

**Foxborough Planning Board  
Meeting Minutes  
September 10, 2015  
Boyden Library**

**Members Present:** William Grieder, Gordon Greene, John Rhoads

**Members Absent:** Kevin Weinfeld, Ron Bressé, Gary Whitehouse

**Also Present:** Staff Planner Gaby Jordan

**Highlawn Farm – Bond Release and Town Meeting Road Acceptance**

Ms. Jordan reported the John Walsh has requested the remaining bond for Highlawn Farm be reduced to a minimum amount as he has completed the work at the subdivision except for the replacement of the trees. Ms. Jordan stated that they need to hold \$300 per tree for the first year; there are ten trees that need to be replaced and Mr. Walsh states that they will be replaced by this month. Ms. Jordan suggests they hold a minimum of \$10,000 in the bond.

A motion to reduce the Performance Bond for Highlawn Estates to \$10,000 for the completion of Layton Lane, Plimpton Road and Mann Lane was made by Mr. Greene and seconded by Mr. Rhoads. The motion carried 3-0-0.

**Housing Trust Payments**

Doug King recently submitted a payment to the Housing Trust and he is requesting another extension to the remaining two payments to December 2015 and March 2016. The Board discussed this request and do not support it.

A motion to deny Doug King's request for an extension to the Housing Trust payment schedule was made by Mr. Greene and seconded by Mr. Rhoads. The motion carried 3-0-0.

Ms. Jordan is also concerned with Condon Circle; there is no Performance Guarantee for the work being done in this area. The board members would like to tie this to the next building permit request that comes in. Ms. Jordan will talk to Bill Casbarra to see if the next building permit could be held until a Guarantee is paid.

**Public Hearing – Accessory Apartment – Joanna Drive**

The hearing will need to be continued as there are not enough Board members present to open the Hearing.

A motion to continue the Public Hearing for an Accessory Apartment on Joanna Drive to September 24, 2015 at 7:10 p.m. was made by Mr. Greene and seconded by Mr. Rhoads. The motion carried 3-0-0.

### **Form A – Westerly side of Montgomery Way**

A request for a Form A has been received to move two lot lines on Montgomery Way for septic purposes; this is an OSRD project. Mr. Rhoads questioned if the moving of the lot lines would result in one of the lots not having enough lot width. Mr. Jordan will check with Mr. Casbarra on that issue.

A motion to approve the requested ANR for Montgomery Way was made by Mr. Rhoads and seconded by Mr. Greene. The motion carried 3-0-0.

### **Form A – 310 Central Street**

A request for a Form A to create two lots where one is now has been received. Both lots will be conforming.

A motion to approve the requested ANR for 310 Central Street was made by Mr. Rhoads and seconded by Mr. Greene. The motion carried 3-0-0.

### **Continued Public Hearing – Special Permit/Site Plan Review – Foxfield Plaza**

The hearing will need to be continued as there are not enough Board members present to open the Hearing.

A motion to continue the Public Hearing for Foxfield Plaza Special Permit/Site Plan Review to September 24, 2015 at 7:45 p.m. was made by Mr. Greene and seconded by Mr. Rhoads. The motion carried 3-0-0.

### **Continued Public Hearing – 27 Lakeview Road – Scenic Road Bylaw Hearing and Definitive Subdivision Hearing**

These hearings will need to be continued as there are not enough Board members present to open the Hearings.

A motion to continue the Public Hearing for the Scenic Road Bylaw for 27 Lakeview Road to September 24, 2015 at 7:15 p.m. was made by Mr. Greene and seconded by Mr. Rhoads. The motion carried 3-0-0.

A motion to continue the Public Hearing for the Definitive Subdivision for 27 Lakeview Road to September 24, 2015 at 7:16 p.m. was made by Mr. Greene and seconded by Mr. Rhoads. The motion carried 3-0-0.

### **Amanda Chisolm – Route 1 Corridor Study**

Amanda Chisolm of MAPC has been conducting a Route 1 Corridor Study under the South Coast Rail FY15 Grant and came before the Board to share her preliminary results and get feedback from the Board. She distributed a Buildout Analysis Memo and accompanying PowerPoint presentation which she then reviewed with the Board.

She reviewed the Retail Analysis Findings including the Retail Trade Area and the Retail Gap Analysis; an Office Use Analysis including Office Outlook and NAICS Industry Projections and Residential Analysis Findings including Population Projections, Household Projections, Owners vs. Renters, Renter

Ages, Building Permits issues from 2000-2014, Home Sales, Recent Sales, For Sale Findings, Rental Units and a summary of the Residential Analysis. She also reviewed a Build Out Analysis including development constraints and parking revenue which is the largest current use of land on Route 1.

Ms. Chisolm would like to have a public forum to get public feedback on potential strategies to attract additional development.

She also looks forward to any comments the Board members have on the information presented this evening.

**Minutes**

The Board reviewed the minutes of July 9, 2015.

A motion to approve the minutes of July 9, 2015 as amended was made by Mr. Greene and seconded by Mr. Rhoads. The motion carried 3-0-0.

The meeting was adjourned at 9:00 p.m.

Respectfully Submitted,

Diana Gray

Approved by: William Grieder

Date: 11/12/15