

**Foxborough Planning Board**  
**Meeting Minutes**  
**May 7, 2015**  
**Boyden Library**

**Members Present:** Kevin Weinfeld, William Grieder, John Rhoads, Ron Bressé, Gordon Greene (at 8:15 p.m.), Alternate Gary Whitehouse

**Members Absent:** None

**Also Present:** Planner Sharon Wason

**Planner Report**

Ms. Wason stated the Mr. King would like to change the last two payments to be made to the Housing Trust; the original agreement had the last two payments on May 30, 2015 and August 30, 2015. Mr. King would like to add two months to the due dates making the new payment schedule July 30, 2015 and October 31, 2015. Ms. Wason sees no problem with granting Mr. King's request.

A motion to change the due dates of the Housing Trust payments to July 30, 2015 and October 31, 2015 as a Minor Modification to the agreement was made by Mr. Grieder and seconded by Mr. Bressé. The motion carried 5-0-0.

Ms. Wason would like to attend the Planner's conference at the end of June in New York. The total amount would not exceed \$850.00 including registration, hotel and mileage.

A motion to approve Ms. Wason attending the Northeastern APA conference for an amount not to exceed \$850 was made by Mr. Grieder and seconded by Mr. Bressé. The motion carried 5-0-0.

Ms. Wason received 125 resumes for the intern positions available. She has decided upon Eric Stotski from UNH (full time, 12 weeks at \$13.00 per hour), Mackenzie Leahy (part time \$13 per hour) and Meghan McNulty (\$15 per hour paid from Economic Development fund).

The Economic Development Committee needs a Planning Board member on it. Mr. Grieder volunteered to be on the committee.

Ms. Wason is still working on the Ella Hill playground and submitted a few ideas for an entryway. Bill Buckley is working on estimates for the cost of the work needed there; once those are received a plan could be developed as to what can go there.

Ms. Wason has met with the Postmaster in regards to the billboard survey, she needs to come up with a design and then meet with him again.

**Meet Mackenzie Leahy, GIS Intern**

Ms. Wason introduced Mackenzie Leahy who she has hired to work on the GIS and the tree inventory. Ms. Leahy explained that she is a student at Bridgewater State University who started as a Music Major but switched to Geography after taking a Planning Course. She worked for the Town of Carver as an intern previously. She would be starting on May 18<sup>th</sup>.

A motion to hire Mackenzie Leahy as a Summer Intern part time at \$13 per hour was made by Mr. Weinfeld and seconded by Mr. Grieder. The motion carried 5-0-0.

### **Correspondence Review**

Kevin Guerrini has submitted an email in regards to Lakeview Pavilion; he has concerns with the removal of trees and vegetation not providing him with an adequate buffer. When the Site Plan was approved there was no landscape plan at the time. The Board members may need to go out to the site to see it both from Lakeview and Mr. Guerrini's property.

Mr. Guerrini was present and explained that he is not against the rebuilding of the pavilion; he does not like the location of the patio they are building as it faces his property. He provided pictures of the pavilion taken from his yard showing the new building. He feels that the patio is approximately 200 feet from his property and he also feels that they are taking down too many trees which will result in him losing their sound and light protection.

Mr. Weinfeld commented that the noise should be less as it is a new construction with better soundproofing than the old building had.

Anastasis Tsoumbanos stated that the patio is for outdoor pictures by brides and the occasional outdoor ceremony. The deck is used to serve cocktails before receptions begin, not all the patrons use the deck.

Mr. Grieder stated that the issues of lighting, screening and buffering were discussed during the Special Permit process and the patio was a part of the approved site plan and cannot be changed at this point. He also noted that the maturity of the trees that needed to come down cannot be duplicated.

Ms. Wason noted that the plans were incomplete at the time of approval and things such as the parking requirements couldn't be calculated, she feels that sufficient parking needs to be addressed. The applicants had stated that there would be minimal changes to the landscape and screening that's why it was deferred until the spring when plans would be available. Ms. Wason feels that the patio on the building permit plans may be larger than the one that is on the special permit plan but did not have time to evaluate it today. She did note that this is a non-residential use in a residential neighborhood and that it was expected that the intensity would increase with a new building.

Mr. Guerrini stated that he was told that there would be no landscaping plan until March when he asked in December.

Mr. Weinfeld stated that the community stepped up to help the family get back into business.

A site walk will be scheduled for next week.

Mr. Rhoads feels that the lighting can be dealt with by directing the lighting both internally and externally. Ms. Tsoumbanos stated that the windows have a light blocking film on them that is supposed to filter out 80% of the light.

Mr. Rhoads also had questions on the deck if it was considered an amenity and if it was attached and if the limit of work on the plan is the same as it is today. He also noted that the fire could have damaged the trees, resulting in them being removed.

The special permit showed five trees coming down but Mr. Buckley did say that additional trees may need to come down at the hearing last year.

Atty. Frank Spillane noted that the function area hasn't increased; the new space is for offices, bathrooms and a larger kitchen. The capacity is limited under the Zoning Board decision and the doors will have automatic closers so they will remain shut. The Board questioned whether the ZBA decision allows outside events.

Leslie Guerrini stated that the site line has changed and she can see more of the building now than before.

### **Form A – 73 Chestnut Street**

The applicant is proposing to tear down the existing structures and split the lot. Both lots will be conforming.

A motion to approve the Form A for 73 Chestnut Street was made by Mr. Grieder and seconded by Mr. Weinfeld. The motion carried 4-0-0.

### **Active Subdivisions**

Ms. Wason and Ms. Jordan met with Tree Warden Dave LaLiberte on Rotchild Drive, the street trees are to be installed by the end of next week and the paving will be done the following week. The guardrail has not yet been repaired and the shed should be moved soon, the new foundation has been prepared.

### **Payson Road Horseshoe pits**

The horseshoe pits from Elm Street are to be relocated to Payson Road, due to the recently approved solar field; Bill Buckley has forwarded a plan showing ten proposed pits instead of eight this will result in a relocation of the batting cage. Mary Beth Bernard has been working with them on the electric light issues. The question of who will maintain the pits once they are built has not yet been resolved.

### **Capone Road Sewer System and Dexter Road as a Public Way**

Resident Vinnie Micheroni met with the Board to discuss issues at Capone Road and Dexter Road. He stated that there was a lot of damage this past winter including some lights that were damaged. He would like to know who owns the sidewalk and is responsible for any maintenance. Ms. Wason stated that Capone Road does not have sufficient layout to be accepted as a town road. Mr. Micheroni also asked if Dexter could be a throughway that the town would maintain and plow.

Mr. Weinfeld stated that Mr. King is in control and has written the Homeowner's Association documents so that he is in control until all the units are sold.

Town Manager Bill Keegan stated that this is considered private property and the town can't touch it, the Master Deed states that this will remain private property.

Mr. Grieder advised the residents to look into how they can get control of the Homeowner's Association.

Mr. Keegan stated that this project was built as a private development and the town was given concessions to let them build it.

The residents also had issues with sewer charges, they are getting back charged for the water used. Two of the units do not have a separate sprinkler meter and one leaked. The treatment plant has high rates as not all of the capacity is being used but it is restricted on the deed that they have to use it. The residents wanted to know if some of the capacity could be used by the town or if the town could take it over. Mr. Keegan stated that would be a question for the Board of Water and Sewer Commissioners.

Mr. Greene arrived at 8:15 p.m.

### **Sullivan Way**

Mr. Asnes approached the Board with his concerns for the health and safety of the residents of Sullivan Way, the infrastructure and engineering was never completed. Board members explained that the Board took the bond to complete the work last year and have been trying to move it along.

Ms. Jordan and Town Engineer Chris Gallagher have been working diligently to try to get this completed. Mr. Keegan stated that he would work with Ms. Wason and Mr. Gallagher to find out what is needed by the next Planning Board meeting and come up with a schedule of work.

The Board is sympathetic to the resident's issues but once the plantings are complete, the town would not be the party to take care of them.

### **Compost Area**

Mr. Grieder is concerned with the compost area; repairs are needed to the fence and gates. Mr. Keegan has notified Mr. Casbarra and they will be meeting with Mr. Felix to have the repairs made.

### **Master Plan Update**

Mr. Keegan stated that a draft for the Economic Development Committee will be presented at the Board of Selectman's meeting next week.

Kathy McCabe has prepared a list of recommendations, goals, priorities and implementation that she would like the Board to review and give feedback on the priorities.

Mr. Grieder commented that the same topic seems to be under various recommendations, which makes the document longer than it needs to be. He also noted that some of the priorities have legal requirements attached to them.

The Board discussed prefatory language which would be a summary of the building block section; they would also like to see a list of accomplishments and an action plan for implementation.

Mr. Keegan commented that in Dedham once the Master Plan was complete an Implementation Committee was formed.

The Board discussed sewers in the priority areas as it pertains to the storm water bylaw, regulations are needed to require recharge of impervious flow; water could also be recycled for irrigation.

A downtown committee that is resident driven is also needed. An update may be needed to the Land Use Map.

**Minutes**

The Board reviewed the minutes of March 12, 2015, March 26, 2015 and April 2, 2015.

A motion to approve the minutes of March 12, 2015, March 26, 2015 and April 2, 2015 as amended was made by Mr. Rhoads and seconded by Mr. Grieder. The motion carried 6-0-0.

**Payson Road Recreation Area Sign**

Ms. Wason has been in contact with a sign company for a sign at the Payson Road Recreation Area; this is part of the PARC grant. It will be a wooden sign and can be either carved or flat painted; the posts can be either wooden or granite.

The Board would prefer a carved sign with wooden posts.

The meeting was adjourned at 10:15 p.m.

Respectfully submitted,

Diana Gray

Approved by: William Grieder

Date: 7/23/15