

**Foxborough Planning Board
Meeting Minutes
November 19, 2014
McGinty Meeting Room**

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

Also Present: Planner Sharon Wason, Staff Planner Gaby Jordan

7:00 p.m. Route 1 Land Use Discussion

Mr. Grieder opened the meeting and explained that this discussion is part of the last phase of the Master Plan process. The Planning Board will be looking at Route 1 and at issues such as split lots and zoning lines. The Board hopes to identify areas of concern as well as issues that need to be worked on in that area such as the Sign Bylaw that were recently approved by Town Meeting.

The Board felt it was important to talk to the Route 1 stakeholders to see if there are any short or long term issues that need to be worked on.

Steve Winter of the MAPC who works on long range economic development for the Boston area was also present. He suggested that the Board gather information, data and policies similar to what was done for the downtown area.

Mike Stanton, owner of 16 Washington Street, stated that the impacts of stretching the Economic Overlay District or applying some of those items to the S1 district should be looked at. He feels that the S1 zoning district never worked as it was intended.

Mr. Grieder explained that the Board will be looking for input from other town boards such as the Selectmen, Board of Health, Zoning Board, Advisory, etc.

Ms. Wason stated that the Economic Development Committee needs more members and make decisions on what needs to be done. This will also be part of the process.

Greg Spier, owner of 124 Washington Street, has issues with the setbacks in the S1 district; he could not put up a second building on his property because of the setback requirements.

Mr. Grieder asked what the impacts would be if the EOD district is extended. Ms. Wason stated that the density for different uses should be looked at; also sewer versus no sewer availability. The issues need to be identified as well as possible fixes.

Mr. Spier stated that the price to connect to sewer was very high the last time it was proposed; it should be looked at again as this could open more land to development if the sewer option was priced reasonably. He feels that right now the highest and best use of most of the lots is for parking for stadium events.

Mr. Weinfeld stated that the Board realizes development is difficult with the current zoning and reasonable options are needed for owners to do more with their land through rezoning or changes to the current zoning. This will be better for community development and job generation. Proposed changes need to be reasonable and effective but also good for the town.

Ms. Wason stated that infrastructure and stormwater management regulations and traffic need to be looked at; other items are curb cuts, sidewalks and transportation, the complete streets provision should also be looked at. Another question is when the state will start enforcing the traffic management plan.

Dan Krantz of the Kraft Organization stated that he feels both existing and future development on Route 1 should be looked at. The Kraft Organization is contemplating developing the west side of their property but the big picture also needs to be looked at. He feels that the EDA and the S1 setbacks would be a benefit to all. He would also like to discuss the maximum height allowed as well as parking regulations as related to development (number of spaces required).

It was noted that transportation is changing; bus service or public transportation should be looked at. Landscaping and buffering are also issues. Impervious impacts in the Water Resource Protection Overlay District should be studied too.

Ted Fire of the Kraft Organization wanted to know if this would be a town wide effort and what the ultimate goal is; is it to ultimately encourage more development; public transportation and liquor licenses all play into what gets built and what kind of businesses are attracted to the area.

Mr. Greene noted that the Board is committed to identifying nodes for liquor licenses but will not be determining the number of licenses. It will be beneficial for licenses to stay in their respective nodes and not moved to different parts of town. As a result of existing licenses being moved, some parts of town do not have any available.

Ms. Wason stated that there are requirements from the state for the Master Plan; a future land use map is a part of it. The consultant will be working on a Goals and Objectives workshop in January for Route 1 issues only.

Mr. Greene stated that Foxboro is a pro development town, the S1 district was supposed to be for economic development when it was developed 40 -50 years ago. Route 1 has its own character and appropriate economic development should be encouraged.

Mr. Rhoads stated that growth on Route 1 in appropriate locations would be a plus for the community. There could be great tax advantages for the town as well. The number of curb cuts could be limited with parallel service roads. Drainage and stormwater issues need to be mitigated. There are DOT restrictions but walkability and sidewalks should be part of the project.

Mr. Rhoads commented that in regards to building height, he feels that higher buildings should be allowed along Route 1, but with higher buildings come more public safety issues, perhaps wider buffers should be looked at.

Mr. Greene stated that the starting elevation should be looked at also; the development needs to be complementary to the area.

Mr. Winters stated that a mix of viable uses is needed; flexible developments would result in better design. What kind of uses would be attracted with sewer availability needs to be looked at as well as commuter rail transportation options.

Would residential on Route 1 such as assisted living ever be an option.

Mr. Winter stated that Saugus looked at residential for their area of Route 1 to create more density. It would still be subject to design review guidelines for architectural materials and landscaping. In Saugus parking was proposed for the rear of the buildings.

Route 1 already has event day problems and adding more housing would result in school and public safety problems, mitigation would be needed.

A potential workshop date was proposed for January 29th. This may not be enough time to get something on the spring town meeting warrant as articles are usually due by mid-February.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Diana Gray

Approved by: Kevin Weinfeld Date: 2/12/15