

Town of Foxborough  
Economic Development Committee  
Meeting Minutes of December 13, 2017

Present: Lorraine Brue, Kurt Yeghian, Mike Stanton, Mark Grebbins, Sr., Steve Coote, Tom Murphy, Dan Krantz, David Feldman, Barnett Ovrut, Paige Duncan

Others: Peter Tamm (Goulston & Storrs, counsel to The Kraft Group), Rick Foster (Sun Chronicle Reporter), Gordon Greene (Planning Board member)

Route 1 Zoning:

- Discuss Planning Board Comments – Planning Board member Gordon Greene noted a concern with allowing R&D by right. Wants to be sure the Town is protected from certain chemicals, particularly those used with electronic equipment. The group discussed how to ensure that R&D is safe if allowed by right. The definition will be revisited to ensure the Town is protected.
- Retail Use – The group decided to recommend up to 75% retail by right and 100% by special permit. The Planning Board seemed okay with this proposal when they had discussed it.
- Lot Size – The group opted to keep flexibility in with respect to lot size to allow the Planning Board to approve what's best for the Town.
- Height – The group agreed on 70 foot by right height and discussed whether there should be a maximum height. The fear is that a max height could be perceived by town meeting voters as a standard. The zoning bylaw currently sets max height at 450 above sea level. The group decided not to mention a max at this time.
- The group discussed the arbitrary basis for height based on setback. The group agreed that allowing taller structures when greater than 300 feet back from Route 1 incentivizes development closer to the residential areas in Walpole. These setbacks were created when the Town was trying to keep car dealers and malls out while hoping to attract office parks/campuses.
- Split Lot Provision – This would allow residential to be used for recreational purposes by special permit and only if accessed from non-residential street (Route 1). Lighting is the main concern for use in residential district. The Kraft Group would be willing to create an agreement with time to ensure Revolution has facility it needs.
- Discuss strategy for “rolling out” zoning amendments – The group will try to meet with the AdCom during the third week of January. A public forum should be scheduled and handouts/slide show created.

Downtown:

- Fire Station/funeral home – The EDC has received the JLL feasibility report on the fire station/funeral home. It is not being circulated so that the value information does not hit

the streets and affect future negotiations. The value is based on the full build of 27 units (3 stories). Schedule executive session at next meeting to review feasibility study.

- Orpheum Theatre – now that the theatre is seeing increased activity, Bob Hickey has requested that the one hour parking signs be removed. Most residents know these time limits aren't enforced but many visited from out of town do not know and therefore are afraid to park in those spaces for a show that will be more than an hour. Paige noted that it's best for this request to come from the business community not government.
- O'Reilly Autoparts – They own the building and will begin remodeling in the spring.
- The Kitchen Restaurant – should open in January.
- 29 Wall Street – a proposal has come in for 50 apartments with some retail to be located next to the Post Office on Wall Street. The Master Plan recommends increased housing in Downtown in order to improve market conditions. The EDC may want to support this project. Planning Board's first hearing on the matter will be January 4, 2018.
- Foxborough Common Business Collaborative – The FCBC is applying to be a 501C3 organization. The group discussed requesting funding to share the cost of a part-time director/assistant for the FCBC. Ask for \$10,000 to start to give the group professional staff.
- Auditorium – Paige applied for a grant to assist in determining a future use for the auditorium at the former state hospital.
- Wayfinding – Paige applied for a wayfinding and branding grant for Downtown. Should learn in a month or so if we receive the grant.

Meeting adjourned at 9:00 p.m.