

**Foxborough Planning Board
Meeting Minutes
May 2, 2013
Town Hall**

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

Members Absent: None

Also Present: Planner Sharon Wason, Dan Fuchs of WP Realty, Gary and Margaret Nash of 227 Central Street, Town Engineer Bob Swanson, Richard Leslie from Bay Colony, Cynthia Wall of MAPC

7:00 p.m. Planner's Report

There will be a meeting on May 9th to interview the engineering firms that returned their RFP's. The four firms are Beals and Thomas, Norfolk Ram, BSC and CDR Maguire.

The Board needs to decide if a letter should be sent to the Board of Selectmen in regards to "No Parking" on Spring Brook Road. There could be a delay in the closing of the property because of this issue. The Foxboro ice rink is buying this property to expand their facility. This was addressed in the Traffic Management Plan during the Public Hearing and comments were given by the Police Chief. The Board may attend the BOS meeting when it is on their agenda.

The Report to Town Meeting memo was distributed to Board members.

A new handout for the Master Plan Progress Report was distributed to members, if there are any changes; please let Ms. Wason know by Monday.

Intern Ryan Norton, has been working on the GIS progress.

The Patriots have asked for time on the Board's agenda's on June 13th and June 27th.

Gaby has been working on the Parking Special Permits for May 31st.

The Board needs to amend the site plan timeline in regards to ads in the Foxboro Reporter.

Mr. Greene located a Roundabout Tool Kit that was distributed by the CTPS.

Active Subdivisions

Ms. Wason is working with Walpole Bank on the active subdivisions. The Freitas subdivision is being worked on, the funds were received from Walpole Bank and the Performance Bond is being held.

Form A – 82 Chestnut Street

This lot has frontage on Chestnut and Ridge Road; it is located in the WPOD. They applicant would like to divide the lot; they will have the required frontage and area.

A **motion** to approve the Form A at 82 Chestnut Street was made by Mr. Grieder and seconded by Mr. Greene. The motion carried (5-0-0).

Master Plan Progress Report

The Board reviewed the draft that will be presented at Town Meeting on May 13th. They would like the map on the back page enlarged and corrections to hyphenated wordings to get them all on one line throughout the draft.

There will be a meeting with the MAPC on Monday at 2:00 p.m. to review the priority development areas.

7:30 p.m. Public Hearing – Site Plan Approval Foxborough Plaza Parking Lot

Dan Fuchs of WP Realty was present.

The Zoning Board granted a waiver for Work Out World to locate at the plaza in February 2011 with a requirement that they repair the parking lot and come before the Planning Board for Site Plan Approval before any additional spaces were leased at the plaza.

Mr. Fuchs now has a tenant for the other half of the former Bradlees location. He is proposing the repair the hump in the parking lot that is over the old septic system. There will be a new septic system constructed in the rear of the property and the old one will be removed. This will result in the parking area being lowered by approximately 12 inches. The lot will be repaved. The existing stormwater system will still be used. The rest of the parking lot will have the cracks repaired, be sealed and restriped. The ADA spaces will be moved and a new ramp will be installed as required.

Ms. Wason noted that the application asked for 515 parking spaces but there are 517 shown. He will be using spaces beside and behind the building to get this amount. It has been suggested that the employees use the parking spaces in the rear.

Ocean State Job Lot is moving from their present location to the Bradlees building and a clothing boutique, Chic to Chic, will be moving to the Job Lot building.

The Board would like to see the “No Parking” areas defined by striping instead of curbing.

Ms. Wason read a memo from Deputy Fire Chief Bagley which stated he needs to be able to get trucks around the building. She also read review letters from the Building Commissioner, the Police Chief and the Board of Health Agent.

Inspector Norm Mullaney visited the site and noted that the drainage, separators and swales are all filled and need to be cleaned. He recommends a Stormwater Management Plan and yearly reports.

Mr. Rhoads would like to see the invoices for the catch basin cleanings attached to the yearly report. He would also like the roof leaders to be inspected yearly.

Mr. Greene inquired if the septic system was approved from the Board of Health. Mr. Fuchs stated that both phase 1 and phase 2 were both approved. Their approvals were extended through the Permit Extension Act. Phase 1 was done as part of the Dunkin Donuts construction and Phase 2 is to be done when new tenants were found.

Mr. Grieder asked if there is a time constraint involved, the Board received a lot of information this evening and would like time to review it. He would also like to see updated plans with comments included.

Mr. Fuchs will work with the Town Planner on preparing updated plans.

Gary Nash of 227 Central Street who abuts the parking lot behind the new section stated that his property has an agreement with the plaza that dates back to the 1960's that stated that instead of a buffer a stockade fence and evergreens would be used. The fence has always been maintained until the past three or four years. There have been piecemeal repairs and the fence has not been maintained to their satisfaction. Mr. Nash had pictures of the fencing. Mr. Nash and his wife would like to have this maintained. He also noted that cars are parking on the easement where it should be no parking. He also has issues with the dumpsters and has trash blowing in his yard and fence from the property. He feels that the parking spaces in the rear will be a challenge.

Mr. Fuchs stated that he will have the property manager contact him and make sure that No Parking signs are installed on the easement.

Margaret Nash also noted that there are eight abutters in the area, the others were not able to attend this evening but they share the Nash's concerns.

An extension will be needed to continue the hearing.

Mr. Fuchs will grant an extension to June 3rd. He will send in a letter tomorrow.

A **motion** to continue the hearing to May 30, 2013 at 7:30 p.m. was made by Mr. Greene and seconded by Ms. McLaughlin. The motion carried (5-0-0).

8:30 p.m. Request for Minor Modification to the Compost Site site plan

Town Engineer Bob Swanson and Richard Leslie from Bay Colony were present.

There have been no changes to the approved plan. The problem with the congestion in the compost area will be addressed by having the brush removed bi-weekly at the beginning of the season.

The Phase 1 issues have been resolved. Mr. Swanson had pictures of the progress at the site and a letter in regards to the drainage for the Board.

The Board needs to make a finding that the drainage complies as a minor or major modification.

The DPW will pay the advertising fees and inspection fees.

Mr. Grieder went by there this evening and noticed that the gate is not locked and there is equipment being stored in the Phase 1 area. He wants to make sure the conditions of approval will be enforced.

The Board reviewed the draft modification prepared by Ms. Wason.

A **motion** to grant the request for a Minor Modification to the Municipal Yard Waste Facility with conditions as amended this evening was made by Mr. Grieder and seconded by Mr. Weinfeld. The motion carried 5-0-0.

Ms. Wason will edit the decision and have it ready for the Town Clerk along with a letter that Phase 2 is ready for use.

9:15 p.m. Update on the South Coast Rail Grant with Cynthia Wall

Ms. Wall of the MAPC has been working on an overlay Mixed Use district for the downtown and the proposed definition to be added to Section 11.0.

She suggests the Mixed Use require a Special Permit and Site Plan Approval from the Planning Board, Variances from the ZBA if necessary and a license from the Board of Selectmen if necessary.

The Board discussed what kind of uses should be allowed in the district.

She also stated that the grant can probably be extended for a few months so work can continue on it.

Design Review for this district could be different for this district or the aesthetics could be dealt with in another way.

It was discussed whether the Board would be doing the design review.

For the next meeting Ms. Wall will have the array of uses. They will require a Special Permit by the Board. She will also work on Design Review language and how the mixed use area will be used. She will prepare a draft similar to the Chestnut Green Overlay district and will return again on May 30th.

10:15 p.m. Meeting adjourned.

Respectfully Submitted,
Diana Gray

Approved by: Kevin Weinfeld_____

Date: 10/24/2013