

# Bay Colony Group, Inc.

Professional Civil Engineers & Land Surveyors

4 School Street, PO Box 9136  
Foxborough, Massachusetts 02035  
Telephone (508) 543-3939 • Fax (508) 543-8866  
E-mail: [mailbox@baycolonygroup.com](mailto:mailbox@baycolonygroup.com)

January 10, 2024

Mr. Kevin Weinfeld, Chairman  
Foxborough Planning Board  
40 South Street  
Foxborough, MA 02035

## **RE: Ridge Road Definitive Plan**

Dear Mr. Weinfeld:

On behalf of my client, FED CAP, Inc (Owner), and in accordance with Section 3.02 of the Town of Foxborough Subdivision Regulations, we are submitting herewith a definitive plan for a 4-lot subdivision off of Ridge Road. Enclosed please find 8 copies of the definitive plan, an Application Form C, a designer's certificate Form E, a certified list of abutters and a check in the amount of \$6,700 made out to the Town of Foxborough based on the Town fee of \$3,500 plus \$800 for each new lot. We understand that we are responsible for the advertising fee once it has been determined.

The project will involve the construction of about 389' of new roadway off of Ridge Road which will serve the 4 new lots. The existing property consists of 2 parcels (Map 35, Parcels 006 & 007) of land totaling 7.13 acres that is currently undeveloped. The parcels are located on the northeasterly side of Ridge Road about 0.45 miles north of the intersection with Chestnut Street directly across from 46 Ridge Road. Parcel 006 has frontage along Ridge Road and Parcel 007 is located to the east bordering the Neponset Reservoir. There are wetland resource areas on the property and these have been certified by the Foxborough Conservation Commission through an Order of Resource Area Delineation. The property is located in the Residential and Agricultural R-40 zoning district and is also located within the Water Resource Protection Overlay District (WRPOD).

The proposed subdivision roadway will consist of a standard 50' wide layout which will contain a 20' wide roadway, vertical granite curbing, and 5' sidewalk on the southern side of the street. Wheelchair ramps will be constructed at the beginning and end of the new layout. The cul-de-sac will consist of a 50' radius paved cul-de-sac in a 63' radius layout, have vertical granite curb, and a 35' curb radius from the tangent into the cul-de-sac. The homes will be serviced by municipal water by tying into the 8" water main on Ridge Road. Soil Evaluations witnessed by the Board of Health have been conducted to confirm that all lots are suitable for on-site sewage disposal systems. The cable, electric and telephone utilities will be located underground and the standard Cobra-head, 50-watt, street lights will be installed at the intersection with Ridge Road

and at the end of the cul-de-sac. Street trees will be planted at approximately 50' intervals around the outside of the layout. A waiver is being requested to allow a portion of the roadway to have an 8% center line grade instead of the maximum 6% grade allowed under Town Regulations. If we were to hold a 6% grade from station 0+80 to station 2+40 it would require up to a 12' cut, with an 8% grade we are able to reduce the cut to 10'. Thus, reducing the amount of material to be excavated and removed in order to construct the roadway. All work will be done in accordance with the Foxborough Subdivision Regulations.

The storm water management system will consist of a conventional catch basin/drain manhole system to capture the runoff from the new roadway and direct it into 2 separate storm water basins located on the westerly portion of the site and easterly portion of the site in an existing low area. Based on the proposed topography of the roadway and existing soils we decided that 2 infiltration basins located on each end of the site is the best design. The system is designed to capture and infiltrate all runoff from the pavement for all storms up to and including the 100-year storm event and have emergency overflows into the wetlands. Due to the orientation of the home on Lot 3 and the location of the existing low area, Basin #2 will be located in the side yard. Therefore, we request that the Board waive the requirement that the basin be located in the rear yard.

Thank you for your consideration and we look forward to working with you on the project.

Very truly yours,

**BAY COLONY GROUP, INC.**



Cameron Gray  
Project Engineer



William R. Buckley, Jr., P.E.  
Project Manager

Encl.

FORM C

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

Dated: Jan. 10, 2024

To the Foxborough Planning Board:

The undersigned herewith submits the accompanying Definitive Plan of property for approval as a subdivision under the requirements of the Subdivision Control Law (MGL, Chapter 41, Section 81-U) and the Foxborough Subdivision Regulations.

1. Name of Applicant: FED CAP, Inc.  
Address: P.O. Box 669 Foxborough, MA 02035  
Signature of Applicant: [Signature]

2. Name of Owner: same  
Address: \_\_\_\_\_  
Signature of Owner: \_\_\_\_\_

3. Name of Engineer/Surveyor: Bay Colony Group, Inc.  
Address: 4 School Street Foxborough, MA 02035  
Mass. Registration No.: PE 35813/PLS 38384

4. Deed of property recorded in Norfolk Registry of Deeds  
Book 41154, Page 190  
36492 243

5. Street Location of Parcel: Ridge Road  
Zoning District R40. Is the parcel (or any portion thereof) located within the Water Resource Protection District? Yes

6. Total Acreage of the Parcel: 7.13+/- acres  
Total Number of Lots Proposed: 4  
Total Street Length Proposed: \_\_\_\_\_ 389 feet.  
If an OSRD, Total Acreage of Dedicated Open Space \_\_\_\_\_,  
percent upland \_\_\_\_\_ and percent of the entire parcel \_\_\_\_\_.

Pursuant to MGL, Chapter 41, Section 81-T, a certified list of names and addresses of the abutters as approved by the Board of Assessors' Office are attached hereto.

Town Collector's Release

The owner of the property for which the Special Permit is being requested is in good standing with respect to any taxes, fees, assessments, betterments or other municipal charges.

[Signature] 1/10/24  
Treasurer's Office Representative Date

Town Clerk Receipt

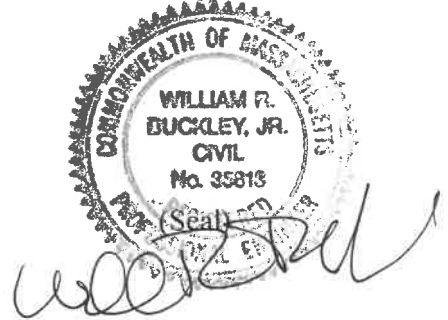
This application has been received and recorded with the Town Clerk.

\_\_\_\_\_  
Town Clerk's Office Date

**FORM E**

**DESIGNER'S CERTIFICATE**

I hereby certify to the best of my professional knowledge, information and belief that the accompanying plan, entitled "Definitive Plan of Land in Foxborough, MA Ridge Road" and dated Jan. 5, 2024, is true and correct to the accuracy required by the Foxborough Subdivision Regulations, and that all pertinent data are shown thereon.



Date: 1/18/2024



BOARD OF ASSESSORS  
TOWN OF FOXBOROUGH  
40 SOUTH STREET  
FOXBOROUGH MASSACHUSETTS 02035

(508) 543-1215

Fax: (508) 543-6278

**CERTIFICATION OF ABUTTERS**

PROPERTY OWNER: FED CAP, Inc

MAILING ADDESSS: PO Box 669, Foxborough, MA 02035

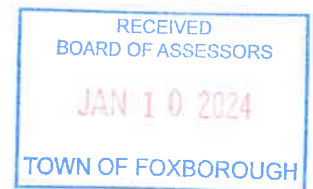
PROPERTY LOCATION: Ridge Road

ASSESSORS MAP/PARCEL: 035//006/000/000

APPLICANT: Bay Colony Group PHONE: 508-543-3939

AUTHORITY REQUESTING LIST: Planning Board

DATE SUBMITTED: 1/9/2024



LIST REQUESTED: \_\_ 500 FT  300 FT \_\_ 100FT \_\_ ABUTTER TO ABUTTER

I, Michael G. [Signature], acting as a custodian of assessment records, do hereby certify that the attached documents contain true and complete information from the most recent tax list of the Town of Foxborough, Massachusetts.

I further state that these documents include the names and addresses of abutters to the abutters Ridge Road Map 035 Lot 006

Date: 1/10/24

BOARD OF ASSESSORS  
FOXBOROUGH MASSACHUSETTS

Massachusetts General Law c. 40A, s.11, "The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the names and addresses of parties in interest and such certification shall be conclusive for all purposes."

The Assessors Office will complete the abutters list within 7-10 business days. There is a \$25.00 fee for an abutters list.

"The applicant is solely responsible for requesting the appropriate abutters list required by the applicable Mass General Law."



# 300 feet Abutters List Report

Foxborough, MA  
January 10, 2024

## Subject Property:

Parcel Number: 035-006-000  
CAMA Number: 035-006-000  
Property Address: RIDGE ROAD

Mailing Address: FED CAP INC  
PO BOX 669  
FOXBORO, MA 02035

## Abutters:

Parcel Number: 026-032-000  
CAMA Number: 026-032-000  
Property Address: NORTH STREET

Mailing Address: TOWN OF FOXBOROUGH  
CONSERVATION  
40 SOUTH STREET  
FOXBOROUGH, MA 02035

Parcel Number: 035-005-000  
CAMA Number: 035-005-000  
Property Address: RIDGE ROAD

Mailing Address: TOWN OF FOXBOROUGH  
40 SOUTH STREET  
FOXBOROUGH, MA 02035-0000

Parcel Number: 035-007-000  
CAMA Number: 035-007-000  
Property Address: CHESTNUT STREET

Mailing Address: FED CAP INC  
PO BOX 669  
FOXBOROUGH, MA 02035

Parcel Number: 045-005-000  
CAMA Number: 045-005-000  
Property Address: RIDGE ROAD

Mailing Address: EISENHauer MICHAEL T JR & JULIE A  
TE  
36 RIDGE ROAD  
FOXBOROUGH, MA 02035

Parcel Number: 045-008-000  
CAMA Number: 045-008-000  
Property Address: 46 RIDGE ROAD

Mailing Address: HEINZ JAMES V & THERESA TE  
46 RIDGE ROAD  
FOXBOROUGH, MA 02035

Parcel Number: 045-009-000  
CAMA Number: 045-009-000  
Property Address: 39 RIDGE ROAD

Mailing Address: HENDERSON ROBERT B & DEBORAH  
39 RIDGE ROAD  
FOXBORO, MA 02035-0000

Parcel Number: 045-010-000  
CAMA Number: 045-010-000  
Property Address: 37 RIDGE ROAD

Mailing Address: OLEARY EDWARD T & CLAUDIA M  
37 RIDGE ROAD  
FOXBOROUGH, MA 02035-0000

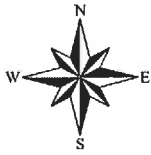
Parcel Number: 045-011-000  
CAMA Number: 045-011-000  
Property Address: 33 RIDGE ROAD

Mailing Address: FARRAR MARLOWE G & MARY T TE  
33 RIDGE RD  
FOXBORO, MA 02035



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# RIDGE ROAD M035 L006

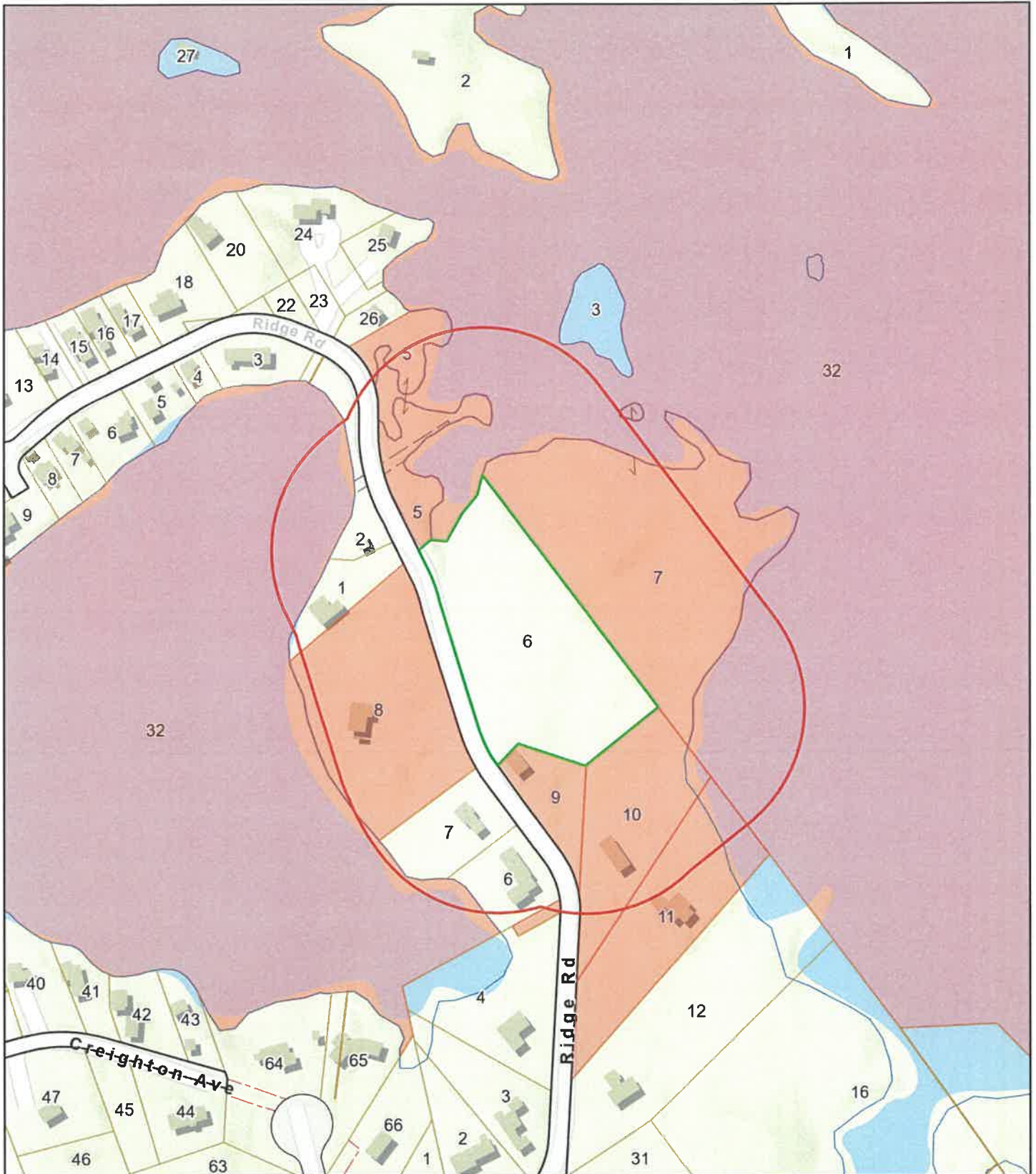
Foxborough, MA

1 inch = 280 Feet



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January 10, 2024



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PROPERTY LOCATION: Ridge Road

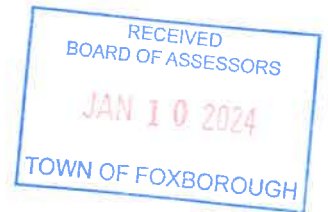
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LIST REQUESTED: \_\_\_ 500 FT \_\_ X \_\_\_ 300 FT \_\_\_ 100FT \_\_\_ ABUTTER TO ABUTTER



I, Michael Hill, acting as a custodian of assessment records, do hereby certify that the attached documents contain true and complete information from the most recent tax list of the Town of Foxborough, Massachusetts.

I further state that these documents include the names and addresses of abutters to

the abutters Ridge Road Map 035 Lot 007

Date: 1/10/24

BOARD OF ASSESSORS  
FOXBOROUGH MASSACHUSETTS

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CAMA Number: 026-032-000  
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CONSERVATION  
40 SOUTH STREET  
FOXBOROUGH, MA 02035

Parcel Number: 035-003-000  
CAMA Number: 035-003-000  
Property Address: CAMP ROAD

Mailing Address: TOWN OF FOXBOROUGH  
40 SOUTH STREET  
FOXBOROUGH, MA 02035-0000

Parcel Number: 035-005-000  
CAMA Number: 035-005-000  
Property Address: RIDGE ROAD

Mailing Address: TOWN OF FOXBOROUGH  
40 SOUTH STREET  
FOXBOROUGH, MA 02035-0000

Parcel Number: 035-006-000  
CAMA Number: 035-006-000  
Property Address: RIDGE ROAD

Mailing Address: FED CAP INC  
PO BOX 669  
FOXBORO, MA 02035

Parcel Number: 045-008-000  
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# RIDGE ROAD M035 L007

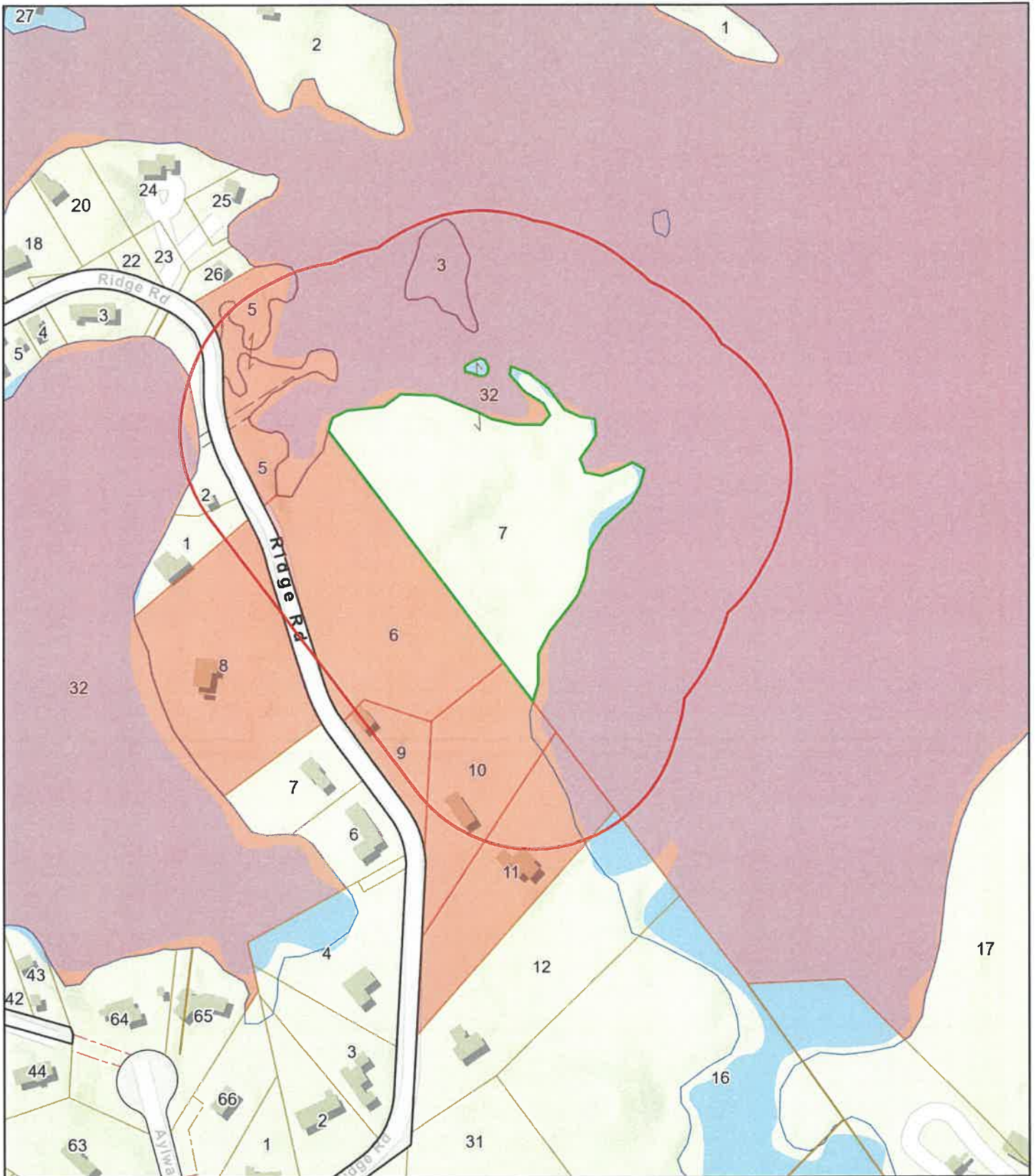
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January 10, 2024



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