

**Foxborough Planning Board
Meeting Minutes
January 8, 2015
Boyden Library**

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

Members Absent: None

Also Present: Planner Sharon Wason, Staff Planner Gaby Jordan

7:00 Review of Old/New Business

Planner's Report

The town has been notified that a new 40B on Fisher Street has been applied for; they are proposing 248 apartments in five four-story buildings. Mr. Grieder would like to know if the 40B regulations override the town's new sewer district maps. DPW Director Roger Hill stated that the map that was voted on at Town Meeting has a note that 40B's are exempt from the town's regulations. This was included on the map on the advice of their Special Counsel as was required by state regulation. Advisory Committee Member Larry Thomas stated that it was not explained at Town Meeting before the vote to create the map. The Board has no site specific comments at this time but feels that the applicants should be invited to a meeting once the application is received.

Ms. Wason met with the Town Manager and the Finance Director in regards to the FY16 budget and it was approved as proposed. It still needs to be reviewed by the Advisory Committee.

Ms. Wason would like to move proposed street acceptances to the fall. Carleton, McNamara and Michelmores are the three streets closest to being completed right now. The Subdivision Rules and Regulations should be changed to include a Highway Department inspection as part of the Street Acceptance Policy.

An agreement has been signed between the Kraft Organization and MassDOT in regards to having a train station at Gillette. Ms. Wason will be attending the Board of Selectmen meeting on January 20th to discuss this.

Assistant Town Manager Mary Beth Bernard would like the Board's input on the finalists for Town Counsel especially in regards to land use. If the Board members have any questions for the finalists please let Ms. Wason know.

Lighting at Jake n Joe's

The files at Town Hall are in the process of being reorganized and are not accessible right now to see if a lighting plan is on file for Jake n Joe's. Ms. Wason made the Building Commissioner aware of the lighting situation. The Board members feel that the Picadilly Pub had a lighting plan.

Governor's Meadow Paving

No new reports have been received in regards to the paving.

Correspondence Review

The Conservation Commission has submitted a letter in regards to the Master Plan Section 5, Natural and Cultural Resources. They will be invited to a future meeting to discuss their concerns.

Action Items

A request has been received to release lots at Lincoln Hill. A bond is in place as required. They did have a problem with the trees being planted in the drainage swale and they will probably end up being moved.

A motion to approve the Lot Release for lots 3, 4 and 5 at Lincoln Hill was made by Mr. Grieder and seconded by Mr. Bresse. The motion carried 5-0-0.

Informal Discussion with Joe Lynch RE: 144 Main Street

Mr. Lynch sent an email that a conflict has come up and he will not be able to attend this evening. He would like to be put on the next available agenda.

Discussion with Selectman Ginny Coppola RE: Liquor Licenses

Ms. Coppola would like to discuss the possibility of additional liquor licenses at the May Town Meeting. She likes the language that Mansfield used for designating areas in town. She would like to work with Ms. Wason on finding the areas in town in need of liquor licenses. They will report back to the Board with a number and location.

Public Hearing – Site Plan Review – Department of Public Works Building – 70 Elm Street

DPW Director Roger Hill and Town Engineer Chris Gallagher were present. Mr. Gallagher explained that they are proposing a smaller building than the original proposal. It will still be a modular building and it will not be joined to the existing garage on the site. They will provide landscaping in front of the building and will place this building even with the garage. The reviewing engineer is satisfied and has provided an email but no formal letter.

Mr. Grieder would like more detailed plans with topography and layouts. The landscape plan cannot be developed until the final elevations are determined. This could be included as a condition of approval.

Ms. Wason has no other issues with this application.

A motion to close the Public Hearing was made by Mr. Rhoads and seconded by Mr. Greene. The motion carried 6-0-0.

A motion to approve the Site Plan for the Department of Public Works Building at 70 Elm Street with conditions was made by Mr. Rhoads and seconded by Mr. Greene. The motion carried 6-0-0.

Request for Minor Modification – Stadium Storage Building Addition – One Patriot Place

Atty. Peter Tamm, Dan Krantz and Mike Titus of the Kraft Organization and Justin Dufresne of VHB were all present.

Atty. Tamm informed the Board that since the last meeting letters had been received from both the Fire and Police Chief's as well as the Building Commissioner that they were satisfied with their initial concerns of the turning radius for fire equipment, the holding cell area and the medevac landing area. An access plan has also been submitted to the Building Commissioner.

Atty. Tamm also submitted a draft process checklist for Minor Modifications that the Board could use procedurally. The Board discussed how future Minor Modifications should be handled.

Mr. Rhoads informed the Board that he would be abstaining from this vote as his son works for VHB.

Ms. Wason stated that all department issues have been addressed.

A motion that the Board finds that the Stadium Storage Building Addition is a Minor Modification under the 2000 Site Plan Approval for Gillette Stadium was made by Mr. Grieder and seconded by Mr. Bresse. The motion carried 4-0-1 with Mr. Rhoads abstaining.

A motion to approve the Minor Modification for a Stadium Storage Building Addition at One Patriot Place was made by Mr. Grieder and seconded by Mr. Bresse. The motion carried 4-0-1 with Mr. Rhoads abstaining.

Request for Minor Modification – 225 Foxborough Boulevard – 225 Foxborough Boulevard Realty Corp.

The Board met with Engineer Jim DeVellis and Bob Consadine of 225 Foxborough Blvd. Realty Corp. Mr. DeVellis explained that they are looking for a Minor Modification due to stormwater changes as a result of a redesign of the parking area at 225 Foxborough Blvd.

The plans were sent to BSC for their review; it has not yet been received.

Mr. Consadine reviewed what they are proposing. This building from 1988 needs some updates as the long term tenant has left. They will be doing improvements to the façade, the interior and to the parking area. They will be starting the interior work this month and hope to start the outside improvements in March.

Mr. DeVellis explained that the current handicapped parking area is inadequate and will be expanded as well as replacing the sidewalks. The front lot was previously a reserve lot and they are proposing making it a drive through lot. The net gain will be 50 parking spaces; they will also be improving the existing landscaping.

Ms. Wason noted that the honey locus trees proposed are too close to the infiltration basin and may cause damage to it in the future. Mr. DeVellis will move them further away from the basin; they are listed as a non-invasive species.

Mr. DeVellis noted that they filed concurrently with the Conservation Commission and will be having a Notice of Intent hearing on Monday.

Mr. DeVellis explained the infiltration system that will be used and noted that it will exceed DEP requirements. He also reviewed the landscaping plan and stated that the parking area will be repaved as part of the process.

The Board would like to see the drainage report from BSC.

A motion to approve the Minor Modification for 225 Foxborough Boulevard pending final report on the drainage from the consulting engineer was made by Mr. Greene and seconded by Mr. Bresse. The motion carried 5-0-0.

Zoning Articles for Spring Annual Town Meeting

Ms. Wason is proposing four Articles for Town Meeting. An update to the OSRD section 8.3, requiring an Environmental Impact Statement for other applications besides Site Plan Review, updates to the FCOD density, and an update to the FEMA flood map. Ms. Jordan would also like to add the acceptance of McNamara Way.

Ms. Wason reviewed the changes that Randal Arendt proposed in 2013 to the OSRD; some of the items can be done through regulation changes instead of zoning. One idea would be to amend the Subdivision Rules and Regulations and add chapters for the OSRD.

Proposed changes to the OSRD include: eliminating the 7.5 acre minimum as well as the requirement for perimeter buffering and screening, having a four step design analysis and pre-permitting. Other changes involve looking at the application process as well as the approval criteria and revisions to approved permits.

Mr. Arendt had also suggested allowing flag shaped lots in certain situations but the Board was not agreeable to allowing those kinds of lots. Ms. Wason did note that there are not many large lots for subdivisions left in town.

The Board also discussed the ownership of dedicated Open Space areas, if it should be in the Homeowner's Association or not.

In regards to the Environmental Impact Statement, it is a current requirement but usually not done. A threshold needs to be established that would trigger the requirement.

The Foxboro Center Overlay District needs the density portion adjusted. An intern is working on a count of the number of apartments in the district; a provision for on-site parking is also needed. Ms. Wason will report the results at the next meeting.

Two panels of the FEMA Flood Maps need to be updated to reflect the base flood elevations that were added to the Wading River.

Master Plan Update

Ms. Wason is working on a write up showing the difference between the Economic Overlay District, the S1 district and the Highway Business District for the January 29th workshop.

The meeting was adjourned at 9:20 p.m.

Respectfully submitted,

Diana Gray

Approved by: Kevin Weinfeld

Date: 3/12/2015