

**Foxborough Planning Board
Meeting Minutes
September 22, 2011
Town Hall**

Members Present: William Grieder, Gordon Greene, Shannon McLaughlin, Alternate John Rhoads, Kevin Weinfeld (arrived at 7:10 p.m.)

Members Absent: Ron Bressé

Also Present: Planner Sharon Wason

6:30 p.m. Review of old/new business

“Fox Woods” Subdivision

Sharon Wason stated that there have been several attempts to contact the developer without success. She asked the Board permission to contact Walpole Bank to discuss finishing the project.

Motion by Gordon Greene to give permission to contact Walpole Bank concerning unfinished items at the “Fox Woods” subdivision. Seconded by John Rhoads. Unanimous Affirmative Vote (5:0)

“Autumn Valley Estates” Subdivision

S.Wason stated that developer Phil Moore will be installing trees and shrubs next week, also a stop sign still needs to be installed.

“The Gables at Foxboro Green” Subdivision

William Grieder asked that the bank be contacted to ensure that the monies are there.

Garrett Spillane Road

S.Wason stated that land swaps have been discussed; disposal of property may be done in the Spring Town Meeting. W.Grieder stated that the parcel is the most problematic, this issue needs to be discussed with Town Manager Paicos.

Payson/North roadway improvements

S.Wason stated that the contracts are being finished. A kick-off meeting is scheduled for next Thursday September 29th and asked G.Greene and J.Rhoads to attend. She stated that a neighbors’ meeting will also be scheduled. She stated that she would like to add drainage to the work being done on North Street; there will be enough money for sidewalks, curbs, driveway aprons, and to fix some patches on the road. W.Grieder the Kraft Group people need to be contacted to finish the sidewalks on North Street. S.Wason stated that National Grid finally showed up to install the pole at the Auditorium parking lot but the work was stopped by David Crocini due to an esthetic issue. Mr. Crocini was told that the parking lot cannot be used after dark. He was also informed that they would have to pay any changes in the work order and that he has a deadline of next Monday to decide what they want to do. W.Grieder asked that the payment be received prior to the work being done. W.Grieder asked if there’s no funds left for the traffic calming on North Street. S.Wason stated that they could add a mid-block stop sign at the entrance of Lawton Lane where the crosswalk is located. G.Greene stated that he is concerned about the lack of traffic calming. W.Grieder stated that he would prefer pavers in the middle of the crosswalk, but a stop is better than nothing. G.Greene stated that the Board shouldn’t give up on the traffic calming.

Pilot Commuter Rail Service

S.Wason stated that the pilot program is being proposed beginning May 2013 for 10 trains per day. She on the proposal as requested by VHB commented on behalf of the Board. The schedule will require coordination with the events at the Stadium. S.Wason called Kraft Group attorney John Twohig about the parking and events. He will be calling tomorrow to discuss. The study is projecting 990 riders with parking to be free. There is a lot near the stop that could be used, but can't see where they can fit 990 cars in that lot.

Payson Recreation Fields

Recreation Director Debbie Giardino was present. She stated that Mr. Capone argues that the Town hasn't cut the trees so he can finish the new driveway, but the trees have been removed. She stated that the parking lot was supposed to be started and finished last fall. She stated that she could call Mr. Capone again to ask him where things stand.

W.Grieder stated that there's a conversation if the economy changes of what can be done by the survivors of the project and the Town representatives need to decide on what's important. D.Giardino stated that the sprinklers are still running on generator. W.Grieder stated that while VinCo owns the parcel, they still are responsible to provide power to the sprinklers. Recreation Commission Chairman Peter St.Laurent asked that Recreation be notified on the plans.

7:10 p.m. Discussion concerning "Highlawn Farm" subdivision

Kevin Weinfeld arrived at the meeting.

Attorney Bob Shelmerdine was present. He stated that the grass strip was done this morning. National Grid needs to schedule a meeting for the wiring to be completed.

W.Grieder stated that he drove by the subdivision yesterday, and noticed that the amount of rocks seems to be growing. He stated that there's concrete near the red truck, it seems that someone is dumping concrete. He asked if the end of Lawton Lane closer to the Public Safety Building should be closed off to avoid the area to be used as a dumping site. B.Shelmerdine stated that public safety officials should be contacted for their opinion. K.Weinfeld suggested using a gate that public safety can open, also a sign stating "No Dumping" should be installed.

James Condangelo, 19 Lawton Lane – asked when the rock crushing would start. B.Shelmerdine responded that it will begin in October-November. He stated that Bobby Hearn has begun exploring the different options.

Nancy Condangelo, 19 Lawton Lane – stated that the area appears to be a dumping area, there's pvc and other materials, have been told that it will be cleaned up. She stated that all residents wanted to have the dry wells installed, but haven't heard anything on them. B.Shelmerdine responded that he was not aware of the pvc and other things, can add it to the punch list items, along with the drainage He stated that they have prepared a letter to the neighbors, Mr. Buckley is drafting a solution for each of the neighbors, could be different for each case depending on the location. He stated that the letter will be sent out next week.

Mike D'Anunzio, 25 Lawton Lane – stated that the drainage basin needs to be cleaned. R.Shelmerdine responded that he will look into it tomorrow.

The Board asked Mr. Shelmerdine to have an answer on when the crushing will begin at the next meeting. The discussion will continue on October 13, 2011 at 7:15 p.m.

Patriot Place Parking

S.Wason stated that a letter from Public Safety officials concerning the parking spaces is needed to finish this discussion. W.Griender stated that the Fire Department has been at the site very frequently to pick up people from the medical offices.

General Business

S.Wason asked permission to attend the Southern New England APA conference. The Board agreed.

7:45 p.m. Discussion concerning possible Town Meeting Warrant articles

K.Weinfeld stated that the Selectmen are requesting that final language on the warrant articles be submitted by October 4. He stated that the Board should only submit the articles that are ready, wouldn't want to make changes on the Town Meeting floor.

W.Griender suggested beginning the process for the articles as submitted, since it seems that the articles are the proponent's finished product. He stated that there are issues with the height on the wind turbines. S.Wason stated that multiple buildings in a lot is unnecessary, but the split lot is objectionable. W.Griender stated that the articles are the Kraft's drafts, if the Board schedules the hearings, then the Board can tweak the articles. G.Greene stated that he cannot see that these articles could be ready for October 4. S.Wason stated that if they lower the height of the turbines, it would be more palatable. Future Conditions and Depictions still need to be submitted. W.Griender asked if the Board can make changes. S.Wason responded that since the Planning Board is the sponsor, so the Board can make changes.

Article 4 – S.Wason stated that the split lot provision is a problem. G.Greene stated that he did not like the definition of high-tech office. W.Griender stated that he has a problem with Item 4 #13 “Gas service stations”; Bill Casbarra said the gas station would be like at Stop & Shop. W.Griender stated that the word “service” should be removed. K.Weinfeld stated that he is concerned about Item 4 #15 since there are no regulations. J.Rhoads stated that he doesn't know enough to support this article.

Article 2 –K.Weinfeld agreed with diminishing the height on the wind turbines.

W.Griender suggested sending a memo to Town Manager Paicos requesting 4 placeholders for the zoning articles per the Board's direction.

W.Griender stated that he has asked that a ballot question on gaming be done prior to the zoning change S.Wason asked G.Greene to research on alternative definitions of high-tech office.

8:30 p.m. Meeting adjourned.

Approved by: Kevin Weinfeld, Chairman

Date: January 19, 2012