

Foxborough Planning Board
Meeting Minutes
March 24, 2016
Foxborough High School Media Center, 120 South Street

Members Present: John Rhoads, Gordon Greene, Ron Bressé and Gary Whitehouse

Members Absent: Kevin Weinfeld

Also Present: Planning Director Paige Duncan, Staff Planner Gaby Jordan

10 Fisher Street ANR – Domain Foxborough Apartments LLC

Rich Leslie of Bay Colony, Inc. explained that this ANR is to convey the land to the abutters that was part of the Comprehensive Permit conditions. The deed is to be recorded tomorrow so the Board can hold the mylars until that information is received.

A motion to approve the ANR for 10 Fisher Street conditional upon receiving the deed reference information was made by Mr. Greene and seconded by Mr. Bressé. The motion carried 4-0-0.

Planner Report

The Board of Selectmen approved hiring Mackenzie Leahy to work as an intern for the Economic Development Commission for ten weeks.

Mr. Rhoads, Mr. Greene and Ms. Duncan met with Traffic Engineer Jack Gillon in regards to the downtown rotary. Norfolk County is willing to fund \$1,500 worth of the work to evaluate the traffic patterns in the roundabout. They will also be looking at pedestrian and bicycle access to the Downtown.

Some work is needed on the Foxboro Center Overlay District (FCOD); Ms. Duncan will be sharing the improvements with the Board over the next few months so they will be ready for Fall Town Meeting.

The Fire Station/Funeral home is on the April 5th Board of Selectmen's agenda.

Mr. Greene, Mr. Weinfeld and Ms. Duncan met with the Town Manager Bill Keegan and Attorney John Michelmores to discuss the goals of the Affordable Housing Trust. The Housing Authority would like some of the trust money for their proposed project on Walnut Street (\$150,000); the rest would be used towards downtown. The Housing Authority should be asked to get involved in the Housing Trust.

The Master Plan Implementation Workshop cable show will be taped in Mid-April.

Ms. Duncan will be going before the Advisory Committee on April 6th to discuss the Planning Board articles.

On March 29th there will be a workshop on the EPA Stormwater Permits. Ms. Duncan and Ms. Jordan are unable to attend so Mr. Rhoads has volunteered to attend to represent the Board.

Ms. Duncan has been reviewing the worksheets that were done by MAPC on the subdivision regulations and will be bringing them to a future meeting for discussion on amendments to the regulations.

Active Subdivisions

A checklist on remaining items has been issued by Town Engineer Chris Gallagher for Highlawn Farm. A sidewalk has also been damaged by the gas company at 1 Lawton Lane.

Discussion of Minor Modification – Retaining Wall at Dexter Road

The Board met with Sam Schofield of Doug King Builders in regards to the park area and retaining wall at Chestnut Green. They have recently completed four veterans housing units and would like to address the wall before the open house scheduled for April 1st. There is a grade change that Mr. Schofield feels would be better served by a retaining wall rather than the walkway originally proposed.

Mr. Schofield also addressed the Board's previous question concerning parking spaces, they were permitted for 678 spaces and currently have 762 parking spaces with the additional spaces at the underground parking area. The loss of 12 spaces in this area will result in more green space and will not have an adverse effect on the available parking.

Mr. Schofield feels that this change is not a major change but it is a change from the original design that he feels will be better than having the land slope.

A motion that the proposed change should be considered a Minor Modification was made by Mr. Whitehouse and seconded by Mr. Rhoads. The motion carried 3-1-0 with Mr. Greene opposed.

A motion to approve the changes to the plan as submitted replacing the walkway with a retaining wall on Dexter Road at Chestnut Green was made by Mr. Whitehouse and seconded by Mr. Rhoads. The motion carried 3-1-0 with Mr. Greene opposed.

Active Subdivisions (continued)

Joe Lynch wanted to discuss bound requirements for the Mill Street project (Bristol Lane and Garland Lane) as part of the OSRD. These are to remain private roadways. The Subdivision Regulations require concrete cement monuments not less than three feet in length nor less than five inches square top and bottom with three-eighths drill hole set in the top. Mr. Lynch would

like to use a mix of drill holes and iron rods. Mr. Rhoads volunteered to meet with Mr. Lynch to discuss this and will report back at the April 14th meeting.

10 Lincoln Hill Way ANR

This ANR is to add land from a new subdivision to an existing lot at 203A Oak Street. There are drainage pipes through the property that the Board had concerns about, the town may require an easement. The plan meets all qualifications of an ANR.

A motion to approve the requested ANR for 203A Oak Street was made by Mr. Rhoads and seconded by Mr. Whitehouse. The motion carried 4-0-0.

Minutes

The Board reviewed the minutes from February 25, 2016.

A motion to approve the minutes of February 25, 2016 was made by Mr. Whitehouse and seconded by Mr. Rhoads. The motion carried 4-0-0.

The meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

Diana Gray

Approved by: Kevin Weinfeld

Date: 4/28/16