



Select Board Meeting - March 17, 2026 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 - 119 Morse Street Regulatory Agreement

2.01 Discuss & Vote on the 119 Morse Street Regulatory Agreement for the developer to submit final approval to the State.

Item moved to the next Select Board meeting, March 17, 2026.

No action.

3. 7:15pm - Annual Town Meeting Article Review

[Annual Town Meeting Warrant 051126 Draft 030326.pdf](#) 

3.01 Karin Sheridan, School Business Administrator to review Article #12: Taylor School Sewer Connection Project & Article #13: Taylor School Feasibility Phase.

Dr. Amy Berdos, School Superintendent & Karin Sheridan, School Business Administrator & Bill Yukna, Chair of the Permanent Building Committee. Try to set up the sewer connection prior to the construction of the building. We have the surplus of \$100K will be used to bring down the line, install the tanks and set up the system. One of the last town buildings to not be on town sewer (public safety). Feasibility Phases, we have been included in the round pf grants, multiphase, need to go to Town Meeting to start the process. Hoped to use the Burrell and DPW excess funds to help support this but bond counsel notified us that we are unable. Best route is to use free cash for this project. The excess funds will be moved to this project but cannot be used for this phase of this project.

4.02 Catherine Feerick, Land Use & Economic Development Director to review Article # 14: Adoption of the Master Plan Update, Article #15: Zoning Change for Neponset Avenue, and Article #16: "Housekeeping" bylaw revisions.

Catherine Feerick, Land Use & Economic Development Director reviewed a mini PowerPoint presentation regarding the Neponset Avenue Overlay District. Working

group of residents balancing the needs and wants of residents around Town but most importantly within that neighborhood and the use. Working with the current owner and the possible developer. PowerPoint concept plans developed by the working group and are not concepts that have been proposed by the developer. March 18th at 6pm Community Engagement Session, Planning Board Public Hearing March 26th at 7pm & Common View Panel Discussion TBD.

Definitions & Corrections Articles: just a clean-up that is generally done at annual town meeting that makes sense to outline, close loopholes.

Design Review Overlay - Seeks to preserve the historic feel and architecture feel of the Town Common and up-Town area. Looking to further define multi-family and enforceability piece as right now it sits with the Building Commissioner and right now, he aims for the Town to not be sued, and this language would have a site plan requirement and meet review standards and also require Planning Board review.

Adoption of the 2025 Master Plan Update - This can be found on the Town website - this is in draft format. After consulting with residents and business through surveys, stakeholders' interviews, and in-person workshops, the changes to the Master Plan are summarized as follows: 1. an overall de-emphasis on housing production, through residents recognize that senior housing will emerge as a real need within the next decade. 2. An affirmation of the "growth nodes" strategy the focuses economic growth along the Towns primary corridors in order to preserve low density residential neighborhoods elsewhere. 3. an increased desire for more connection to Foxborough's conservation land and waterways, and an increased desire for Town event/activity programming. 4. An increased interest in safe, active transportation routes for pedestrians and bicyclists.

- 3.03 Paige Duncan, Town Manager to review Article #17: Petition for Downtown Node All Alcohol Licenses, and Article #18: Earth By-Law Amendment.

[Foxborough Chapter 115 Earth Removal Non zoning.docx](#) 

Earth Removal - Right now this approval sits with the Select Board. Tightened existing by-law and circulated to Chris Gallagher, Town Hall and Bill Buckley. Not looking to add another layer of approval. If a developer is going through the process for earth removal through Planning then they would not need this step but if it was a stand alone earth removal event, this by law would be in effect.

- 3.04 Chris Gallagher, DPW Director to review Article #19: Sewer Amendment.

Chris Gallagher, DPW Director. Two properties on the article. They cannot connect unless we extend the sewer district, so this is the first process. They do not have direct access at the moment, but owners are in the process of doing so. The cost of getting the connection to the street, falls on the homeowner.

- 3.05 Katie Lang, Select Board Liaison to review Article #20: Article V, Chapter 20 By-Law Amendment.

Town Counsel will assist in updating our town bylaw to mirror the state law that will assist in all annual license holders to provide proof of payment of real estate, water and personal property prior to license issuance. This will help in not having to chase license

holders on New Year Eve which is an effort of the Town Managers Office and the Police Department.

4. 8:00pm - FIFA World Cup 2026 Update & Discussion of Security

4.01 Discussion of deadlines for financial assurance & review of possible termination of World Cup 2026 planning by all Town departments.

Peter Tamm, Goulston & Storrs, Gary Ronan, Goulston & Storrs, Mike Lyond, President of Boston 2026. Review of responsible parties & application status update. FIFA is putting on the event, but it is FIFA and Boston 2026 working together to put on World Cup. The grant money is in process and was allocated for this event, it should come through. It is Boston 2026 that will need to backstop their obligations to hold the events safety with staffing and equipment. Boston2026 has money in the bank that they are using to work on the event, and they have a commitment from the Kraft Group to meet its obligations to the Town of Foxborough. A commitment letter as early as tomorrow, March 4, 2026, should be provided to the Town to state that Foxborough will not be left "holding the bag." Boston2026 will pay within 2 days of a soccer game the invoice presented, paid in full. This is to address the Towns "liquidity issue." If payment is not received, language will be in the license that the license can be terminated. Boston2026 will ensure that all equipment will be onsite by June 1, 2026.

No acceptable. Equipment needs be on site now in some cases. The Town needs to purchase, install, and test to feel comfortable. That needs to be re-thought.

Re-phrased - No later than June 1, 2026.

Our Chiefs are the ones that will determine the safety needs and equipment needs, not Boston 2026. Their needs and wants need to be 100% met. These are needs that are for the safety of the public to for a world that is ever changing- which is scary. This was all built on FIFA staffing needs.

The town feels that we are not as close as FIFA/Kraft/Boston2026 unfortunately. Town departments should halt in terms of planning as enough hours have been spent thus far until a firm plan has been presented.

Public Hearing for the entertainment license is set for March 17, 2026 at 7:05pm.

Lisa Mead, Town Counsel. The Board has broad descension of the license and past practice does not have an impact.

Chief Michael Grace. These matters need to be settled now. We are 99 days away from hosting the largest sporting event in the world. We cannot find necessary funding for the necessary equipotent that has been identified for well over a year by 14 working groups in the state of Massachesttets. Please do not say yes to June 1, 2026 because that will leave us with our hands tied and we will not be able to say no even with the language in the license.

5. 8:30pm - Town Manager's Update

5.01 Around Town:

- Bob Worthley, Water Superintendent & Chris Gallagher, DPW Director, submitted Foxborough's PFAS Treatment Plant project for consideration as part of the FY27

Community Project Funding requests for the MA-04 District in the federal appropriations package.

- Strategic Plan update: Polco surveys going out this week. Listening sessions week of April 14, 2026. Raftelis will be at the April 14, 2026 Select Board meeting.
- Capital Improvement Planning Committee: Annual Meeting scheduled for March 7, 2026 at 8:30am on Zoom.
- Annual Town Meeting Warrant Review: Monday April 27, 2026 at noon in the Gala Meeting Room, Town Hall.
- Annual Town Meeting: Monday May 11, 2026 at 7pm at Foxborough High School.

5.02 Human Resources:

Currently Advertised Positions –

- Treasurer / Collector
- Recreation Department Summer Jobs Posted on Town Website this Week with Online Application Deadline of March 27 for new applicants/those seeking new positions (Counselors, Lifeguards, etc.).

5.03 World Cup:

- Stadium Advisory Committee tentatively scheduled to meet on March 5, 2026.
- Reminder: Short term rentals prohibited by zoning in Foxborough, as is selling parking spaces unless commercial parking lot.

5.04 Town Common:

- Foxboro Jaycees' Concerts on the Common 2026 License approved for June 11th, 18th, 25th, July 2nd, 16th, 23rd, 30th, August 6th, & 13th with rain dates if needed of August 20th & 27th. (Public Safety signed off).
- Boyden Library Teddy Bear Picnic August 1, 2026 at 11am.

6. 8:40pm - Select Board Update

6.01 New Business - Announcement of Select Board approval a Memorandum of Agreement between the Town of Foxborough and the Foxborough Police Association, MCOP, Local 379 regarding staffing considerations for the 2026 FIFA World Cup on February 25, 2026.

6.02 New Business - Announcement of Select Board approval a Memorandum of Agreement between the Town of Foxborough and the Foxborough Professional Firefighters Association, IAFF Local 2522 regarding staffing considerations for the 2026 FIFA World Cup on February 25, 2026.

6.03 Old Business
Thoughts & Prayers to The Roberts Family.

7. Action Items

7.01 One Day Beer & Wine Application - Eight One Day Beer & Wine Licenses for Be Hoppy Brewing LLC, dba Wormtown Brewery, for April 3rd, 4th, 10th, 11th, 17th, 18th, 24th & 25th 2026 from 7pm to 11pm at 200 Patriot Place for The Comedy Scene.

**Motion to approve eight One Day Beer & Wine Licenses for Be Hoppy Brewing LLC, dba Wormtown Brewery, for April 3rd, 4th, 10th, 11th, 17th, 18th, 24th & 25th 2026 from 7pm to 11pm at 200 Patriot Place for The Comedy Scene.

Moved by: Amy LaBrache; seconded by: Mark Elfman

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

Carried. Discussion - Only 30 one day beer and wine licenses are allowed per one manager of record. Once 30 is hit, we will use a new manager of record. 5-0

7.02 One Day Beer & Wine Application - Eleven One Day Beer & Wine Licenses for Normandy Farms Campground LLC, dba Normandy Farms Campground, for April 11th, 25th, May 2nd, 30th, June 13th, 27th, July 22nd, August 29th, September 19th, October 3rd, November 7th, 2026 from Noon to 4pm at 72 West Street for Beerfest Series.

**Motion to approve eleven One Day Beer & Wine Licenses for Normandy Farms Campground LLC, dba Normandy Farms Campground, for April 11th, 25th, May 2nd, 30th, June 13th, 27th, July 22nd, August 29th, September 19th, October 3rd, November 7th, 2026 from Noon to 4pm at 72 West Street for Beerfest Series.

Moved by: Amy LaBrache; seconded by: Mark Elfman

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

Carried 5-0

7.03 Change of Hours Application - Foxboro Hospitality LLC dba Six String Grill & Stage located at 253 Patriot Place to serve alcohol starting at 10am on Sundays.

**Motion to approve a Change of Hours Application for Foxboro Hospitality LLC dba Six String Grill & Stage located at 253 Patriot Place to serve alcohol starting at 10am on Sundays.

Moved by: Amy LaBrache; seconded by: Mark Elfman

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

Carried 5-0

7.04 Boards & Committees - Appoint Ryan Spinney to the Commission on Disability for a term to end May 31, 2029.

**Motion to appoint Ryan Spinney to the Commission on Disability for a term to end May 31, 2029.

Moved by: Amy LaBrache; seconded by: Mark Elfman

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

Carried 5-0

7.05 Boards & Committees - Appoint Emily Adler to the Council on Aging & Human Services Advisory Board for a term to end May 31, 2029.

**Motion to appoint Emily Adler to the Council on Aging & Human Services Advisory Board for a term to end May 31, 2029.

Moved by: Amy LaBrache; seconded by: Mark Elfman

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

Carried 5-0

7.06 Select Board - Approve Select Board Meeting Minutes from March 3, 2026

[Select Board Meeting - Feb 17 2026 - Minutes - Html](#) 

**Motion to approve Select Board Meeting Minutes from March 3, 2026

Moved by: Amy LaBrache; seconded by: Mark Elfman

Carried

8. Adjourn

**Motion to adjourn.

Moved by: Amy LaBrache; seconded by: Mark Elfman

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

Carried 5-0