

Thursday, September 12, 2019
Board of Selectmen's Meeting Minutes
Foxborough Town Hall
Andrew Gala Meeting Room
7:00 p.m.

Members present: Edward T. O’Leary, Clerk (Acting Chair)
David Feldman
Chris Mitchell

Members absent: Mark Elfman, Chair
Leah Gibson, Vice Chair

Others present: William Keegan, Town Manager
Chris Gallagher, Town Engineer
Paige Duncan, Planning Director

Minutes generated by Amanda Smith

Acting Chairman, Ed O’Leary, opened the public meeting at 7:00 p.m. and announced the purpose.

1. Citizen's Input

No citizen’s came before the BOS for public comment.

**2. Continued Public Hearing - Municipal Conversion Permit - Douglas A. King Builders Inc.
- Application for Municipal Conversion Permit for 40 School Street/21 Market Street (Former
Fire Station/Funeral Home)**

Douglas King thanked the BOS for having them at the meeting and said they are excited about their proposal as they believe the community will be proud. D. King said they have put together a great team to do the work from beginning to end, now including Matt Light and his wife. D. King highlighted other communities he has worked in doing similar projects and expressed the team’s desire to reinvest in the community and their interest in becoming a community partner.

Chris Gallagher, Town Engineer, came before the BOS to help present the data collected with Pare Corp. included in a traffic report shared with the BOS. Tim Thompson, Traffic Engineer with Pare Corp. presented to the BOS the results of their study of traffic around the proposed development. T. Thompson said traffic counts were collected in May 2019 and included 48-hour continuous counts on Market Street, south of Rockhill Street. T. Thompson said the trip generation by the proposed development indicated the Brew Pub component makes up the majority of trips associated with this site. Pare Corp. did a capacity analysis for the intersections surrounding the Common. The capacity analysis identified future level of service to the roadways and intersections with and without the proposed development. T. Thompson said the data shows the following:

- Traffic volumes on Rockhill Street and Market Street are expected to be impacted primarily by trips generated by the residential component of the development;

- Most traffic generated by the Brew Pub is expected to use parking on the Common and will not impact Rockhill Street and Market Street; and
- Only 7 parking spaces on the site are dedicated to the Brew Pub.

Pare Corp. took a closer look at the impacts to Rockhill Street and Market Street during AM peak hours, PM peak hours and a 24-hour period. T. Thompson said, using the existing traffic volumes and expected volumes generated by the site, the data shows the traffic volume generated by the site on both streets is relatively low. T. Thompson concluded his presentation with the following (as shown in PowerPoint presentation):

- The addition of traffic associated with the proposed development at 40 School Street/21 Market Street is not anticipated to have significant impact to the traffic conditions at the intersection surrounding the Common.
- The majority of traffic generated by the site is associated with the Brew Pub. Most of the Brew Pub parking will be within the Common, limiting the impact to Rockhill Street and Market Street.
- The proposed development will increase traffic volumes on Rockhill Street and Market Street. However, these volumes are expected to be relatively low, resulting in a minor impact compared to existing conditions.

D. Feldman asked what the percentage of their conservative approach will reflect the real-life scenario post development and how many vehicles per seat was used to calculate the data. T. Thompson said they do not expect the PM peak volume to be of large concern. T. Thompson said the proposed Brew Pub has estimated 134 seats and their data shows 98 trips during PM peak hour, to and from, and calculates about 0.4 seat trips per hour (on average).

E. O'Leary opened the discussion to the public and reiterated the discussion tonight is relative to the traffic and parking data as requested by the BOS at their previous public hearing. Alison Bancroft, 22 Market Street, asked for clarification on the 98 trips during the PM peak hour; T. Thompson said the number of trips is a combination of trips to and from the site. A. Bancroft asked if assuming there are 36 parking spots around the Common, was their evaluation done when other events were happening in the area. T. Thompson said the traffic counts were done on typical week days and did not include special event days and was a study on traffic, not parking. P. Duncan said there are currently 171 on-street parking spots downtown, and public parking including Town Hall, Boyden Library and Central Street is 130.

Linda Shea, 20 Market Street, said she is confused about the traffic discussion and report presented tonight because it includes all of the Common; C. Mitchell said there is a specific section of the report that pertains to the site of the proposed development. Bob Shea, 20 Market Street, said the traffic study done in May was no a Tuesday and Wednesday and said he believes a greater reflection of the impact would have been shown measuring a Friday and Saturday.

Kathy Brady, 35 Cocasset Street, asked how the additional impacts will affect the already inundated intersections. T. Thompson said Pare Corp. looked at the existing conditions and future conditions with proposed improvements and reiterated that after looking at the project, they feel strongly that it will not create any new problems.

D. Feldman asked for the average turnover at the restaurant for these trips; T. Thompson said the land use codes used includes a high-turnover rate.

Jack Authelet, 7 Baker Street, said he did not hear Baker Street mentioned and anticipates an impact there as is currently reflected with existing conditions. T. Thompson said they looked at the intersection of Bird Street and the Common in their study and is being included as part of the overall Common project.

B. Keegan said the new lot in partnership with Schneider Electric will include an additional 43 spaces for public use.

Fran Kleindienst, owner of property at corner of Market Street and Centennial Street, came before the BOS to say that there are too many cars that currently park all the way down Rockhill Street and especially during theater events and if this has been considered or studied. D. Feldman said parking will be of focus and study down the road and will include a public meeting.

Motion to close the public hearing made by C. Mitchell, motion made second by D. Feldman

No further discussion

Final Resolution: Motion Carries 3-0-0

D. Feldman said if this permit is approved, this is just to approve the conversion of use of the site from municipal use to commercial use. B. Keegan said the BOS can make conditions under the MCP process at the time of issuance.

Motion to Approve the Municipal Conversion Permit to Douglas A. King for the two properties located at 40 School Street and 21 Market Street as per the Town of Foxborough Zoning Bylaws, Chapter 275, Section 7.1, Municipal Conversions made by D. Feldman, motion made second by C. Mitchell

No further discussion

Final Resolution: Motion Carries 2-1-0

3. Adjourn

Motion to Adjourn at 7:41 p.m. made by C. Mitchell, motion made second by D. Feldman

No further discussion

Final Resolution: Motion Carries 3-0-0