

**Foxborough Planning Board
Meeting Minutes
November 14, 2013
Boyden Library**

Members Present: William Grieder, Gordon Greene, Ron Bressé, John Rhoads

Members Absent: Kevin Weinfeld

Also Present: Planner Sharon Wason

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

Planner's Report

Medical Marijuana Regulations – Ms. Wason stated that she attended a forum on medical marijuana today. She stated that the Town of Dennis has a significant setback requirement in residential areas and also require Board of Health review. Norwell issues a 3-year permit and this restriction has been approved by the Attorney General's office. She stated that she would like to tweak the proposed regulations after learning of regulations being used in other Towns.

Vouchers – Ms. Wason requested approval of expense vouchers.

Active Subdivisions

Ms. Wason read letter requesting the release of lot 2 of the "Durham Park" subdivision. Mr. Grieder requested that the developer be reminded to install a knock-off pad to deter dirt/debris from exiting the property.

A **motion** to release lot 2 of the "Durham Park" subdivision was made by Mr. Greene and seconded by Mr. Rhoads. The motion carried 4-0-0.

Review of Meeting Minutes

The Board reviewed the following minutes and approved them as submitted:

May 30, 2013

A **motion** to approve the minutes of May 30, 2013 was made by Mr. Greene and seconded by Mr. Bressé. The motion carried 4-0-0.

June 27, 2013

A **motion** to approve the minutes of June 27, 2013 was made by Mr. Rhoads and seconded by Mr. Greene. The motion carried 4-0-0.

July 11, 2013

A **motion** to approve the minutes of July 11, 2013 was made by Mr. Greene and seconded by Mr. Bressé. The motion carried 3-0-1. (Mr. Grieder abstained due to absence)

July 25, 2013

A **motion** to approve the minutes of July 25, 2013 was made by Mr. Bressé and seconded by Mr. Greene. The motion carried 4-0-0.

September 12, 2013

A **motion** to approve the minutes of September 12, 2013 was made by Mr. Greene and seconded by Mr. Rhoads. The motion carried 4-0-0.

7:05 p.m. Discussion concerning the process of appointing an Associate Member of the Board

Mr. Grieder explained that the Board has received applications from two candidates to fill the position of Associate Member of the Board and will be scheduling interviews at our next meeting when Chairman Weinfeld will be present.

Lynda Walsh stated that she is one of the candidates. She stated that she would like to respectfully withdraw her application for member of the Planning Board since Mr. Whitehouse has also applied for the position. She stated that she feels that Mr. Whitehouse is more qualified to fulfill the role since he has experience in the construction/development field. Mr. Grieder thanked Ms. Walsh for her interest.

7:15 p.m. Informal presentation concerning the “Cumberland Farms” property

Paul Wilson, project Manager for Cumberland Farms was present along with Attorney Peter Paulousky and Engineer Matt Leidner. Mr. Paulousky stated that they have met with Board staff and several department heads to informally present the plans. He stated that they are looking to raze and rebuild in the same location. He stated that the existing gas tanks would be removed and replaced with 2 tanks. He stated that they will expand to 6 gas pumps. He stated that the store will have a different look since they have become more food-centric.

Mr. Leidner presented the design stating that he would like feedback from the Board. Site is in General Industrial zoning district. They will install two new 20,000 gallon tanks and 6 pumps with canopy. He stated that the site plan shows 26 parking spaces which complies with zoning, but if some spaces are removed, they could still comply with zoning if they count on-street parking. He stated that Board staff has requested a sidewalk up to the building which would require the removal of some parking spaces. Ms. Wason stated that Chief O’Leary requested that they consider creating a path to the rear of the building connecting with the Invensys property. Mr. Paulousky stated that they are concerned with connecting to a private property and also stated that they are concerned with the woods on the Invensys side Ms. Wason asked that bicycle facilities be provided.

Ms. Wason informed the Board that variances are required and they will be filing an application with the Zoning Board of Appeals to request the variances. Mr. Leidner stated that they have begun the process of requesting a connection with sewer. Mr. Greene stated that an informal review by the Design Review Board noted minor reviews, one of them being the preference for the canopy to be a mansard style. Mr. Wilson showed revised drawings with the new canopy style. Mr. Grieder asked what the anticipated timeframe for construction is. Mr. Wilson responded that they expect the construction to take 4-6 months. Mr. Bressé asked if the building could be moved back. Mr. Leidner responded that the building is as far back as possible to meet the setback and rear yard requirements.

There were no comments from the public.

Mr. Paulousky stated that they will be submitting the application with the Zoning Board of Appeals in the next few days and will be filing with the Planning Board for a meeting in January.

**7:50 p.m. Continued Public Hearing – Site Plan Review
Department of Public Works Office Building**

Ms. Wason informed the Board that Mr. Hill sent correspondence requesting a continuance to the December meeting.

A **motion** to continue the public hearing to December 19, 2013 at a time to be established by the staff was made by Mr. Greene and seconded by Mr. Rhoads. The motion carried 4-0-0.

7:55 p.m. Update on Downtown Zoning project by Cynthia Wall of MAPC

Ms. Wall reviewed the changes that were agreed upon at the October 10th meeting:

- “Under Permitted Uses” – replace “within” with “utilizing” in the first sentence so that it reads: “The following uses are Permitted Uses, allowed by-right for any project developed **utilizing** the FCOD.”
- Under “Uses Not Permitted in the FCOD” – Add wording for projects utilizing the FCOD so that it reads: “For developments proposed to **utilize the optional Overlay...**” and “The following Uses, authorized by grant of a Special Permit in the underlying zoning district(s), are Not Permitted in any development **utilizing the Overlay.**”
- Under “Dimensional” – also add “for projects utilizing the FCOD” so that it reads: “The following Dimensional Requirements shall apply to **projects utilizing** the FCOD.”

Ms. Wason stated that the addition of this Overlay District could be adopted if there is a Special Town Meeting in January or it could be done in the Annual Town Meeting in May. Ms. Wall encouraged the Board to move “Performance Standards” under Site Plan Review in the Zoning By-Laws. Ms. Wason responded that this will be done at the earliest possible Town Meeting as well. Ms. Wall stated that she will be submitting a report and discussed the “Project Summary” including key elements of the district. The “Key Elements of the Proposed Foxborough Center Overlay District” are:

- Optional, available without a Special Permit, except for specific incentives by the bylaw
- An owner/developer meets with the Town Planner for a Pre-Application meeting and requests to utilize the Overlay provisions
- Mix of uses, including residential, is allowed up to three units; additional by SP
- Developed definitions for mixed use and brew pub
- Required parking is decreased, with minimums and maximums. Additional reduction, with no percentage specified, with SP from the Planning Board
- Added additional Criteria for Review to assist in Special Permit/Site Plan Reviews to help ensure compatible village-scale development and re-development

The Board thanked Ms. Wall for all her work on this project.

8:15 p.m. General Business

GIS Intern

Sharon introduced Jen Thomas who is an intern from Brown University. She discussed with the Board the scenic roads project that she is working on.

8:30 p.m. Master Plan update with Kathy McCabe

Ms. McCabe discussed the draft for the Transportation portion dated November 13, 2013. She discussed the need for a transportation network that can respond to the future challenges of increasing traffic demands by residents and persons working and visiting Foxborough while maintaining its small town character. The report states that the Town will need to:

1. **Be smart and maintain its existing transportation network.** The new Pavement Management System, the Town's core roads and recent dedication of new meals tax revenues for roadway system maintenance are keys to a smart balanced transportation future.
2. **Connect the Growth Nodes with a Multi-Modal Commuter Connector.** The CSX right-of-way connects the four growth nodes – Patriot Place/Gillette Stadium; Chestnut Green; Downtown; and Foxborough Boulevard/Route 140 – to the commuter rail station in nearby Mansfield. This right-of-way is generally 100 feet wide and could accommodate a bus, tram, trolley as well as pedestrians and bicyclists. Foxborough's recent Jobs Access Reverse Commute (JARC) work can start to lay the ground work for this important commuter transportation artery.
3. **Traffic Calming and Complete Healthy Streets.** To maintain Foxborough's small town character and promote walkability and health, the Town should engage in traffic calming and adopt a complete health streets and roadways policy guiding all future street and roadway improvements.

These three overarching initiatives can guide Foxborough's future growth with a balance transportation network of roadways and intersections, transit, bicycles and pedestrian improvements for the future.

The Board discussed the remaining portions of the Master Plan and asked Ms. McCabe to work with Ms. Wason to finalize the drafts that have been prepared. Mr. Grieder suggested differentiating bullet points in lists and action items to make the document more readable.

9:00 p.m. General Business

Town Hall location

Ms. Wason informed the Board that Doug King has been discussing with Town officials the possibility of building a new Town Hall in the Chestnut Green area. Board members expressed concern that this would conflict with the findings and recommendations in the Master Plan.

Wyman Village

Ms. Wason read a letter submitted from Brandon Lane residents demanding a public hearing. She stated that she has discussed the status of the project with the residents and that a hearing will be scheduled when the developers file a Comprehensive Permit application with the Zoning Board of Appeals.

FY15 Budget

Ms. Wason stated that she is in the process of preparing the budget for the next fiscal year. She stated that she would like to add a part-time planner position to the budget. She stated that the budget isn't ready but it is due prior to the Board's next meeting and requested that the Board nominate Mr. Weinfeld to review and approve the Budget. The Board concurred.

A **motion** to designate Chairman Weinfeld to review and approve the FY15 budget on the Board's behalf was made by Mr. Greene and seconded by Mr. Rhoads. The motion carried 4-0-0.

State Hospital

Mr. Grieder asked the staff to send a letter to the Board of Selectmen to petition Representative Barrows to introduce a bill to remove the use restrictions for the Auditorium and Laundry buildings.

MAPC grants

Ms. Wason stated that she has been discussing with Mr. Winter the possibility of applying for a new grant from the South Coast rail funds to do a build-out of the Town.

9:30 p.m. Meeting adjourned

Respectfully submitted,
Gabriela Jordan

Approved by: Kevin Weinfeld Date: 1/23/2014