

**Foxborough Planning Board
Meeting Minutes
October 22, 2015
Boyden Library**

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

Members Absent: None

Also Present: Staff Planner Gaby Jordan

Planner Report

Ms. Jordan stated that the Route 1 Economic Development Forum has been scheduled for November 4th at the High School Media Center. A flyer has been prepared by MAPC that can be shared, the Route 1 Business Association will be advised of the meeting also.

The JARC grant is expiring at the end of the month but a request has been made for a six month extension. A survey has been performed of local businesses asking where the employees were commuting from, the type of transportation being used and to gauge interest in shuttle services to public transportation. The results of the survey are being worked on.

Intern Mackenzie Leahy will present her findings concerning downtown zoning tomorrow morning at the office, everyone is welcome to attend.

The preschool playground equipment has been delivered and was installed this week at the Payson Recreation Complex. The DPW installed the equipment and a thank you will be sent to them for their help with the project.

A warrant article to approve digital billboards was recently defeated in Norton, even though the Board of Selectmen had supported it.

Active Subdivisions

Mr. Rhoads has spoken to the abutters, Mr. Woodall and Mr. Evans, that will be deeded land at Lincoln Hill Estates. The plan shows two outparcels on the subdivision road that are to be deeded to the abutters. Mr. Ferrone, Sr. is away and will be talking to Mr. Weinfeld once he returns on how to resolve this issue.

A letter has been sent to Don Treannie advising him of the Board's vote to act on the bond to finish the subdivision work but no response has been received. An item will be placed on the Board of Selectmen's agenda for permission to spend the funds.

Minutes

The Board reviewed the minutes of September 24, 2015.

A motion to approve the minutes of September 24, 2015 as amended was made by Mr. Rhoads and seconded by Mr. Whitehouse. The motion carried 6-0-0.

Weston Avenue

Mr. Buckley is waiting for Roger Hill to respond in regards to the paving. The sidewalk on Main Street also needs to be added to the list of work to be done.

Minor Modification – East Belcher Solar

National Grid is requiring the converter pad to be moved from the center to the edge of the site. The Board agrees that this is a better location.

A motion to consider the request to move the converter pad to be a Minor Modification was made by Mr. Grieder and seconded by Mr. Greene. The motion carried 5-0-0.

A motion to grant the request to move the converter pad for the East Belcher Solar project as shown on the plans drawn by ISD-MD, Inc. revised on October 5, 2015 was made by Mr. Grieder and seconded by Mr. Greene. The motion carried 5-0-0.

ANR 9 Summer Place

Bill Buckley explained that this request is to add a new lot, remove the current driveway and move it to Summer Place and to remove the cesspool. The septic plans have been filed with the Board of Health for both the existing and the new lot.

A motion to approve the ANR for 9 Summer Place was made by Mr. Rhoads and seconded by Mr. Bressé. The motion carried 5-0-0.

Public Hearing – Special Permit – The Homes at 161 Chestnut Street

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

A motion to waive the reading of the notice was made by Mr. Greene and seconded by Mr. Rhoads. The motion carried 4-0-0.

The applicant, Larry Stern, was present and represented by Bill Buckley of Bay Colony. This proposal is for seven multifamily units on 1.3 acres on Chestnut Street near the Ahern School. They will be using municipal water; the stub was put in before the recent paving of Chestnut Street. The soil has been tested but they have not applied for septic yet.

Each unit will have three bedrooms and will be 2,100 sq. ft. plus a garage underneath. The building faces Chestnut Street; the front of the building would only be visible above the garage level as there is a hill in the front of the property. The hill will also result in minimal clearing in the back of the property due to the grading. There will be some trees lost in the front for the septic system and they will develop a landscape plan but will be limited by the septic system. A stone wall will be constructed along the back and side of the property.

The stormwater will contain LID characteristics with rain gardens and bio retention cells. This will require yearly maintenance of the digging out and replacing of the compost materials to help with the

cleaning and infiltration. The Homeowner's Association will be responsible for this maintenance. An O & M plan will be developed.

BSC has submitted a comment letter, they have concerns with the top layer of compost; Mr. Buckley will work with Mr. Rinaldi on this issue.

They are not proposing any lighting other than over the garages and any entrance lights required by code. Each unit will have three parking spaces available, one in the garage and two in the driveway; the requirement is 2.25 per unit.

Review letters from the DPW, Board of Health and Fire Department were read. The Building Commissioner has been out sick so his comments will be forthcoming.

Snow storage provisions will be shown on the revised plans. The dumpster area will have a six foot high vinyl fencing with a gate.

Mr. Grieder would like the guest parking area widened so cars can get out of the garages without backing into parked cars.

Mr. Rhoads commented that the grading from the gutters and the flow from Chestnut Street should be prevented from getting into the septic system area. Mr. Buckley feels that the catch basins should take care of Chestnut Street drainage.

Mr. Rhoads also asked where the transformers would be located. Mr. Buckley is agreeable to a condition that it be screened when it is located.

Kathy Devlin on 162 Chestnut Street asked if the septic system would be raised. She also submitted a comment letter from her husband who was not available this evening. She and her husband have concerns with noise and privacy as well as vistas.

Leslie Ann Foster of 160 Chestnut Street asked if the Historical Commission would need to grant permission to take the existing house down; the Board members stated that this is not a Planning Board issue. She also noted that they have many drinking water quality issues on Chestnut Street already and feels that this will add to their issues.

John McCann of 165 Chestnut Street asked if there would be a buffer provided between this project and his property. The buffer is twenty five feet wide and there is no fencing proposed at this time.

A motion to continue the hearing to November 12, 2015 at 7:20 p.m. was made by Mr. Greene and seconded by Mr. Rhoads. The motion carried 4-0-0.

Continued Public Hearing - London Estates – 95 Main Street

Mr. Rhoads recused himself from this hearing.

Engineer Bill Buckley and applicant Mike Ferrone were present. Mr. Buckley stated that the meetings with the Conservation Commission resulted in changes to the plans which he wished to review with the Board this evening. The Commission requested changes to the walls in the wet basin; Mr. Buckley recalculated the stormwater numbers to be able to eliminate most of the wall and add slopes to the

remaining wall to aid wildlife in getting in and out of the basin. A restoration area was also added to the plans.

Mr. Buckley included some LID measures for the drainage including a bioretention cell in the boulevard island. These cells include a tree box filter which is a concrete box with compost, gravel and mulch layers and a tree planted in it. The use of these boxes was not included in the calculations for water quality and if it is found they do not work well, they can be replaced with catch basins. There is some additional up front cost to install these and maintenance will be required of the compost and mulch.

Fill will need to be added to raise parts of the site but they are not sure of the source for the fill. The Board members advised Mr. Buckley to check with Mr. Mullaney when they are ready to bring in materials.

A letter was received today from BSC that they are satisfied with the changes and their issues are now closed. An email was received from the Conservation Agent stating that the Commission is satisfied with all the changes made to the plan.

The Board reviewed the requested waivers and the proposed easement for Parcel A for utilities installation.

Richard DeCoste of 12A Shea Lane submitted a lengthy letter to the Board with additional concerns. Mr. Buckley was asked by the Board to address his comments directly.

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

The Board reviewed a draft decision.

A motion to approve the Special Permit and Definitive Subdivision Approval for London Estates at 95 Main Street as amended this evening and as long as all Conservation Commission issues have been satisfied was made by Mr. Bressé and seconded by Mr. Greene. The motion carried 4-0-0.

Continued Public Hearing – Foxfield Plaza – 369 Central Street

The applicant has requested a continuance while they work on Conservation issues.

A motion to continue the Public Hearing for 369 Central Street to November 12, 2015 at 7:45 p.m. was made by Mr. Rhoads and seconded by Mr. Weinfeld. The motion carried 6-0-0.

144 Main Street 40B - Informal Presentation

The Board met with Joe Lynch, the developer of the proposed 40B project on Main Street, as well as his engineer, Bill Buckley. Mr. Lynch explained that they have had two meetings with the ZBA and he is showing the latest revision to the plans this evening so the Board can send any comments or concerns to the Zoning Board.

He is proposing to build eight single family homes each with three bedrooms on individual lots on 1.17 acres of land. They have been before the Board of Health for the septic system, they proposed the option of either a shared or a common system but no votes were taken by the Board of Health. Individual lots

would use a shared system; one lot with eight homes on it would use a common system. The drainage will be by catch basins connected to a recharge facility.

Mr. Weinfeld questioned the sharing of a septic system; Mr. Grieder is concerned with the density of the project.

Mr. Lynch stated that the market rate units would sell for \$400,000 and the affordable units for \$190,000.

Mr. Rhoads had comments regarding the density in regards to fire protection, the recharging of the groundwater mounding and the impacts to surrounding resident's lots; he also noted that Mass Highway permission would need to be sought for the curb cut onto Route 140.

Mr. Weinfeld noted that it is a very dense project with eight units being located on 66,000 sq. ft. surrounded by larger homes.

Mr. Lynch stated that a Fire Protection Code expert would be brought in to address Public Safety issues at an upcoming ZBA meeting.

The meeting was adjourned at 10:22 p.m.

Respectfully Submitted,

Diana Gray

Approved by: Kevin Weinfeld

Date: 1/28/16