

**Foxborough Planning Board
Meeting Minutes
August 14, 2014
Boyden Library**

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

Members Absent: William Grieder

Also Present: Planner Sharon Wason, Staff Planner Gaby Jordan

7:00 Review of Old/New Business

Planner's Report

Ms. Wason reviewed the list for the potential Fall Town Meeting Articles. One would be to add a Not to Exceed Size for Accessory Apartments, the rest are housekeeping items. Ms. Wason also distributed a Visual Preference Survey that was used in Arlington which could be used during the Master Plan process.

Ms. Wason will be away October 13th through October 16th and will be attending the National Trust Conference in November.

Mr. Rhoads updated the Board on the Town Hall Committee activities. The Board of Selectmen voted to keep the New Town Hall at the current site; the committee is leaning towards building a new town hall behind the current one. Ms. Wason noted that the CVS used the Town Hall lot when they were renovating so perhaps their lot could be used during construction or the employees could park at the Booth School and a shuttle could be used.

Mr. Rhoads stated that Public Outreach is the next step; they would like to have something ready for the Town Meeting in the fall which will probably be in November.

**7:15 p.m. Continued Public Hearing – Site Plan Review, James and Pamela Gibson, 14
Mechanic Street**

The Attorney General has not yet approved the Foxboro Center Overlay District that this application was filed under so this will need to be continued.

A motion to continue the Public Hearing for 14 Mechanic Street to September 11, 2014 at 7:30 p.m. was made by Mr. Bressé and seconded by Mr. Rhoads. The motion carried 5-0-0.

Active Subdivisions

Ms. Jordan reviewed her report of the Active Subdivisions in town. In regards to the defaulted subdivisions, she is working with Town Engineer Chris Gallagher on getting estimates to do the final paving at Fox Woods and Pleasant View but there are probably not enough funds for all the work needed. Mr. Greene is concerned with the streetlights at Autumn Valley Estates and would like National Grid to inspect them to see if they are still functional. The Planning Board is now responsible for these lights since the developers defaulted. The Board of Selectmen may need to be involved also. Ms. Jordan stated that she will consult with Mr. Gallagher on getting the lights inspected.

The Board would like to see the list prioritized and a process developed to look at the projected funds annually to take into account for inflation. The Board would also like all existing covenants reviewed to see if the bond amounts are sufficient enough. Adding an Escalation Clause to the Subdivision Regulations may be another solution.

Ms. Jordan will get in touch with Dave Laliberte to review the trees at Autumn Valley.

A complaint was also received from the residents of Rothchild Drive which is in Sumner Estates. There are several items that were supposed to be done in regards to tree plantings, dirt removal, and cleaning and paving of the cul-de-sac. This subdivision was developed by Jake Development. The bond amount is \$29,000. The Board requested that Mr. Mullaney perform an inspection of the subdivision and would like to have Mr. Treannie come to a future meeting to discuss these issues.

Ms. Wason discussed trees at Lincoln Hill; she stated that she would like to see some trees planted on the property across the street from the basin to provide the neighbors with some screening.

Walsh Building and Doug King Developers are having an issue with curb damage at Lawton Lane. The Board would prefer not to be involved and would like to see them work out the issues themselves.

Minutes

The Board reviewed the minutes from December 19, 2013, March 13, 2014 and March 27, 2014.

A motion to approve the minutes of December 19, 2013 and March 13, 2014 was made by Mr. Greene and seconded by Mr. Rhoads. The motion carried 5-0-0.

A motion to approve the minutes of March 27, 2014 was made by Mr. Greene and seconded by Mr. Rhoads. The motion carried 4-0-1 with Mr. Weinfeld abstaining as he was not present.

Informal Discussion with William Buckley concerning land on Main Street (Ferguson Property)

Mr. Rhoads recused himself as his relatives are direct abutters.

Bill Buckley of Bay Colony along with Mike and Ray Ferrone of Briarwood Construction met with the Board to discuss the potential development at 95 Main Street known as the Ferguson Property. They came in July with a conceptual plan for sixteen lots and have since modified the plan based on input from the Board.

Mr. Buckley explained that the design is basically the same, but the road has been shortened to end 100 feet from the property line on Main Street. The approaching road has also been made into a boulevard with a six foot island in the middle and a sidewalk on one side. The water line will still be looped through back to Main Street through their land.

No soil testing has been done yet, but they have confirmed that the septic systems could be constructed. They will be maintaining the trees and existing woodlands wherever possible.

The Board asked how they would conform to the dead end street requirements. Mr. Buckley explained if the road is not looped through back to Main Street, they will be saving trees.

Mr. Weinfeld would like to see cuts in the island to allow traffic to enter and exit from the lots without going around to the end of the island.

Ms. Wason feels that they did a good job addressing the Board's previous issues but there is still some fine tuning to be done.

The end of the cul-de-sac back to Main Street will be disturbed to install the water line with a trench approximately 10 feet wide. The total length of the proposed road will be 1,290 feet.

Mr. Greene had concerns about the neighboring properties previously and would still like an adequate buffer maintained and the land that is disturbed for the water line is filled so any kind of a driveway is not created.

Linda Penney of 320 South Street whose parents, the DiMarzios, live at 87 Main Street stated that her parents have lived there for 68 years and always knew something would be eventually be built on the property but are glad to see single family homes instead of apartments or rentals. They are glad that there will not be another intersection installed as that part of Main Street is very narrow; generally they are in favor of the plan.

Carol Pignato of 4 Joseph Road another daughter of the DeMarzios stated that her parents love living on Main Street and have been maintaining the strip of land adjacent to their lots for many years.

Mr. Buckley stated that they intend to convey the land back to Main Street to the abutters with an easement for the water line. They would be looking for two special permits, one for the dead end and another for a shared driveway.

Discussion with Lorraine Brue of the Town Asset Review Committee - Surplus Property – Fire Station

Ms. Brue stated that the Town Manager is preparing an RFP for disposal of the fire station and adjoining Keating Property. Ms. Brue is looking for input from the Board and will be asking the Board of Selectmen also at their next meeting. With the new downtown zoning, there are new possibilities for this property. The fire station does not have architectural significance but she would like to know if the Board would like the present building preserved. Design criteria could be included as part of the RFP; the Master Plan only lists it as an opportunity in the downtown. Ms. Wason stated that they should be specific in what is wanted there.

The Asset Review committee is about to start looking at town properties that could be sold to raise funds for a new town hall.

Mr. Greene stated that the design will be important as it should blend in with the downtown look. The property would require a Municipal Conversion as well as Site Plan Review, Design Review and maybe a Special Permit depending on what is proposed. Mr. Rhoads stated a condition of the redevelopment should be to reduce rates of stormwater runoff.

The Board suggested that a permitting list be included in the RFP stating what zoning allows on that site as well as a vision statement of what they would like to see there. The parcels will be kept together under one RFP but they are not tied to the existing structures.

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Diana Gray

Approved by: William Grieder

Date: 9/12/14