

**Foxborough Planning Board
Meeting Minutes
November 29, 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. Review of old/new business

Planner's Report

Sharon Wason presented the following:

MBTA – MassDOT has scheduled an additional listening session for Thursday December 6th from 6-8 p.m. in Attleboro City Hall.

Grant Application – Completed the Community Innovation Challenge grant application for the Crossroads Veterans Service District for \$191,650.

“The Commons” (34 Pleasant Street) – All the street trees on Pleasant Street were cut down when the lot was cleared. In 2006, there were two 30” maples on Pleasant Street. Ms. Wason will contact Mr. Wooding about this.

Medical Marijuana – The hot topic on the Planners listserv was medical marijuana this week. S.Wason distributed a copy of an article in today's Boston Globe about the topic.

FY14 Budget

S.Wason stated that the budget adheres to the guidance except that a new Planner has been added. She stated that she alerted Town Manager Paicos that she would be requesting extra staff. The new person would be a Planner and a GIS specialist. The additional Planner would allow Ms. Wason more time to write grants and other economic development activities. Other change was the reallocation of funds by increasing In-State Travel expenses and decreasing Printing and Office Supplies.

**7:20 p.m. Request for lot release
“Durham Park” subdivision**

Kevin Weinfeld recused himself from the matter.

William Grieder read the request for the release of lot 3. He stated that he visited the site and noted that there are piles of construction materials that have accumulated at the end of the cul-de-sac. He stated that he would support the release of the lot with the condition that the piles are removed.

Motion by Gordon Greene to release Lot 3 of the Durham Park with the condition that piles of construction materials are removed from the cul-de-sac. Seconded by Ron Bressé. Unanimous Affirmative Vote (4:0)

**7:25 p.m. Request for lot release
“Sumner Estates” subdivision**

Developer Don Treannie was present. He stated that he is requesting the release of the last lot in the subdivision. S.Wason informed the Board that the bond was submitted and an agency account has been created.

Motion by W.Grieder to release Lot 2 of the Sumner Estates subdivision. Seconded by G.Greene. Unanimous Affirmative Vote (5:0)

7:25 p.m. Review of old/new business continued

Budget FY14 continued discussion

S.Wason reviewed Goals and Objectives. She discussed strengthening the scenic road by-law, adding that the Town needs to educate before adding stricter regulations

W.Grieder asked that revising the downtown building review requirement be included in the goals. S.Wason stated that she would add "Update and Refine Downtown Design Review Process".

Motion by W.Grieder to approve the FY14 Budget for the Planning Department. Seconded by Shannon McLaughlin. Unanimous Affirmative Vote (5:0)

**7:30 p.m. Public Hearing
Definitive Subdivision
“Lincoln Hill Estates”
207-209 Oak Street**

Kevin Weinfeld read the public hearing notice. He explained the process of the hearing to the public.

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

B.Self distributed copies of the plans. He stated that the project is located off Oak Street with a new proposed road serving 3 lot subdivision and 2 ANR lots on Cocasset Street. Drainage for roadway will be on 2 drainage basins. He stated that the Zoning Board of Appeals granted variances to allow access on the private road for the ANR lots (lots 1 & 2) keeping access away from Cocasset Street. He stated that much of the property is open field and trees along the property line and they will try to keep much of the natural vegetation.

K.Weinfeld asked if the basin in the rear is in its own lot. B.Self responded that the basin will be part of Lot 5. He stated that the Water Department requested water service easement for an abutting lot.

W.Grieder asked the looping the water be discussed. B.Self responded that Mr. Ferrone owns the lot on Michelmore Way that abuts the subdivision but there's a massive amount of ledge. M.Ferrone stated that they tried hammering the rock. He added that the same ridge of ledge is along the property line and the grade change is also ledge.

W.Grieder asked about the possibility of connecting the water line to Sand Street. B.Self responded that they don't have the rights. J.Rhoads stated that he would like to see a meaningful loop which will improve serviceability to others besides the subdivision. B.Self stated that they would need permission from property owner and consider septic system location.

J.Rhoads asked if they would provide access easement for the 2 houses on Sand Street. T.Pilling responded that he would investigate and discuss with neighbors.

T.Pilling noted that the sidewalk is on left side of the road. B.Self clarified that it is on the westerly side of the road. T.Pilling added that asphalt sidewalk would be 5' wide. At the end of the cul-de-sac is a vegetated island which will be maintained, adding that the Board has asked that a Homeowners' Association be formed to maintain the landscaping.

K.Weinfeld noted that site inspector Norman Mullaney requested that RCP pipe be used and not the material that was proposed. T.Pilling stated that they will change the plans to reflect that, he noted that Mr. Mullaney asked that basin be lowered which will make it more than 4' deep. He stated that the basin on the Oak Street will be pretty high. K.Weinfeld asked that S.Wason speak with Mr. Mullaney to clarify his request. K.Weinfeld stated that he would prefer shallower basins but need to ensure that basins work.

K.Weinfeld read comments received from other Town departments:

Building Commissioner Casbarra – lots comply with zoning and ZBA has granted variances for access for Lots 1 & 2 on the subdivision road. Mr. Casbarra was present and stated that he walked Lot 5A and witnessed the breaking of rocks, rocks could be broken up with controlled blast but there are structures that could be affected. He stated that he also spoke with Justin Einsehauer of 28 Sand Street about connecting the water line through his property. W.Grieder stated that looping the water line is important for the Water Department.

Health Agent Clifford – no percolation tests have been done, but testing has been done in adjacent Michelmores Way and lots support on-site septic systems.

Highway Superintendent Swanson – had several technical comments including a notation that the infiltration basins don't have emergency overflows and a request that a water easement be granted to 28 Sand Street to connect the water lines.

Conservation Manager Pierce – applicant must file an ANRAD.

Deputy Fire Chief Bagley – plans are approved with conditions.

Inspector Norman Mullaney – had several technical comments.

J.Rhoads asked if they have discussed plans with Mr. Swanson. T.Pilling responded that the basin on front will have loam bottom. B.Self stated that they would like to set up a meeting with Mr. Mullaney and Mr. Swanson to discuss their concerns.

Comments from the public:

Bill Morrissey 203 Oak – asked how close is the subdivision roadway to the Evans' driveway, asking if Mr. Evans would be able to back out of his driveway. B.Self responded that the roadway is located close to the location of the existing house.

Barbara Evans, 205 Oak Street – asked about location of utility poles. B.Self showed the location on the plans.

Rick Evans, 205 Oak Street – asked if he could have an option to remove his existing driveway and connect to Lincoln Hill Road. M.Ferrone responded that he will have to discuss with his father.

Charlie Capone, 216 Cocasset Street – stated that the foundation for his house and pool would be affected if there's blasting to create a water line connection to Michelmores Way.

There were no more comments from the public.

Motion by W.Griender to continue the public hearing to January 10, 2013 at 7:30 p.m. Seconded by R.Bressé. Unanimous Affirmative Vote (5:0)

8:25 p.m. Discussion concerning the Foxborough Compost Site

R.Bressé recused himself.

Andrew Felix was present. He stated that the project has been financially difficult, site is not large enough. K.Weinfeld asked if the compost site is not large enough. A.Felix responded that they have removed refuse by truckloads. He stated that without the logs, the site would be full if matter wasn't removed. He stated that he has spent \$67,000 to improve the site. W.Griender asked what the plans are going forward. A.Felix responded that he may discuss the contract with Town Manager Paicos to be released from it, cannot continue to invest on something that will end in 3 years, adding that the cost of site plan is prohibitive

K.Weinfeld recommended that a professional draw the plans and have the professional represent the project. W.Griender added that he will need an as-built for our process. The project needs to be cleared with the Conservation Commission. Need to get approval of plan from the Town Manager and DPW. S.Wason stated that the Board remains committed to support the project. Mr. Felix would return to the Board after the Conservation Commission issues their order.

9:00 p.m. General Business

S.Wason informed the Board that the Citizen's Advisory Committee voted no action on the Housing Trust Town Meeting article and will reconsider for the next Town Meeting. They liked the draft regulations but are concerned about membership of the Trust.

9:30 p.m. Meeting adjourned

Respectfully submitted,
Gabriela Jordan

Approved by: Kevin Weinfeld_____

Date: 10/24/13