



Select Board Meeting - April 29, 2025 Minutes

at 7:00 PM

Gala Room Foxborough Town Hall 40 South Street

1. 7:00pm - Citizen's Input

1.01 Citizen's Input

2. 8:10pm - Action Items

2.01 Donation - Accept the donation of \$300 by the Sylvia and Verrochi Families for the Youth Police Program.

****Motion to accept the donation of \$300 by the Sylvia and Verrochi Families for the Youth Police Program.**

Moved by: Debbie Giardino

Seconded by: Bill Yukna

Yes Bill Yukna, Debbie Giardino, Mark Elfman, and
Dennis Keefe

Carried 4-0

2.02 Select Board - Approve the FY26 meeting schedule.

[FY26 BOS Meeting Schedule.pdf](#) 

****Motion to approve the FY26 meeting schedule.**

Moved by: Debbie Giardino

Seconded by: Mark Elfman

Yes Bill Yukna, Debbie Giardino, Mark Elfman, and
Dennis Keefe

Carried 4-0

- 2.03 Select Board - Approve Select Board Meeting Minutes from April 15, 2025.

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

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

Moved by: Debbie Giardino

Seconded by: Mark Elfman

Yes Bill Yukna, Debbie Giardino, Mark Elfman, and
Dennis Keefe

Carried 4-0

3. 8:00pm - Town Manager's Update

- 3.01 Around Town: AdCom Town Meeting recommendations on website. Election May 5, 2025. Annual Town Meeting May 12, 2025 at 7 pm at FHS. Planning grant - \$15,000. Senior Center last day May 1, 2025. Community Center Phase 1 Grand Opening May 16, 2025. Walnut Knoll applications still available. May 3, 2025 - Jaycees Spring Craft and Vendor Fair. Common benches available.

Town Manager Vacation May 14 to May 27. Boards and Committees reappointments will be gearing up in the next few weeks.

Dennis Keefe's last meeting. Thank You!

- 3.02 Human Resources: Two seats on Personnel Board.
Current Open Positions:
Program Coordinator - Farmer's Market
Program Coordinator - Little Rec-Kers Program
Recreation Instructional Assistant

4. 7:05pm - Application for an Alteration of Premises & Transfer of License of an On Premises Annual All Alcohol Beverages License from Big Tuna LLC d/b/a Skipjack's, 226 Patriot Place, Foxborough, MA, to 4K Restaurant Group LLC d/b/a Estella Patriot Place

****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, April 29, 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 Premises and Transfer of License for an On Premises Annual All Alcohol Beverages License from Big Tuna LLC d/b/a Skipjack's, 226 Patriot Place, Foxborough, MA, to 4K Restaurant Group LLC d/b/a Estella Patriot Place, Lillian Brando, General Manager.

Moved by: Debbie Giardino

Seconded by: Mark Elfman

Yes Bill Yukna, Debbie Giardino, Mark Elfman, and
Dennis Keefe

Carried 4-0

Roll Call Vote.

- 4.01 Review & Vote on Application for an Alteration of Premises & Transfer of License of an On Premises Annual All Alcohol Beverages License from Big Tuna LLC d/b/a Skipjack's, 226 Patriot Place, Foxborough, MA, to 4K Restaurant Group LLC d/b/a Estella Patriot Place.

[042925 Public Hearing Estella Transfer of License stamped updated.pdf](#) [Manager Update Redacted.pdf](#) [ABCC Full SB Redacted.pdf](#)

Tom Miller, counsel. Lillian and George owners. Brian Early, GM Patriot Place. Inspired concept by George's mother. Current spot in Boston (3 years in October) and this would be the second location. A place to bring the community together with the atmosphere and menu - considered international American fusion. Drawn to the family friendly nature of Patriot Place and Foxborough. Updating the space to bring a more upscale vibe but no structural changes. Revamping the

bar and seating area with a service bar element. Patio is remaining the same square footage as previously approved by the Board. Lillian is the proposed manager of record with previous experience in Boston and around. Familiar with the rules and regulations of the Town and the ABCC. International cuisine brought to Patriot Place.

Target date is July or as soon as possible. Lillians focus is Foxborough with George's focus on Boston.

** Motion to close the public hearing.

Moved by: Debbie Giardino

Seconded by: Mark Elfman

Yes Bill Yukna, Debbie Giardino, Mark Elfman, and
Dennis Keefe

Motion Carries. Roll Call Vote. 4-0

[042925_Public_Hearing_Estella_Transfer_of_License_stamped_updated.pdf](#)  [Manager_Update_Redacted.pdf](#)  [ABCC_Full_SB_Redacted.pdf](#) 

Tom Miller, counsel. Lillian and George owners. Brian Early, GM Patriot Place. Inspired concept by George's mother. Current spot in Boston (3 years in October) and this would be the second location. A place to bring the community together with the atmosphere and menu - considered international American fusion. Drawn to the family friendly nature of Patriot Place and Foxborough. Updating the space to bring a more upscale vibe but no structural changes. Revamping the bar and seating area with a service bar element. Patio is remaining the same square footage as previously approved by the Board. Lillian is the proposed manager of record with previous experience in Boston and around. Familiar with the rules and regulations of the Town and the ABCC. International cuisine brought to Patriot Place.

Target date is July or as soon as possible. Lillians focus is Foxborough with George's focus on Boston.

****Motion to approve the Application for an Alteration of Premises & Transfer of License of an On Premises Annual All Alcohol Beverages License from Big Tuna LLC d/b/a Skipjack's, 226 Patriot Place, Foxborough, MA, to 4K Restaurant Group LLC d/b/a Estella Patriot Place.**

Moved by: Debbie Giardino

Seconded by: Mark Elfman

Yes Bill Yukna, Debbie Giardino, Mark Elfman, and
Dennis Keefe

Carried. 4-0

5. 7:15pm - Rally Point Alcohol Violation Review

5.01 Discuss events of March 21, 2025.

Chief Grace reviewed an incident that occurred on location on the night of March 21, 2025. An internal investigation is currently underway. Violation, failure to notify the Police Department, patrons exiting the licensed premises with alcoholic beverages is a violation, failure to keep their patrons safe and inadequate supervision of the Rally Point staff. Chief Grace is recommending a public hearing to be scheduled.

Cannot suspend alcohol sales until we have the hearing.

****Motion to schedule a public hearing.**

Moved by: Debbie Giardino

Seconded by: Bill Yukna




Yes Bill Yukna, Debbie Giardino, Mark Elfman, and
Dennis Keefe

Carried 4-0

6. 7:30pm - FY26 Foxborough Non-Union Managerial and Part-Time Seasonal Pay Plan

6.01 Review & Vote on FY26 Foxborough Non-Union Managerial

and Part-Time Seasonal Pay Plan

[FY26 Non Union Pay Plans Longevity Memo.pdf](#) 
[Fiscal Year 2026-Foxborough Non-Union Managerial Pay Plan.pdf](#)  [FY2026-Part-Time Seasonal Pay Plan.pdf](#) 

Mike Mullen, HR Director. Proposed a COLA of 3% to FY25 hourly rates to non-managerial employees as this is the rate most of the unions have agreed upon. A proposed restructuring role the Community Response Social Worker and making that a director role as there is an extreme need there and value add to the community. Proposing a new role under this Director role of a Substance Use Coordinator role. Given what the Public Safety team is faced with, this need for both is there. The coordinator role would be funded by the OPIOD funds that they town has received in one lump sum. Part-time seasonal pay plan was updated for FY26 as it has not been updated since FY23 - these include the Recreational roles, DPW seasonal, interns, and provisional fire fighter roles. These have been approved by the Personnel Board.

Longevity change is strictly to bring those levels up to the other unions. \$25 added to each role starting at year six. This is for un-interrupted service. This is to remain consistent.

****Motion to approve the FY26 Foxborough Non-Union Managerial and Part-Time Seasonal Pay Plan.**

Moved by: Debbie Giardino

Seconded by: Mark Elfman

Yes

Bill Yukna, Debbie Giardino, Mark Elfman, and
Dennis Keefe

Carried 4-0

7. 7:40pm - Proposed Update to Longevity Pay Table in Foxborough Personnel & Policy Guide

- 7.01 Review & Vote on Longevity Pay Table in Foxborough Personnel & Policy Guide.

[FY26 Non Union Pay Plans Longevity Memo.pdf](#) 

**Motion to approve the Longevity Pay Table in Foxborough Personnel & Policy Guide.

Moved by: Debbie Giardino



Seconded by: Bill Yukna

Yes Bill Yukna, Debbie Giardino, Mark Elfman, and
Dennis Keefe

Carried 4-0

8. 7:45pm - Outdoor Off Hours Work Request - Demolition of Freedom Wind Tower at Patriot Place by JDC Demo & Abatement

- 8.01 Review & Vote on the Outdoor Off Hours Work Request for work to occur Monday through Saturday until the end of August 2025.

[JDC Off-Hrs Request Ltr 4.16.25 R1.pdf](#)  [JDC Off-Hrs Request - Scott Shippey messages.pdf](#) 

Kyle with Patriot Place and Chad with JDC Demo & Abatement. Off hours work request for safety needs to remove the structure at the North End Zone. Cinema is within 100 feet so would like to request the work be done off hours.

Scott Shippey, noise metering needs to be reported. Seeking 2am to end but did revise to a midnight stop time with the same stipulations as the last request.

Chief Grace is on board. Good workflow with any complaints for the current work extension so we will carry the same process. Will put in the 30 day review and probably continue every thirty days.

12 week timeline to be done by the start of training camp.

**Motion to approve the Outdoor Off Hours Work Request for work to occur Monday through Saturday until the end of August 2025 for the Demolition of Freedom Wind Tower at Patriot Place by JDC Demo & Abatement.

Discussion- Neal Gouck, owner. Would like the Select Board to add a condition that the owner of the tunnel equipment be allowed to take their property before the tunnel is taken down. This is work more than \$7Million dollars. Have been unable to get onto the premises and Patriot Place will not take calls to discuss.

Brian Early, GM Patriot Place. This is just an extended hours request and not to debate on personal property within the building. Matter is currently in litigation.

Moved by: Debbie Giardino

Seconded by: Mark Elfman

Yes Bill Yukna, Debbie Giardino, Mark Elfman, and
Dennis Keefe

Carried 4-0

9. 7:50pm - Discuss & Possible Vote to Sign License Agreement

- 9.01 Discuss & Vote on license agreement between Town of Foxborough and Peabody Properties, Inc. for use of 75 Central Street, Foxborough, MA (Senior Center Building) from May through September for office uses associated with the leasing of the Walnut Knoll housing project.

[Draft Senior Center License Agreement Rev 1 - 04.29.2025.pdf](#) 

Walnut Knoll leasing is looking for a space to have a spot in town to conduct interviews and drop off applications. With the Council on Aging building being vacant, we thought to have that space utilized by them. Town Counsel proposed a lease agreement and there is a proposed a \$1500 monthly rent for May to October 5, 2025. We need an insurance policy to have a lessor policy which they are willing to pay as well as they are required to hold an insurance policy. Our policy would be about \$10K in total.

****Motion to approve the license agreement between Town of Foxborough and Peabody Properties, Inc. for use of 75 Central Street, Foxborough, MA (Senior Center Building) from May through September for office uses associated with the leasing of the Walnut Knoll housing project.**

Moved by: Debbie Giardino

Seconded by: Mark Elfman

Yes Bill Yukna, Debbie Giardino, Mark Elfman, and
Dennis Keefe

Carried 4-0

10. 8:05pm - Select Board Update

10.01 New Business - Thank you from Dennis Keefe & Thank you to
Dennis from the Select Board!

10.02 Old Business

11. Adjourn

****Motion to adjourn.**

Moved by: Debbie Giardino

Seconded by: Mark Elfman

Yes Bill Yukna, Debbie Giardino, Mark Elfman, and
Dennis Keefe

Carried 4-0