

**Foxborough Planning Board  
Meeting Minutes  
October 2, 2014  
Boyden Library**

**Members Present:** William Grieder, Gordon Greene, Gary Whitehouse, John Rhoads, Ron Bressé

**Members Absent:** Kevin Weinfeld

**Also Present:** Planner Sharon Wason, Staff Planner Gaby Jordan

**7:00 Review of Old/New Business**

**Planner's Report**

There have been three responses to the Master Plan RFP. Interviews will be conducted at the next Board meeting on October 9<sup>th</sup>.

Ms. Wason noted after meeting with Medfield in regards to the State Hospital land that a history needs to be written on the redevelopment work that has been done there.

Ms. Wason's husband is still ill; she has been in the office when she can.

The first invoice has been received for work done at Payson Road.

**Continued Public Hearing – Site Plan Review and Special Permit Gillette Stadium Traffic & Access Improvements – Washington Street NPS LLC**

Dan Krantz of The Kraft Group was present along with Engineer Craig Lizotte of VHB; Attorney Peter Tamm and Attorney Dave Lewis of Goulston & Storrs; Engineer Jeffrey Dirk of Vanasse and Associates; and Matt Piekarski and Woody Beals of The Kraft Group.

Neil Kaiser of 11 Ridge Road stated that he has been trying to find accident info at the Rte 115 and Rte 140 intersection and has discovered that not all accidents are reported. He feels that a new curb cut will result in more accidents. He also questioned if the curb cut needed to be a certain distance from the nearby bridge abutment as he claims that the Foxboro Health Center was denied a curb cut on Central Street due to its distance from a bridge abutment. Mr. Kaiser also wanted to know if the detention pond would affect the highway as more water will get onto the road which already has a lot of water on it. He thinks a paved lot for regular patrons is what this lot will end up being used for. He also wanted to know the statistics for traffic on game days that are not Sundays. He also asked if the traffic included the bus traffic and wanted to know the number and size of the buses that would be used to transport the employees. He asks that the Board deny the petition.

Jim West of Wisteria Way, Wrentham, sent an email to the Board with his concerns. He lives near the end of Wisteria Way cul de sac; closest to Lot A; he is concerned with the impact to his neighborhood. He would like to request a berm and vinyl fence instead of the proposed chain link fence on the side near his property to shield his property once the leaves come off the trees. He would also like assurances that there will be no tailgating or cookouts allowed on the property and that no trees would be removed near his property and wanted to know about the lighting on Lot A.

Mr. Grieder noted if a berm is to be built they would have to remove the current trees and vegetation to install it. He also suggested installing vinyl slats in the chain link fence as this would be stronger than just a vinyl fence. The lighting can be conditioned that the Board reserves the right to revisit it if a problem develops.

Pat Brooks of 20 Wisteria Way asked about snow removal and if it will be pushed to the back of the lot near their homes; she noted they already have water table issues in their area.

Jeff Wilson of Wrentham asked if snow from Patriots Place would be moved to Lot A; he doesn't want to see that done.

George Smith of the Wrentham Planning Board stated that he has concerns with this proposal as there is already heavy traffic on Route 140. He referred to a letter submitted by the Wrentham Town Administrator.

Mr. Grieder stated that he has spoken with the Police Chief in regards to the Traffic Management Plan and was told by Chief O'Leary that he cannot authorize details in an adjoining town. The State Police control Route 1 from Route 95 to Route 495 and the local police control the roads in Foxboro including Routes 140 and 106. Chief O'Leary stated to Mr. Grieder that he would speak to the Wrentham Police Chief to advise him of this. Mr. Grieder also noted that Walpole had a similar situation until their town officials met with the Krafts for their own Traffic Management Plan.

Mr. Smith stated that Wrentham properties already have restricted access during game days and there is no financial gain to the town of Wrentham. Mr. Grieder stated that this Board can try to lessen the impacts of other towns but the onus is on the other towns to get involved themselves.

Greg Spier of 38 Pierce Street asked if the Route 1 entrances could be used to keep the traffic out of the neighborhoods. He also asked if Town Counsel could be consulted to see if the Right of Way off of Route 140 was ever given up by the town.

Margaret Bondorew of 42 Pierce Street read the letter she has submitted to the Board. She still has concerns that the amount of traffic on Route 140 will be increased and that the drainage will result in more water on her property.

Eileen Duggan of 40 Pierce Street wants to know if sidewalks could be required. Sidewalks would not be approved by Mass Highway in that area.

Mr. Wilson asked what the financial gain for Foxboro is if this application is approved. Mr. Grieder stated that the Krafts can have a paved year round parking lot with no conditions as it is a by right use.

George Smith of the Wrentham Planning Board asked how long a parking permit is good for and if there is a 100 foot buffer between residential and commercial as there is in Wrentham. Mr. Grieder stated that it is good for one year and would be visited annually; there is no 100 foot buffer requirement in Foxboro.

Mr. Bressé stated that this lot will only have occasional use and it will require a detail officer at all times.

Mr. Rhoads stated that he looked for an Order of Taking document for the access road and found that Norfolk County did not lay out or own the road; Pine Street goes back to 1846 and may originally have been part of Wrentham.

Jeff Dirk of Vanasse and Associates reviewed the traffic flow plan. He stated that the buses are proposed to run on a twenty minute schedule and will be full size buses. He further stated that Mass Highway is ready to issue the permits as the driveways will always be closed unless under the control of a detail officer. He also stated that there is no requirement that a driveway be a certain distance from a bridge abutment.

Craig Lizotte of VHB reviewed the stormwater for Lot A; he stated that the peak rates of runoff are used for the calculations, all to the state standards. Mr. Rhoads noted that they used a standard stormwater design.

Mr. Greene still has concerns with the traffic at Pierce and Main and Route 140 and East Street but knows it can be revisited in a year.

A motion to close the Public Hearing was made by Mr. Greene and seconded by Mr. Bressé. The motion carried 5-0-0.

The Board discussed the draft conditions that were prepared. A condition will be added that the vegetation in the back nearest the Wrentham abutters cannot be touched without a modification to the Site Plan and a six foot chain link fence with vinyl slats will be installed with in-plantings where appropriate.

The snow plan will note that there is to be no stockpiling of snow or ice from any other location and will specify where snow will be stored on the lot with no snow or ice near the basins.

A motion to approve the Special Permit Findings and Conditions for NPS LLC to operate a "Temporary Parking Lot" at 119 Washington Street - Employee Lot A was made by Mr. Greene and seconded by Mr. Bressé. The motion carried 4-0-1 with Mr. Rhoads abstaining.

A motion to approve the Special Permit Findings and Conditions for NPS LLC to operate a "Temporary Parking Lot" along Washington Street, accessible via the Route 140 Connector - Employee Lot B was made by Mr. Greene and seconded by Mr. Bressé. The motion carried 4-0-1 with Mr. Rhoads abstaining.

Mr. Rhoads noted that he would vote on the Site Plan Approval for due process as Mr. Whitehouse was not eligible to vote as he is an Alternate.

A motion to approve the Site Plan Findings and Conditions for NPS LLC for the Route 140 Connector was made by Mr. Greene and seconded by Mr. Bressé. The motion carried 4-0-0.

Mr. Rhoads asked how the Wrentham traffic issues would be resolved. Mr. Krantz stated that the Kraft Organization will reach out to them.

The meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Diana Gray

Approved by: William Grieder

Date: 10/30/14