



Select Board Meeting - August 18, 2026 Minutes

at 7:00 PM

Gala Room Foxborough Town Hall 40 South Street

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

1. 7:00pm - Citizen's Input

1.01 Citizen's Input

2. 7:05pm - Joint Meeting with the Planning Board

Tom Murphy**Make a motion to open a joint meeting between the Select Board and the Planning Board. 2nd by Danielle. Roll Call Vote. Ron Bresse - yes. Danielle Ballou- yes. Tom Murphy - yes.

2.01 Approve the unanimous recommendation of the Planning Board to appoint Gary Whitehouse as the Associate Member of the Planning Board for a term to end May 31, 2027.

Gary has done a lot for the community and has served on the board for many years. He was the only resident to apply for the Associate role and the proper process was followed.

**Motion to appoint Gary Whitehouse as the Associate Member of the Planning Board for a term to end May 31, 2027.

Moved by: Mark Elfman; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Mark Elfman, and Amy LaBrache

Not Present at Vote: Debbie Giardino

Motion Carries. Joint Vote of the Select Board and the Planning Board - Roll Call Vote. Tom - yes. Danielle - yes. Ron - yes. Unanimous Vote. 4-0

3. 7:15pm - Change of Manager Application by TPM International Inc. dba Eleveno Pickleball, 340 Patriot Place

3.01 Review & Vote on a Change of Manager Application for TPM International Inc. dba Eleveno Pickleball, 340 Patriot Place from Robert Saraf to William Johnson.

[080326 Eleveno Change of Manager Application Redacted.pdf](#) 

Tom Miller of McDermott, Quilty, Miller & Hanley LLP and William Johnson. He has been in the industry for over thirty years. Eleveno will not see a change in the way it is being operated now. TIPS certified, familiar with the Rules and Regulations with this Board, and familiar with the Rules and Regulations with the

Commonwealth.

****Motion to approve a Change of Manager Application for TPM International Inc. dba Eleveno Pickleball, 340 Patriot Place from Robert Saraf to William Johnson.**

Moved by: Mark Elfman; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Mark Elfman, and Amy LaBrache

Not Present at Vote: Debbie Giardino

Motion Carries 4-0

4. 7:25pm - Kraft Sports + Entertainment Event Amendment Request

4.01 Review & Vote on Kraft Sports + Entertainment request to open the parking lots early starting at 9am, for the Savannah Bananas, two-day event, on August 28th and 29th, per the 2026 Entertainment License.

Jess Enos, Gillette Stadium. Gate time was listed as TBD. Meeting last week, operations team with the Chief's the conversation lead for the Chief to ask for Gillette to ask the Board to open the lots at 9am in case there is a merchandise component and they need to open. Chief Grace has the final say and this would give him the flexibility. Most likely the lots would open at 1pm. Chief Grace and team can cover this and can accommodate. The final decision will be made by the end of this week. Is this something we are seeing as a trend - Taylor Swift, BTS?? Yes. Merchandise has evolved/exploded - huge revenue driver.

****Motion to approve the Kraft Sports + Entertainment request to open the parking lots early starting at 9am, for the Savannah Bananas, two-day event, on August 28th and 29th, per the 2026 Entertainment License.**

Moved by: Mark Elfman; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Mark Elfman, and Amy LaBrache

Not Present at Vote: Debbie Giardino

Motion Carries 4-0

5. 7:35pm - Acceptance and Administration of State, Federal and Private Grants Policy

5.01 Discuss & Vote on Acceptance and Administration of State, Federal and Private Grants Policy. [Foxborough Grant Policy Final 081326.pdf](#) 

Authority to accept grants is with the Select Board. This policy tries not to burry the Board. Review of the policy.

****Motion to approve the Acceptance and Administration of State, Federal and Private Grants Policy.**

Moved by: Mark Elfman; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Mark Elfman, and Amy LaBrache

Not Present at Vote: Debbie Giardino

Motion Carries 4-0

6. 7:45pm - Town Manager's Update

6.01 Around Town:

- Special Town Meeting: Monday, November 9th.
- Special Select Board meeting Tuesday, November 10th at Noon for tax recap.
- Marilyn Rodman Performing Arts Center Centennial Advisory Committee, a group of community and civic leaders assembled to help guide planning and visioning efforts related to the organization's 100th anniversary
- MassDOT Rail Safety Improvements Tour
- Traffic and Transportation Concerns
- Local businesses owners have expressed challenges during Stadium events as people stay away from Foxborough, even Uptown. We're hoping for some help to draw folks to non-Patriot Place businesses.
- Podcast - I was invited by Jason Palitsch, Executive Director of the 495/MetroWest Partnership, to participate as the first public sector guest on the Partnership's new podcast, which is scheduled to launch this fall. The discussion is expected to focus on the challenges and opportunities facing municipalities and municipal leaders and will provide an opportunity to highlight Foxborough's experiences and perspective on regional issues. The interview is expected to take place Thu 9/3/2026 12:15 PM - 12:45 PM.
- Strategic Plan Update. September Strategic Plan Open House – September 29th, 3pm – 7pm at Community Center.
- PFAS (Per- and polyfluoroalkyl substances) Plant Updates:
 - First plant (Chestnut Street) will have testing at the end of the month. Substantial completion scheduled for October 9th. Should have water flowing through the plant in October.
 - Second plant (Oak Street) – they have started land clearing/ripping out stumps. That plant is scheduled to come online in 2028.
- Town Licenses:
 - Burn Bootcamp Body Weight Workout sponsored by The Boyden Library on September 9, 2026 at 6pm on the Town Common.
 - POW/MIA Ceremony & Vigil sponsored by the Veteran Services Department on September 18th & 19th, 2026 on the Town Common.
- MassDOT Rail Safety Improvements Tour - On August 12, I attended a site tour with representatives from MassDOT, including Interim Secretary of Transportation Phillip Eng and Rail & Transit Administrator Meredith Slesinger, highlighting recently completed rail safety improvements along the Framingham Secondary rail line in Foxborough and Mansfield. The project included upgrades to six grade crossings, replacement and rehabilitation of bridges, and replacement of approximately three-quarters of a mile of rail within Mansfield Yard. MassDOT reported that the improvements were designed to enhance safety and reliability for motorists, pedestrians, and rail operations in both communities.
- Traffic and Transportation Concerns - Since the last meeting, the Town received several traffic-related comments and complaints from residents and visitors. Issues raised included concerns about stadium traffic and neighborhood access, requests for traffic improvements at various intersections, questions regarding traffic control measures, and concerns about speed limit signage. Residents also raised concerns regarding traffic flow and access through the Cross Street and Pine Acres areas during major events.

In addition, the Town received correspondence from a Connecticut resident regarding their experience leaving Gillette Stadium following an event, including concerns about the amount of time spent waiting for rideshare services outside the stadium.

The Department of Public Works and Police Department reviewed and responded to these concerns as appropriate and continued to work with event stakeholders and public safety partners to address both event-related traffic impacts and ongoing traffic issues throughout the community

- Strategic Plan Update:
 - As part of our strategic planning process, the Town has released the Community Engagement Report prepared by Raftelis. The report summarizes feedback from 471 survey responses, public listening sessions, stakeholder interviews, and community engagement activities conducted throughout the spring and summer. What is particularly noteworthy is the consistency of the feedback across all these efforts. Residents expressed strong appreciation for Foxborough's small-town character, public safety services, schools, and quality of life, while also identifying priorities such as housing affordability, infrastructure, traffic, water resources, and economic development. I encourage residents to review the full report, which is now available on the Town's website, as it will help guide the next phase of the strategic planning process and the development of Foxborough's long-term vision.
- Chris Brown/Usher Concert went 25 minutes over which resulted in a \$22K+ fine which was delivered today to the Town Managers Office.
- Community Center/Foxborough Firefighters BBQ today which had a Safety Presentation which had great tips such as don't throw away old lithium batteries or smoke detectors because when they are compressed in the trash truck they can start a fire.

7. 7:55pm - Select Board Update

7.01 New Business

AED on the Town Common, The Booth, Igo School & Payson Field. Historical was not aware and there is a slight chance the location could be moved - very happy they are there but TBD on location. Free of charge to the Town. Historical is now in the loop. Call 911 and they give you the code to open it.

LifeWorks Powder House Garden Party - Amy & Paige attended. True definition of Community. Fence has a door to each home - 30 years - movie nights - truly come together. Inspirational.

7.02 Old Business

8. Action Items

8.01 Use of Public Way Application - Knights of Columbus Annual Tootsie Roll Drive on September 26th from 8am to 1pm on the corners of the Town Common.

****Motion to approve a Use of Public Way Application for the Knights of Columbus Annual Tootsie Roll Drive on September 26th from 8am to 1pm on the corners of the Town**

Common.

Moved by: Mark Elfman; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Mark Elfman, and Amy LaBrache

Not Present at Vote: Debbie Giardino

Motion Carries 4-0

- 8.02 Common Victualler License - Approve a new Common Victualler License for GHG Massachusetts LLC dba Five Guys Burgers & Fries (change of owners), located at 269 Patriot Place.

****Motion to approve a new Common Victualler License for GHG Massachusetts LLC dba Five Guys Burgers & Fries (change of owners), located at 269 Patriot Place.**

Moved by: Mark Elfman; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Mark Elfman, and Amy LaBrache

Not Present at Vote: Debbie Giardino

Motion Carries 4-0

- 8.03 Boards & Committees - Appoint Diana Gray to the Employee Insurance Advisory Committee as the Steelworkers B representative for a term to end May 31, 2027.

****Motion to appoint Diana Gray to the Employee Insurance Advisory Committee as the Steelworkers B representative for a term to end May 31, 2027.**

Moved by: Mark Elfman; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Mark Elfman, and Amy LaBrache

Not Present at Vote: Debbie Giardino

Motion Carries 4-0

- 8.04 Boards & Committees - Appoint Larry Ooi to the Personnel Board for a term to end May 31, 2028.

****Motion to appoint Larry Ooi to the Personnel Board for a term to end May 31, 2028.**

Moved by: Mark Elfman; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Mark Elfman, and Amy LaBrache

Not Present at Vote: Debbie Giardino

Motion Carries 4-0

- 8.05 Purchase & Sales Agreement - Select Board to execute the purchase & sales agreement for 75 Central Street, Foxborough, MA. [Design Review Board letter BC 6-30-26.pdf](#) 

****Motion to execute the purchase & sales agreement for 75 Central Street, Foxborough, MA.**

Moved by: Mark Elfman; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Mark Elfman, and Amy LaBrache

Not Present at Vote: Debbie Giardino

Motion Carries 4-0

- 8.06 Town Property Sale - Select Board to approve the sale of 76 North High Street, Foxborough, MA.

****I hereby move that the Select Board sell the land known as 76 North High Street, to Jackson Homes, LLC for Two Hundred Sixty One Thousand Five Hundred (\$261,500.00) Dollars as authorized by and pursuant to Article 11 of the October 27, 2025 Foxborough Special Meeting; and to further to authorize the Chair, William F. Yunka, to execute and enter into any and all documents necessary to effectuate the sale of said property.**

Moved by: Mark Elfman; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Mark Elfman, and Amy LaBrache

Not Present at Vote: Debbie Giardino

Motion Carries 4-0

- 8.07 Select Board - Approve Select Board Meeting Minutes from July 21, 2026. [Select Board Meeting - Jul 21 2026 - Minutes - Html](#) 

****Motion to approve Select Board Meeting Minutes from July 21, 2026.**

Moved by: Mark Elfman; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Mark Elfman, and Amy LaBrache

Not Present at Vote: Debbie Giardino

Motion Carries 4-0

9. Adjourn

****Motion to adjourn.**

Moved by: Mark Elfman; seconded by: Stephanie McGowan

Yes: Stephanie McGowan, Bill Yukna, Mark Elfman, and Amy LaBrache

Not Present at Vote: Debbie Giardino

Motion Carries 4-0

Meeting Documents: [080326_Eleveno Change of Manager Application_Redacted.pdf](#)  [Foxborough Grant Policy Final 081326.pdf](#)  [Design Review Board letter BC 6-30-26.pdf](#)  [Select Board Meeting - Jul 21 2026 - Minutes - Html](#) 

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.