



Select Board Meeting - Aug 19, 2025 Minutes

at 7:00 PM

Gala Room Foxborough Town Hall 40 South Street

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

1. 7:00pm - Citizen's Input

1.01 Citizen's Input

2. 7:05pm - Alteration of an On Premises Annual All Alcohol Restaurant License for TPM International, Inc., dba ELEVENO Pickleball at 340 Patriot Place

***Applicant has requested a continuance.**

**Motion to open the public hearing. The Select Board, acting as the Local Licensing Authority pursuant to M.G.L., Chapter 138 will conduct a public hearing on Tuesday, August 19, 2025 beginning at 7:05 p.m. in the Gala Meeting Room, Town Hall, 40 South Street, Foxborough, MA on the application of an Alteration of Premise for an On Premises Annual All Alcohol Restaurant License, for TPM International, Inc., d/b/a ELEVENO Pickleball, 340 Patriot Place, Foxborough, MA; Manager Robert J. Saraf.

All interested parties are welcome to attend. (Roll Call Vote)

No discission as the applicant has requested a continuance.

Carried

2.01 Discuss & Vote on an Alteration of Premise for an On Premises

Annual All Alcohol Restaurant License, TPM International, Inc., dba ELEVENO Pickleball at 340 Patriot Place, Manager of Record to be Robert J. Saraf.

****Motion to continue public hearing to September 9, 2025 at 7:05pm.**

Moved by: Amy LaBrache

Seconded by: Mark Elfman

Yes Stephanie McGowan, Bill Yukna, Debbie Giardino, Mark Elfman, and Amy LaBrache

Carried 5-0

3. 7:10pm - One Day Beer & Wine Application for TPM International, Inc., dba ELEVENO Pickleball at 340 Patriot Place

- 3.01 Discuss & Vote on thirty One Day Beer & Wine license requests for TPM International, Inc., dba ELEVENO Pickleball at 340 Patriot Place, from August 20, 2025 to September 20, 2025 with Robert J. Saraf as Manager of Record.

[Eleveno One Days Application.pdf](#)  [One Day-PD.pdf](#) 

*Police Recommendation: Check in after 15 days prior to next Select Board meeting 9/9/2025.

With no application for the Alteration of Premises, this is allowed via this method. The outdoor space will operate as described at a prior meeting. No concerns from the Foxborough Police Department.

****Motion to approve twenty seven One Day Beer & Wine license requests for TPM International, Inc., dba ELEVENO Pickleball at 340 Patriot Place, from August 20, 2025 to September 20, 2025 with Robert J. Saraf as Manager of Record.**

Moved by: Amy LaBrache

Seconded by: Mark Elfman

Yes

Stephanie McGowan, Bill Yukna, Debbie Giardino, Mark Elfman, and Amy LaBrache

Carried 5-0

4. 7:20pm - Introduction to the new Conservation Agent

4.01 Welcome Craig Willey!

5. 7:25pm - Norwood Hospital Gathering during Norwood Day - September 6, 2025

5.01 Discuss & Promote the Norwood Hospital Gathering during Norwood Day on September 6, 2025 to support the opening of the hospital with Michael Saad, Norwood Selectmen.
Jim & Doug Jassep of Norwood. Promoting a rally for Norwood Hospital during Norwood Day. The construction has been halted by Steward Health who went bankrupt for the last few years. A hospital operator needs to be pushed to pick up this project.

6. 7:40pm - Common Victualler Application - Chick-fil-A, 1 Patriot Place

6.01 Review & Vote on a Common Victualler Application for Chick-fil-A, located at 1 Patriot Place.

[Chick-fil-A Application.pdf](#) 

Opening to be annouced shortly but aiming for Fall 2025.

****Motion to approve a Common Victualler Application for Chick-fil-A, located at 1 Patriot Place.**

Moved by: Amy LaBrache

Seconded by: Mark Elfman

Yes

Stephanie McGowan, Bill Yukna, Debbie Giardino, Mark Elfman, and Amy LaBrache

Carried 5-0

7. 7:50pm - Be Hoppy LLC dba Wormtown Brewery One Day Beer & Wine Applications

- 7.01 Review & Vote on Be Hoppy LLC dba Wormtown Brewery One Day Beer & Wine applications to provide beer and wine service during the New England Theater performances held at 23 Patriot Place on October 9th, 10th, 11th, 12th, 17th, 18th & 19th in 2025.

[081925 Wormtown One Days Application.pdf](#) 

John Mail, found of New England Public Theater & Monica Sheret. Looking to bring interesting and thought-provoking entertainment to Patriot Place within the former Helix space. Revamped version of Oklahoma. Wormtown Brewery is seeking one day beer and wine licenses for the venue. Approximately 185-200, non-fixed seat venue. Daren Sutton of Wormtown to be manager on site for all performance dates.

****Motion to approve the Be Hoppy LLC dba Wormtown Brewery One Day Beer & Wine applications to provide beer and wine service during the New England Theater performances held at 23 Patriot Place on October 9th, 10th, 11th, 12th, 17th, 18th & 19th in 2025.**

Moved by: Amy LaBrache

Seconded by: Mark Elfman

Yes

Stephanie McGowan, Bill Yukna, Debbie Giardino, Mark Elfman, and Amy LaBrache

Carried 5-0

8. 8:00pm - Collective Bargaining Agreement

- 8.01 Possible vote on the Collective Bargaining Agreement for the Foxborough Police Department Local 379 MCOP, AFL-CIO. Mike Mullen, HR Director & Chief Grace. Review the memorandum of understanding for that has been ratified by the Union.

****Motion to approve the Collective Bargaining Agreement for the Foxborough Police Department Local 379 MCOP, AFL-CIO.**

Moved by: Amy LaBrache

Seconded by: Mark Elfman

Yes Stephanie McGowan, Bill Yukna, Debbie
Giardino, Mark Elfman, and Amy LaBrache

Carried 5-0

9. 8:05pm - Special Town Meeting

9.01 Discuss article placeholders & Vote on opening the Special Town Meeting Warrant set for October 27, 2025 at 7pm at the Foxborough High School. The Warrant will be open for two weeks - closes September 2, 2025.

21 articles thus far. Placeholders need to be in by September 2nd, 2025, and final language due by the 23rd of September. Foxborough Affordable Housing Trust to be possibly dissolved since the funding they oversaw has been spent. This can always be reactivated when necessary.

****Motion to approve the opening of the Special Town Meeting Warrant set for October 27, 2025 at 7pm at the Foxborough High School.**

Moved by: Amy LaBrache

Seconded by: Mark Elfman

Yes Stephanie McGowan, Bill Yukna, Debbie
Giardino, Mark Elfman, and Amy LaBrache

Carried 5-0

10. 8:15pm - 15 Willow Street Recommendation

10.01 Discuss the Conservation Commission recommendation on 15 Willow Street & Vote to either retain as Town property or to place on the Special Town Meeting Warrant for disposition.

[15 Willow recommendation.pdf](#) 

Conservation Commission thought the Town already kept this parcel but that is not the case. There is a possible chance to squeeze one house on that lot but there are environmental concerns and habitats that are positive for Conservation to

take over. The Board can vote to keep it or vote to add it to the Special Town Meeting Warrant. A water resource is something we should retain. Listed as 1.67 acers. Adjacent to Town of Foxborough Conservation land.

****Motion to retain 15 Willow Street as Town property as recommended by the Conservation Commission.**

Moved by: Amy LaBrache

Seconded by: Mark Elfman

Yes Stephanie McGowan, Bill Yukna, Debbie Giardino, Mark Elfman, and Amy LaBrache

Carried 5-0

11. 8:25pm - Town Common Sign Discussion

- 11.01 Discuss a possible Special Town Meeting Article to amend the current Sign By-Law, Chapter 213 of the Code of the Town of Foxborough, to allow electronic message board/combo signs on the Town Common.

[Sign Bylaw Amendments -- Foxborough Common & Town Hall Message Boards.docx](#) 

This has been a topic of discussion to see if we should have the Town decide if an electronic message board should be put on the Town Common. The ability to be able to change it when we need too is very favorable. Who would pay? Town, support group, Capital Improvement Committee, or fundraising. The article is just to amend the zoning to allow an electronic sign. Seeking a mockup to show what the sign could look like and the different options in terms of background and text. Possibly to have just black and white and flashing red should there be an emergency. A possibly policy that the Board would set.

12. 8:35pm - Donations

- 12.01 Discuss & Vote on the donation acceptance threshold for Town Manager approval. (currently \$100 or less)

****Motion to approve the donation acceptance amount for Town Manager approval raised to \$250.**

Moved by: Amy LaBrache

Seconded by: Mark Elfman

Yes Stephanie McGowan, Bill Yukna, Debbie Giardino, Mark Elfman, and Amy LaBrache

Carried 5-0

13. 8:40pm - Town Manager's Update

- 13.01 Around Town: Town of Foxborough Police Department re-accreditation completed! Jay Talerman of Mead, Talerman & C Costa LLC, our Town Counsel, receives the Massachusetts Municipal Lawyers Association 2025 Robert W. Richie Special Achievement Award. Paul Ahearn & Schneider Electric THANK YOU to DPW, Police & Fire for their assistance during the demolition on Neponset Avenue! Walnut Knoll Update, short term rentals & World Cup.
- 13.02 Upcoming Land Use Workshops:
- August 26, 2025 at 3:45pm. Senior Housing Needs Workshop at the Community Center.
 - September 9, 2025 at 7pm. Discuss the future of Foxborough, from economic development to conservation and natural resources at the Community Center.
 - Master Plan survey - PlanFoxborough.com for surveys & more.
- 13.03 Veteran Service: POW/MIA 24-hour Candlelight Vigil from 11am on September 18, 2025 to Noon on September 19, 2025 on the Common. Veterans Breakfast from 9:30am to 12:30pm on September 20, 2025 at the Community Center, sponsored by the American Legion Post 93. Ice Cream Social from 11am to 2pm on September 27, 2025 at the Community Center. Veterans Resource Fair from 9am to 1pm on October 18, 2025 at the Community Center.

13.04 Communications Update:

- Marie Almodovar, Finance Director, will hold two Municipal Finance 101 sessions: Lunch & Learn on September 23, 2025 at 11:30am and an evening session on September 30, 2025 at 5:45pm. Held at the Community Center.
- August Common Brief published August 4, 2025. Sign up on website. Full issue in September.

13.05 Human Resources:Community Substance Use Coordinator & Library Page

13.06 **Boards & Committee Member Training on September 30, 2025 from 6:00 PM to 8:00 PM** in the **Gala Room**. Topics covered:

- How to effectively conduct a public meeting
- Open Meeting Law
- Posting and minute requirements
- And much more!
- All should attend

13.07 250th Anniversary Celebration Discussion.

14. 8:50pm - Select Board Update

14.01 New Business - Jaycees Car Show is this coming weekend.

14.02 Old Business - Pickleball Ribbon Cutting. Art Gallery Opening.

15. Action Items

15.01 Union Contracts - Select Board to approve & sign the FY26 to FY28 integrated contract for United Steelworkers, AFL-CIO, CLC, Unit A, United Steelworkers, AFL-CIO, CLC, Unit B, The Boyden Library Employees Association, MLSA, MFT, AFT, AFL-CIO & the Foxborough Professional Firefighters Association, Local 2252.

****Motion to approve & sign the FY26 to FY28 integrated contract for United Steelworkers, AFL-CIO, CLC, Unit A, United Steelworkers, AFL-CIO, CLC, Unit B, The Boyden Library Employees Association, MLSA, MFT, AFT, AFL-CIO & the Foxborough Professional Firefighters Association, Local 2252.**

Moved by: Amy LaBrache
Seconded by: Mark Elfman

Yes Stephanie McGowan, Bill Yukna, Debbie
Giardino, Mark Elfman, and Amy LaBrache

Carried 5-0

- 15.02 Use of Public Way Application - Knights of Columbus Annual Tootsie Roll Drive on October 4th from 8am to 1pm on the corners of the Town Common.

****Motion to approve the Use of Public Way Application for the Knights of Columbus Annual Tootsie Roll Drive on October 4th from 8am to 1pm on the corners of the Town Common.**

Moved by: Amy LaBrache
Seconded by: Mark Elfman

Yes Stephanie McGowan, Bill Yukna, Debbie
Giardino, Mark Elfman, and Amy LaBrache

Carried 5-0

- 15.03 Extended Alcohol Service - Grand Slam Restaurant Group dba Jake N Joes located at 25 Foxborough Boulevard to serve alcohol accompanied by their lunch menu starting at 11am on all Sundays in 2025 starting September 7, 2025.

****Motion to approve the Extended Alcohol Service request by Grand Slam Restaurant Group dba Jake N Joes located at 25 Foxborough Boulevard to serve alcohol accompanied by their lunch menu starting at 11am on all Sundays in 2025 starting September 7, 2025.**

Moved by: Amy LaBrache
Seconded by: Mark Elfman

Yes Stephanie McGowan, Bill Yukna, Debbie
Giardino, Mark Elfman, and Amy LaBrache

Carried 5-0

- 15.04 Donation - Accept the donation from Rowan Greens, LLC in the amount of \$9850 to cover the cost to hire a clean-up crew to remove debris and rubbish from adjacent conservation land abutter 119 Morse Street, per the condition of the comprehensive permit.

****Motion to accept the donation from Rowan Greens, LLC in the amount of \$9850 to cover the cost to hire a clean-up crew to remove debris and rubbish from adjacent conservation land abutter 119 Morse Street, per the condition of the comprehensive permit.**

Moved by: Amy LaBrache

Seconded by: Mark Elfman

Yes Stephanie McGowan, Bill Yukna, Debbie Giardino, Mark Elfman, and Amy LaBrache

Carried 5-0

- 15.05 Donation - Accept the donation from the Mogalla Family in the amount of \$150 for the Youth Police Academy.

****Motion to accept the donation from the Mogalla Family in the amount of \$150 for the Youth Police Academy.**

Moved by: Amy LaBrache

Seconded by: Mark Elfman

Yes Stephanie McGowan, Bill Yukna, Debbie Giardino, Mark Elfman, and Amy LaBrache

Carried 5-0

- 15.06 Donation - Accept the donation from the Fraher Family in the amount of \$130 for the Veteran Services Banner Project.

****Motion to accept the donation from the Fraher Family in the amount of \$130 for the Veteran Services Banner Project.**

Moved by: Amy LaBrache
Seconded by: Mark Elfman

Yes Stephanie McGowan, Bill Yukna, Debbie
Giardino, Mark Elfman, and Amy LaBrache

Carried 5-0

- 15.07 Donation - Accept the donation from the Dodge Family in the amount of \$130 for the Veteran Services Banner Project.
**Motion to accept the donation from the Dodge Family in the amount of \$130 for the Veteran Services Banner Project.

Moved by: Amy LaBrache
Seconded by: Mark Elfman

Yes Stephanie McGowan, Bill Yukna, Debbie
Giardino, Mark Elfman, and Amy LaBrache

Carried 5-0

- 15.08 Donation - Accept the donation in the amount of \$600 to the Historical Commission.
**Motion to accept the donation in the amount of \$600 to the Historical Commission.

Moved by: Amy LaBrache
Seconded by: Mark Elfman

Yes Stephanie McGowan, Bill Yukna, Debbie
Giardino, Mark Elfman, and Amy LaBrache

Carried 5-0

- 15.09 Boards & Committees - Select Board to appoint the Town Election Workers with a term of September 1, 2025 to August 31, 2026. Reference the list at the bottom of the agenda.
**Motion to appoint the Town Election Workers with a term of September 1, 2025 to August 31, 2026. (Read List of Names)

Moved by: Amy LaBrache
Seconded by: Mark Elfman

Yes Stephanie McGowan, Bill Yukna, Debbie
Giardino, Mark Elfman, and Amy LaBrache

Carried 5-0

- 15.10 Boards & Committees - Select Board to appoint Diana Malachowski to the Foxborough Historical Commission for a term to end May 31, 2028.

****Motion to appoint Diana Malachowski to the Foxborough Historical Commission for a term to end May 31, 2028.**

Moved by: Amy LaBrache
Seconded by: Mark Elfman

Yes Stephanie McGowan, Bill Yukna, Debbie
Giardino, Mark Elfman, and Amy LaBrache

Carried 5-0

- 15.11 Select Board - Approve Select Board Meeting Minutes from July 15, 2025.

[Select Board Meeting - Jul 15 2025 - Minutes - Html](#) 

****Motion to approve Select Board Meeting Minutes from July 15, 2025.**

Moved by: Amy LaBrache
Seconded by: Mark Elfman

Yes Stephanie McGowan, Bill Yukna, Debbie
Giardino, Mark Elfman, and Amy LaBrache

Carried 5-0

16. Adjourn

****Motion to adjourn.**

Moved by: Amy LaBrache

Seconded by: Mark Elfman

Yes Stephanie McGowan, Bill Yukna, Debbie
 Giardino, Mark Elfman, and Amy LaBrache

Motion Carries 5-0