

## TABLE OF CONTENTS

ARTICLE	PAGE
1. Zoning Bylaw Amendment: Outdoor Dining.....	4
2. Zoning Bylaw Amendment: Accessory Apartments .....	5
3. Zoning Bylaw Amendment: Building Height.....	8
4. Zoning Bylaw Amendment: Brew Pub Definition .....	9
5. Zoning Bylaw Amendment: Habitable Floor Area.....	10
6. Zoning Bylaw Amendment: Site Plan Exemption in FCOD..	10
7. Street Acceptance: Authelet Way .....	10
8. Street Acceptance: Peterson Lane.....	11
9. Street Acceptance: Portion of Garrett Spillane Road .....	11
10. Zoning Board of Appeals Amendment: Sign Bylaw .....	11
11. Fund Qualified OPEB Trust.....	13
12. Southeastern Regional School District Budget Amendment ...	13
13. Amend Sewer Service Area Map.....	13
14. Civil Service Legislative Petition .....	13
15. Gillette Stadium Land Swap .....	14
16. Gillette Stadium Lease Amendment .....	14
17. CIP Committee By-Law Clean Up .....	15

**ARTICLE 1:**

**(Zoning Bylaw Amendment: Outdoor Dining)**

To see if the Town will vote to amend Section 7 of the Code of the Town of Foxborough, Massachusetts, Chapter 275: Zoning, by adding the following new section, or to take any other action related thereto:

**7.6. Use of outdoor premises by restaurants.**

**7.6.1. Purpose.** The purpose of this Section 7.6. is to promote the use of outdoor premises by restaurants for dining purposes in a manner that provides an additional resource for such establishments and additional dining options for their patrons, fosters the vibrancy of commercial activity in the Town, and is in harmony with the intent of these bylaws.

**7.6.2. Applicability.** A restaurant that holds a common victualler's license issued by the Board of Selectmen is authorized in accordance with this Section 7.6. and in compliance with its requirements to provide outdoor seating for its patrons on that portion of the privately-owned sidewalk or parking lot that is adjacent to its premises.

**7.6.3. General requirements.**

1. A restaurant that desires to provide seating for outdoor dining purposes shall submit a site plan to the Planning Board that complies with the requirements of Section 7.6.4. Outdoor dining shall not be permitted until such time as the Planning Board has approved the submitted site plan, and such restaurant has obtained such other approvals and authorizations that may be required from the Board of Health, the Building Commissioner, Board of Selectmen, or otherwise. In the event that the area that a restaurant desires to use for outdoor dining purposes is owned by a third party, that person's written authorization to utilize such area must be submitted to the Planning Board together with the restaurant's site plan.
2. Changes or modifications to an approved site plan shall require the filing and approval of an amended plan that complies with the requirements of Section 7.6.4.
3. An approved site plan may be revoked by the Planning Board if it is determined, after notice and a hearing, that the use of the authorized outdoor premises interferes with public travel and convenience, or is, otherwise not in the interests of public health, safety or welfare.

**7.6.4. Site plan requirements.** The site plan that is required from a restaurant seeking to use outdoor premises for dining purposes shall include an outdoor seating plan that complies with the Massachusetts Mandatory Safety Standards and Town of Foxborough Fire Department standards and requirements, and includes each of the following as applicable:

1. The specific location of the outdoor dining area in relation to the restaurant, abutting buildings and properties, and adjacent streets.
2. Adjacent parking areas.
3. Points of access and egress to the outdoor dining area.
4. Handicap access to and from the outdoor dining area.

5. Table locations, seats and benches.
6. The location of server and other stations.
7. Traffic flow for waitstaff and for patron access to restrooms and the indoor restaurant area.
8. Tents and other coverings.
9. Umbrellas.
10. Outdoor heaters.
11. Railings, stanchions and barriers.
12. Planters, plantings and landscaped areas.
13. Such other information as the Planning Board may require to determine compliance with the provisions of this Section 7.6.

7.6.5. Parking exemptions. Notwithstanding the off-street parking requirements for restaurants that are set forth in these bylaws, exemptions from such requirements may be permitted to accommodate outdoor dining as follows:

1. A site plan that is approved by the Planning Board in accordance with this Section 7.6. may authorize a reduction by not more than 25% of the off-street parking spaces that otherwise are required by these bylaws.
2. The area that is used by a restaurant for outdoor dining shall not be used to determine the number of off-street parking spaces that is otherwise required for such restaurant under these bylaws.

7.6.6. Dimensional regulation exemptions. A site plan that is approved by the Planning Board in accordance with this Section 7.6. shall waive any front yard, side yard and rear yard dimensional requirements applicable to the restaurant that otherwise are required by these bylaws. A tent or other covering that covers the outdoor dining area may be placed in any such setback.

7.6.7. Use of Town sidewalks and parking lots. A restaurant may utilize adjacent Town sidewalks and parking lots for outdoor dining purposes subject to such rules, regulations, licenses and requirements as may be imposed by the Board of Selectmen.

Planning Board

## **ARTICLE 2:**

### **(Zoning Bylaw Amendment: Accessory Apartments)**

To see if the Town will vote to amend Section 8.1. Accessory Apartments and the definition of Accessory Apartment in Section 11.1. Terms defined of the Code of the Town of Foxborough, Massachusetts, Chapter 275: Zoning, by deleting Sections 8.1.1. and Section 8.1.2. in their entirety and replacing them with the following, and by amending the definition of Accessory Apartment in Section 11.1 as follows, or to take any other action related thereto:

8.1.1. Accessory Apartments. Subject to satisfying the following standards and the criteria set forth in Section 10.4.2., the Planning Board, by issuance of a special permit, may authorize the addition of an accessory apartment to a single-family residence (the "principal residence") that is located in the R-40 Residential District, Agricultural District or the Neighborhood Business District:

1. Only one (1) accessory apartment is permitted on a lot. The accessory apartment and the principal residence shall be owned by the same individual(s) or entity.
2. The owner(s) of the residential structure shall occupy either the accessory apartment or the principal residence.
3. The principal residence and the accessory apartment shall comply with, or be granted appropriate relief from, the dimensional requirements for single-family residential structures set forth in Section 4.1.1., Table 4-1, of these bylaws.
4. The accessory apartment either shall be (i) contained within the residential structure by converting a portion thereof to a separate dwelling unit, (ii) attached to the principal residence as a newly-constructed addition thereto, or (iii) a combination of the foregoing. A common wall or floor/ceiling shall separate the accessory apartment from the principal residence. Direct access between the two (2) units shall be provided.
5. The architectural design of the accessory apartment and the type and color of the external materials used in its construction shall be comparable to and consistent with that of the principal residence such that the structure when viewed from its front yard(s) shall retain the appearance of a single-family dwelling.
6. The accessory apartment shall not contain more than one (1) bedroom.
7. Boarders and lodgers shall not be permitted within either the accessory apartment or the principal residence. The rental of either the accessory apartment or the principal residence for a period of less than twelve (12) consecutive months shall be prohibited.
8. The gross floor area of the accessory apartment shall not exceed the greater of 1,100 square feet or (i) twenty-five percent (25%) of the combined gross floor area of the proposed accessory apartment and the principal residence if the existing footprint of the principal residence is increased, or (ii) thirty-three percent (33%) of the combined gross floor area of the proposed accessory apartment and the principal residence if there is no increase to the existing footprint of the principal residence. Gross floor area for purposes hereof shall mean and include the total floor area within the exterior walls of the accessory apartment and the principal residence, as the case may be, including habitable floor area, unfinished basements and attics, spaces used for heating, utilities and other mechanical apparatus, entrances and garages.
9. Adequate off-street parking shall be provided on the premises for not more than four (4) motor vehicles either within a garage or carport, or on a paved or all-weather gravel surface. Such parking shall not be obtrusive, and shall comply with all applicable parking requirements as set forth in these bylaws.
10. Any stairway to the accessory apartment that provides access other than at ground level shall be enclosed within the structure's exterior walls.
11. Landscaping for the accessory apartment, screening between the accessory apartment and abutting properties, and screening of exterior parking areas may be required as conditions to the special permit.

12. Utilities serving the accessory apartment shall not be separated from the principal residence.
13. The special permit for the accessory apartment and the use and occupancy of the accessory apartment shall be subject to the issuance of and compliance with all applicable Commonwealth of Massachusetts and Town of Foxborough laws, regulations, codes and requirements.
14. The design sewage flow for lots or structures that conform with these bylaws and are located within Zone II or Zone III of the Water Resource Protection Overlay District shall not exceed the applicable design sewage flow requirements that are set forth in Section 9.4.
15. A special permit may be issued for an accessory apartment with respect to a single-family residence that is a preexisting nonconforming lot or structure located in Zone II or Zone III of the Water Resource Protection Overlay District, provided that such apartment does not result in an increase in the total number of bedrooms on such property that is otherwise permissible. As a condition to any such permit, the property's existing septic system shall pass a Title 5 inspection or be upgraded as approved by the Town of Foxborough Board of Health.

8.1.2. Affordable Accessory Apartments. Subject to compliance with the standards set forth below and the criteria set forth in Section 10.4.2., the Board of Appeals, by the issuance of a special permit, may authorize the addition of an affordable accessory apartment to a single-family residence. An affordable accessory apartment for purposes of these bylaws means and includes an accessory apartment that complies with the Massachusetts Department of Housing and Community Development's Local Initiative Program Guidelines and each of the following standards:

1. The affordable accessory apartment shall only be rented to and occupied by an individual or individuals with annual income that does not exceed eighty percent (80%) of the area median income for households, as adjusted for household size, as published by the United States Department of Housing and Urban Development for the Boston-Cambridge-Quincy, MA-NH Metro FMR Area.
2. Rental charges for an affordable accessory apartment shall be subject to the requirements of the Local Initiative Program, and shall not exceed the maximum amounts authorized by such program. No lease or other rental agreement for the affordable accessory apartment shall be for a term in excess of twelve (12) months.
3. The owner(s) of the residential structure that contains the affordable accessory apartment shall execute and enter into a deed rider that shall restrict for a period of not less than fifteen (15) years the use of the pertinent accessory apartment as an affordable accessory apartment in accordance with the provisions of this section and the special permit issued pursuant hereto. Such deed rider shall be recorded in the Norfolk County Registry of Deeds as a condition to any such special permit, and a copy thereof shall be provided to the Board of Appeals and the monitoring agent selected thereby.

4. The special permit authorizing an affordable accessory apartment is exclusive to the individual(s) to whom it is issued, and cannot be assigned, transferred or conveyed to any other person unless otherwise authorized by the Board of Appeals. The owner(s) of the residential structure that contains the affordable accessory apartment shall occupy the residential structure's principal residence.
5. The owner(s) of the residential structure that contains the affordable accessory apartment shall submit to the monitoring agent selected by the Board of Appeals for its approval information that shall include, but is not limited to, verification of ownership and occupancy of the principal residence, income eligibility of the individual(s) renting and occupying the affordable accessory apartment, and the lease/rental agreement for the affordable accessory apartment.
6. Compliance with each of the standards for an accessory apartment set forth in Section 8.1.1. that are not inconsistent with the standards for an affordable accessory apartment set forth above in this Section 8.1.2.

Section 11.1. Terms defined:

ACCESSORY APARTMENT – A separate dwelling unit that is within or attached to a detached single-family residence and that satisfies the standards set forth in Section 8.1.1. of these bylaws, provided that a special permit is not required for an accessory apartment to a single-family residence that is in the R-15 District or the General Business District.

Planning Board

**ARTICLE 3:**

**(Zoning Bylaw Amendment: Building Height)**

To see if the Town will vote to amend the Code of the Town of Foxborough, Massachusetts, Chapter 275: Zoning, as follows, or to take any other action related thereto:

1. Amend Section 1.3. by deleting the phrase "number of stories."
2. Amend Use Item L.3. in Section 3.1.6., Table 3-1 Table of Uses, to read as follows:  
"Residential accessory uses and structures. Gross area of residential storage structures shall not exceed 400 square feet or 21 feet in height; the gross area of temporary wayside stands shall not exceed 400 square feet."
3. Amend Use Item L.4. in Section 3.1.6., Table 3-1 Table of Uses, to read as follows:  
"Residential garages that do not exceed 21 feet in height and a footprint that does not exceed 625 square feet."
4. Amend Use Item L.5. in Section 3.1.6., Table of Uses, to read as follows:  
"Residential garages that exceed 21 feet in height or have a footprint greater than 625 square feet."
5. Amend Section 4.1.1., Table 4-1 Dimensional Regulations for Uses in Residential and Neighborhood Business Districts, by deleting the "Stories" column that is set forth under the "Building Height" heading.
6. Amend Section 4.1.1., Table 4-2 Dimensional Regulations for Uses in Nonresidential Districts, by deleting the "Stories" column that is set forth under the "Building Height" heading.

7. Amend Section 4.1.2.3. to read as follows:  
“The total height of a structure shall not exceed 35 feet.”
8. Amend Section 4.4.2. by deleting the phrase “or more than four stories,” and adding a comma after the words “60 feet”.
9. Amend Section 8.3.4., Table 8-1 OSRD Dimensional Regulations, by deleting the “Stories” column that is set forth under the “Maximum Building Height” heading.
10. Amend Section 9.6.6., Table 9-1 Dimensional Regulations for Chestnut-Payson District, by deleting the “Stories” column that is set forth under the “Building Height” heading.
11. Amend the second sentence of Section 9.6.7.6. to read as follows:  
“For CPOD applications that include use of those building under the protection of the Massachusetts Historical Commission, newly constructed buildings within the CPOD shall not exceed 42 feet in height.”
12. Amend Item L.3. and L.4. of Section 9.7.5.1. to read as follows:  
“3. Residential accessory uses and structures. Residential storage structures shall not exceed 400 square feet of gross area or 21 feet in height; the gross area of temporary wayside stands shall not exceed 400 square feet.  
4. Residential garages that do not exceed 21 feet in height and have a footprint that does not exceed 625 square feet.”
13. Amend the second sentence of Section 9.7.7.1. to read as follows:  
“Subject to the provisions of Section 4.4.2., no principal structure in the FCOD may be constructed to a height in excess of 60 feet.”
14. Amend Section 9.7.6., Table 9-2 Dimensional Regulations for Foxborough Center Overlay District, by deleting the “Stories” column that is set forth under the “Building Height” heading.
15. Amend the definition of the term BASEMENT that is set forth in Section 11.1. by deleting the second sentence of such definition.
16. Delete the term STORY and its definition from Section 11.1.

Planning Board

#### **ARTICLE 4:**

#### **(Zoning Bylaw Amendment: Brew Pub Definition)**

To see if the Town will vote to amend the definition of Brew Pub in Section 11.1 of the Code of the Town of Foxborough, Massachusetts, Chapter 275: Zoning, by deleting the current definition of Brew Pub and replacing it with the following, or to take any other action related thereto:

Brew Pub – An establishment wherein the primary use is a restaurant that specializes in producing craft beers and other craft malt beverages in limited quantities for on-site retail sale to restaurant patrons. Ancillary uses may include the production of fermented liquors such as wine and hard ciders and the distillation of spiritous liquors, each of the foregoing in limited quantities for on-site retail sale to restaurant patrons (provided that the aggregate area devoted to any such production and distillation does not exceed 15% of the gross floor area of the establishment), tastings and tours, and the retail and wholesale sales of their products and related goods, all of which are subject to all applicable statutes of the commonwealth.

Planning Board

**ARTICLE 5:**

**(Zoning Bylaw Amendment: Habitable Floor Area)**

To see if the Town will vote to amend Section 11.1 of the Code of the Town of Foxborough, Massachusetts, Chapter 275: Zoning, by adding the following new definition, or to take any other action related thereto:

HABITABLE FLOOR AREA – The interior space of a dwelling unit designed, intended or adapted to be used for sleeping, eating, food preparation and other living activities, including, without limitation, bathrooms, bedrooms, dens and recreation rooms, dining rooms, kitchens, and other rooms that are finished and have ceilings the height of which are the minimum permitted by the Massachusetts State Building Code. Habitable floor area does not include the space of unfinished attics and basements, balconies, closets, crawl spaces, decks, garages and carports, unfinished porches, stairs and stairwells, storage areas, utility rooms and similar spaces that are not used for sleeping, eating, food preparation and other living activities.

Planning Board

**ARTICLE 6:**

**(Zoning Bylaw Amendment: Site Plan Exemption in FCOD)**

To see if the Town will vote to amend Section 10.5.4. of the Code of the Town of Foxborough, Massachusetts, Chapter 275: Zoning, by adding the following new subsection, or to take any other action related thereto:

4. Site plan review is not required for a change of use of a building located in the Foxborough Center Overlay District where the Building Commissioner determines that any such change involves only alterations to the building exterior that are minor cosmetic, repair or sign changes, and does not involve changes to the number, design or location of parking spaces or other visible exterior site features; provided, that site plan review is required for exterior alterations to any building that is within the Design Review District where the Building Commissioner determines that the proposed alterations are sufficiently extensive to materially affect the character of the surrounding area.

Planning Board

**ARTICLE 7:**

**(Street Acceptance: Authelet Way)**

To see if the Town will accept as a public way Authelet Way located within the “London Estates” subdivision, which has been constructed pursuant to the Planning Board Subdivision Control Regulations as follows, or to take any other action related thereto:

Authelet Way – from its intersection with Main Street generally easterly approximately 735 feet more or less to its terminus at the intersection with Peterson Lane.

Planning Board