

**Foxborough Planning Board
Meeting Minutes
November 13, 2014
Boyden Library**

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

Members Absent: Kevin Weinfeld

Also Present: Planner Sharon Wason, Staff Planner Gaby Jordan

7:00 Review of Old/New Business

Planner's Report

The Town Manager is looking for the Board's position on a new town hall. Mr. Rhoads stated that fifteen members were appointed to the Town Hall Working Group and fourteen of those members feel that a new town hall on the same site to the rear of the present building is the direction to take.

A motion that the Planning Board supports the decision of the Town Hall Working Group to seek design funds for a new town hall to the rear of the current town hall with no renovations to the current building was made by Mr. Rhoads and seconded by Mr. Greene. The motion carried 5-0-0.

Mr. Greene is pleased that the Group listened to the concerns and decided to keep the town hall in the downtown; he would like to see a colonial looking building in appearance and to preserve the trees on the South Street side if possible. He would like the building to work with the neighborhood.

Mr. Rhoads stated that he does not agree with having a restriction on the site plan to keep the trees in case one would have to be removed for whatever reason.

Ms. Wason noted that there would be Site Plan Review and they would also need to go through Design Review.

The Transportation Grant has been approved by the Boston MPO; Foxboro has been added to the CTPS program. A schedule with identified equipment needs through local data collection and interviews will be part of this grant. Ms. Wason would like to hire an intern in January at \$15 per hour for 120 hours of work; funds should be available in the engineering budget.

A motion to hire an intern to work on the Transportation Grant was made by Mr. Rhoads and seconded by Mr. Greene. The motion carried 5-0-0.

The agenda for the Bridging Transportation Gaps in the Neponset Valley meeting is available online. The meeting will be November 19th at 8:00 a.m.

Ms. Wason has been working on the sale of the fire house and the adjacent parcels, an ad in the paper will be necessary as well as other publicity. Ms. Wason has been reaching out to the local real estate brokers as well as the Globe and the Reporter.

There will be a Route 1 meeting at 7:00 p.m. on November 19th in the McGinty Room of the Public Safety Building. Ryan Norton prepared a map of the Route 1 area that can be used at the meeting.

Ms. Wason informed the Board that the list of approved street names is getting short, there are only two names left for East Foxboro. The Historical Commission should be asked for more names. Mr. Greene also suggested generic names of past presidents or trees could be added.

Jake n Joes Lighting

The Board would like to have the owners come to a future meeting to discuss the lighting in the parking area and to review the lighting plan on file. The shoebox lighting is not there and there is a lot of spillage right now. Staff was asked to research the approvals for the site and will continue this discussion at the December 11th meeting.

Active Subdivisions

Mr. Grieder would like to review the list of proposed work at Sumner Estates as some of the deadlines are fast approaching. The Board will need to discuss revocation if the work is not completed as stated. The shed on one of the properties is supposed to be moved out of the Right of Way but it has been noticed that it also needs to be moved out of the side yard setback. Ms. Jordan will verify this on the plans.

The paving at Governor's Meadow does not look very good right now. Ms. Jordan will ask Mr. Mullaney for a report and an update will be provided at the December meeting.

Accept Letter of Credit from Briarwood Construction/Rockland Trust for Lincoln Hills

A Letter of Credit in the amount of \$127,000 has been submitted for Lincoln Hills. Although this is one of the accepted forms allowed by the state, Ms. Jordan would rather see it in the form of a tripartite or cash. This will need to be addressed in the Subdivision Rules and Regulations for future bonds.

A motion to accept the \$127,000 Letter of Credit from Briarwood Construction/Rockland Trust for the Lincoln Hills Subdivision was made by Mr. Rhoads and seconded by Mr. Bressé. The motion carried 5-0-0.

Cumberland Farms Request for Bond Release

The required As-Builts have not been submitted yet; this item will be put on a future agenda.

Discussion with Scott and Karen Berg – Congdon Circle Sidewalk

Mr. and Mrs. Berg moved into their home at the end of October. They are asking that the sidewalk proposed for the front of their home be moved across the street as their home is only 22 feet from the street. They would like to have more privacy. Their home is near a Patriots' player's house so there are people driving by all the time. No other homes in the subdivision are as close to the sidewalk as theirs.

Ms. Wason explained that the other side of the street has numerous driveways on it which would create grading problems if the sidewalk was moved. There is a house on the corner of Plimpton and Lawton that is much closer to the street than theirs.

Mr. Greene stated that there is a reason why the sidewalk is put where it is; he feels it is the buyer's responsibility to know this when purchasing a home.

Mr. Grieder explained that there is much more involved than just moving the sidewalk, the whole area would need to be re-engineered and the granite curbing would need to be rebuilt. The utilities have already been installed and cannot be moved. Mr. Grieder can sympathize with the Berg's but sees no compelling reason to move the sidewalk.

Mrs. Berg was under the impression that Mr. King would be here to support this; Mr. King will not be here this evening.

Mr. Bressé stated that if the sidewalk conforms to the approved plan, there is no action that the Board can take. A modification to the subdivision plans would be necessary.

Ms. Wason stated that the homes on North Street had similar situations, they installed fences or landscaping to screen their front yards.

Mr. Rhoads explained the procedure, a modification would need to be applied for and money would need to be spent on new plans and moving granite. This subdivision is now owned by three entities so the other two would need to agree to reopen the hearing. The town would not be spending the money on this so Mr. King would need to fund it. This is not a town street at this point and the bond money has been released. Handicapped access would need to be accounted for also.

The Board suggested that the Berg's install screening on their property for more privacy.

Ms. Wason advised that they cannot install any trees from the sidewalk to the curb as the sidewalk plow will damage them and there can be no trees in the utility right of way. The Berg's could work with Mr. King on the placement and type of trees.

Mrs. Berg stated that the streetlight at Lawton and Congdon is not working. Ms. Jordan will have that looked into.

Townhouses on Chestnut Green

Mr. King was not available this evening to discuss the roof drains on these townhouses. Mr. Rhoads stated that he confirmed the calculations and the rates meet the storm water management regulations and no stormwater facilities could be eliminated or reduced in size.

Discussion with Kyle Wilbur and Eli Levine concerning future solar energy project on East Belcher Road

Since they last met with the Board, Mr. Wilbur explained that they have done some engineering on the proposed site of the solar project on East Belcher Road and would like to present it to the Board for feedback. They would be proposing a 5 megawatt fixed ground solar array that would have an eight foot fence around it and be surrounded by vegetation. They hope to develop the remainder of the parcel with three homes at a later date; the rest of the land would be deeded to Conservation. This would require a zoning change as the property is currently zoned R-40 but LI is adjacent to it.

The installation would take 10-12 weeks; they developed a similar facility in Berkley which was assessed at \$45,000 and later sold back to the town.

They are up against a tax credit deadline and do have financial backers in place.

Mr. Grieder suggested that the adjacent owner in the R-40 district be asked if they would like their land rezoned also so as to not leave it by itself. The neighbors should also be part of the discussion.

A sponsor would also be needed for the zoning change. The warrant will be closing for the spring town meeting in mid-February. They will update the Board on their progress by the next meeting.

Master Plan Update

The Board met with Kathy McCabe for an update on the Master Plan. Ms. McCabe has met with Ms. Wason and she now has a proposed schedule for the Master Plan completion and implementation. She would also like to review the weekly poll topics that will be developed. Mr. Grieder noted that the Route 1 owners are currently notified of meetings through the Kraft Organization, he would rather they be notified through the town.

The Board discussed the possibility of sewers on Route 1, the options should be provided in the Master Plan.

Ms. McCabe expects to have the land use portion done by February or March and the Evaluation done by April or May.

The Board discussed having a day meeting in December with the Route 1 business owners.

For the polling question topics, ideas include: concentrating on Route 1, asking the worst intersection in town, liquor license nodes and locations, solar farms, electronic billboards, commuter rail service, sidewalks, complete streets, tree program, affordable housing and agriculture in town.

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

Respectfully submitted,

Diana Gray

Approved by: William Grieder Date: 2/12/15