

**Foxborough Planning Board
Meeting Minutes
September 13, 2012
Foxborough Senior Center**

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

Also Present: Planner Sharon Wason

6:45 p.m. Review of old/new business

Planner's Report

Compost Site – Planner Sharon Wason stated that she spoke with Andy Felix about a letter sent by Building Commissioner Casbarra concerning the site plan violation at the Compost Site and is expecting Mr. Felix to meet with the Board soon.

Town Meeting articles – Town Manager Paicos is requesting department heads to submit warrant articles for a Special Town Meeting.

Remote Meeting participation – The Board of Selectmen did not adopt the Remote Meeting regulation.

Affordable units at Chestnut Green – S.Wason prepared a lengthy memo on alternatives to constructing affordable units on-site. She stated that the Board can discuss this at a later meeting after the materials have been reviewed by the members.

7:00 p.m. Master Plan Presentation

Kevin Weinfeld welcomed the public in attendance and introduced consultant Kathy McCabe.

Kathy McCabe introduced the consulting team:

Paul Lukez - Architect

Jen Mecca – Urban designer

John Shevlin & Tim Thies – Engineers at PARE Corporation

Review & recap

Read the vision that the team developed:

The Town of Foxborough is characterized by its rich history, small town traditions, family centered neighborhoods and quality schools located at the crossroads of southern Massachusetts. It has many natural resources including beautiful forests, lakes and rivers, a world-class athletic attraction and a picturesque town center. The Foxborough Master Plan seeks to protect this balance and provide for a dynamic local economy and an environmentally sustainable future

The proposed vision was discussed and many felt that it needed to be reworded.

Population Statistics

Today -- 2010

- Population: 16,865 people, 2010 Census shows a 3.8% increase from 2000.
 - Population Under 18 Years: 4,080 (24.2%)
 - Population 18-65 years: 10,480 (62.1%)
 - Population 65 and over: 2,305 (13.7%)

- Housing Units -5.9% increase from 2000
 - 6,895 units in 2010
 - 6,504 occupied housing units

2030

- Population Projected: 18,880 people, 12% increase
 - Population Under 18 years: 3,958 (21.1%)
 - Population 18-64 years: 10,927 (58%)
 - Population 65 & over: 3,996 (20.9%)
- Housing – New housing and different styles will be needed

Based on the survey, the residents’ opinions on the most critical issues facing Town of Foxborough are:

1. Possible casino
2. Downtown Revitalization
3. Local Taxes
4. Schools
5. Sewer Issues

Quality of life in Foxborough

- 89.1% of residents believe Foxborough has a good or very good quality of life
- Residents who have lived in Town for more than 20 years have a slightly lower opinion

Resident Survey: Most Mentioned Uses for Public Improvement Expenditures

1. Maintenance of Existing Roads
2. Downtown Improvements
3. Improvements to Schools & School Yards
4. Water System Improvements
5. Public Safety and Maintenance of Existing Parks & Open Space (equally ranked)
5. Sewer System

Business Survey: Important Business Factors

1. Highway Access
2. Reliable Electrical Services
3. Energy Costs
4. Water System Capacity]
4. Streamline Permitting] equally ranked
4. Parking & Traffic Management]
5. Sanitary Sewer Services

Business Climate

Perceived business environment:

- Very Good 17.0%
- Good 29.8%
- Average/Fair 31.9%
- Poor 21.3%

Change in Business Environment over the past 2 years:

Improved 19.6%
Declined 19.6%
Remained the same 60.9%

Foxborough by the Numbers - An Economic Perspective

- 676 Business Establishments with Employees
- 12,310 persons who work in Foxborough – more than adjoining communities
- \$730.8 million annual payroll
- 5.2% Unemployment Rate – lower than State and national rates
- 9,500 Foxborough residents in Labor Force
- 74.3% Labor Participation Rate, 18 years & older
- 120 persons registered as DBA last year

Commercial Areas in Foxborough:

- 1,332 acres of commercially zoned land
- Town has 2,943 buildable acres (not wetlands);
- Commercial represents 45% of remaining buildable area
- 7 commercial zoning districts
- 342 parcels
- 242 owners
- 5.7 million gross SF of commercial buildings
- \$1,042,206,000 of assessed valuation
 - 22.4% of Overall Valuation in Foxborough

Commercial Areas:

- Route 1 and the EDA
 - Potential build-out per zoning: Over 10 million SF
 - Many un- and under-developed large parcels
- Chestnut-Green
 - Potential Build-out per Zoning: 2.1 million SF
 - Several vacancies and under-leased
- Downtown
 - Potential Build-out per Zoning: 550,000 SF
 - Vacancies, Under-utilized, Small Parcels
- Foxborough/Foxfield Plazas & Foxborough Boulevard
 - Plazas: No vacancies;
 - Foxborough Boulevard: see-thru buildings

Desired scenarios

- #2 – Small rural Town concentrating in downtown
- #3 – growth nodes
- #4 – concentrate on Rte 1

Scenario #2 was preferable for living purposes, Scenario #3 was preferred economically and also by High School students.

Tim Thies – Sewer Discussion

He presented a map showing sewer today in Foxborough which shows that the Town relies primarily on on-site wastewater management.

Sewer Service Today:

Mansfield owns treatment plant and allocation system

- Foxborough is a customer and owns some allocation.
- Private entities own some allocation.
- Insufficient treatment capacity
- Collection system – pipe infrastructure is limited.
- No new connections allowed.
- Un-served critical needs in Foxborough.

Expanded Sewer Capacity is required for

- Downtown Revitalization including desired new downtown uses:
 - Restaurant
 - Café
 - Bakery
- To enable businesses to expand
- To enable School Street businesses to survive if septic system fails

Proposed Long-term Solution – Inter-Municipal Agreement with Mansfield & Norton
Foxborough & Mansfield would be partners in the WWTP with Norton.

- Add capacity at the WWTP and expand infrastructure to address critical needs areas.
- Allow new connections where infrastructure already exists.
- Allocation owned by private entities would need to be addressed somehow.
- Foxborough’s estimated share of WWTP costs is \$7.5 to \$12 million, depending on the how the upgrades are phased.

Wastewater Alternative for Downtown

Short-term Interim Solution, relatively low costs, such as:

- Undertake Inflow & Infiltration (I’n’I) Study
 - Implement I’n’I Program of Improvements
- Connect to Chestnut Green’s WWTP.
 - Could provide up to 10,000 gpd additional capacity
 - Potential for the add-on of additional capacity through expanded or new leaching fields
- Maximize use of existing wastewater assets.
- Buy up unused allocation owned by private entities.
- Possibly use other assets in Town (High School, Land on Central Street, etc.)

John Shevlin – Transportation

Reviewed existing parking downtown

Parking availability

Private Spaces- 850

Public Spaces – 250

Usage of private parking varies

Parking around Common not convenient to access businesses

Maneuverability out of parking spaces at Common difficult

Consider

- Downtown District Parking

- Shared-Use Parking

Bike paths & a bike hub

Opportunities for Connecting Destinations

- Create bike hub at Common

- Off-road connection from Downtown to the YMCA

- On-Road Route/ “Share the Road” to Gilbert Hills State Forest & Chestnut Green

- Use of existing CSX Right-of-Way to connect municipalities (Foxboro/Walpole/ Mansfield/ Sharon)
- Connection to Patriot Place

Transit

Rail - Existing Conditions

- CSX Rail Line
- Right-of-Way Minimum Width 65 feet
- Provides Service to some businesses
- MBTA Line for Gillette Stadium Events

Bus

GATRA Provides No Bus Service

Transit Opportunities

- Transit Station Downtown at Bird Street
- Trolley to link Communities
- Long-term: Consider a Stop for MBTA
- Bus Service from GATRA

Jen Mecca discussed Route One

Route One Vision

- Route One has many faces – Foxborough’s front door; a world-class athletic attraction with dining and entertainment; nationally and regionally-recognized businesses and services; corporate offices and retail services; natural areas and open space. In addition, Route One is home of a variety of distribution-related businesses and services capitalizing on easy access to I-495, Providence and Boston.
- The vision for the Route One Node reflects the Town’s self-image as a family-oriented community that values natural areas and open space, quality jobs and businesses. Route One should be a high-quality front-door to Foxborough, that is well-designed, serves the region and Foxborough while maintaining the balance with nature and development, with minimal intrusion into the day-to-day residential life of Foxborough, capitalizing on rail and highway access.

The presentation for the downtown portion was left for a different night.

9:15 p.m. Meeting adjourned.

Respectfully submitted,
Gabriela Jordan

Approved by: _____ Gordon Greene, Clerk _____

Date: April 25, 2013