

**Foxborough Planning Board
Meeting Minutes
May 8, 2014
Boyden Library**

Members Present: Kevin Weinfeld, William Grieder, Gordon Greene, Ron Bressé, John Rhoads, Associate Gary Whitehouse

Also Present: Planner Sharon Wason, Advisory Committee Liaison Larry Thomas

7:00 p.m. General Business

Mr. Grieder stated that he spoke with Library Director Cirillo who requested that the Board send a memo with complaints to Town Manager Keegan asking that the Town remove the spotlight and ask him to remind DPW next winter to have snow removed from site more expeditiously.

Planner's Report

New Town Hall Committee – Ms. Wason informed the Board that she was appointed to the committee. She added that Mr. Keegan wants open discussion. The plan is to request funds for design in the fall Town Meeting and funds for construction at the Annual Town Meeting in May 2015.

Priorities for next year – Ms. Wason is working on the work plan for next year which she will present to Mr. Keegan at their next meeting.

Master Plan completion – Ms. Wason stated that the chapters that are completed have been posted on the Board's webpage and Kathy McCabe has prepared a postcard directing people to the page which will be distributed at Town Meeting.

Subdivision Regulations – Staff at MAPC will begin the review of the LID component of the subdivision regulations in the fall. Ms. Wason will work on the other components at the same time.

Parking cash out – Ms. Wason will be meeting with Finance Director Scollins soon to set up an account to be funded by handicap parking violations.

Stone wall workshop – Scheduled for June 2nd, Mr. Grieder asked that information be sent to Patrick Lyons of the Historical Commission.

Fall Town Meeting zoning articles – Ms. Wason stated that there is a zoning concerning accessory apartments in R-15 duplexes, Building Commissioner Casbarra would like to clarify that apartments are for detached single family homes and not for duplexes.

Pleasant View Estates – Ms. Wason stated that the developer will be contacted for the subdivision to be completed.

Review fees for new fiscal year – Fees for the next fiscal year will be reviewed and submitted for Board approval in June.

Regional Stormwater meeting – Kickoff meeting is scheduled for May 15th in the Canton Public Library.

Billboard Advisory Committee – The group is getting together for hopefully 2 final meetings.

Downtown traffic count – Count is done and will be receiving the report from traffic engineer Jack Gillon soon.

**7:30 p.m. Continued Public Hearing – Site Plan Review
35-45 Panas Road
Red Snapper Realty Trust**

William Buckley, P.E. of Bay Colony Group represented the applicant. He informed the Board that he is still working with the Conservation Commission. He stated that they had a site walk today and were asked to move the driveway 40-50 feet to save some wetland. This will allow for less replication and less restoration. He stated that they have located wooded area to save.

Mr. Buckley requested that the hearing be continued to the Board's next meeting as they have not finished with the Conservation Commission.

A motion to continue the public hearing to May 22, 2014 at 7:30 p.m. was made by Mr. Grieder and seconded by Mr. Greene. The motion carried (5-0-0)

**7:35 p.m. Continued Public Hearing – Special Permit
Village Townhomes at Chestnut Green – Phase II
Douglas A. King Builders**

Frank Spillane, Esq. of Spillane & Spillane and William Buckley, P.E. of Bay Colony Group represented the applicant. The Board reviewed the draft decisions prepared by Ms. Wason and Mr. Spillane. Mr. Spillane explained that Lot F-3C is the land that Mr. King owns, Lot F-3G includes the chapel which he still doesn't own and has a variance in place. The Board discussed as-built plan since a bond is not in place to ensure that as-built plans are submitted. Mr. Buckley suggested that Certificate of Occupancy plans could serve as as-built plans.

There were no comments from the public.

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

A motion to grant the Special Permit for **Lot FE-3C** with the following conditions was made by Mr. Greene and seconded by Mr. Weinfeld. The motion carried (5-0-0)

CONDITIONS

1. The improvements, facilities, amenities, and alternations shown on plans dated February 10, 2014 prepared by the Bay Colony Group, Inc. of Foxborough, are incorporated as requirements and conditions of this approval.
2. This Special Permit Approval granted to applicant Douglas A. King Builders, Inc. for the Site shall govern the redevelopment of the Site. The Special Permit Approval granted to VinCo Properties to construct "Chestnut Green" dated October 11, 2006 shall be null and void as to the Site and as to this Approval. No conditions contained within the Special Permit Approval granted to VinCo Properties dated October 11, 2006 and all modifications thereof shall be enforceable against the Site, the Applicant, or any current or future owner of the Site.
3. The applicant shall pay the required inspection fee prior to any site work occurring on the property or the issuance of a building permit.
4. The conditions of this Approval shall be added to the final set of approved plans submitted to the Board for signatures.

5. The erosion control plan must incorporate measures to prevent storm-water and mud (from vehicles) from entering onto abutting public streets and prevent siltation from reaching stormdrains (whether public or private) during construction.
6. Pursuant to Town of Foxborough General By-Laws Article V, no outside work including, but not limited to, construction, renovation, demolition, loading or unloading materials, and equipment operations, may be performed between the hours of 7:00 p.m. to 7 a.m. Monday through Saturday or all hours on Sunday.
7. This Special Permit is conditioned on the applicant receiving approval from the Board of Appeals for variances from frontage and lot width.
8. All buildings on the Site shall be demolished.
9. The location of all buildings will be approximately as indicated on Master Plan – FE-3C dated February 10, 2014.
10. Attached single family housing shall be similar to the buildings constructed by applicant on Capone Road.
11. Final elevation plans for the six (6) unit multifamily dwelling shall be filed with the Board for review.
12. Site plan sheets from construction level drawings shall be reviewed and approved by the Board. All comments shall be provided to the applicant within 21 days of filing. If no comments are received by the applicant from the Board within 21 days of filing, the drawing shall be considered approved.
13. The existing 18” drain line on the east side of the Site that runs parallel to the railroad shall be upgraded to a 30” drain line from the point where a second 18” drain line which serves the drainage in front of Buildings A-E and the Administration Building was tied into the first 18” drain line.
14. A new transformer with new power lines shall be installed on the existing pad at the Laundry Building located on Town land north of the Site and shall be connected to the existing panel in the Laundry Building.
15. The Applicant or successors shall be responsible for the maintenance of all driveways, walkways, roadways, storm drainage and utilities located on the property. The Applicant or successors shall be responsible for all trash removal and snow removal. The Applicant shall conform with all local rules regarding noises, vibration, dust and work hours.
16. The path around the practice field shall be located and shown on final plans.
17. No blasting shall occur on the Site. Any rock removal shall be done by mechanical process.
18. Exterior street and walkway lights manufactured by Architectural Area Lighting are permitted. They shall UCM – H3- 175MH and be installed with a Dark Sky Flat Lens.
19. Should the Board have concerns with the level of lighting, intensity of the lights, or lighting spillage onto abutting properties or the street the Board reserves the right to require the applicant to adjust the level of lighting, and the location of individual lights.
20. The vegetative screening and fencing around the Site shall be permanently maintained. The fence and trees shall be replaced as necessary and kept in good condition. Failure to do so will be considered a violation of this approval.
21. The applicant or successors are required to maintain the drainage system. Catch basins shall be cleaned at least twice yearly, once in the spring and once in the fall, or as required by the Operation and Maintenance plan of the Drainage Report. Failure to maintain the drainage system will be considered a violation of this approval. In the event of a maintenance failure, the applicant shall be provided notice and the reasonable opportunity to cure any such deficiency; the applicant’s failure to cure such deficiency in maintaining the drainage system will be considered a violation of this approval.
22. None of the twenty-three (23) residential units (17 single family housing units and 6 multifamily dwelling units) shall be age-restricted residential units. None of the twenty-three

(23) residential units shall be affordable residential units. The Special Permit is approved without any obligation to construct or provide additional funds, other than as agreed to by the applicant under Condition #23 below, for the construction of any recreation fields on Town owned land abutting the Site.

23. To provide the Town with funds to complete the recreation fields on Town owned land abutting the Site, the Applicant has agreed to and shall make the following scheduled payments as indicated into the Planning Board recreational field agency account:

Payment Date	Payment Amount
May 30, 2014	\$81,200.00

24. To provide the Town with funds in support of affordable housing within the Town, the Applicant has agreed to and shall make the following scheduled payments as indicated into the Town's Affordable Housing Trust:

Payment Date	Payment Amount
July 30, 2014	\$20,000.00
November 28, 2014	\$75,000.00
February 27, 2015	\$75,000.00
May 29, 2015	\$75,000.00
August 28, 2015	\$75,000.00

25. The number of dwellings within the Chestnut Green/Foxborough State Hospital redevelopment area shall be 203. Condition #16 of the December 18, 2007 "King Office & Superintendent's Residence" decision is rescinded.
26. Any proposed change(s) from the plans or additional site work deemed substantive by any Town official shall be presented for review by the Planning Board. The Board shall determine if there is a need for a public hearing and shall then act accordingly on the change(s). Approved revisions shall be illustrated on plans and submitted to the Board.
27. All construction of dwelling units authorized by this Permit shall be completed within five years of the date of Approval.
28. As built plans shall be submitted to the Board after the completion of construction.
29. This Special Permit Approval shall be recorded at either the Registry of Deeds or the Land Court. A copy of the recordation shall be provided to the Planning Board. Proof of recordation of the Approval shall be submitted to the Board before building permits application forms are signed by Planning Board staff.
30. A copy of the proof of recordation of the condominium documents shall be provided to the Board.
31. If any of the conditions are not adhered to or are considered violated by the Board, it reserves the right to rescind or modify this Special Permit Approval after proper notification and an opportunity for the applicant to be heard.

A motion to grant the Special Permit for **Lot FE-3D** with the following conditions was made by Mr. Grieder and seconded by Mr. Bressé. The motion carried (5-0-0)

CONDITIONS

1. The improvements, facilities, amenities, and alternations shown on plans dated February 10, 2014 prepared by the Bay Colony Group, Inc. of Foxborough, are incorporated as requirements and conditions of this approval.
2. This Special Permit Approval granted to applicant Douglas A. King Builders, Inc. for the Site shall govern the redevelopment of the Site. The Special Permit Approval granted to VinCo Properties to construct "Chestnut Green" dated October 11, 2006 shall be null and void as to the Site and as to this Approval. No conditions contained within the Special

Permit Approval granted to VinCo Properties dated October 11, 2006 and all modifications thereof shall be enforceable against the Site, the Applicant, or any current or future owner of the Site.

3. The applicant shall pay the required inspection fee prior to any site work occurring on the property or the issuance of a building permit.
4. The conditions of this Approval shall be added to the final set of approved plans submitted to the Board for signatures.
5. The erosion control plan must incorporate measures to prevent storm-water and mud (from vehicles) from entering onto abutting public streets and prevent siltation from reaching stormdrains (whether public or private) during construction.
6. Pursuant to Town of Foxborough General By-Laws Article V. no outside work including, but not limited to, construction, renovation, demolition, loading or unloading materials, and equipment operations, may be performed between the hours of 7:00 p.m. to 7 a.m. Monday through Saturday or all hours on Sunday.
7. All buildings on the Site shall be demolished.
8. Final elevation plans for the fifteen (15) unit multifamily dwelling and the four (4) unit multifamily dwelling shall be filed with the Board for review.
9. The location of all buildings will be approximately as indicated on Master Plan – FE-3D dated February 10, 2014.
10. Site plan sheets from construction level drawings shall be reviewed and approved by the Board. All comments shall be provided to the applicant within 21 days of filing. If no comments are received by the applicant from the Board within 21 days of filing, the drawing shall be considered approved.
11. The existing 18” drain line on the east side of the Site that runs parallel to the railroad shall be upgraded to a 30” drain line from the point where a second 18” drain line which serves the drainage in front of Buildings A-E and the Administration Building was tied into the first 18” drain line.
12. A new transformer with new power lines shall be installed on the existing pad at the Laundry Building located on Town land north of the Site and shall be connected to the existing panel in the Laundry Building.
13. The Applicant or successors shall be responsible for the maintenance of all driveways, walkways, roadways, storm drainage and utilities located on the property. The Applicant or successors shall be responsible for all trash removal and snow removal. The Applicant shall conform with all local rules regarding noises, vibration, dust and work hours.
14. No blasting shall occur on the Site. Any rock removal shall be done by mechanical process.
15. Exterior street and walkway lights manufactured by Architectural Area Lighting are permitted. They shall UCM – H3- 175MH and be installed with a Dark Sky Flat Lens.
16. Should the Board have concerns with the level of lighting, intensity of the lights, or lighting spillage onto abutting properties or the street the Board reserves the right to require the applicant to adjust the level of lighting, and the location of individual lights.
17. The vegetative screening and fencing around the Site shall be permanently maintained. The fence and trees shall be replaced as necessary and kept in good condition. Failure to do so will be considered a violation of this approval.
18. The applicant or successors are required to maintain the drainage system. Catch basins shall be cleaned at least twice yearly, once in the spring and once in the fall, or as required by the Operation and Maintenance plan of the Drainage Report. Failure to maintain the drainage system will be considered a violation of this approval. In the event of a maintenance failure, the applicant shall be provided notice and the reasonable opportunity to cure any such deficiency; the applicant’s failure to cure such deficiency in maintaining the drainage system will be considered a violation of this approval.

19. The four (4) unit multifamily dwelling shall be handicapped accessible ADA compliant affordable units. These units shall be marketed prior to any anticipated vacancy and for a period of 60 days after any vacancy exclusively to disabled veterans through the Veterans Administration, and if after 60 days of any vacancy and after 60 days of exclusive marketing to disabled veterans without an acceptable veteran renter, the vacant unit may be marketed to the general public as an affordable unit.
20. The Applicant and/or successors shall seek all necessary approvals to ensure that the affordable housing can be counted towards the Town of Foxborough's affordable housing inventory.
21. None of the nineteen (19) multifamily dwelling units shall be age-restricted residential units. None of the nineteen (19) multifamily dwelling units shall be affordable residential units. The Special Permit is approved without any obligation to construct or provide additional funds, other than as agreed to by the applicant under Condition #22 below, for the construction of any recreation fields on Town owned land abutting the Site.
22. To provide the Town with funds to complete the recreation fields on Town owned land abutting the Site, the Applicant has agreed to and shall make the following scheduled payments as indicated into the Planning Board recreational field agency account:

Payment Date	Payment Amount
May 30, 2014	\$58,800.00
23. The number of dwellings within the Chestnut Green/Foxborough State Hospital redevelopment area shall be 203. Condition #16 of the December 18, 2007 "King Office & Superintendent's Residence" decision is rescinded.
24. Any proposed change(s) from the plans or additional site work deemed substantive by any Town official shall be presented for review by the Planning Board. The Board shall determine if there is a need for a public hearing and shall then act accordingly on the change(s). Approved revisions shall be illustrated on plans and submitted to the Board.
25. All construction of dwelling units authorized by this Permit shall be completed within five years of the date of Approval.
26. As built plans shall be submitted to the Board after the completion of construction.
27. This Special Permit Approval shall be recorded at either the Registry of Deeds or the Land Court. A copy of the recordation shall be provided to the Planning Board. Proof of recordation of the Approval shall be submitted to the Board before building permits application forms are signed by Planning Board staff.
28. A copy of the proof of recordation of the condominium documents shall be provided to the Board.
29. If any of the conditions are not adhered to or are considered violated by the Board, it reserves the right to rescind or modify this Special Permit Approval after proper notification and an opportunity for the applicant to be heard.

A motion to grant the Special Permit for **Lot FE-3G** with the following conditions was made by Mr. Greene and seconded by Mr. Weinfeld. The motion carried (5-0-0)

CONDITIONS

1. The improvements, facilities, amenities, and alternations shown on plans dated February 10, 2014 prepared by the Bay Colony Group, Inc. of Foxborough, are incorporated as requirements and conditions of this approval.
2. This Special Permit Approval granted to applicant Douglas A. King Builders, Inc. for the Site shall govern the redevelopment of the Site. The Special Permit Approval granted to VinCo Properties to construct "Chestnut Green" dated October 11, 2006 shall be null and void as to the Site and as to this Approval. No conditions contained within the Special Permit Approval

granted to VinCo Properties dated October 11, 2006 and all modifications thereof shall be enforceable against the Site, the Applicant, or any current or future owner of the Site.

3. The applicant shall pay the required inspection fee prior to any site work occurring on the property or the issuance of a building permit.
4. The conditions of this Approval shall be added to the final set of approved plans submitted to the Board for signatures.
5. The erosion control plan must incorporate measures to prevent storm-water and mud (from vehicles) from entering onto abutting public streets and prevent siltation from reaching stormdrains (whether public or private) during construction.
6. Pursuant to Town of Foxborough General By-Laws Article V. no outside work including, but not limited to, construction, renovation, demolition, loading or unloading materials, and equipment operations, may be performed between the hours of 7:00 p.m. to 7 a.m. Monday through Saturday or all hours on Sunday.
7. All buildings on the Site shall be demolished.
8. The location of all buildings will be approximately as indicated on Master Plan – FE-3G dated February 10, 2014.
9. Attached single family housing shall be similar to the buildings constructed by applicant on Capone Road.
10. Final elevation plans for the six (6) unit multifamily dwelling shall be filed with the Board for review.
11. Site plan sheets from construction level drawings shall be reviewed and approved by the Board. All comments shall be provided to the applicant within 21 days of filing. If no comments are received by the applicant from the Board within 21 days of filing, the drawing shall be considered approved.
12. The existing 18” drain line on the east side of the Site that runs parallel to the railroad shall be upgraded to a 30” drain line from the point where a second 18” drain line which serves the drainage in front of Buildings A-E and the Administration Building was tied into the first 18” drain line.
13. A new transformer with new power lines shall be installed on the existing pad at the Laundry Building located on Town land north of the Site and shall be connected to the existing panel in the Laundry Building.
14. The Applicant or successors shall be responsible for the maintenance of all driveways, walkways, roadways, storm drainage and utilities located on the property. The Applicant or successors shall be responsible for all trash removal and snow removal. The Applicant shall conform with all local rules regarding noises, vibration, dust and work hours.
15. The path around the practice field shall be located and shown on final plans.
16. No blasting shall occur on the Site. Any rock removal shall be done by mechanical process.
17. Exterior street and walkway lights manufactured by Architectural Area Lighting are permitted. They shall UCM – H3- 175MH and be installed with a Dark Sky Flat Lens.
18. Should the Board have concerns with the level of lighting, intensity of the lights, or lighting spillage onto abutting properties or the street the Board reserves the right to require the applicant to adjust the level of lighting, and the location of individual lights.
19. The vegetative screening and fencing around the Site shall be permanently maintained. The fence and trees shall be replaced as necessary and kept in good condition. Failure to do so will be considered a violation of this approval.
20. The applicant or successors are required to maintain the drainage system. Catch basins shall be cleaned at least twice yearly, once in the spring and once in the fall, or as required by the Operation and Maintenance plan of the Drainage Report. Failure to maintain the drainage system will be considered a violation of this approval. In the event of a maintenance failure, the applicant shall be provided notice and the reasonable opportunity to cure any such

deficiency; the applicant's failure to cure such deficiency in maintaining the drainage system will be considered a violation of this approval.

21. None of the twenty-six (26) residential units (20 attached single family housing units and 6 multifamily dwelling units) shall be age-restricted residential units. None of the twenty-six (26) residential units shall be affordable residential units. The Special Permit is approved without any obligation to construct or provide additional funds, other than as agreed to by the applicant under Condition #22 below, for the construction of any recreation fields on Town owned land abutting the Site.

22. To provide the Town with funds to complete the recreation fields on Town owned land abutting the Site, the Applicant has agreed to and shall make the following scheduled payments as indicated into the Planning Board recreational field agency account:

Payment Date	Payment Amount
May 30, 2014	\$81,200.00

23. To provide the Town with funds in support of affordable housing within the Town, the Applicant has agreed to and shall make the following scheduled payments as indicated into the Town's Affordable Housing Trust:

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May 29, 2015	\$75,000.00
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24. The number of dwellings within the Chestnut Green/Foxborough State Hospital redevelopment area shall be 203. Condition #16 of the December 18, 2007 "King Office & Superintendent's Residence" decision is rescinded.

25. Any proposed change(s) from the plans or additional site work deemed substantive by any Town official shall be presented for review by the Planning Board. The Board shall determine if there is a need for a public hearing and shall then act accordingly on the change(s). Approved revisions shall be illustrated on plans and submitted to the Board.

26. All construction of dwelling units authorized by this Permit shall be completed within five years of the date of Approval.

27. As built plans shall be submitted to the Board after the completion of construction.

28. This Special Permit Approval shall be recorded at either the Registry of Deeds or the Land Court. A copy of the recordation shall be provided to the Planning Board. Proof of recordation of the Approval shall be submitted to the Board before building permits application forms are signed by Planning Board staff.

29. A copy of the proof of recordation of the condominium documents shall be provided to the Board.

30. Upon the transfer of Lot FE-3F to the applicant or an entity controlled by the applicant and confirmation by the Board that all water and real estate tax bills are paid in full, \$50,000 of the \$100,000 performance guarantee currently held by the Board as security for completion of fencing, landscaping, and as-built plans for the apartments and condominium units under the Special Permit Modification dated October 18, 2007 shall be released upon request. The remaining \$50,000 shall be released upon request after said transfer of Lot FE-3F and after as-built plans for the apartments have been filed and approved by the Board.

31. If any of the conditions are not adhered to or are considered violated by the Board, it reserves the right to rescind or modify this Special Permit Approval after proper notification and an opportunity for the applicant to be heard.

8:15 p.m. Informal discussion by Verizon concerning a distributed antenna system (DAS) at Gillette Stadium

Michael Giaimo, Esq of Robinson & Cole LLP and Phil Boness, P.E. of Jacobs were present. Mr. Boness explained that they are proposing to install an antenna system to improve cellular phone coverage in parking lot area at the Stadium. Phase 1 will be on the west side of Route 1 with construction taking place during the summer and complete by the beginning of the football season. Phase 2 will be on the stadium side and hope to be finished by November. The system requires the construction of a small building to house the communications system; antennas will be attached to existing light poles. They will not be extending the height of light poles there will be 2 remote units at each pole will be on the ground in locked boxes. He stated that this will be a carrier-neutral solution with equal distribution to all carriers that wish to participate. Ms. Wason asked if there will be any advertising on the boxes. Mr. Boness responded that there will be no advertising on the boxes.

Mr. Boness explained that the building on the east side of Route 1 will be constructed next to the stadium but not attached and will match the stadium look. He stated that the building will have a separate power source from the stadium.

Mr. Rhoads asked them to look at the possibility of recharging roof run off.

Ms. Grieder asked for the construction timeframe. Mr. Boness responded that Phase 1 will start this summer and will be finished by football season; Phase 2 will try to start before season begins.

8:25 p.m. Informal discussion with The Kraft Group on access for future employee parking

Dan Krantz of The Kraft Group, Peter Tamm, Esq. of Goulston & Storrs and Craig Lizotte, P.E. of VHB were present. Mr. Tamm stated that they have looked at ways to comprehensively improve pedestrian safety, access and convenience. They are especially interested in improving access and egress, specially the egress after a football game. He stated that they would like to present to the Board a proposal which involved recent land acquisitions. He stated that their efforts are to consolidate and improve existing parking and looked at satellite parking for employees using a shuttle. He stated that they have acquired a lot that was a previously approved satellite lot at 119 Washington Street and also acquired a parcel known as the Grossman property and the former Motorcycles of Manchester property. He stated that the two new employee only lots would provide 1,180 new spaces to be used by employees. He stated that a shuttle would transport employees from 119 Washington Street through an access drive that would otherwise be locked. He showed the approximate location of the access drive on the east side of Route 1 which would run alongside the road. He stated that the access to the lot at 119 Washington Street and the entrance to the access drive would be supervised by police officers. He stated that they have consulted with public safety and Building Commissioner Casbarra, they haven't met with the Conservation Commission but they believe there are minimal wetland areas in the properties. He stated that they will be applying for special permits and site plan approval in June and have consulted with the Board's staff as to timing.

Mr. Weinfeld stated that presuming that this is employee parking; employees will arrive early and leave late so it shouldn't contribute to traffic. Mr. Krantz responded that it will be low impact parking as there will be no tailgating, etc. He stated that they will be reaching out to abutters.

Mr. Grieder suggested that they consider using the 119 Washington St lot for the early-out people. Mr. Krantz responded that they hope to get such feedback from neighbors. He stated that these spaces take care of 55% of day of game employees and they will continue to be looking for alternatives. He stated that they have noticed that employees add to the stream of traffic exiting an event. He stated that Parking Director Matt Piekarski will be at the hearing and can discuss traffic flow. Mr. Tamm stated that there's been a preliminary discussion with MassDOT and they think that it will help alleviate congestion.

Ms. Wason asked if the lots will be used for football games only. Mr. Krantz responded that they will be used for full stadium events.

Mr. Tamm stated that they will be filing a Notice of Project Change with MEPA.

Mr. Rhoads asked if the lots will be paved. Mr. Lizotte responded that they will be similar to the P-10 lot with bituminous paved driveway but spaces will be graveled.

Comments from the public:

Lafayette House owner Ron Young stated that early employees come in around 7:00 a.m. and leave at halftime. He asked if the lots will be only for Gillette Stadium employees. Mr. Krantz responded they he believes that it will be stadium employees but will clarify prior to filing applications or public hearings.

Route 1 property owner Michael Saegh asked to see the route for shuttle from 119 Washington St. Mr. Krantz explained that the shuttle would take Pierce Street and go under Route 1 and access the drive on the east side of Route 1.

Mr. Tamm stated that they anticipate that the plan will provide significant improvement to traffic. Mr. Krantz added that this is the first step for improving traffic on Route 1 and explained that they hope to begin using the lots at the tail end of this football season.

9:25 p.m. Meeting adjourned

Respectfully submitted,
Gabriela Jordan

Approved by: William Grieder

Date: 9/12/14