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September 20, 2023

BY EMAIL gjordan@foxboroughma.gov
and BY HAND DELIVERY

Mrs. Gabriela Jordan
Department of Planning and Land Use
Town of Foxborough
40 South Street
Foxborough, MA 02035

BY EMAIL dgrav@foxboroughma.gov
and BY HAND DELIVERY

Ms. Diana Gray
Department of Planning and Land Use
Town of Foxborough
40 South Street
Foxborough, MA 02035

Re: **30-32 Wall Street, Foxborough, Massachusetts, shown on
Assessor's Map 79, Parcel 31 (the "Property")/Application for Approval of
Site Plan and in Connection Therewith, Special Permits Regarding Proposed
Redevelopment**

Dear Ms. Jordan and Ms. Gray:

Our firm represents TNC Development LLC, the owner of the above property at 30-32 Wall Street, along with its affiliate True North Construction Inc. (collectively, the "**Applicants**") who are submitting hereunder an Application for Approval of Suite Plan and, in connection therewith, an Application for Special Permits (collectively, the "**Applications**") for consideration by the Foxborough Planning Board of the Town of Foxborough (the "**Board**").

In furtherance of the Applications, we enclose per the Rules and Regulations of the Board the following:

- (a) An original (signed for the Applicants and by the Foxborough Tax Collector) and five (5) copies of the Applications and the Narrative in support thereof;
- (b) A check made payable to the Town of Foxborough in the amount of \$1,000.00 for the filing fee for the Applications;
- (c) Six (6) copies of the Site Plan Set and Architectural Renderings prepared by HD Design, civil engineer, and by Red Barn Design, architects, together with an

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Existing Conditions Plan (collectively, the “**Plan Set**”), printed on 11-by 17-inch paper;

- (d) Six (6) copies of the Plan Set, printed on 24-by 36-inch paper;
- (e) Six (6) sets of the Stormwater Report for the Property, prepared by HD Design; and
- (f) The original and five (5) copies of that Certification of Abutters (300 feet) prepared by the Assessor’s Office as of September 19, 2023

Please note, items (c), (e) and (f) are also included as Exhibits to the Applications being filed.

Also enclosed is a thumb drive containing PDF and JPG files of each of items (a), (c), (d), (e) and (f) above.

We would appreciate it if the Board could consider the enclosed at its next available hearing date.

Thank you for your courtesies.

Very truly yours,



Michael Khoury, Counsel to
the Applicants

Enclosures

Cc: Mr. James Tranghese, principal of the Applicants (by email and mail)
Hazem Dani, PE, of HD Design (by email and mail)
Mr. Scott Shippey, Building Commissioner (by email and by hand)
Ms. Paige Duncan, Acting Town Manager (by email)