

**Foxborough Planning Board
Meeting Minutes
March 8, 2012
Town Hall**

Members Present: Kevin Weinfeld, William Grieder, Gordon Greene and Shannon McLaughlin

Members Absent: Ron Bressé, Alternate John Rhoads

Others Present: Planner Sharon Wason

7:00 p.m. Review of old/new business

Planner's Report

Master Plan

Sharon Wason said there would be an Open House on the Master Plan on Monday, March 19th and Tuesday, March 20th. She suggested sending notice to all Committees and/or Boards, whether elected or appointed, to let them know what is going on. She said there are a number of groups already scheduled and if any others would like to participate a time should be scheduled.

S.Wason distributed a draft copy of a survey relative to the Master Plan. Several changes were suggested. S.Wason suggested adding a question about how people get to work in order to compile data on commuting practices since this question has been removed from the census. William Grieder suggested striking #21 – the split tax question. He also suggested adding information on whether people are working from their own homes and #19 add reasons why people move into Town. Information on family size, etc. would also be helpful. S.Wason suggested the Board take the survey home and submit comments on Monday.

Cost of Legal Ads

S.Wason stated that it had been suggested that the full text of zoning articles be included in the hearing notices posted in the newspaper, but the cost for the last hearing notice exceeded the annual budget for advertising. In order to contain this budget, the suggestion was made to limit the text published in the newspaper to a brief summary and to refer to the website for full information.

Motion by William Grieder to monitor the amount of text necessary for the newspaper legal ads with notation that full text can be viewed on the Town website or at Town Hall. Seconded by Kevin Weinfeld. Unanimous Affirmative Vote (4:0)

Request for Town Counsel Services

S.Wason informed the Board that she requested Town Counsel Services relating to the Casino Act, but the request was denied verbally by the Town Manager. She asked if the Board wished to wait until a new Town Counsel is in position. A brief discussion was held; it was pointed out that the Planning Board needs answers to these questions. W.Grieder said these questions have been asked before but no definitive answers have come forth.

**7:10 p.m. Form A
East Street – Map 126 Parcels 3512 & 3373
Josh/Jess Realty Trust
Matthew & Susan Light**

The Board reviewed the plan. S.Wason explained that the plan is for a swap (or combining lots) of land with abutters in order to achieve full frontage and at the same time insuring the continued use of a right-of-way. She recommended the Board approve as submitted.

Motion by Gordon Greene to approve the plans since the Board found that all lots have adequate access and appropriate frontage on a public way. Seconded by Shannon McLaughlin. Unanimous Affirmative Vote (4:0)

7:20 p.m. Public Hearing #1 – Annual Town Meeting Article 27

This proposed change would delete from Section 10.2.2.3 a reference to Section 3.4.

S.Wason explained that Section 10.2.2.3 refers to Section 3.4 which doesn't exist. A brief discussion was held. There were no comments from the public.

Motion by K.Weinfeld to close the Public Hearing. Seconded by S.McLaughlin. Unanimous Affirmative Vote (4:0)

Motion by K.Weinfeld to make a positive recommendation of Article 27. Seconded by S.McLaughlin. Unanimous Affirmative Vote (4:0)

7:25 p.m. Public Hearing #2 – Town Meeting Article 28

This proposed change would delete Section 1.6 Zoning Amendments and replace with “These By-Laws may be changed by amendment, addition or repeal pursuant to Massachusetts General Laws, Chapter 40A, Section 5.”

S.Wason explained that the section repeats the wording of MGL Chapter 40A, Section 5, so a reference to the section would be appropriate. A brief discussion was held. There were no comments from the public.

Motion by K.Weinfeld to close the Public Hearing. Seconded by S.McLaughlin. Unanimous Affirmative Vote (4:0)

Motion by K.Weinfeld to make a positive recommendation of Article 28. Seconded by S.McLaughlin. Unanimous Affirmative Vote (4:0)

7:30 p.m. Public Hearing #3 – Town Meeting Article 29

This proposed change would amend Table 3-1, Section L.14 and Sections 10.5.2 and 10.5.3 in reference to Family Day Care, Large or Small. A brief discussion was held. There were no comments from the public.

Motion by W.Grieder to close the Public Hearing. Seconded by S.McLaughlin. Unanimous Affirmative Vote (4:0)

Motion by W.Grieder to make a positive recommendation for Article 29. Seconded by S.McLaughlin. Unanimous Affirmative Vote (4:0)

7:35 p.m. Public Hearing #4 – Town Meeting Article 30

This proposed change would amend Section 9.2.2 to add Howard Avenue, Rockhill Street, and Shaw Place to the Design Review Overlay District and to determine the limits in the overlay district for Granite Street from Main Street to Union.

A brief discussion was held as to why those streets had been inadvertently omitted. This change would make these streets compatible with the area. There were no comments from the public.

Motion by K.Weinfeld to close the Public Hearing. Seconded by S.McLaughlin. Unanimous Affirmative Vote (4:0)

Motion by K.Weinfeld to make a positive recommendation for Article 30. Seconded by S.McLaughlin. Unanimous Affirmative Vote (4:0)

7:40 p.m. Public Hearing #5 – Town Meeting Article 31

This proposed change would replace Section 9.3 Flood Plain Overlay District (FPOD) with a new section 9.3 which conforms with the requirements of the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program.

Motion by W.Grieder to waive the reading of the article. Seconded by S.McLaughlin. Unanimous Affirmative Vote (4:0)

A brief discussion was held relative to the flood insurance rate map, new data and zone designations and how it may impact residents who have flood insurance. There were no comments from the public.

Motion by K.Weinfeld to close the Public Hearing. Seconded by S.McLaughlin. Unanimous Affirmative Vote (4:0)

Motion by G.Greene to make a positive recommendation for Article 31. Seconded by S.McLaughlin. Unanimous Affirmative Vote (4:0)

Town Meeting Articles 19 and 20 were discussed. It was pointed out that these articles have to do with the lease of land (former landfill) located on E. Belcher Rd. for the purpose of installing solar panels and a parcel of land (Conservation Easement Plan) on Oak Street.

8:00 p.m. General Business

Review of Minutes

The Board reviewed the minutes of February 16, 2012. There were no comments or corrections.

Motion by W.Grieder to approve the minutes of February 16, 2012 as submitted. Seconded by S.McLaughlin. Unanimous Affirmative Vote (4:0)

The Board reviewed the minutes of February 9, 2012. There were no comments or corrections.

Motion by S.McLaughlin to approve the minutes of February 9, 2012 as submitted. Seconded by G.Greene. Affirmative Vote (3:0:1)(W.Grieder recused himself since he was not present at the meeting)

The Board reviewed the minutes of December 15, 2011. There were no comments or corrections.

Motion by K.Weinfeld to approve the minutes of December 15, 2011 as submitted. Seconded by W.Grieder. Unanimous Affirmative Vote (4:0)

The Board reviewed the minutes of January 19, 2012. W.Grieder gave a brief update on the matter of sidewalks on North Street. He said a letter had been sent to the Kraft Group with a reminder of work still to be done regarding sidewalks, drainage, etc. There were no other comments or corrections.

Motion by W.Grieder to approve the minutes of January 19, 2012. Seconded by G.Greene. Unanimous Affirmative Vote (4:0)

Review of Correspondence

The Board read a letter from attorney John Michelmore requesting an extension of the subdivision approval for "Nantucket Estates". W.Grieder pointed out there are substantial changes in the neighborhood and asked that Mr. Michelmore come to the Planning Board for further discussion.

Alternate Member Reappointment

K.Weinfeld explained that John Rhoads has agreed to serve another year as Alternate Member of the Board. He stated that his reappointment should be voted on a joint meeting with the Board of Selectmen.

Motion by W.Grieder to request a joint meeting with the Board of Selectmen to reappoint John Rhoads as an Alternate of the Planning Board. Seconded by S.McLaughlin. Unanimous Affirmative Vote (4:0)

8:30 p.m. Request for Minor Modification – "Village Townhomes" Douglas A. King Builders

A letter was received from Douglas A. King requesting minor modification to reduce buildings 4, 6 & 8 to three 3-unit buildings in the Village Estates Townhouses. A brief discussion was held regarding the definition of private driveway and whether or not it applies to this particular request. W.Grieder suggested consulting with Building Commissioner Casbarra on this issue.

A lengthy discussion was held regarding strategy for completion of the buildings and recreation fields at the old State Hospital, Phase 2 of the mitigation, location of affordable housing units and the building of two bedroom units or three bedroom units, three being the most needed. W.Grieder pointed out that the minor modification is asking for fewer rather than more units. He suggested having Mr. King come to a meeting to talk about the number of bedrooms, etc.

9:00 p.m. Meeting adjourned

Approved by: _____ Gordon Greene, Clerk

Date: October 25, 2012