

**Foxborough Planning Board
Meeting Minutes
April 2, 2015
Boyden Library**

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

Members Absent: None

Also Present: Planner Sharon Wason, Staff Planner Gaby Jordan

Planner Report

The Main Street subdivision won't be filed in time for the April 23rd meeting and Mr. Grieder is away for the May 7th meeting so the hearing will be scheduled for May 28th. They would like to come in again for another informal presentation in advance of the filing; they will be put on the April 23rd meeting schedule.

The draft forestry plan has been completed and the tree grant is due on May 1st. Ms. Wason has prepared a list of tree policies; any comments please submit them to Ms. Wason as soon as possible. Mr. Greene noted that on Villa Drive the local grammar school children help plant the trees that grow there today.

Mr. Weinfeld arrived at 7:10 p.m.

There will be a meeting at CBS Scene next Friday on Stormwater held by the town planner's group. If anyone is interested in attending please let Ms. Wason know.

The Mass Historical Grant does not have a lot of funding available this year, only \$750,000, so there would be a low chance of getting any funding.

The Housing Trust has been given back to the Board, qualified volunteers are needed, an article will run in the Reporter looking for volunteers.

Mr. Keegan reported that Town Counsel suggested that the Planning Board not be the one to ask for the Partners in Patriotism grant funding for the Ella Hill playground but rather another entity in town that does not deal with Kraft Organization permits. Ms. Wason will check with the Board of Recreation or perhaps the Council on Aging as the older folks in town may enjoy passive recreation at the park too.

The Billboard Advisory Committee would like to conduct a survey for the use of billboards on Route 1. Ms. Wason is working on the costs of sending out a survey with a pre-addressed stamped response included.

Discussion with Don Treannie concerning completion of Rothchild Drive Sumner Estates Subdivision

Mr. Treannie was not available to attend this evening but he did send a letter dated March 31st in regards to the work remaining. He stated that the road has been cleaned and the sloped granite curbs were regouted and set; he further states that the construction material in the cul-de-sac has been removed. The Board members noted that there is still a lot of snow on the ground there so it is hard to observe the work that is remaining.

The Board members would like to send Mr. Mullaney out there as soon as the snow melts for an update to the Construction Report from last August. The Board would like a letter sent to Mr. Treannie informing him of the Board's concerns, requesting a report by May 1st and informing him that the Bond will be revoked on June 1st if the work is not completed.

A motion to start the process of revoking the bond so it will be ready to be done as soon as possible after the May 30, 2015 deadline if necessary was made by Mr. Grieder and seconded by Mr. Greene. The motion carried 5-0-0.

Un-Accepted Streets

The Board discussed the maintenance of unaccepted roads in town, should the contractors be billed for town services such as plowing. Town Engineer Chris Gallagher noted that it has been done in other towns. He understands that the people on the streets are paying taxes and expect services, but it is a liability to the town to do things such as plowing the streets that are not yet accepted.

Mr. Gallagher offered the possibility of having a disclaimer on subdivision plans stating that the town is not responsible for maintenance of the road until it is accepted or having a bond for snow removal was discussed.

Continued Public Hearing – Site Plan Review – Elm Street Solar Array

Mr. Weinfeld excused himself from this hearing as he owns abutting property.

John Motta of SunEdison and Engineer John Conwell of ISE were present. There were a number of items the Board wanted addressed at the last meeting and a letter has been submitted addressing these issues. The monitoring wells on the site will be removed and capped by the DPW, the grading plans have been provided and the Limit of Disturbance has been added. There are no grade changes proposed to the site but the process still needs to be in the submission in regards to stormwater. They are proposing that no increase in runoff will occur due to the project. The Board would like to see the methodology for the treatment of disturbed areas beneath the solar arrays to ensure there will be no increase in runoff and directed the applicant to produce a detail for placement on the plan that would be reviewed by the Town Engineer and Mr. Rhoads.

The Earth Removal can be a condition of the approval; they do not feel that slats are needed in the fencing as the panels are treated with an anti-refractory coating so there will be no glare. The renderings have been submitted as requested and the screening and interpretive program information can be a condition in the approval.

Joan Gallivan of 71 Elm Street asked who owns the property. The town owns the property and the applicants will be signing a long term lease.

A motion to close the Public Hearing was made by Mr. Greene and seconded by Mr. Bresse. The motion carried 4-0-0.

The Board then reviewed the draft decision prepared by Ms. Wason. The Board would like a condition that there will be no increase in the Limit of Disturbance area without returning to the Board. Mr. Rhoads would also like a requirement for groundwater infiltration.

A motion to grant the Special Permit for the installation of a 1.656 MW Solar Array at Elm Street subject to the conditions discussed was made by Mr. Greene and seconded by Mr. Rhoads. The motion carried 4-0-0.
Mr. Weinfeld rejoined the Board.

ANR – Fisher Street/Route 140 – Add Land to an Existing Parcel

This is land from the future 40B site on Fisher Street that is being conveyed to the Comfort Inn lot, it is not a buildable lot.

A motion to sign the ANR to add land to an existing parcel at Route 140 and Fisher Street without the creation of a new lot was made by Mr. Bresse and seconded by Mr. Weinfeld. The motion carried 6-0-0.

Minutes

The minutes of February 12th and February 26th were reviewed.

A motion to approve the minutes of February 12, 2015 as amended was made by Mr. Rhoads and seconded by Mr. Greene. The motion carried 6-0-0.

A motion to approve the minutes of February 26, 2015 as amended was made by Mr. Rhoads and seconded by Mr. Greene. The motion carried 6-0-0.

Reappointment of Gary Whitehouse as Associate Member

The annual reappointment of the Associate Member needs to be done.

A motion to reappoint Gary Whitehouse as the Associate Member of the Planning Board was made by Mr. Grieder and seconded by Mr. Weinfeld. The motion carried 5-0-0.

MEPA Process

Ms. Wason noted that many citizens in town are upset by the recent MEPA process for the proposed 40B on Fisher Street. Residents are claiming that the Planning Board and the Town Planner are not doing their job, they did not give notice of the meeting and they reserved the room for the meeting so they must be supporting the developer of the project.

Ms. Wason explained the MEPA process; it is not a permitting process but rather they determine if an Environmental Impact Report is needed for any proposed large projects. They are not required to post meetings and in fact all of the meetings used to be held in Boston but have been moved to the local communities for the past couple of years.

Granite Street Trees

Janet Pineault is upset about the trees being taken down on Granite Street.

There is a \$5,000 grant that was received from National Grid and Mr. LaLiberte says that will pay for the replacement of about 20 trees.

Sewer Strategy

The Board of Selectmen will be meeting with the Board of Water and Sewer Commissioners next Tuesday to discuss the Warrant Article dealing with the executive powers of the Board of Water and Sewer Commissioners. The Town Manager Act from a few years ago appears to have given executive power over to the Town Manager. They will also be discussing long range sewer plans and selling excess flow.

This meeting will be posted in case any Planning Board members wish to attend and participate in the discussion.

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

Respectfully submitted,

Diana Gray

Approved by: Kevin Weinfeld

Date: 6/11/15