

**Town of Foxborough
Conservation Commission Minutes
August 26, 2013**

Members Present: Robert Boette (Chair), Allan Curtis (Vice Chair), Eric Nelson (Clerk), Judith Johnson, James Marsh and Valerie Marshall

Members Absent: Douglas Davis

Staff Present: Jane Sears Pierce, Conservation Manager, and Lee Ann Tavares, Secretary

Others Present: See attached sign-in sheet

Meeting Opened

Bob Boette opened the meeting, held in the Andrew A. Gala Jr. Meeting Room, at 7:00 p.m.

87 North Street Conservation Property

Andrew Puntini (Foxborough Fire and Rescue), in charge of Foxborough's Junior Firefighters, attended the meeting to seek permission to burn the house at 87 North Street (the garage will not be harmed) for fire and non-fire training purposes. He described the following tasks that needed to be completed before training could occur:

1. DEP approval is required;
2. The DEP will want certification that the building is asbestos free, so Bill Casbarra has taken a floor tile and is waiting for test results to rule out asbestos;
3. The partially filled oil tank and oil will need to be removed; and
4. State Historical Commission approval is also needed.

Mr. Puntini indicated that he would follow up with Mr. Casbarra regarding asbestos testing. The house will be demolished shortly after the training is finished, but the building's glass will need to remain during the fire training. When asked what the grounds will look like after the training, Mr. Puntini stated that they will clean up as best as possible. He explained that this is an interior and exterior operation and access to any area can be limited.

The Commission wanted to ensure that the property's deed didn't have any restrictions regarding demolition of the building. Judi advised that the Historical Commission should be notified of the proposed training, since they will want to determine whether the building is of historical significance. She noted concerns about the large trees located next to the house and asked that they be protected.

The Commission indicated that they were in favor of burning the house, but wanted it to occur during the winter, when the ground and pond would be frozen. Mr. Puntini will write a project summary and stated that the Fire Department will notify abutters and an article will also be posted in the newspaper, prior to burning the house.

March 25, 2013 Minutes

Motion was made by Eric Nelson to accept the March 25, 2013 meeting minutes as distributed; seconded by Judi Johnson. **Vote: 6-0-0.**

Conservation Property Rentals

120 Spring Street and 89 North Street - Quotes for repairs to both properties have been solicited and received. Jane has compiled a list of the quotes for her meeting with Bob Cutler. Electrical issues at 89 North Street must be repaired first, but the septic system must also be pumped ASAP, since it may be overflowing, which is a health issue. The tenant can pay the septic hauler and

subtract that amount from their next monthly rent. A letter will be sent to the tenant (copying Bob Cutler) instructing them to pay for pumping, then deduct that amount from their next month's rent.

87 North Street will need to have the oil tank removed prior to the fire training. An asbestos certificate may be needed and the house will also need to be demolished and disposed of after the training. Judi indicated that they may need to photo-document the house for the Historical Commission. The Land Committee plans to meet with Jack Authelet (town historian) prior to the next Commission meeting to identify any historical concerns.

Judi wanted to get a general consensus regarding (1) burning 87 North Street, (2) demolishing the Fairbanks house, and (3) selling or renting the Spring Street house. Eric was not in favor of selling conservation property and suggested using rental income to improve all of the rental properties. Spring Street is now vacant, but needs a tenant.

Val summarized discussions, stating that in the short term the Commission needed to:

1. solicit and review quotes to repair the buildings;
2. meet with Mr. Authelet to identify historical concerns;
3. update the Land Committee report after repair costs and historical concerns are known.

Val indicated that she would send an email to Jane to provide direction regarding the properties. Jane asked about moving forward on a second RFP for 120 Spring Street, adding that this needed to be implemented by a procurement officer. Although some repair work needs to be done first, she thought that the RFP could be issued before completing the work to get the rental process started.

10 Kathy Drive, (Lot 6), DEP #157-157, Partial Certificate of Compliance

Motion was made by Eric Nelson to issue a Partial Certificate of Compliance for DEP #157-157, 10 Kathy Drive (lot 6, only); seconded by Allan Curtis. **Vote: 6-0-0**

5 Thompson Road, DEP #157-320, Partial Certificate of Compliance

Motion was made by Eric Nelson to issue a Partial Certificate of Compliance for DEP #157-320, 5 Thompson Road (lot 5, only); seconded by Allan Curtis. **Vote: 6-0-0**

Morse Street Overflow Culvert, DPW Emergency Certification

Information Reviewed:

- Design Plan, Equalizer Pipe, Morse Street, by Roger A. Hill, P.E. #23530, P.L.S. #28317

Per the Commission's vote on July 8, 2013, the DPW submitted a location and diagram plan for the installation of an emergency overflow culvert on Morse Street. The Commission reviewed and discussed the design plan.

Motion was made by Valerie Marshall to issue an Emergency Certification for the Morse Street Overflow Culvert work, as modified based on the Commission's 7/8/13 vote, and authorizing their designee to sign on their behalf if necessary; seconded by Jim Marsh. **Vote: 6-0-0**

Lincoln Hill Property

Tearing down the buildings and burying the decrepit in-ground pool was discussed, as well as adding trails and kiosks to the site, but money is needed; in addition, the Commission noted the responsibility to check that any such activities would be permitted or acceptable via any town regulations.

Other

Jane reminded the Commission that an Open Space and Recreation Plan Implementation Committee still needed to be created, asking for their direction on they wanted her to proceed.

Meeting Adjourned

Motion was made by Valerie Marshall to adjourn; seconded by Eric Nelson. **Vote: 6-0-0**

The meeting adjourned at 9:12 p.m.

Respectfully submitted,

Eric Nelson, Clerk

Draft minutes submitted by Lee Ann Tavares: 10/2/13

Reviewed by Jane Sears Pierce: 1/9/14

Approved by Commission: 1/27/14

Documents, Not Referenced Above

Attached Documents:

1. Agenda, August 26, 2013
2. Meeting Sign In Sheet

Location of Other Documents:

3. Manager's Report, filed in Manager's Report binder in Conservation Commission's office.
4. Referenced projects' documents: please see Conservation Commission's project file