



Select Board Meeting - September 8, 2026 Minutes

at 7:00 PM

Gala Room Foxborough Town Hall 40 South Street

Select Board Members in attendance: Bill Yukna, Amy LaBrache, Stephanie McGowan & Debbie Giardino

1. 7:00pm - Citizen's Input

1.01 Citizen's Input

Chief Michael Grace. Review of current practice of Revolution Way. Post the fencing being installed by the train tracks in 2025, this access became incredibly popular plus the ride share activity. Residents in the neighborhood raised concerns about their .. review of the special permit of rev way it was discovered that pedestrians are not allowed on that road. The Town worked with the planning Board on a way for residents for a way to get to the stadium by foot. The applicant, Gillette Stadium worked with the Planning Board to give the residents access and protect the neighborhood. This was never meant to be permanent. Residents should come together for the best option, but it needs to be all players, the Town, Stadium Advisory Committee, Gillette Stadium and other stakeholders. Possibly a shuttle open to move more people safer, look to the Kraft Group for resident passes to move in and out. It needs to be a permanent resident program that works for all.

Eric Fibel, 5 Cross Street. Direct abutter to the Revolution Way. A resident of 20 years and a season ticket holder for the Patriots for 25 years. The ride shares are the main issue. The residents should have the access as we have been. Need a reasonable solution.

David Solomon, 2 Cross Street. Bought the residence in 1991. Heavily involved in the access road previously named Putnam Way. We had sat with the Planning Board, Selectmen, Gillette, among others to determine who was allowed access. During game day it's for emergency vehicles only. In 1999 Special Stadium Permit states this and states no vehicles or pedestrian access. Parking cars illegally is now out of control which brings more cars to the neighborhood. Concern that Cross Street, being a historical home should be kept that way.

Donna Heselksky, 3 Monroe Street. Used to access Ashcroft lane. Fence now has spikes at the top of it which makes us feel like criminals. Walking to Cross Street is too far and pushing to North Street is too dangerous give and the sidewalks are horrible. Build a

sidewalk along Revolution Way possibly. Needs to have access for residents.

Pat Larkin, Baker Street. 53 years at this residence. The street experiences traffic during stadium events and we deal with that. Grandkids do not live in Town and have previously used Revolution Way. Granddaughter has parked at Payson and walked without a resident pass - Foxborough Police said that was no problem. Originally was sold to the residents that there would be access on the previous Putnam Way but that was taken away. Not safe for grandkids to walk up Route One. Something needs to be done to allow residents access and it's not fair to cut off access right now and have to wait until an agreement is made.

Cliff Heselsky, 3 Monroe Street. I feel like we have been "boxed out" and not sure how I'll be getting to the game as a season ticket holder. Used to use Ashcroft which was perfect - 25 minutes from my hour to seat but used Revolution Way for the last event and it took an hour. If we took Route One and walked it would be well over an hour.

2. 7:05pm - Public Hearing - New On Premises Malt & Wine License for J7 Adventureland Patriot Place, Inc. dba J7 Adventureland, 246 Patriot Place

****Motion to open the public hearing for the Select Board, acting as the Local Licensing Authority pursuant to M.G.L., Chapter 138 will conduct a public hearing on Tuesday, September 8, 2026 beginning at 7:15 p.m. in the Gala Meeting Room, Town Hall, 40 South Street, Foxborough, MA on the application of an On Premises Annual Malt & Wine Restaurant License, for J7 Adventureland Patriot Place, Inc. dba J7 Adventureland, 246 Patriot Place, Foxborough, MA; Manager Tatyana Groves.**

All interested parties are welcome to attend.

Published August 25th & September 1st 2026

(Roll Call Vote)

Moved by: Amy LaBrache; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Debbie Giardino, and Amy LaBrache

Not Present at Vote: Mark Elfman

Motion Carries. Roll Call Vote. 4-0

- 2.01 Review & Vote on a New On Premises Malt & Wine License for J7 Adventureland Patriot Place, Inc. dba J7 Adventureland, 246 Patriot Place, Foxborough, MA.
Proposed Manager of Record: Tatyana Groves.

[090826_J7 Public Hearing Stamped.pdf](#)  [New License Application - J7 Adventureland Patriot Place LLC \(08.05.2026\) ABCC_Redacted.pdf](#) 

Tom Miller, applicant counsel of McDERMOTT, QUILTY, MILLER & HANLEY LLP, Richie Liu, owner and Manager of Record Tatyana Groves. Applicant has an existing location in Burlington. A place where children can be creative with automatic amusements, two large play areas with ball pits and climbing areas, providing a variety of food options, beer and wine. Larger space than it's first location. Created an alcohol service plan especially as to where the alcohol will be allowed. No

alcohol permitted in the play area. Tatyana has been in the industry for a number of years and has experience with the sales and service of alcohol without a violation, TIPS certified. Are individuals allowed into the facility without children? There are arcade games that an adult might want to enjoy. The areas that are child focused, you cannot enter just as an adult without a child. Burlington does not have alcohol. This is a larger space so adding that services entice another demographic with the party area and other adult features. Burlington is less than 5000 square feet so doesn't attract a family for more than an hour. Looking to extend the family experience and provide more amenities. Not a drop off program - children need to be accompanied by an adult. Looking for an end of November open.

****Motion to close the public hearing. (Roll Call Vote)**

Moved by: Amy LaBrache; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Debbie Giardino, and Amy LaBrache

Not Present at Vote: Mark Elfman

Motion Carries. Roll Call Vote. 4-0

****Motion to approve a New On Premises Malt & Wine License for J7 Adventureland Patriot Place, Inc. dba J7 Adventureland, 246 Patriot Place, Foxborough, MA. Proposed Manager of Record: Tatyana Groves.**

Moved by: Amy LaBrache; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Debbie Giardino, and Amy LaBrache

Not Present at Vote: Mark Elfman

Motion Carries 4-0

- 2.02 Review & Vote on a Common Victuallar License for J7 Adventureland Patriot Place, Inc. dba J7 Adventureland, 246 Patriot Place, Foxborough, MA.

****Motion to approve a Common Victuallar License for J7 Adventureland Patriot Place, Inc. dba J7 Adventureland, 246 Patriot Place, Foxborough, MA.**

Moved by: Amy LaBrache; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Debbie Giardino, and Amy LaBrache

Not Present at Vote: Mark Elfman

Motion Carries 4-0

- 2.03 Review & Vote on an Annual Entertainment License, which includes 34 Automatic Amusement Games & an Arcade License, for J7 Adventureland Patriot Place, Inc. dba J7 Adventureland, 246 Patriot Place, Foxborough, MA.

****Motion to approve an Annual Entertainment License for J7 Adventureland Patriot Place, Inc. dba J7 Adventureland, 246 Patriot Place, Foxborough, MA.**

Moved by: Amy LaBrache; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Debbie Giardino, and Amy LaBrache

Not Present at Vote: Mark Elfman

Motion Carries 4-0

3. 7:30pm - Public Hearing: 175 Mechanic Street Municipal Conversion Application

**Motion to open the public hearing for the Select Board, pursuant to Foxborough Zoning Bylaw § 275-7.1, will conduct a public hearing on Tuesday, September 8, 2026, beginning at 7:30pm in the Gala Meeting Room, Town Hall, 40 South Street, Foxborough, MA on the application for a Municipal Conversion Permit for the property located at 175 Mechanic Street, Foxborough, MA, as the applicant proposes to Our proposal is to remove the existing condemned structure and maintain the area as an open field, with no employees, no residents, no traffic impact, and no proposed change to access/egress, submitted by Scott Mattoon, Head of School, The Sage School.

All interested parties are welcome to attend.

Posted September 1, 2026

(Roll Call Vote)

Moved by: Amy LaBrache; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Debbie Giardino, and Amy LaBrache

Not Present at Vote: Mark Elfman

Motion Carries. Roll Call Vote. 4-0

- 3.01 Review & Vote on the Municipal Conversion Application for 175 Mechanic Street submitted by Scott Mattoon, Head of School, The Sage School. [090826 Public Hearing 175 Mechanic St MC App Stamped.pdf](#) [Plot PAn.pdf](#) [175 Mechanic Street - Municipal Conversion Permit - Narrative 08-06-2026.pdf](#)

Mike Cabral, Sage School Counsel. Fencing will stay in place until the demolition permit is issued. Fencing will be returned to the Town and new fencing be put up while demolition is complete. Might not be springtime until grass is laid.

**Motion to close the public hearing. (Roll Call Vote)

Moved by: Amy LaBrache; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Debbie Giardino, and Amy LaBrache

Not Present at Vote: Mark Elfman

Motion Carries. Roll Call Vote. 4-0

**Motion to approve the Municipal Conversion Application for 175 Mechanic Street.

Moved by: Amy LaBrache; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Debbie Giardino, and Amy LaBrache

Not Present at Vote: Mark Elfman

Motion Carries 4-0

4. 7:45pm - Special Town Meeting

- 4.01 Discuss & Vote on Special Town Meeting Article #2: Authorization to Extend Personal Property Data Collection Contract.

To see if the Town will vote, pursuant to M.G.L. c. 30B, § 12(b), to authorize the Town Manager to renew the three-year contract with Real Estate Research Consultants for personal property collection, evaluation, and revaluation services, currently set to expire August 30, 2026, for an additional two-year term, resulting in a total contract term not to exceed five (5) years; or take any other action related thereto.

No action for this item at this time.

- 4.02 Board to set a closing date for the Special Town Meeting Warrant. Meeting date is November 9th. The Warrant will be posted on October 26th. The Select Board will sign the Warrant at the October 20th meeting.

****Motion to set the Special Town Meeting Warrant close date as September 22, 2026.**

Moved by: Amy LaBrache; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Debbie Giardino, and Amy LaBrache

Not Present at Vote: Mark Elfman

Motion Carries 4-0

5. 8:00pm - Town Manager's Update

5.01 Around Town:

- The Foxborough Liquor License bill has completed Third Reading review in the Senate. Senate Counsel requested only technical changes that do not substantively change the legislation, and no further action is required by the Town. Senator Feeney reports the Foxborough Liquor License bill has completed Third Reading review in the Senate. Senate Counsel requested only technical changes that do not substantively change the legislation, and no further action is required by the Town.
- Relay for America 9/11 Memorial Relay: The Boston-to-Ground Zero tribute carrying two American flags in honor of Flights 11 and 175 is expected to pass through Foxborough along Washington Street on Wednesday, September 9, between approximately 10:15 and 11:00 PM.
- Special Town Meeting: Monday, November 9th.
- Special Select Board meeting at noon on Tuesday, November 10th for tax recap.
- Strategic Plan Update: September Strategic Plan Open House – September 29th, 3 pm – 7 pm at Community Center.

Thank you to Senator Paul Feeney and his office for their continued work in moving this legislation forward. The revised draft is being filed as an amendment so the bill can continue through the legislative process.

5.02 Town Licenses:

- POW/MIA Ceremony & Vigil sponsored by the Veteran Services Department on September 18th & 19th, 2026 on the Town Common.
- Jaycees 9/11 Candlelight Remembrance 7pm to 8pm on the Town Common.

6. 8:10pm - Select Board Update

6.01 New Business

6.02 Old Business

Savanah Bananas was an excellent show! Well done by all and hoping they come back next year! Seemed like all of Foxborough was in attendance!

7. Action Items

- 7.01 Bonfire Application - Approve a bonfire license for Foxboro Youth Football to host a Community Bonfire on October 29, 2026, at Payson Field to be overseen by Foxborough Fire Department.

****Motion to approve a bonfire license for Foxboro Youth Football to host a Community Bonfire on October 29, 2026, at a time to be determined at Payson Field pending Recreation Board approval.**

Moved by: Amy LaBrache; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Debbie Giardino, and Amy LaBrache

Not Present at Vote: Mark Elfman

Motion Carries 4-0

- 7.02 Pole Petition - Massachusetts Electric Company and Verizon New England, Inc. requesting permission to install I JO pole on North Street beginning at a point approximately 200 feet South of the centerline of the intersection of Lawton Lane. National grid to install a 45ft class HI mid-span pole between P6 and P7 on North Street in Foxborough, MA. The pole will be located on town property intersected by Lawton Lane and Chestnut Street pole to be labeled 6-50 on North Street in Foxborough, MA.

****Motion to approve a Pole Petition for Massachusetts Electric Company and Verizon New England, Inc. requesting permission to install I JO pole on North Street beginning at a point approximately 200 feet South of the centerline of the intersection of Lawton Lane. National grid to install a 45ft class HI mid-span pole between P6 and P7 on North Street in Foxborough, MA. The pole will be located on town property intersected by Lawton Lane and Chestnut Street pole to be labeled 6-50 on North Street in Foxborough, MA.**

Moved by: Amy LaBrache; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Debbie Giardino, and Amy LaBrache

Not Present at Vote: Mark Elfman

Motion Carries 4-0

- 7.03 One Day Beer & Wine Application - Approve a One-Day Beer & Wine License for Be Hoppy Brewing LLC, dba Mass Appeal Draught House and Grille, for October 24, 2026, from 10am to 3pm, for Patriot Place's Harvest Fest.

****Motion to approve a One-Day Beer & Wine License for Be Hoppy Brewing LLC, dba Mass Appeal Draught House and Grille, for October 24, 2026, from 10am to 3pm, for Patriot Place's Harvest Fest.**

Moved by: Amy LaBrache; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Debbie Giardino, and Amy LaBrache

Not Present at Vote: Mark Elfman

Motion Carries 4-0

- 7.04 Donation - Accept the donation in the amount of \$1200 to fund a bench at the Foxborough Community Center form a group of residents.

**Motion to accept the donation in the amount of \$1200 to fund a bench at the Foxborough Community Center form a group of residents.

Moved by: Amy LaBrache; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Debbie Giardino, and Amy LaBrache

Not Present at Vote: Mark Elfman

Motion Carries 4-0

- 7.05 Donation - Accept the donation in the amount of \$550 by the Friends of Foxboro Seniors to fund the Halloween Party at the Community Center

**Motion to accept the donation in the amount of \$550 by the Friends of Foxboro Seniors to fund the Halloween Party at the Community Center

Moved by: Amy LaBrache; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Debbie Giardino, and Amy LaBrache

Not Present at Vote: Mark Elfman

Motion Carries 4-0

- 7.06 Log Cabin - 72 Mill Street Lease - Select Board to award the lease of 72 Mill Street to Carl Fuller.

**Motion to award the lease of 72 Mill Street to Carl Fuller pending a successful completion of a credit check, successful completion of a Criminal Offender Record Information (CORI) check, and proof of renters' insurance.

Moved by: Amy LaBrache; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Debbie Giardino, and Amy LaBrache

Not Present at Vote: Mark Elfman

Motion Carries 4-0

- 7.07 Log Cabin - 72 Mill Street Lease - Select Board to delegate signature of authority to Paige Duncan, Town Manager, to complete the award, execute the lease, and other actions as required.

**Motion to delegate signature of authority to Paige Duncan, Town Manager, to complete the award, execute the lease, and other actions as required to complete the process.

Moved by: Amy LaBrache; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Debbie Giardino, and Amy LaBrache

Not Present at Vote: Mark Elfman

Motion Carries 4-0

- 7.08 Select Board - Approve Select Board Meeting Minutes from August 18, 2026.

[Select Board Meeting - Aug 18 2026 - Minutes - Html](#) 

**Motion to approve Select Board Meeting Minutes from August 18, 2026.

Moved by: Amy LaBrache; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Debbie Giardino, and Amy LaBrache

Not Present at Vote: Mark Elfman

Motion Carries 4-0

8. Adjourn

Meeting Documents: [090826 J7 Public Hearing Stamped.pdf](#) [New License Application - J7 Adventureland Patriot Place LLC \(08.05.2026\) ABCC Redacted.pdf](#) [090826 Public Hearing 175 Mechanic St MC App Stamped.pdf](#) [Municipal Conversion Permit Application - For Submittal 08-06-2026.pdf](#) [Plot Plan.pdf](#) [175 Mechanic Street - Municipal Conversion Permit - Narrative 08-06-2026.pdf](#) [Select Board Meeting - Aug 18 2026 - Minutes - Html](#)

****Motion to adjourn.**

Moved by: Amy LaBrache; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Debbie Giardino, and Amy LaBrache

Not Present at Vote: Mark Elfman

Motion Carries 4-0

In accordance to M.G.L. Chapter 30A, Section 20, this meeting was recorded by Foxborough Cable Access and can be viewed on You Tube by searching Foxborough Select Board and the meeting date.