

Foxborough Planning Board
Meeting Minutes
July 25, 2013
Town Hall

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

Also Present: Planner Sharon Wason

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

Planner's Report

Ms. Wason stated that she is working on Way Finding Scope, discussed Housing Trust with acting Town Manager,

Chestnut Green affordable units – Ms. Wason spoke with Counsel from DCAM and expect to be getting a letter soon.

Downtown Zoning – Cynthia Wall will be at the August 15th meeting and hopes to wrap up at a meeting in September.

School Street home – Ms. Wason stated that she has an appointment on Monday with the Water & Sewer Commissioners to discuss hardship connection for School Street unit owned by the Housing Authority.

South Coast Rail – Jim Oliver reported that South Coast Rail grant decisions are delayed.

**7:10 p.m. Form A
Congdon Circle**

Rich Leslie of Bay Colony Group presented the plans to the Board. Mr. Leslie explained that the plan separates the road from the house lots and will be used for the conveyance of the road from Norwood Bank to Mr. King. The Board found that no buildable lots were created by the plan.

A **motion** to approve the Form A application was made by Mr. Grieder and seconded by Mr. Greene. The motion carried 5-0-0.

**7:15 p.m. Public Hearing
“Pleasant View Estates” Subdivision**

Ms. Wason explained that the developers have been sent multiple letters requesting that the subdivision be finished but have not received a response. She stated that Highway Superintendent Swanson prepared an estimate to complete subdivision which amounts to \$33,000 but bond held is \$18,000, so the Board will need to prioritize items to be finished. Mr. Weinfeld asked that she discuss with Swanson and inspector Mullaney the prioritization of work to be done to ensure public safety.

There were no comments from the public.

A **motion** to close the public hearing was made by Mr. Grieder and seconded by Ms. McLaughlin. The motion carried 5-0-0.

A **motion** to enforce the bond was made by Mr. Grieder and seconded by Mr. Bressé. The motion carried 5-0-0.

Ms. Wason stated that she will have a report to the Board at the August 15th meeting.

7:25 p.m. General Business

Ms. Wason read letter from attorney Florence Spillane regarding the extension of the site plan and special permit for the Big Y supermarket at the Foxfield Plaza. The Board agreed to grant a one year extension.

A **motion** to extend the Special Permit for Foxfield Plaza to August 22, 2014 was made by Mr. Grieder and seconded by Mr. Bressé. The motion carried 5-0-0.

**7:30 p.m. Public Hearing
Change to the Site Plan Review regulations**

Ms. Wason stated that the hearing is to amend the regulations to reflect that the applicant send certified notifications or a certificate of mailing the notifications to abutters rather than office staff.

There were no comments from the public.

A **motion** to close the public hearing was made by Mr. Grieder and seconded by Mr. Bressé. The motion carried 5-0-0.

A **motion** to approve the amendment was made by Mr. Greene seconded by Mr. Bressé. The motion carried 5-0-0.

7:40 p.m. Request to set performance guarantee for Mann Lane & Plimpton Road in the "Highlawn Farm" subdivision

John Galvani of Norwood Bank and John Walsh was present. Ms. Wason stated that Mr. Buckley prepared the estimates based on MassDOT pricing. She stated that she is very comfortable with the estimate. Mr. Walsh stated that drainage and water are in; will be gravelling and base coating very shortly. He stated that they have sloped lawns to the sidewalks.

Mr. Grieder stated that the outfall should be addressed prior to the release of lots. Mr. Galvani responded that the Tri-Partite Agreement includes the release of lots and the amount to be held is considerable. Mr. Walsh responded that they will do the work Mr. Galvani apologized for not having the work done.

A motion to approve the amount \$506,439.00 as performance guarantee was made by Mr. Grieder and seconded by Mr. Greene. The motion carried 5-0-0.

8:00 p.m. Discussion concerning speed controls on Payson Road & North Street

Chestnut Green residents Matt Monahan, Mike Casey & Livia Binks were present.

Mr. Greene distributed materials discussed in the neighbor's meeting showing the alternative methods that were considered for speed controls on Payson and North. Possibilities discussed were islands, speed tables, speed bumps or humps. DPW Director Hill asked that the removable rubber speed humps at Gavin Road be inspected. Fire Chief Hatfield doesn't like the speed humps due to the possibility of equipment damage and slow down response. Matt Monahan investigated the speed tables in Cambridge. Ms. Wason stated that she spoke with Chris Gallagher, Assistant DPW Director in Westwood who stated that they are designing speed tables and their Fire Chief has been very supportive. Mike Casey stated that he spoke with chief engineer in Cambridge. They have 50 speed tables in place, the fire carriages are not much wider than the regular vehicles, slopes are up to 7%, survey showed that they improved the community (presented report titled "Cambridge Traffic Calming Techniques" and distributed copies of email from the Cambridge DPW staff. Livia Binks distributed a letter that was submitted to the Board of Selectmen.

Mr. Greene suggested humps on Payson and raised crosswalks on North Street due to hills. Mr. Casey stated that Fire Chief Hatfield didn't like humps originally but preferred the raised tables proposed in the original design. Mr. Grieder stated that humps at Patriot Place are considered "plateaus". Ms. Binks stated that painting crosswalks makes them more visible but they will not stop traffic. Mr. Greene stated that this project is a good location to try the measures; proposal will be prepared, need to discuss with Chief Hatfield then work with Mr. Hill.

9:00 p.m. Informal discussion with developer Joe Lynch

Mr. Lynch was present along with affordable housing consultant Mike Jacobs. Mr. Lynch stated that he purchased parcels on Community Way 2 years ago. Currently the land has a 2 family home which is occupied. The property is 5.5 acres with a couple of isolated wetlands. The proposal is to construct 20 units with 3 bedrooms each served by 2 community septic systems. Units will have 1 car garage with room for another car in front. Will be filing with Mass Housing for 20 units with 5 affordable units (3 bedrooms, 1.5 bath) to get a site eligibility letter. Ms. Wason stated that Mr. Lynch read the HPP and saw that the community need is for 3 bedroom units. He distributed rendering of one of the units.

Ms. Wason asked that he consider adding a deed restriction so accessory apartments are not allowed. Mr. Grieder stated that he should consider adding a gate that makes access through the back in case of emergencies due to the length of the driveway.

The Board was concerned with the dead-end street length and suggested to Mr. Lynch that a boulevard-type entrance or something similar be considered at the project entrance.

Mr. Lynch stated that the project cost would be \$395,000 for market rate units and \$190,000 for affordable units.

9:30 p.m. Kathy McCabe, Master Plan update

Ms. McCabe presented a document titled “Downtown Strategy” wished to discuss two topics: “Recommendations” and “Implementation Phase”. Ms. Wason stated that given the size of the document, she questioned whether it should be discussed tonight, the Board concurred. Next meeting to discuss is September 12th, materials to be submitted by September 1st.

9:45 p.m. Meeting adjourned.

Respectfully submitted,
Gabriela Jordan

Approved by: William Grieder

Date: 11/14/2013