

**FOXBOROUGH PLANNING BOARD
SPECIAL PERMIT APPLICATION**

The undersigned hereby applies for a Special Permit under Section 9.4.9.2 of the Foxborough Zoning Bylaws.

1. **Applicant:** Briarwood Construction Corp
Address: 31 Belmont Street South Easton, MA 02375
Phone #: 508.230.8340
Email: msf1289@gmail.com
Signature of Applicant: _____

2. **Owner of Record:** same 
Signature of Owner: _____

3. **Location of Parcel(s) or Structure:** 73 Main Street
Assessors Map & Parcel # Map 66, Parcel 034 & 076 **Zoning District** R15 (Within WRPOD Zone 3)

4. **Dimensional Information of the Parcel:**
Frontage: 188.49' **Square Feet:** 64,721 sf +/-
Existing Lot Coverage: 12%+/- **Proposed Lot Coverage:** 33%+/-
Zoning Status of the Parcel or Structure: Existing and nonconforming
Proposed Building Size: 10,296+/- sf footprint **Proposed Building Height:** 33'

5. **Present Use of Structure or Parcel:** Multi-family building
Proposed Use of Structure or Parcel: 8 Unit multi-family building

6. Explain how the request fulfills the Special Permit criteria (Attach a separate sheet).
7. Explain the special conditions or characteristics (if any) which apply to this request (Attach a separate sheet).

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

12/19/2023

Date

Town Clerk Receipt

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

Town Clerk's Office

Date

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

December 19, 2023

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

RE: 73 Main Street Special Permit

Dear Mr. Weinfeld:

On behalf of our client, Briarwood Construction Corp, we are submitting herewith a Special Permit in accordance with Chapter 275 Section 10.4 SPECIAL PERMIT of the Town of Foxborough Zoning Bylaws, for the construction of an 8-unit, multi-family dwelling at 73 Main Street. Enclosed please find a Special Permit application, 2 copies of the site plan, a Storm Water Report, a certified list of abutters and abutters to abutters within 300'. A check in the amount of \$1,380 is enclosed in accordance with the Town fee of \$1,000/developed acre with a minimum fee of \$1,000. We understand that we will be responsible for the advertising fee once that has been determined.

The property is 73 Main Street, which consists of a 1.49-acre parcel of land (Map 066 Parcels 034 & 076) located on the northeastern side of Main Street 315' northwest of the intersection with Garfield Street. The property is located within the Residential R-15 Zoning District and is bordered on all sides by residential properties including single family homes, a two family and a multi-family building. The property currently contains an existing 6-unit, multi-family home along with the associated utilities and parking.

The proposed project will involve the construction of a 2 story, 8-unit, multi-family building, with each unit containing 3 bedrooms. The building will be about 51' deep x 200' wide, with single-car garages for each unit at the first-floor level in the front of the building. Each unit will have 2 designated parking spaces; one in the garage and one outside in front of the garage door. Additional visitors' spaces will be provided to the southeast of the proposed building. A single 20' driveway off of Main Street will provide access to the site.

The site will be serviced by municipal water, gas and electric. We are proposing a conventional septic system located to the southeast of the building. The septic system will consist of a single 6,000-gallon septic tank, a 4,000-gallon pump chamber and

leaching chambers to accommodate a total of 1,760 gallons per day of effluent that will be generated by the eight two-bedroom units.

The on-site storm water management system will consist of roof drainage and parking lot drainage. The runoff from the parking lot and driveway will be captured and treated in deep sump catch basins before being conveyed to the basin located on the southwestern portion of the property. The roof runoff will be conveyed separately to the basin and is considered clean runoff that does not require pretreatment. The storm water system will tie into the town drain thru an existing drainage stub located in the southern corner of the property.

No pole lighting is proposed for this project. Lighting will be furnished through the use of individual lights at entrances and over garage doors. The dumpster will be screened with a 6' high solid vinyl fence containing a gate. Screening and buffering have been designed in compliance with Section 6.4 SCREENING, BUFFERS and LANDSCAPING.

Under Section 10.4 SPECIAL PERMITS the Board will consider the following factors when reviewing the project. I have listed them and included our discussion on how the project meets the criteria.

1. *Community needs serviced by the proposal.* This project will provide a relatively affordable housing option within the community.
2. *Traffic flow and safety, including parking and loading.* The amount of increased traffic generated by the project will be about 20 vehicles per day but the vehicles are spread out all day. The parking provided is 3.1 spaces per unit, which is more than the required 2.25 spaces/unit. The dumpster has been placed for ease of access for both residents and the waste disposal company.
3. *Adequacy of utilities and other public services.* The site will be served by municipal water, public gas and electric, and a private waste hauler. These services are readily available and will not require the upgrade or expansion of any infrastructure. The project is in a highly developed portion of town near the public safety building and will not require additional police or fire resources. However, the Proponent has committed to extending the existing water main on Glenwood Avenue through the site to Main Street. The 8" CLDI main will be located north of the proposed building.
4. *Neighborhood character and social services.* The R-15 zoning district was created to encourage the use of multi-family housing. Almost all multi-family housing within the community is located in the R-15 area and this project will be in character with the neighborhood. It will also comply with the Growth Management Study which encourages growth in already developed areas – infill to existing neighborhoods. No use of social services above the normal use for a facility of this type and size is anticipated.

5. *Impact on the natural environment.* There are no wetlands or other sensitive receptors on the property. The property is currently developed and contains an existing 6-unit, multi-family home.
6. *Potential economic and fiscal impact to the Town, including impact on Town services, tax base and employment.* Tax revenue for the town will be generated by the sale of each unit, in addition to the one-time fees paid for permitting and construction. This will be offset by the addition of children to the school system, but the system has been in a decade long decline in enrollment and so the increase will be easily absorbed.

The project also falls within Zone 3 of the Water Resource Protection Overlay District and will render impervious more than 15% of the site. Therefore, under section 9.4.9.2 of the Zoning Bylaws the project requires a Special Permit. The purpose of the WRPOD bylaw is:

To protect the public health, safety and general welfare of the community by:

1. *Preserving and maintaining the existing and potential groundwater supplies, aquifers, and recharge areas of the Town of Foxborough, and protecting them from adverse development or land-use practices;*
2. *Preserve and protecting present and potential sources of drinking water supply for the public health and safety;*
3. *Conserving the natural resources of the Town;*
4. *Preventing blight upon and/or pollution of the environment;*
5. *Implementing the Town's authority to regulate water use pursuant to MGL c.41, §69B and MGL c.40, §41A, conditioned upon a declaration of water supply emergency issued by the Massachusetts Department of Environmental Protection*

It is in my opinion that the proposed project is in compliance with the letter and spirit of the Bylaws for the following reasons:

- Since the project will render more than 15% of the lot impervious the project does fall under the WRPOD bylaw. The storm water system was designed and built to mitigate this issue by being fully in compliance with the DEP Stormwater Management Standards and the Town's Stormwater Management Bylaw. These standards address both water quality and water quantity and establish a level of controls that can be implemented by site planning, non-structural measures, and Best Management Practices as published by the DEP and EPA. The system is designed to:
 - Minimize erosion and sedimentation
 - Maintain peak discharges at or below existing conditions
 - Reduce suspended solids and phosphorous to improve water quality and
 - Maximize recharge of storm water

- The volume of ground water entering the aquifer will be increase by this project due to the use of the infiltration chamber in order to recharge the ground water from the roof and parking lot runoff. There is currently no drain system on the site. All runoff is discharged to Main Street or abutting lots.
- This project will alter about 1.23 acres of the existing site. The use will not generate nor use hazardous materials.

A Storm Water Pollution Prevention Plan and snow storage plan has been included as Sheet 8 of the site plan. The plan will supplement the storm water management report and is designed in accordance with the applicable DEP standards.

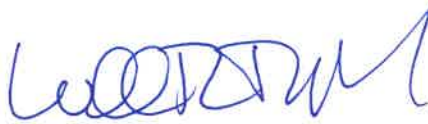
Thank you for your consideration and please feel free to contact me should you have any questions or concerns that you would like addressed prior to the public hearing.

Very truly yours,

BAY COLONY GROUP, INC.



Cameron Gray
Project Engineer



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

Encl.