

**Foxborough Planning Board
Meeting Minutes
November 8, 2012
Town Hall**

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

Members Absent: Shannon McLaughlin

Also Present: Planner Sharon Wason

In light of the absence Shannon McLaughlin, Chairman Kevin Weinfeld asked John Rhoads to participate as a full voting member.

7:05 p.m. Action Items

Request to set performance guarantee for the “Sumner Estates” subdivision

Developer Don Treannie was present. Sharon Wason reviewed the estimate from engineer William Buckley. William Grieder asked if the driveway on Summer Street will be eliminated. D.Treannie responded that the cost to remove the driveway is included in the estimate. He stated that the only issue is National Grid inspector who wants the street trees location moved since roots are destroying the lines in other subdivisions. S.Wason offered to meet with landscaper prior to installation of trees.

Motion by W.Grieder to set the performance guarantee for the “Sumner Estates” subdivision at \$29,000. Seconded by John Rhoads Unanimous Affirmative Vote (5:0)

Motion by W.Grieder to require Mr. Treannie to contact S.Wason to discuss the location of the street trees. Seconded by Gordon Greene. Unanimous Affirmative Vote (5:0)

7:15 p.m. Informal discussion concerning proposed subdivision off Oak Street

Developer Mike Ferrone was present along with surveyor Bill Self and engineer Todd Piling.

Bill Self stated that they have relocated lot line and frontages for the two ANR lots on Cocasset Street. He stated that they have applied for a variance for one of the lots to have access on the new subdivision road where there’s no frontage. He requested that the Board comment on the variance request in support of the variance.

S.Wason stated that she has suggested that the water main be looped back to Oak Street or connected to Michelmores Way. B.Self presented pictures showing an outcropping of ledge that would not allow connecting to Michelmores Way. He stated that the alternative would require removing trees that screen the Capone home. S.Wason suggested installing some of the street trees as screening there instead of on the street itself. B.Self stated that they will do test holes and try to see what the most efficient way to lay out the line is.

The Board then discussed the island at the end of the cul-de-sac. S.Wason stated that there are neighborhoods that take care of their islands, but some don't. The Board preferred that a homeowners' association be formed to maintain the island and also the entrance to the subdivision.

Motion by W.Griender to send memo to the ZBA supporting the request for a variance for the lots on Cocasset Street. Seconded by Kevin Weinfeld. Unanimous Affirmative Vote (5:0)

7:50 p.m. Discussion concerning the proposed Turf Field Project

Karen Slaby of "Turf's Up" and Bill Yukna, school Business Administrator presented the plans. B.Yukna stated that money has been put together from the Turf's Up program through fundraising, grants and school renovation fund. There were different studies done to determine the location for the field. The HS has two good locations, one in the back of the building where the sewer beds were located; and where the current baseball field is located. The baseball field would be relocated to rear of Hersey field. He stated that the School Committee supports this as it creates a full campus for the High School. Turf field will have lights and stadium seating and is being offered as a phased approach.

The discussion was interrupted to hold the scheduled public hearings.

8:00 p.m. Article A. Petition of the Planning Board. – To see if the Town will vote to amend the Zoning By-Laws Section 10.2.2.3.

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

S.Wason explained that the article is a clerical change to ensure that it's clear that use variances are not allowed.

There were no comments from the public.

Motion by W.Griender to close the public hearing. Seconded by G.Greene. Unanimous Affirmative Vote (5:0)

Motion by W.Griender to make a positive recommendation of the article at Town Meeting. Seconded by R.Bressé. Unanimous Affirmative Vote (5:0)

8:05 p.m. Article B. Petition of the Planning Board. – To see if the Town will vote to amend the Zoning By-Laws by striking the existing section 9.3 FLOOD PLAIN OVERLAY DISTRICT (FPOD) and substitute a new section 9.3.

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

K.Weinfeld stated that the article is to adopt the new Flood Insurance Maps issued by FEMA. He explained that the Town is required to adopt the maps so townspeople can have flood insurance.

There were no comments from the public.

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

Motion by W.Grieder to make a positive recommendation of the article at Town Meeting. Seconded by K.Weinfeld. Unanimous Affirmative Vote (5:0)

8:10 p.m. Article C. Petition of the Planning Board. – To see if the Town will accept the provisions of Massachusetts General Laws c.44 s.55C establishing a Municipal Affordable Housing Trust.

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

S.Wason stated that the article would establish a Municipal Affordable Housing Trust.

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

Motion by W.Grieder to make a positive recommendation of the article at Town Meeting. Seconded by G.Greene. Unanimous Affirmative Vote (5:0)

8:15 p.m. Article D. Petition of the Building Commissioner. – To amend the Foxborough General By-Law, Article 15(b) Signs by inserting a new section V.7.h.

S.Wason stated that this hearing has been canceled.

8:20 p.m. Turf Field discussion continued

S.Wason stated that “Turf’s Up” president Jim DeVellis asked if a site plan would be required, but she thinks that since the field will be located in a location currently being used would not be necessary. W.Grieder stated that no site plan required as long as lighting is addressed in the Memorandum of Understanding. S.Wason suggested requiring a site plan but the review would be limited to illuminations. W.Grieder asked if they have received any comments from public safety officials. B.Yukna responded that the Fire Department asked for “No Parking” signs at the driveway.

Motion by W.Grieder to determine that site plan review will be required but the scope would be limited to lighting and ensuring that appropriate emergency access is ensured. Seconded by K.Weinfeld. Unanimous Affirmative Vote (5:0)

8:20 p.m. Discussion with consultant Kathy McCabe concerning the Master Plan

Consultant Kathy McCabe discussed the preliminary draft of the Downtown Strategy dated November 6, 2012 and asked the Board to review the draft and provide her comments after they had a chance to review.

9:00 p.m. Meeting adjourned.

Approved by: Kevin Weinfeld

Date: 10/24/13