

## LETTER OF TRANSMITTAL

<b>TO</b>
Foxborough Land Use & Economic Development Dept. Foxborough Planning Board

<b>DATE</b>	<b>JOB NO.</b>
February 1, 2024	ENG 22-0799
<b>ATTENTION</b>	Foxborough Planning Board
<b>RE</b>	Site Plan Review and Land Disturbance Permit Applications
Town of Foxborough Public Works Facility Addition and Renovation 70 Elm Street Foxborough, MA 02035	

### WE ARE SENDING YOU:

- |                                       |  |  |   |
|---------------------------------------|--|--|---|
| <input type="checkbox"/> Shop Drawing | <input type="checkbox"/> Attached          | <input checked="" type="checkbox"/> Plans                | <input type="checkbox"/> Samples        |
| <input type="checkbox"/> Change Order | <input checked="" type="checkbox"/> Prints | <input type="checkbox"/> Copy of Letter                  | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> Other        |  | <input type="checkbox"/> Under Separate Cover Via: _____ |   |

COPIES	DESCRIPTION
3	Site Plan Review Application Form
3	Land Disturbance Permit Application Form
3	Reduced Assessor Map
3	Certified Abutters List
1	Full-size copies of the site development plans (30" x 42")
6	Reduced-size copies of the site development plans (11" x 17")
3	Stormwater Report

### THESE ARE TRANSMITTED AS CHECKED BELOW:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> For Approval                      | <input type="checkbox"/> Approved as Submitted            | <input type="checkbox"/> Resubmit Copies for Approval   |
| <input type="checkbox"/> For Your Use                      | <input type="checkbox"/> Approved as Noted                | <input type="checkbox"/> Submit Copies for Distribution |
| <input checked="" type="checkbox"/> For Review and Comment | <input type="checkbox"/> As Requested                     | <input type="checkbox"/> Return Corrected Prints        |
| <input type="checkbox"/> FOR BIDS DUE                      | <input type="checkbox"/> Prints Returned After Loan to Us | <input type="checkbox"/> Returned for Corrections       |
| <input type="checkbox"/> Other                             |   |   |

### REMARKS:

Please find attached our full application package for the February 22, 2024 Planning Board hearing.	
COPY TO: Christopher Gallagher, Director of Public Works	SIGNED:



westonandsampson.com

WESTON & SAMPSON ENGINEERS, INC.  
100 Foxborough Boulevard, Suite 250  
Foxborough, MA 02035  
tel: 508.698.3034

# PLANNING BOARD

February 2024

TOWN OF

**Foxborough**

MASSACHUSETTS

Site Plan Application

Department of Public Works Renovation  
and Expansion

## APPLICATION CONTENTS

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Appendix D - Site Development Plans (provided under separate cover)

Appendix E - Stormwater Report (provided under separate cover)

February 1, 2024

Foxborough Planning Board  
Foxborough Land Use and Economic Development Dept.  
40 South Street  
Foxborough, MA 02035

Re: **Proposed Department of Public Works Facility: 70 Elm Street  
Site Plan Review and Land Disturbance Applications**

Dear Members of the Board:

Weston & Sampson, on behalf of the Town of Foxborough's (Town) Department of Public Works (the Applicant), is pleased to present an application for Site Plan Review for proposed additions and renovations to DPW facility located at 70 Elm Street. The Town's existing facility is past its useful life and needs improvements; the Town is proposing upgrading the existing facility to meet its current needs.

We have attached the following materials in support of this application:

- 3 copies of Site Plan Review Application form
- 3 copies of the Land Disturbance Permit Application form
- 3 copies of the reduced-size assessor's map
- 3 copies of the certified abutters list
- 1 full size (30' x 42") copies of the site development plans
- 6 half size (11" x 17") copies of the site development plans
- 3 copies of the Stormwater Report
- Electronic copy of the entire filing package (e-mailed to Gabriella Jordan @ GJordan@foxboroughma.gov)

#### 1. Project Overview

The existing DPW facility is located within a parcel that is owned and operated by the Town of Foxborough. The DPW property (the "Site") is generally bordered by residential properties to the north, a railroad track and residential properties to the south, Interstate highway I-95 to the east, and a solar field to the west. The Site includes a school bus parking area to the north and the DPW facility to the south.

Existing structures at the Site include the main DPW garage, an office building, an equipment storage structure, a salt storage structure and a metal shed building. The existing buildings typically range in size from one to two stories. The existing salt storage and equipment storage buildings are rectangular, steel-framed structures with membrane dome roofs. A fuel island is located in the northern portion of the Site between the DPW garage building and the school bus parking lot.

Proposed site improvements will include construction of an approximately 11,500 square foot (SF) addition to the existing DPW building and a new approximately 3,400 SF double-sided fuel island. The building addition will be located adjacent to the north side of the existing DPW building and will include five maintenance bays and a wash bay. The new fuel island will be located north of the existing DPW building and will include above ground 10,000-gallon gasoline and diesel fuel tanks.

Additional site improvements will include new underground utilities, stormwater drainage areas, and new asphalt-concrete pavement parking and driveways for both the DPW facility and the school bus parking lot.

## 2 – Projected Number of Employees and Parking Requirements

The parking requirements for the expanded DPW facility was calculated based on the combination of uses outlined in Section 6.1.5 Table 6-1. Storage and Shipping and Office Space uses were considered when calculating required parking. Storage and shipping use requires 1 space per 1,500 gross square feet and office space (as accessory use) requires 1 space per 300 gross square feet of area. The table below calculates the required parking in accordance with zoning bylaws:

Building	Use	Square Footage (SF)	Parking required
Existing DPW Garage & Mezzanine	Storage and Shipping	11,973	8.0
Existing DPW Garage Office	Office, as accessory	2,216	7.4
Existing DPW Admin Bldg.	Office, as accessory	2,260	7.5
Existing Salt Shed	Storage and Shipping	4,786	3.2
Existing Vehicle Storage Bldg.	Storage and Shipping	12,121	8.1
Proposed Addition	Storage and Shipping	11,406	7.6
<b>Total</b>			<b>42</b>

A total of 42 parking spaces are required while 65 parking spaces are provided on the proposed plans. The number of provided parking spaces is compliant with the parking requirements.

The proposed Facility will be staffed with approximately 29 employees with anticipated 4 visitor spaces. An additional need for 24 parking spaces is estimated for school bus drivers with total anticipated parking need for the overall facility of 57 parking spaces. The proposed 65 parking spaces will meet the immediate parking need and future staff growth.

## 3 – Permits Being Sought

### Planning Board Permits

1. Site Plan Approval
2. Land Disturbance Permit

## 4 – Existing Nonconforming Use

The DPW facility is located in Limited Industrial (LI district), which does not permit a Motor Vehicle Fuel Facility per Table 3-1 in Section 3.1.6 of Zoning Bylaws. The Fuel Facility is a “grandfathered” existing non-conforming accessory to the primary use. The existing fuel island will be replaced with a new approximately 3,400 SF double-sided fuel island with canopy.

## 5 – Dimensional Nonconformities and Requested Relief from the Planning Board

The proposed facility is designed to comply with all dimensional regulations specified in the Foxboro zoning bylaws, such as front, side, and rear yard setbacks, as well as stipulations on building height, with exception of the following:

Per zoning bylaw section 4.2.8, no Gasoline Facility shall be located within 50 feet of any lot line. The proposed Fuel Island is partially located within 50 feet from the front yard line. While gasoline fueling equipment, including

fuel tanks and dispensers are located further than 50 feet from the front lot line (55 ft), the fuel island canopy is located partially within 50 feet from the front yard, with proposed setback of 42.4' front yard line.

Per zoning bylaws section 4.1.2, Table 4-2, a maximum lot coverage in LI district shall not exceed 70%. The existing DPW facility exceeds this requirement with existing lot coverage of 76.6%. The proposed improvements will reduce the lot coverage non-conformity to 73.8%, however the lot coverage will continue to exceed the requirement for LI district.

On behalf of the Town of Foxborough as Applicant, Weston & Sampson respectfully requests a variance for the following

- A variance to allow a portion of Gasoline Facility to extend closer than 50 ft from the lot line as described above.
- A variance to allow 73.8% lot coverage in LI district as described above.

#### Compliance with General Regulations and Requested Relief from the Planning Board

The Town has adopted general performance standards to control the size, scale, and impacts of nonresidential developments. The proposed project has been designed in accordance with the standards outlined in Chapter 275, Section 6 of the town's general legislation.

On behalf of the Town of Foxborough as Applicant, Weston & Sampson respectfully requests the following relief from the following standards for the proposed site design:

- **Waiver from Section 6.1.9.5 – Driveway Spacing**  
Per section 6.1.9.5 no two driveways shall be located within 20% of the total frontage measurement of the lot from each other. Since DPW lot has 832 feet of frontage, the minimum distance between driveway would need to be 166 feet. Both existing and proposed minimum driveway separation is non-conforming (29.5' and 28.5' respectively). Providing driveway spacing as required would significantly hinder DPW operation. Since the site is used not only for DPW operation, but also for Foxboro Public School District to park school buses, and various Town departments for fueling, multiple driveways are necessary to allow simultaneous access to the facility without impeding DPW daily operation.
- **Waiver from Section 4.1.3 – Off-street parking in Front Yard**  
Per section 4.1.3 when a nonresidential use abuts a residential district, no off-street parking is allowed in required front yard. There is parking in the front yard in both, the existing and proposed conditions. A waiver is requested to allow DPW to continue parking within front yard as in existing condition.
- **Waiver from Section 6.1.10.3 and Section 6.4.8.2 – Parking within required screening, buffers, or landscaping.**  
Per section 6.1.10.3 and 6.4.8.2 parking is not permitted within the required screening, buffers, or landscaping. This is an existing non-conforming condition and will be made more conforming in the proposed condition. However, some parking will remain within required front yard landscape buffer. The existing condition has about 27 paved parking spaces within the front buffer and is mostly paved up to the property line. Proposed design provides 15 ft landscaped buffer in front of admin parking area and bus parking lot and a 5' landscape buffer along other parking areas where no buffer is present in existing condition. A waiver is requested.
- **Waiver from Section 6.4.6.1 – Shrubs and Trees in landscape buffer.**  
Per section 6.4.6.1, the required buffers must be planted with shrubs and trees. Most of the existing lot does not conform to this bylaw. The applicant proposes to plant various shrubs within front yard buffer and side yard buffer, however a section of rear yard buffer will be cleared of trees to provide a 15' wide vegetated swale along the rear lot line to reroute run-on stormwater from I-95 corridor and other uphill residences around the facility and away from site drainage network. While the swale will remain vegetated with grass, shrubs or trees are proposed in the rear buffer to ease of moving and

maintenance of the proposed swale. A waiver is requested from providing trees and shrubs in the rear landscape buffer.

The attached application was prepared in accordance with the standards and recommendations provided in the *Chapter 232 Stormwater Management* and *Chapter 275 Zoning* of the town's *General Legislation* (Bylaws). If you have any questions or would like to discuss this further, please do not hesitate to contact JP Parnas at [parnasj@wseinc.com](mailto:parnasj@wseinc.com) or Elena Compter at [comptere@wseinc.com](mailto:comptere@wseinc.com).

Sincerely,

WESTON & SAMPSON ENGINEERS, INC.



JP Parnas, RA  
Senior Project Manager

Cc  
Chris Gallagher – DPW Director (via email)



Elena Compter, PE  
Civil Engineer

Appendix A

Foxborough Forms



**FOXBOROUGH PLANNING BOARD  
SITE PLAN REVIEW APPLICATION FORM**

• Applicant(s): Chris Gallagher Town of Foxborough Phone # 508-543-1228  
Mailing Address: 70 Elm St Foxborough, MA 02035  
Email Address: c.gallagher@foxborough.ma.gov  
Signature of Applicant: Chris Gallagher

• Owner(s) of Property: Town of Foxborough  
Signature of Property Owner: \_\_\_\_\_

• Name of Engineer: Alyssa Peck, Weston & Sampson Phone # 508-203-8331  
Address: 100 Foxborough Blvd., Suite 250, Foxborough, MA 02035  
Email Address: pecka@wseinc.com  
Massachusetts Registration #: No. 49074

1. Location by street address, (if any), and/or parcel and map number (which can be obtained from the Assessor's Office) for the property/building under consideration:  
70 Elm Street  
Map 107 Parcel 107-036-000 Acreage of Parcel 9.75 acres

2. Zoning District: Limited Industry Is the parcel in the WRPOD? No  
(Water Resource Protection Overlay District)

3. Present use of property: DPW facility

4. Proposed use of property: DPW facility expansion and renovation

5. Proposed square footage of building(s): 11,500 SF addition

6. If a Special Permit, Special Use Permit, Variance or Site Plan relative to the subject property has been previously acted upon, please state the type & date and attach a copy:  
N/A

**It is recommended that the applicant review Section 10.5 & 9.5 of the Foxborough Zoning Bylaws and meet with the Planning staff before completing this application.**

**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.

\_\_\_\_\_  
**Treasurer's Office Representative** \_\_\_\_\_  
**Date**

**Town Clerk Receipt**

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

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

### Land Disturbance Permit Application

To Stormwater Authority:

The undersigned wishes to submit a Land Disturbance Permit Application as defined in the Zoning By-Laws of the Town of Foxborough Section 270 and requests a review and determination by the Stormwater Authority of said Land Disturbance Plan.

The Land Disturbance Plan involves property where owner’s title to the land is derived under deed from \_\_\_\_\_, dated \_\_\_\_\_, and recorded in the Norfolk County Registry of Deeds, Book N/F, Page N/F, or Land Court Certificate of Title No. \_\_\_\_, Registered in \_\_\_\_\_ District, Book N/F, Page \_\_\_\_\_

Project	Description:
Proposed additions and renovations to the existing DPW facility. The Town is proposing	
<u>upgrading the existing facility to meet its current needs. Site improvements include the</u>	
<u>construction of a new 11,500 SF addition to the existing building and new 3,400 SF fuel island.</u>	

The property (building) is described as being located at 70 Elm Street; it is currently used as DPW facility and the changes proposed to be made are DPW facility expansion and renovation

The project is located on the parcel shown on Assessors Map 107, Parcel 107-036-000

Applicant’s Signature Chris Galagher Owner’s Signature(s) \_\_\_\_\_

Applicant’s Name (print) Chris Galagher Owner’s Names(s) \_\_\_\_\_

Applicant’s Address 70 Elm St Owner’s Address \_\_\_\_\_

Date Received by Town Clerk: \_\_\_\_\_

Signature \_\_\_\_\_

Please note: 1) An applicant for a Land Disturbance Plan Review must file with the Stormwater Authority a completed Land Disturbance Permit Package (see Land Disturbance Permit Application Checklist. 2) The applicant shall also file a copy of the Land Disturbance Plan and the application with the Town Clerk. The date of receipt by the Town Clerk shall be the official filing date.

### Land Disturbance Permit Application Checklist

The Stormwater Authority shall make a determination as to the completeness of the application and adequacy of the materials submitted. No review shall take place until the application has been found to be complete. The Land Disturbance Permit Application package shall include:

- (1)  A completed Application Form with original signatures of all owners;
  - (2)  A certified list of abutters within 100 feet of the property;
  - (3)  Payment of the application and review fees; and,
  - (4)  One (1) copy each of the Application Form and the list of abutters filed with the Town Clerk.
- Stormwater Management Plan (3 copies) shall at a minimum include:
- (1)  Name, address, and telephone number of all persons having a legal interest in the property and the tax reference number and parcel number of the property or properties affected;
  - (2)  Narrative describing project
  - (3)  Plan(s)
  - (4)  Calculations to show compliance with regulations
  - (5)  Soil mapping and test data
  - (6)  Completed MassDEP Checklist for Stormwater Report
- Erosion and Sedimentation Control Plan (3 copies) shall at a minimum include:
- (1)  Names, addresses, and telephone numbers of the owner, applicant, and person(s) or firm(s) preparing the plan;
  - (2)  Narrative describing existing and proposed conditions, construction sequencing and phasing and methods to control erosion and sedimentation during construction.
  - (3)  Plan(s)
  - (4)  Calculations to show compliance with regulations
- Operation and Maintenance Plan (3 copies) shall at a minimum include:
- (1)  The name(s) of the owner(s) for all components of the system;
  - (2)  A map showing the location of the stormwater systems and facilities;
  - (3) n/a  Maintenance Agreement with the Stormwater Authority; and
  - (4) n/a  Stormwater Management Easement(s)

**Application and Review Fee Schedule**

The following fee schedules are minimum fees. The Stormwater Authority may require higher fees if deemed necessary for proper review of an application or to ensure compliance.

<u>Proposed Disturbance Requires</u>	<u>Application Fee</u>	<u>Review Fee</u>
Land Disturbance Permit	\$1,000	TBD per project*

\*Review fees include engineering review, legal review, and clerical fees associated with the public hearing and permit processing. A fee estimate may be provided by the Stormwater Authority, its agent, or consulting engineer.

**GENERAL**

1. Any application not accompanied by the appropriate fee shall be deemed incomplete. Payment must be made to the Stormwater Authority in cash, money order, bank or certified check payable to the Town of Foxborough.
2. An Applicant’s failure to pay any additional review or inspection fee within five (5) business days of receipt of the notice that further fees are required shall be grounds for disapproval.
3. Stormwater Authority will publish the public notice and send abutter notifications. Abutter notification shall be by first class mail. The applicant shall pay all costs associated with the publication and notification requirements.

Appendix B

Reduced-Size Assessor Map

Property Location 70 ELM STREET  
 Vision ID 4210

Account # 1070003151

Map ID 107//036/000 000/000  
 Bldg # 1

Bldg Name TOWN GARAGE  
 Sec# 1 of 1 Card # 1 of 3

State Use 9311  
 Print Date 01-08-2024 8:20:12 A

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
TOWN OF FOXBOROUGH						Description	Code	Appraised	Assessed	409 FOXBOROUGH, MA
40 SOUTH STREET						EXEMPT	9310	1,791,600	1,791,600	
REAL_OWNERS MA 02035-0000						EXM LAND	9310	2,001,900	2,001,900	
<b>SUPPLEMENTAL DATA</b>										
Alt Prcl ID 107-0003151		Parcel Not HIGHWAY GARAGE			PS Addnl Lots con't					
CENSUS Sketch NONE										
MAP_PAR 107//3151//					Assoc Pid#					
GIS ID M_221763_867227										
							Total	3,793,500	3,793,500	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TOWN OF FOXBOROUGH		0 0	10-07-2015	U	V	0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2024	9310	1,791,600	2023	9310	1,734,400	2022	9310	1,738,200
									9310	2,001,900		9310	1,995,800		9310	1,995,800
							Total	3,793,500	Total	3,730,200	Total	3,734,000	Total	3,734,000		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			Total	0.00			

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD		VISIT / CHANGE HISTORY								
Nbhd	Nbhd Name	B	Tracing	Batch	Date	Id	Type	Is	Cd	Purpose/Result
130					02-09-2021	PH			CC	Cyclical
					07-22-2017	DC			BP	Building Permit
					06-20-2016	SB			11	Field Review
					03-26-2015	HS			BO	Building Permit in Office
					11-21-2012	HS			OR	Office Review
					05-14-2012	HS			BP	Building Permit
					06-16-2009	TH			00	Measur+Listed
					12-15-1008	IS			00	Measur+Listed

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,454,900
Appraised Xf (B) Value (Bldg)	33,000
Appraised Ob (B) Value (Bldg)	303,700
Appraised Land Value (Bldg)	2,001,900
Special Land Value	0
Total Appraised Parcel Value	3,793,500
Valuation Method	C
Total Appraised Parcel Value	3,793,500

BUILDING PERMIT RECORD								Comments
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	
2017-242	05-23-2017	NC	New Construct	308,940		100		DEMO SALT SHEDAND BUILD NEW
2016-595	10-31-2016	DE	Demolish	113,000		100		
2015-38	05-12-2015	HA	HVAC	25,000	06-02-2015	100		FOUNDATION FOR MODULAR OFFICE BLDG O/C INSTALLATION OF 33.6KW PHOTOVOLTAIC PANELS CO FOR 2009-027
2015-146	05-08-2015	NC	New Construct	532,000	05-11-2015	100		
2015-2	03-25-2015	OT	Other	600,000	03-26-2015	100		
2011-486	12-05-2011	OT	Other	140,000	01-31-2012	100	03-08-2012	
2009-039	03-30-2009	C/O	C/O ISSUED			100		

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	931I	MUNICIPAL IMP	LI			43,560	SF 4.84	1.00000	C	1.00	I30	1.000		0	4.84	210,800
1	931I	MUNICIPAL IMP	LI			8.750	AC 204,700.00	1.00000	0	1.00	I30	1.000	SITE	0	204,700	1,791,100
Total Card Land Units						9.75	AC	Parcel Total Land Area: 9.75						Total Land Value		2,001,900

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Element	Description
Style:			
Model	89	Other Municip	
Grade	96	Ind or Lg Corn	
Stories:	04	C	
Occupancy	1		
Exterior Wall 1	1.00		
Exterior Wall 2	15		
Roof Structure	01	Concor/Cinder	
Roof Cover	04	Flat	
Interior Wall 1	01	T&G/Rubber	
Interior Wall 2	01	Minirum	
Interior Floor 1	03	Concrete Slab	
Interior Floor 2	02	Oil/Gas	
Heating Fuel	04	Forced Air-Duc	
Heating Type	01	None	
AC Type	01	MUNICIPAL IMPROV M96	
Bldg Use	9311		
Total Rooms			
Total Bedrms			
Total Baths			
Bldg Structure	00	NONE	
Heat/AC	03	MASONRY	
Frame Type	02	AVERAGE	
Baths/Plumbing	04	CEIL & MIN WL	
Ceiling/Wall	02	AVERAGE	
Rooms/Prtns	20.00		
Wall Height			
% Corn Wall			
1st Floor Use:			

MIXED USE	
Code	Percentage
9311	100
MUNICIPAL IMPROV M96	0
	0

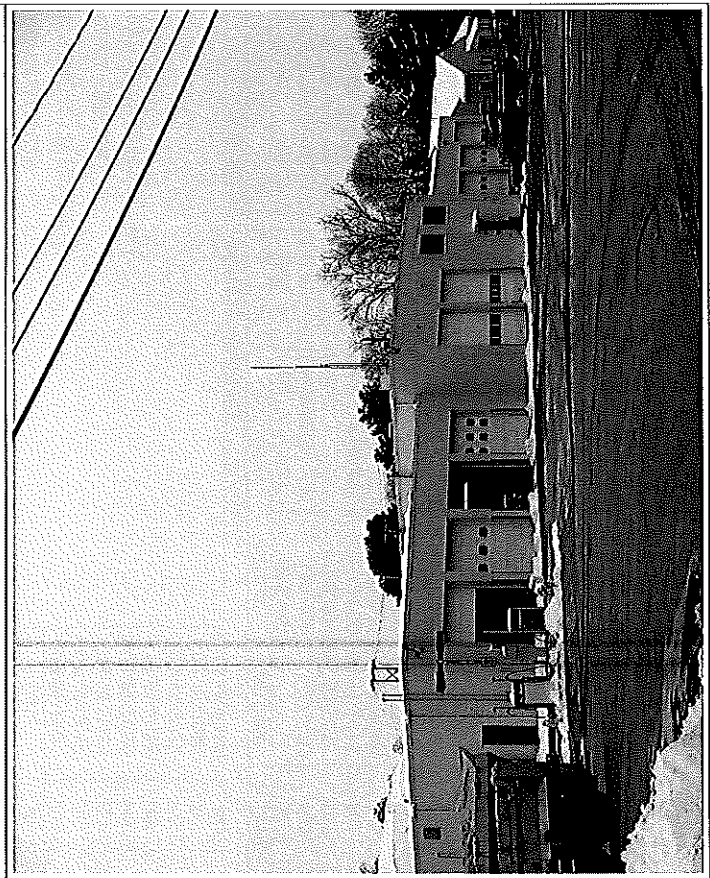
  

COST / MARKET VALUATION	
RCN	Value
Year Built	1,971,250
Effective Year Built	1900
Depreciation Code	F
Remodel Rating	45
Depreciation %	1.000
Functional Obsol	55
External Obsol	1,084,200
Trend Factor	
Condition %	
Condition %	
Percent Good	
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)						
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd
SHD2	Shed - Good	L	160	19.00	2002	60
PMP1	PUMP-SING H	L	2	2000.00	2009	50
TNK1	TANK-UNDER	L	10,000	2.00	2009	50
TNK1	TANK-UNDER	L	10,000	2.00	2009	50
FN3	FENCE-6' CHAI	L	2,200	9.00	2009	50
MEZ3	W/PARTITIONS	B	2,223	25.00	1973	55
A/C	AIR CONDITIO	B	2,223	2.00	1973	55
FRG3	Garage - LQ	L	960	24.00	1960	30
SHD2	Shed - Good	L	100	19.00	2012	70
SHD5	SHD.COM.MTL	L	4,704	25.00	2016	100
						117,600

BUILDING SUB-AREA SUMMARY SECTION					
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost
BAS	First Floor	11,976	11,976	11,976	164.60
		11,976	11,976	11,976	1,971,250

TOTAL	
Code	Value
Ttl Gross Liv / Lease Area	11,976
	11,976
	1,971,250



Property Location 70 ELM STREET  
 Vision ID 4210

Account # 1070003151

Map ID 10711 036/000 000/000  
 Bldg # 1

Bldg Name TOWN GARAGE  
 Sec # 1 of 1 Card # 2 of 3

State Use 9311  
 Print Date 01-08-2024 8:20:13 A

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	VISION
TOWN OF FOXBOROUGH					EXEMPT 9310	409
40 SOUTH STREET					EXM LAND 9310	FOXBOROUGH, MA
REAL_OWNERS MA 02035-0000	Alt Prc'l ID 107-0003151	SUPPLEMENTAL DATA			Assessed 1,791,600	
	Parcel No: HIGHWAY GARAGE				2,001,900	
	CENSUS Sketch NONE				2,001,900	
	MAP_PAR 1071131511/					
	GIS ID M. 221783. 867227					
				Assoc Pld#		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year
2024	9310	1,791,600	2023	9310	1,734,400	2022	9310	1,738,200	
		2,001,900			1,995,800		9310	1,995,800	
Total		3,793,500	Total		3,730,200	Total		3,734,000	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Description	Amount	Code
Total			

ASSESSING NEIGHBORHOOD		VISIT / CHANGE HISTORY	
Nbhd	Nbhd Name	Date	Id
130	B		
Tracing			
Batch			

BUILDING PERMIT RECORD		LAND LINE VALUATION SECTION	
Permit Id	Issue Date	Type	Description

Year	Code	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Total Appraised Bldg. Value (Card)			1,454,900				
Total Appraised Xf (B) Value (Bldg)			33,000				
Total Appraised Ob (B) Value (Bldg)			303,700				
Total Appraised Land Value (Bldg)			2,001,900				
Total Appraised Parcel Value			3,793,500				
Total Appraised Parcel Value			3,793,500				

B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
Total Card Land Units																
Parcel Total Land Area:																
Total Land Value																
2,001,900																



CONSTRUCTION DETAIL		Element	Cd	Description	Element	Cd	Description			
Style:	89			Other Municip						
Model	96			Ind or Lg Corn						
Grade	04			C						
Stories:	1									
Occupancy	1.00									
Exterior Wall 1	01			Concor/Cinder						
Exterior Wall 2	04			Flat						
Roof Structure	01			T&G/Rubber						
Roof Cover	01			Minimum						
Interior Wall 1	03			Concrete Slab						
Interior Wall 2	02			Oil/Gas						
Interior Floor 1	04			Forced Air-Duc						
Interior Floor 2	01			None						
Heating Fuel	9311			MUNICIPAL IMPROV M96						
Heating Type										
AC Type										
Bldg Use										
Total Rooms										
Total Bedrms										
Total Baths										
Bldg Structure	00			NONE						
Heat/AC	03			MASONRY						
Frame Type	02			AVERAGE						
Baths/Plumbing	04			CEIL & MIN WL						
Ceiling/Wall	02			AVERAGE						
Rooms/Prtns	20.00									
Wall Height										
% Cornr Wall										
1st Floor Use:										
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SHD5	SHD COM MTL	L	4,000	25.00	2016		100			100,000
PAV1	PAVING-ASPH	L	64,000	1.35	1990		50			43,200
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value				
							Totl Gross Liv / Lease Area			



Element	Cd	Description	Element	Cd	Description
Style:	18	Office Bldg			
Model:	94	Com or Fir-Ind			
Grade:	06	B-			
Stories:	1				
Occupancy:	1.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	03	Gable/Hip			
Roof Structure	03	Asph/F Gls/Cmp			
Roof Cover	05	Drywall/Plaste			
Interior Wall 1					
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas/Oil			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	931C	MUNICIPAL IMPROV M94			
Total Rooms					
Total Bedrms					
Total Baths					
Bldg Structure					
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height					
% Conn Wall	10.00				
1st Floor Use:					

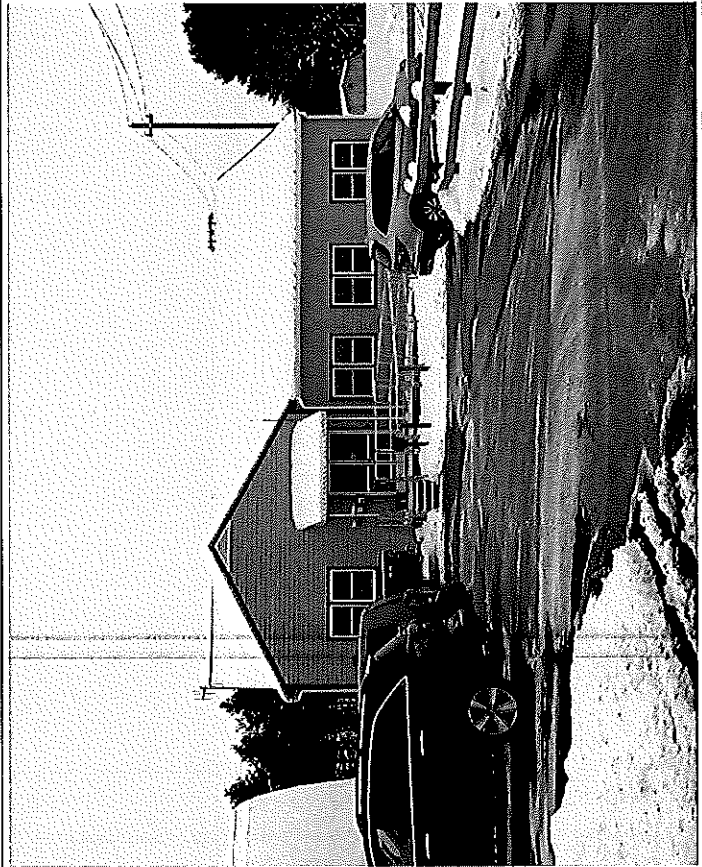
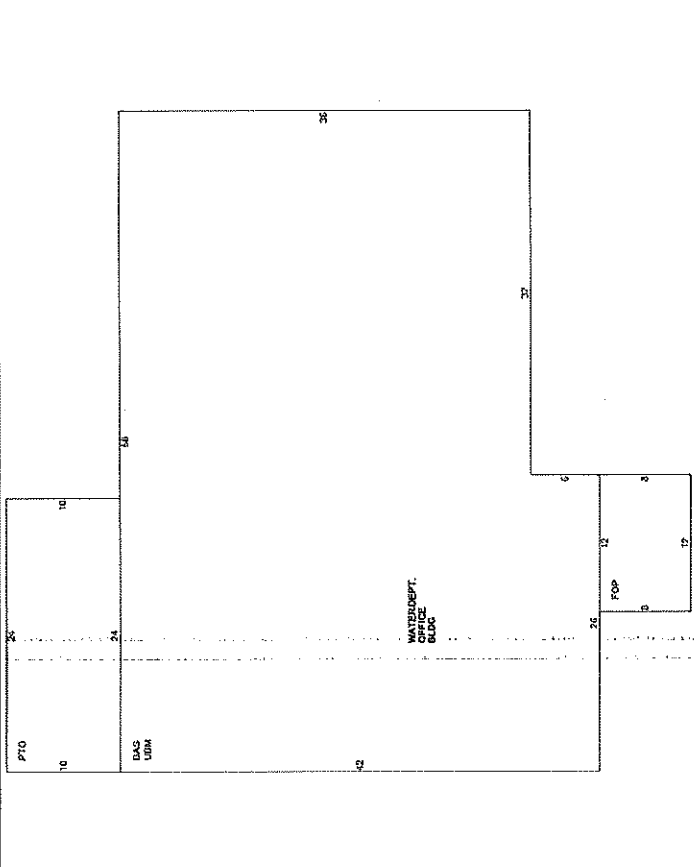
MIXED USE		PERCENTAGE	
Code	Description	Code	Percentage
931C	MUNICIPAL IMPROV M94		100
			0
			0

COST / MARKET VALUATION	
RCN	Value
RCN	386,132
Year Built	2015
Effective Year Built	
Depreciation Code	A
Remodel Rating	
Year Remodeled	4
Depreciation %	
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	96
RCNLD	370,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

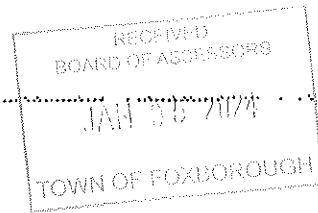
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAT1	Patio - Average	L	192	6.00	2016		90		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value	
BAS	First Floor	2,244	2,244	2,244	141.49	317,508	
FOP	Open Porch	0	96	24	35.37	3,396	
PTO	Patio	0	240	12	7.07	1,698	
UBM	Basement	0	2,244	449	28.31	63,550	
Ttl Gross Liv / Lease Area					2,244	4,824	2,729
						386,132	



Appendix C

Certified Abutters List



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

(508) 543-1215

Fax: (508) 543-6278

CERTIFICATION OF ABUTTERS

PROPERTY OWNER: Town of Foxborough  
MAILING ADDRESS: 40 South Street, Foxborough, MA 02035  
PROPERTY LOCATION: 70 Elm Street  
ASSESSORS MAP/PARCEL: Map 107, Lot 36  
APPLICANT: Town of Foxborough PHONE: 508-543-1228  
AUTHORITY REQUESTING LIST: Christopher Gallagher, DPW Director  
DATE SUBMITTED: January 5, 2024  
LIST REQUESTED:  500 FT  DIRECT ABUTTER  
 300 FT  ABUTTER TO ABUTTER  
 100 FT

I, \_\_\_\_\_, 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 \_\_\_\_\_

Date: \_\_\_\_\_

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."



# 100 feet Abutters List Report

Foxborough, MA  
January 05, 2024

## Subject Property:

Parcel Number: 107-036-000  
CAMA Number: 107-036-000  
Property Address: 70 ELM STREET

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

## Abutters:

Parcel Number: 107-019-000  
CAMA Number: 107-019-000  
Property Address: 65 ELM STREET

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

Parcel Number: 107-020-000  
CAMA Number: 107-020-000  
Property Address: ELM STREET

Mailing Address: WORCHTER COUNTY ELECTRIC  
COMPANY  
C/O PROPERTIES DEPT 40 SYLVAN  
ROAD  
WALTHAM, MA 02451-2286

Parcel Number: 107-035-000  
CAMA Number: 107-035-000  
Property Address: 52 ELM STREET

Mailing Address: CARTER MICHAEL J & DARLENE E TE  
52 ELM ST  
FOXBORO, MA 02035-0000

Parcel Number: 121-005-000  
CAMA Number: 121-005-000  
Property Address: 224 CENTRAL STREET

Mailing Address: DIZNEY BRIAN A & AMY MOYLAN JT  
224 CENTRAL STREET  
FOXBOROUGH, MA 02035-0000

Parcel Number: 121-006-000  
CAMA Number: 121-006-000  
Property Address: 224 CENTRAL STREET

Mailing Address: DIZNEY BRIAN A & AMY MOYLAN JT  
224 CENTRAL STREET  
FOXBOROUGH, MA 02035-0000

Parcel Number: 121-008-000  
CAMA Number: 121-008-000  
Property Address: 228 CENTRAL STREET

Mailing Address: MCGINNIS BARBARA & KEVIN W TE  
228 CENTRAL STREET  
FOXBORO, MA 02035

Parcel Number: 121-009-000  
CAMA Number: 121-009-000  
Property Address: 232 CENTRAL STREET

Mailing Address: BELL DIANNA L  
232 CENTRAL STREET  
FOXBOROUGH, MA 02035-0000

Parcel Number: 121-010-000  
CAMA Number: 121-010-000  
Property Address: 234 CENTRAL STREET

Mailing Address: JOHNSTONE AARON & ANDREA TE  
234 CENTRAL ST  
FOXBORO, MA 02035

Parcel Number: 121-011-000  
CAMA Number: 121-011-000  
Property Address: 236 CENTRAL STREET

Mailing Address: RUSH JOHN J & JEANNE M  
236 CENTRAL ST  
FOXBORO, MA 02035-0000

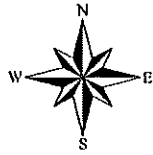
Parcel Number: 121-012-000  
CAMA Number: 121-012-000  
Property Address: 238 CENTRAL STREET

Mailing Address: FLEMING PATRICK & BRENDA TRS  
238 CENTRAL ST  
FOXBORO, MA 02035



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



# 70 ELM STREET

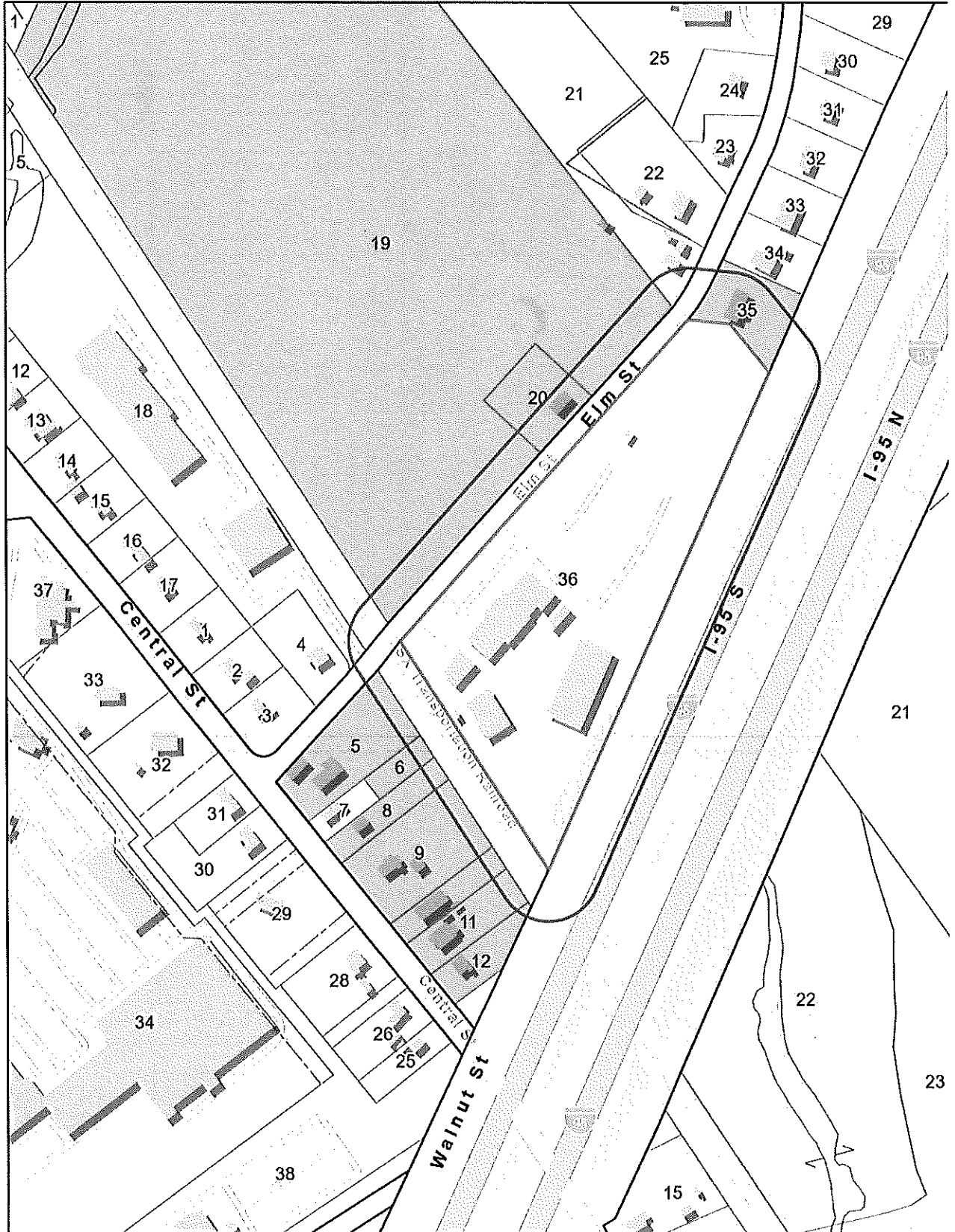
Foxborough, MA

1 Inch = 280 Feet



www

January 5, 2024



Appendix D

Site Development Plans (under separate cover)



Appendix E

Stormwater Report (under separate cover)