

**Foxborough Planning Board  
Meeting Minutes  
March 22, 2012  
Town Hall**

**Members Present:** Kevin Weinfeld, William Grieder, Gordon Greene, Shannon McLaughlin, Ron Bressé, Alternate John Rhoads

**Also Present:** Planner Sharon Wason

**7:00 p.m. General Business**

**Planner's Report**

**North Street sidewalks**

Sharon Wason informed the Board that a meeting with the neighbors took place on Wednesday (3/21). She explained that there was a discussion concerning that location of the sidewalk but she feels that placing the sidewalk on the east side would be preferable, the Board concurred.

**Master Plan Open House**

S.Wason stated that the Open House was a success, approximately 225 people attended. She stated that people were very impressed with the materials at the Open House. Kevin Weinfeld stated that he was pleased with the turnout.

**405 Partnership** report is online, no significant regional changes.

**“Highlawn Farm”** subdivision street lights are on, except one.

**Advisory Committee**

K.Weinfeld and William Grieder met with the Advisory Committee to discuss the zoning articles for Town Meeting.

**Housing Production Plan**

Forum is scheduled for next week. Veterans Agent, Housing Authority, local employers and local clergy have been invited to participate. Local employers were asked if housing prices limit personnel hiring but haven't received a response. K.Weinfeld stated that he would provide a name of a contact at Invensys.

**7:20 p.m. Discussion with developer Ted Wooding concerning his property on Pleasant Street**

Ted Wooding was present with civil engineer Mike Crounce and explained that the property was approved for an 8 unit condo project. He stated that financing the project has been an issue and would like to present an alternate project. He proposed constructing a private way serving 3 lots with 2 unit townhouses in each lot which could be financed individually. He stated that the road meets some requirements, but would need some waivers for the right of way to be 40' and cul de sac circle to be 47'. He stated that they would connect one unit to the sewer; septic would remain in the area where it is designed. Five of the units would be on shared septic. All units would have

2 bedrooms. One of the units could face Pleasant Street. W.Grieder stated that a private way would require a homeowners' association, also one of the units on Pleasant Street would be responsible for maintenance of the septic system, but not road maintenance. T.Wooding responded that this can be done legally with condo documents.

He stated that the infrastructure required outside of the project has been done.

J.Rhoads stated that stormwater management and septic will have to be built on a small parcel with restrictions imposed by wetlands. He stated that the plan needs to show structures in the abutting properties as a content requirement.

W.Grieder stated that the Board needs to consider the public benefit when granting waivers, there is a reduction of size from 8 units to 6 but other work was a requirement of the previously approved project.

M.Crounce stated that abutting subdivision has a 40' right of way. W.Grieder stated that the proposal should be discussed with the Zoning Enforcement Officer and list what things are for the public benefit. G.Greene added that the reduction of units is not a public benefit. W.Grieder asked if they have considered doing a 3 bedroom unit facing Pleasant Street. M.Crounce responded that they would lose frontage for the other units.

**7:50 p.m.          Public Hearing – Special Permit  
                          Accessory Apartment  
                          26 Villa Drive  
                          Patrick Geoghegan**

G.Greene recused himself as he is a neighbor of the applicant. J.Rhoads was asked to vote on the matter.

**Motion** by W.Grieder to waive the reading of the public hearing notice. Seconded by S.McLaughlin. Unanimous Affirmative Vote (5:0)

Patrick & Julie Geoghegan were present. Mrs. Geoghegan stated that her father will be living in the unit. S.Wason stated that she reviewed the plans and the only concern is the setback on the side yard. J.Rhoads suggested marking the setback during construction. S.Wason asked how many bedrooms are presently in the house. P.Geoghegan responded that the house will still have 3 bedrooms, they are losing 1 bedroom upstairs and adding 1 bedroom downstairs. S.Wason stated that there is only 1 person added, will have 3 full baths and 2 washers. W.Grieder stated that a letter from the Board of Health should be obtained stating that the plans are approved. S.Wason asked if there were any concerns on the esthetics. W.Grieder responded that the plan looks like the addition will blend in well.

**Motion** by J.Rhoads to continue the public hearing to April 5<sup>th</sup>, 2012 at 7:05 p.m. Seconded by R.Bressé. Unanimous Affirmative Vote (5:0)

**8:05 p.m.          Subdivision Regulations Workshop**

Consultants Horace Aikman and John Schmid were present.

H.Aikman stated that they visited a few sites in Town today. They visited old residential subdivisions and some newer subdivisions.

Sections 5 & 6 of the Subdivision Regulations and visions for the Town were discussed.

J.Schmid stated that engineer Bill Buckley was a good resource. He stated that Stormwater Regulations are antiquated and should be replaced in whole as well as construction details including roadway cross sections, paving, sidewalks, sub-grade.

H.Aikman stated that the Town should set performance standards that give directions but not so rigid that an engineer can't have latitude depending on the site. K.Weinfeld stated that the Board has been previously open to more modern best practices. J.Schmid stated the need to be conscious of the DPW's limited resources to maintain drainage after roads have been accepted. W.Grieder stated that he attended a Stormwater Best Management Practices workshop and asked if most communities are not compliant with the regulations. J.Schmid responded that it is something that every community is struggling with and the EPA will start fining communities. H.Aikman stated that things can be done through the Subdivision Regulations that will ameliorate stormwater issues; subsoils and landscaped areas do not need to be fully compacted so they can absorb water. J.Schmid stated that monitoring soils in the water table, sieve analysis on the roadway area, roadway curbing and sidewalks were discussed. Granite curbing gives more urban feel and Highway Superintendent Bob Swanson would prefer cape cod berm. K.Weinfeld stated that cape cod berm was becoming beaten up and there was no money to replace it, granite holds up better. H.Aikman responded that the Board might consider less massive granite than is required, for example 5x15 rather 6x18; he stated that sloped granite curb is not in the best interest of the community. W.Grieder discussed recessed catch basins. He stated the need to have a philosophical discussion about sidewalks, since as a community we are not maintaining them.

H.Aikman suggested treating the environment as a resource; it is important to keep onsite all of the topsoil generated during site construction, topsoils are non-renewable. K.Weinfeld stated that this is a major profit maker, but the subdivisions will be better. H.Aikman agreed that the deeper the soil, the better the trees will grow. He also discussed what the streets would look like, subdivisions are currently designed for flat landscape, but the Town has a rolling landscape. He stated that 6% slope cannot be achieved with rolling landscape; allowing for a steeper slope to better conform to the topography gives greater flexibility and will be more esthetically pleasing. J.Rhoads stated that, as an engineer 6% slope never gave him a problem, but need to compromise. He stated that esthetics is nice, but safety is important. K.Weinfeld stated that there are streets that are small but esthetically pleasing. H.Aikman stated that the goal is to give the Board tools that can be applied to the different projects. J.Schmid suggested encouraging applicants to meet with the Board informally prior to application. He stated that performance standards can be tweaked with caveats, for example in Raynham smaller subdivisions, can have 8% slope, larger subdivisions are required to have 6%.

S.Wason discussed limiting clearing in lots and creating a building box. H.Aikman stated that the Board can require a building square. S.Wason suggested requiring the plans to show the location of the driveway and incentivize preservation of larger trees. J.Rhoads suggested looking at zoning and requiring that a certain percentage of a lot remain natural. J.Schmid discussed limiting that no more of 50% of a lot be developed.

S.Wason stated that there a need to address length of cul de sacs; street lights (similar to the Town of Sharon); incentivizing better design; streets should be safe for everybody. There is a fine line between providing esthetically pleasing streets and safe streets.

**9:30 p.m. Other Business**

**Wind Turbines**

W.Grieder informed the Board that he is continuing his research on wind turbines. He stated that the proposed zoning article provides no accountability for setbacks (fall zones); his research shows that 35 towns have passed requirements for fall zone setback. He added that the height currently proposed is above any in existence in the state. He discussed the different issues that have affected turbines depending on the location of the installation. He stated that he would continue his research.

**Wage Classification Study**

The Board discussed with the Board the Wage Classification study which was presented to the Town Hall staff this week. W.Grieder stated that the Town Planner position was designated Grade 9 which is below the Building Commissioner, Town Engineer and Library Director. He urged Board members to contact the Board of Selectmen to request that the Planner be in the same level as the Building Commissioner.

**Casino**

The Board discussed the need to retain an expert in gaming facilities if a Casino will be proposed within the Town's boundaries.

**Motion** by K.Weinfeld to retain an expert as Planning Board consultant on casino issues. Seconded by S.McLaughlin. Unanimous Affirmative Vote (5:0)

**Compost Site**

R.Bressé informed the Board that Mr. Felix has been cleaning up the Springbrook Road site but cars are now being parked perpendicular at the end of the cul de sac. S.Wason stated that she will communicate with Mr. Felix and Mr. Hill.

**10:30 p.m.** Meeting adjourned.

Approved by:                     Gordon Greene, Clerk                    

Date: October 25, 2012