have it available for the community. The presentation will be filmed at FCA with inserts of the slides and do a concise presentation to be broadcast.

J.Rhoads stated that the short term goal was increasing capacity to downtown, but this triggers a bigger issue. He stated that phasing needs to be discussed and a financial plan to be able to present. Inflow can be easily tracked down with smoke testing. Selectman Jim DeVellis stated that developers have decreased the inflow by smoke testing, changing toilets at schools so they could use that flow for their projects. Water & Sewer Commissioner Richard Pacella stated that an I/I study has been done and has a document where areas are to be rectified and has been used with developers as a tool. K.McCabe stated that the Town needs to have a list of prioritized project and strategize to be able to negotiate with developers.

J.DeVellis stated that a joint group from the Boards needs to be formed to bring this project forward.

9:35 p.m. Possible Town Meeting Warrant Articles

S.Wason wanted to discuss possible warrant articles for a special Town Meeting (TM) this fall. G.Greene stated that the Board's efforts should be focused on the sewer project.

S.Wason suggested that Flood Plain zoning article; Use Variance article and Master Plan funding be submitted for the special TM and work on everything else for the Spring TM.

9:45 p.m. Master Plan discussion

K.McCabe stated that she has prepared draft for the September 13, 2012 presentation. She stated that there are separate goals for Town-Wide and for Downtown.

S.Wason stated that at the discussion about Route 1 at the lunch meeting, the group discussed the limitations of Route 1 and that property owners would like to have the EDA extended to include all of Route 1. W.Grieder stated that the summary should have recommendations on Route 1 changes.

10:15 p.m. Meeting adjourned

Respectfully submitted,
Gabriela Jordan

Approved by: Gordon Greene, Clerk

Date: April 25, 2013