

Planning Board Town Meeting Articles October 7, 2016

Where shown, <u>underlined text</u> indicates new text and strikethrough text indicates text to be deleted.

Article 1: FCOD Map – Approved map incorrectly shows underlying zoning for the “Keating Funeral Home” as R-15 (underlying zoning should be General Business (GB)). Replace FCOD map with CORRECTED version showing accurate underlying zoning district.

- See exhibit showing side-by-side comparison of existing and proposed maps, with changes highlighted.

Article 2: General Regulations – Fix incorrect table reference in Section 6.1.2, Subsection 2 of Zoning Bylaw.

- 2 All required off-street parking spaces for all uses other than residential or multi-family dwelling uses shall be located on the same lot as the use or within five hundred (500) feet thereof. Contracts or easements for parking on other private property shall be presented to the appropriate board to ensure that parking spaces located within five hundred (500) feet of the lot will continue to be available. On street parking spaces and parking spaces within a municipal parking lot located within five hundred (500) feet of the lot, may be counted toward the off-street parking spaces required under Table 6-1 ~~6-2~~.

Article 3: Site Plan Review – Amend Section 10.5.7 of Zoning Bylaw, subsection 3 by deleting text shown with ~~strikethrough~~ and replacing with proposed text shown as underlined.

3. The hearing shall be opened ~~conducted~~ no later than twenty-one (21) days after the receipt of a complete application. The Planning Board shall render a decision and file such with the Town Clerk within thirty (30) ~~fifteen (15)~~ days of the closing of the hearing. At the request of the applicant, these time periods may be extended.

Article 4: Commercial Campground – delete current definition and replace with proposed.

Current definition:

A facility located on a lot, not less than 75 acres in area, intended for use by transient campers in tents or travel trailers, but not mobile homes. The facility may include accessory uses such as recreation fields and halls, swimming and shower facilities and convenience stores, all of which are intended for the use and convenience of users of the campground, and which are customarily accessory to the operation of a commercial campground.

Proposed definition:

A facility located on a lot that is not less than 75 acres in area and that is used by transient campers in a unit that is a portable structure, shelter or vehicle designed and intended for occupancy by persons engaged in camping activities or such recreational and non-recreational vehicle activities that are common to a campground or recreational vehicle park. The facility may include accessory uses that are intended for the use and convenience of the users of the campground and that customarily are accessory to the operation of a commercial campground, such as recreation fields and halls, swimming and shower facilities, convenience stores, food services, and spas. The facility also may include buildings that are owned by the owner(s) of the campground and that are used for functions and events such as weddings, family reunions, and business and educational conferences, whether used by the facility's campers or by non-camping patrons. No such facility shall include mobile homes.

Article 5: Chestnut-Payson Overlay District (CPOD) map – Amend map to include additional 4.53 acres.

- See “Proposed Zoning Modification Plan” by Bay Colony Group, Inc., dated September 19, 2016 and “Revised Chestnut-Payson Overlay District Plan” dated October 2002, revised September 2016 by Bay Colony Group, Inc.

Article 6. Municipal Conversion Permits – Amend Section 7.1.4 and 7.1.5 of Zoning Bylaw to fix incorrect reference to Section 10.4, and to adjust timing of review process to better fit with BOS meeting schedules.

7.1.4 Public Hearing. Upon the receipt of an application, the Board of Selectmen shall post a notice for a public hearing pursuant to Section 10.5.7, Subsection 2 ~~10.4~~. Copies of the application shall be transmitted to the Building Commissioner, Planning Board, Conservation Commission and the Board of Health while one copy is retained by the Board of Selectmen. The Board of Selectmen shall open ~~conduct~~ a public hearing within thirty (30) ~~twenty-one (21)~~ days from the receipt of an application.

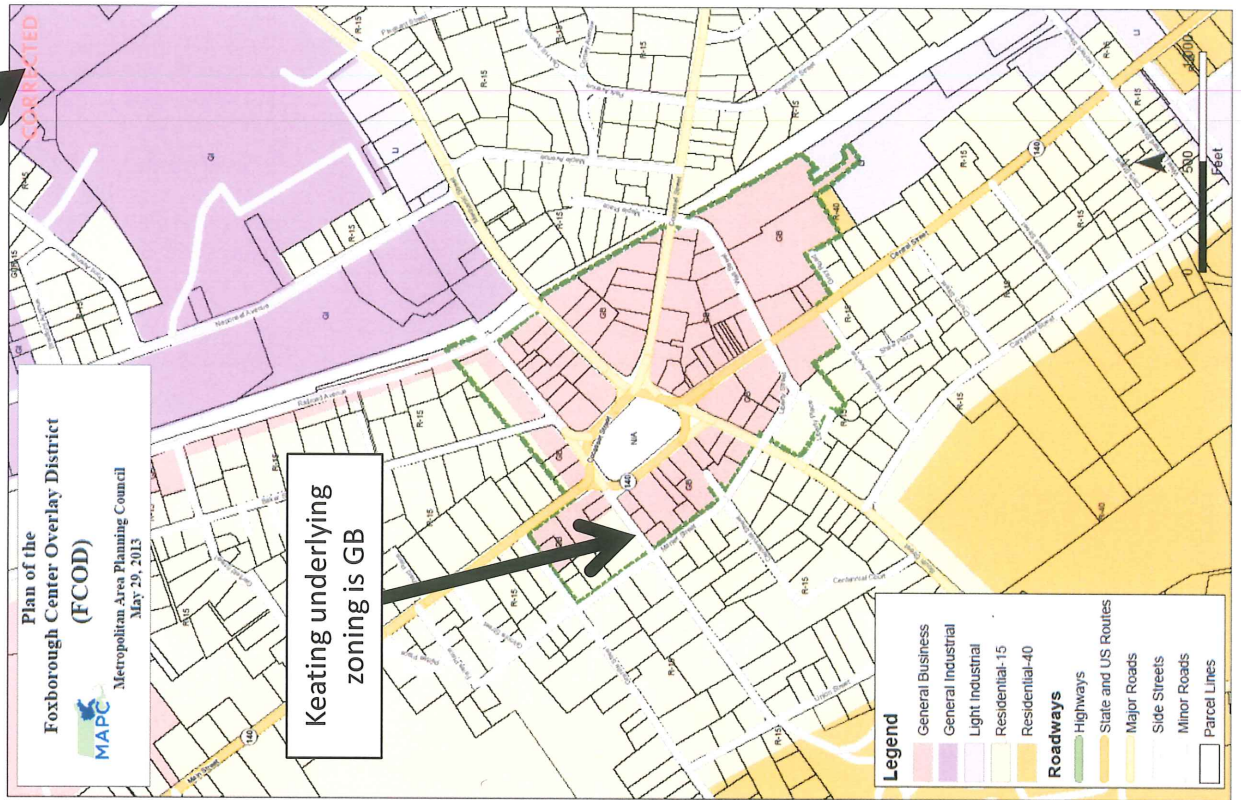
7.1.5 Permit Required. No sale, lease or occupancy agreement shall be concluded prior to the Board of Selectmen issuing a permit or until thirty (30) ~~twenty-one (21)~~ days have elapsed from the close ~~date~~ of the public hearing.

Article 7. To see if the Town authorizes the Board of Selectmen to petition the legislative delegation to file legislation authorizing the Division of Capital Asset Management and Maintenance to release use restrictions on a parcel of land on the site of the former Foxboro State Hospital Campus, as follows: A 4.53+/- acre parcel to be subdivide, comprised of all of Lot E-2 and a portion of Lot J sown on the Foxborough State Hospital Approval Not Required Subdivision Plan, dated December 10, 1998 and prepared by Rizzo Associates, Inc.

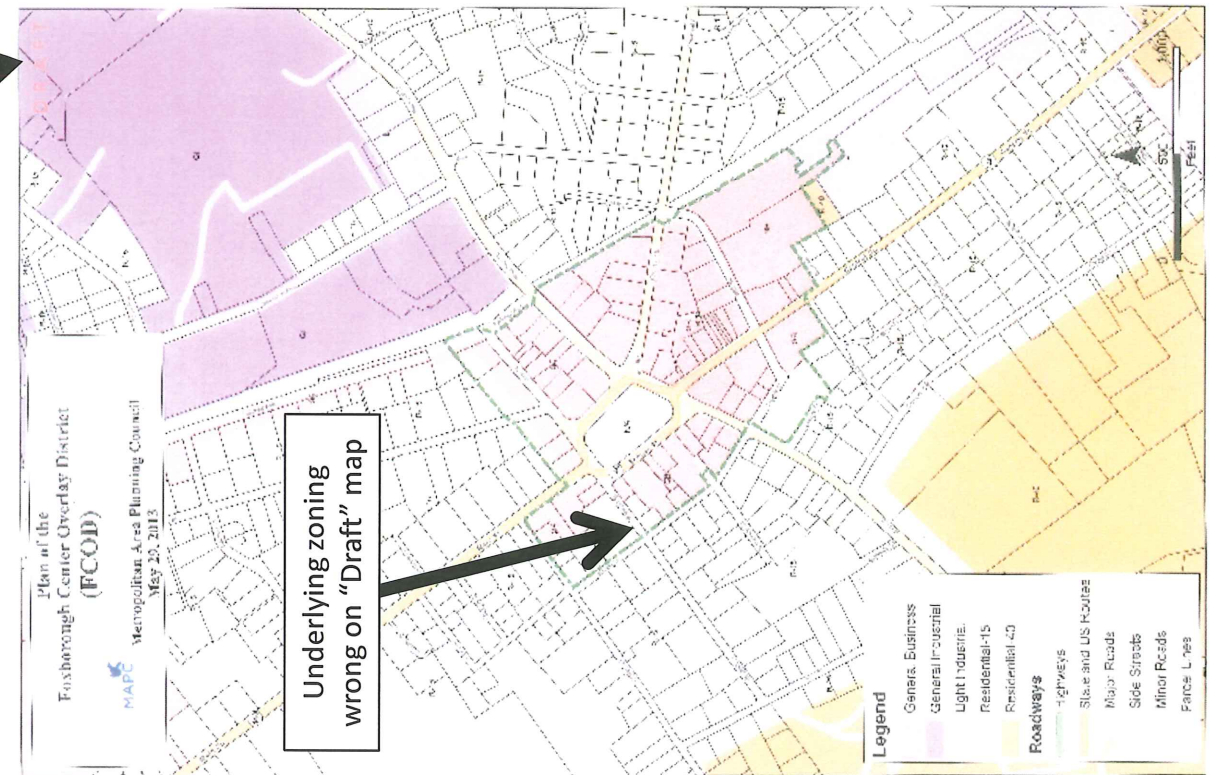
- See exhibit entitled “Proposed Property Line” by Bay Colony Group, Inc., dated September 21, 2016.

Article 1 Exhibit

Map with "CORRECTED" in upper right corner is the revised/correct map



Map with "DRAFT" in upper right corner is the revised/correct map

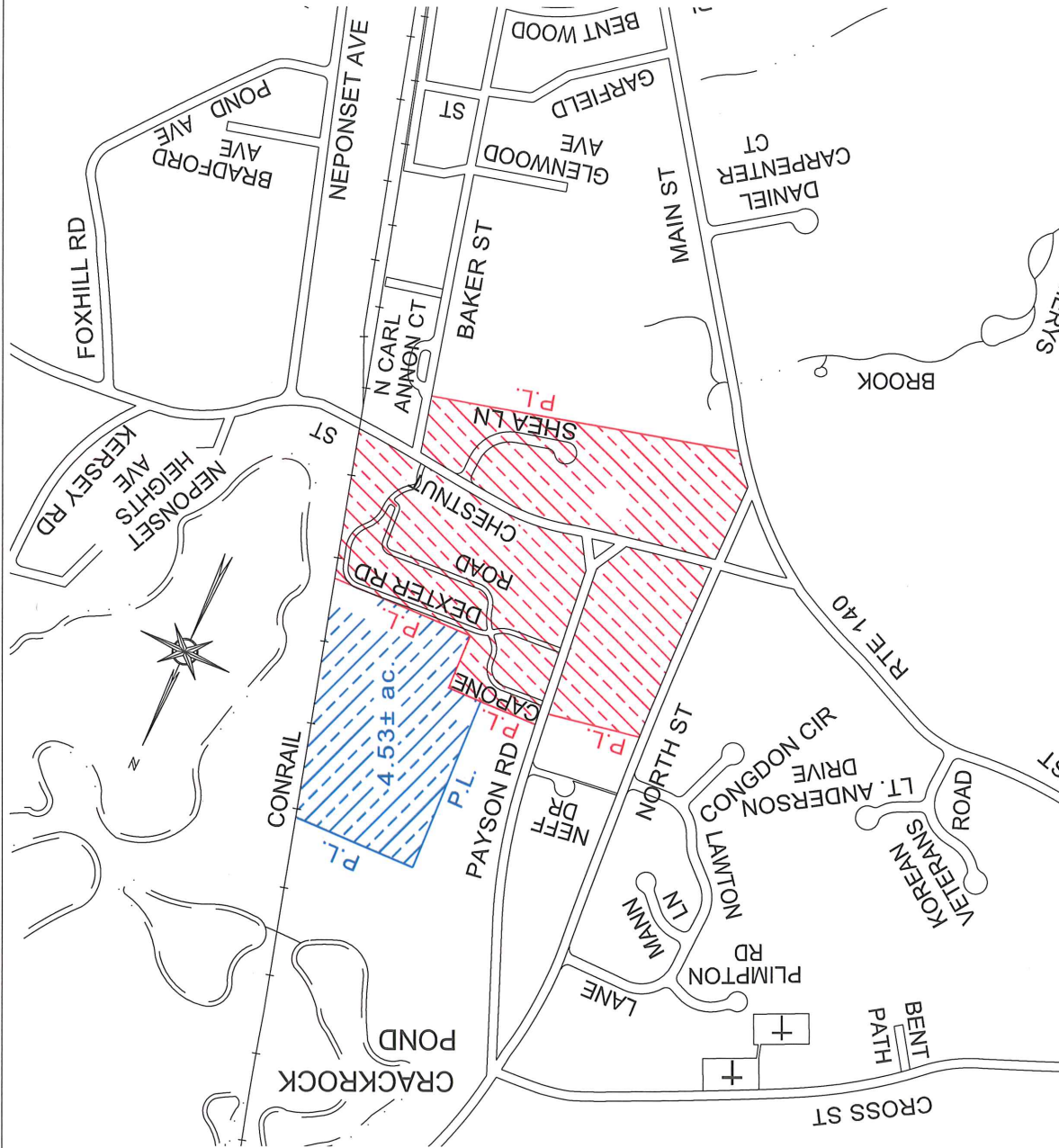




FOXBOROUGH, MA

SCALE: 1" = 500'

BAY COLONY GROUP, INC.
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
FOUR SCHOOL STREET, P.O. BOX 9136
FOXBOROUGH, MA 02035
(508) 543-3939



CHESTNUT PAYSON
OVERLAY DISTRICT



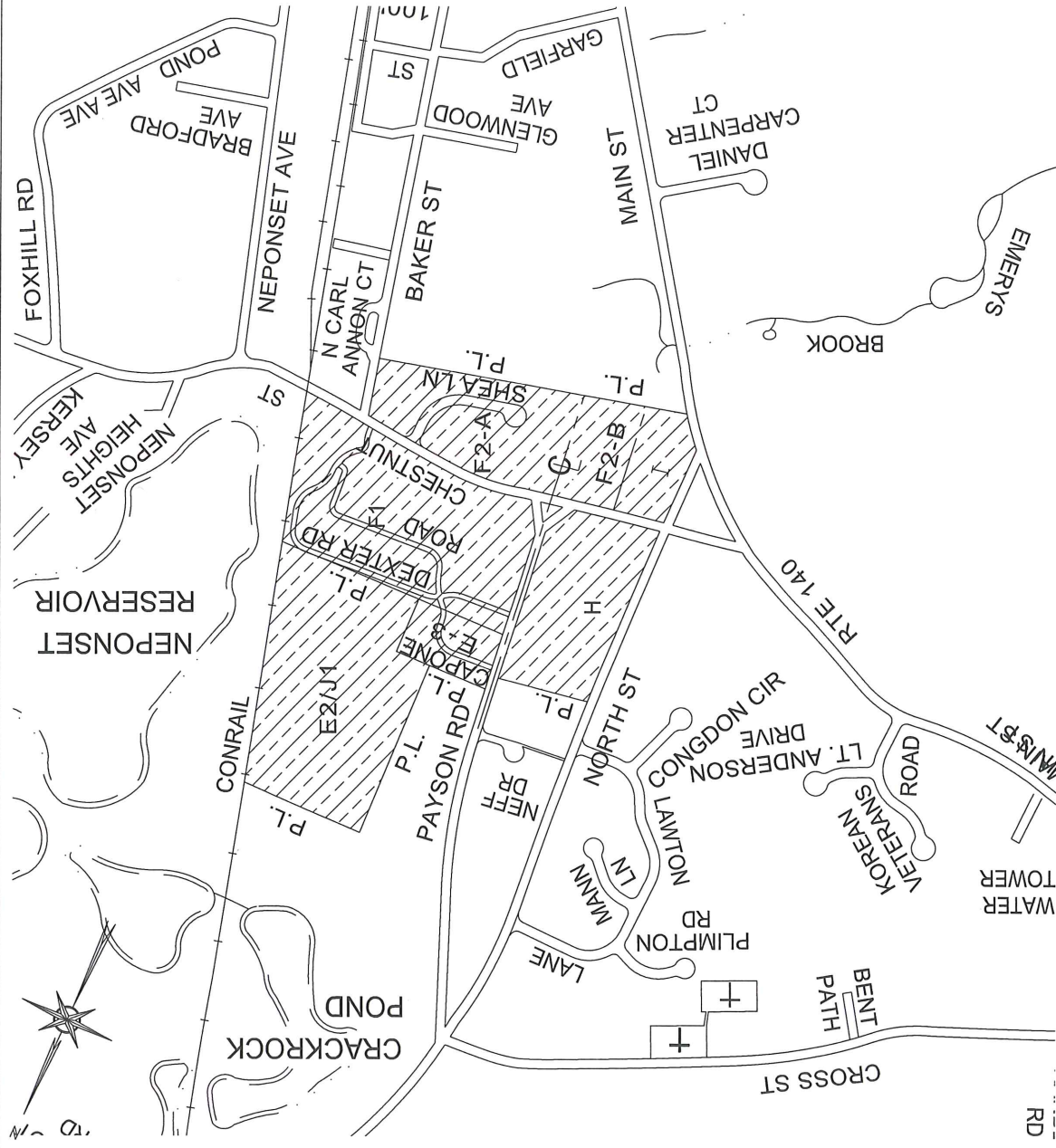
REVISED
CHESTNUT-PAYSON
OVERLAY DISTRICT (CPOD)
PLAN IN

FOXBOROUGH, MA

OCTOBER, 2002
Rev: SEPT. 2016
SCALE: 1" = 500'

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CPOD



Article 7 Exhibit

PROJECT:

Assisted Living
at Chestnut Green
Foxborough
Massachusetts

DRAWN:

Town of Foxborough
40 South Street
Foxborough, MA
02035

By: **Bay Colony Group, Inc.**
Professional Civil Engineers &
Professional Land Surveyors

FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3307

STAMP

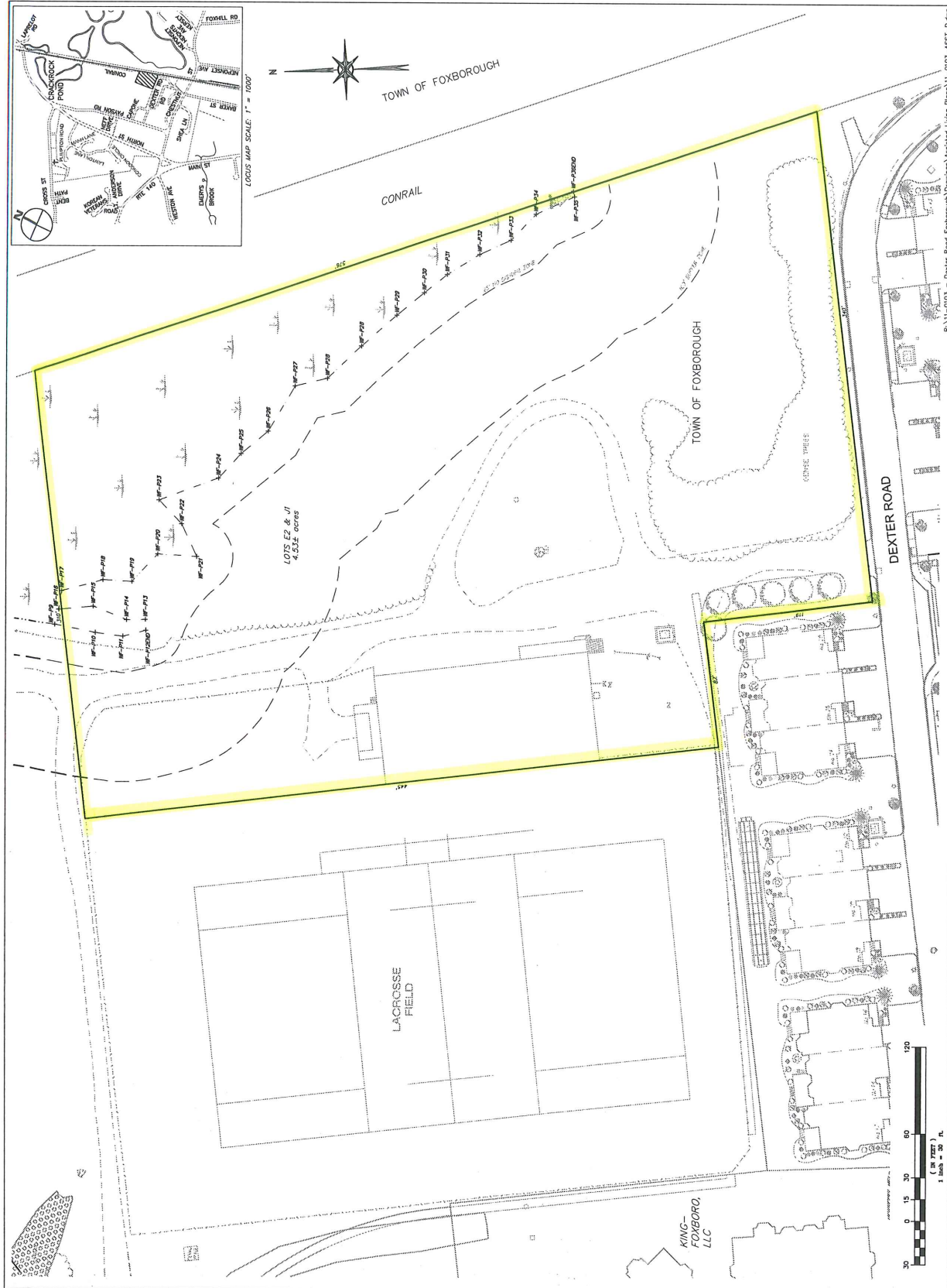
DRAWING TITLE

Proposed Property
Line

SCALE: 1" = 30'

SEPT. 27, 2016 SHEET NUMBER

11-0103 D



R.VI-0103 - Dexter Road Foxborough Drawing Assisted Living Plan VI-0103-ASST-D.dwg