

March 14, 2024

***VIA HAND DELIVERY AND E-MAIL***

Kevin Weinfeld, Chairman  
Foxborough Planning Board  
40 South Street  
Foxborough, Massachusetts 02035

Re: **Request for Minor Modifications to Site Plan Approval— Route 1 Pedestrian Bridge**

Dear Chairman Weinfeld,

On behalf of the applicant Foxboro Realty Associates LLC (the “Applicant”), we are submitting electronically the filing materials noted below in support of a proposed minor modification (“Minor Modification”) to the plan approved by the Planning Board for Gillette Stadium by the Site Plan Approval decision originally granted on August 11, 2000 (the “2000 Stadium Site Plan Approval”).

The Minor Modification reflected in the enclosed plans will result in the implementation of a new pedestrian bridge spanning Route 1, to provide for safe crossing by pedestrians to and from the existing sidewalk network on the west side of Route 1 to the Stadium side and Patriot Place. The pedestrian bridge is being planned as a single span prefabricated bridge for which 25% design plans have already been submitted to MassDOT for review and comment. The details and location of the proposed Minor Modification are shown on the plans enclosed as Exhibit A.

For many years, this pedestrian bridge has been contemplated to further enhance safety and supplement the previously-approved plans for the Stadium and Patriot Place. As detailed below, the pedestrian bridge constitutes a Minor Modification as it will not (i) change any use within the Stadium, (ii) impact event day operations, (iii) result in any additional parking or traffic demands:

- Use: The pedestrian bridge will enhance the current use of Gillette Stadium by providing enhanced pedestrian safety and will not increase Stadium seating capacity;
- Site Plans: The bridge does not alter the footprint or function of the Stadium. The bridge has been designed to accommodate existing pedestrian movements and will result in only minor site plan adjustments to accommodate the structure;
- Event Day Operations: The pedestrian bridge will improve Stadium event day operations and patron experience by enhancing pedestrian safety through a safer connection between parking lot 23B and parking lot 51 that will avoid the potential for conflicts;

Minor Modification for Pedestrian Bridge

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- Traffic and Parking: The bridge will not result in any increase to parking or traffic demands. Rather, it will enhance pedestrian safety and traffic movement by providing for safe crossings of Route 1 on both event and non-event days; and
- Infrastructure: The construction of the bridge will not impact existing services within the stadium.

We appreciate the cooperation and input of Town staff, public safety and other officials who were able to attend the pre-filing meeting on February 29, 2024; we trust this meeting was helpful to address any questions in advance of this filing. As summarized above, because the bridge does not result in new impacts that were not previously assessed in connection with the development of the Stadium, the Planning Board may approve the bridge as a minor modification, in finding that it does not amount to a “material” change to the Stadium improvements pursuant to Condition 16 of the 2000 Stadium Site Plan Approval.

In addition to the enclosed plans detailing these improvements, we have also included a copy of the minor modification checklist, enclosed as Exhibit B, and a check for \$300 representing the filing fee for this Minor Modification.

We look forward to reviewing these plans with the Planning Board at their upcoming meeting on March 28, 2024. If you have any questions in the meantime, please feel free to contact me at (617) 574-7891. Thank you.

Very truly yours,



Peter Tamm  
As Attorney-in-Fact  
Foxboro Realty Associates LLC

cc: list

Enclosures

Exhibit A: Minor Modification Plan Set

Exhibit B: Minor Modification Checklist

Exhibit A: Site Plan and Renderings

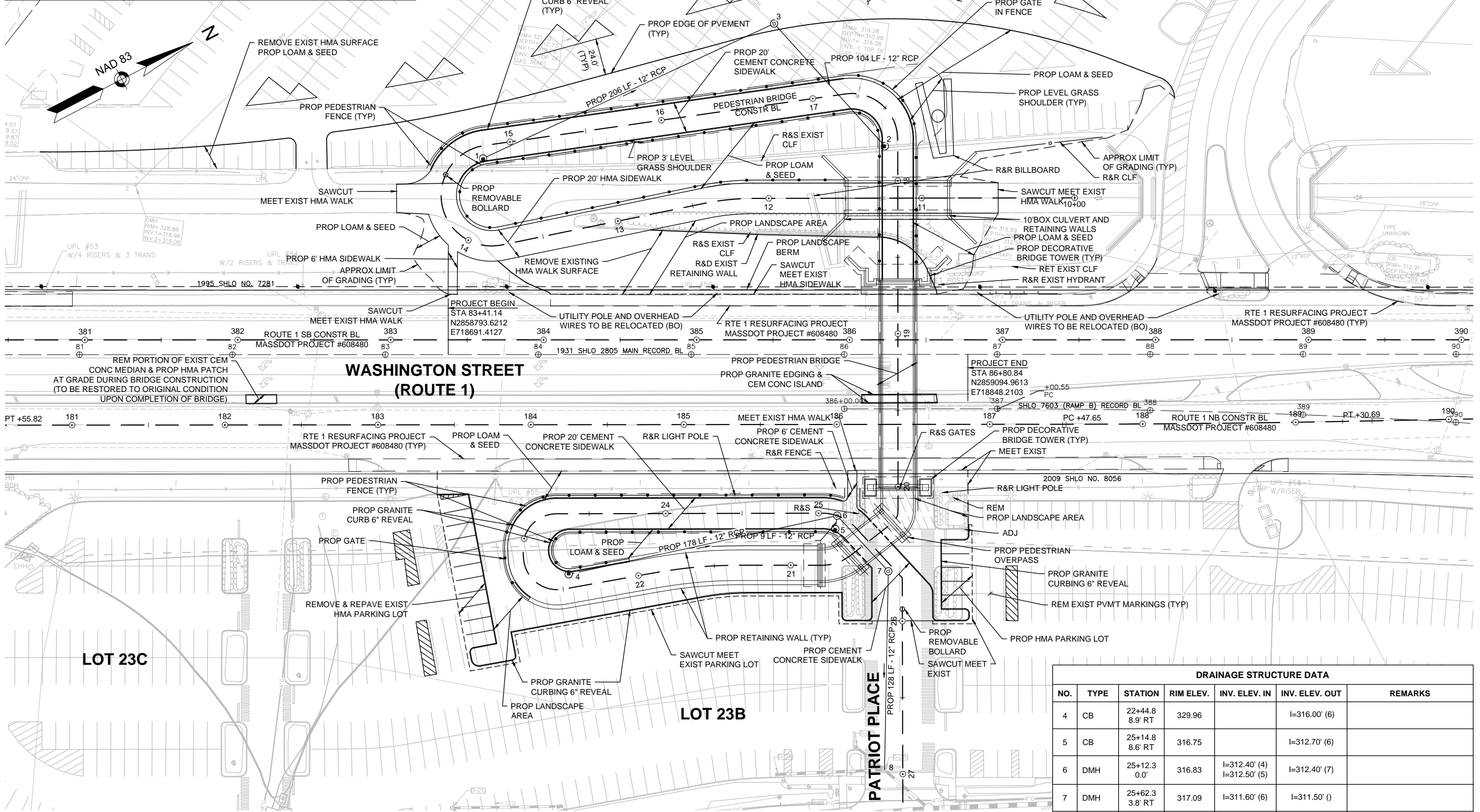
# Foxborough Pedestrian Bridge



February 20th, 2024



DRAINAGE STRUCTURE DATA						
NO.	TYPE	STATION	RIM ELEV.	INV. ELEV. IN	INV. ELEV. OUT	REMARKS
1	CB	14+80.3 8.1' RT	324.51		I=320.50' (3)	
2	CB	17+77.4 8.4' RT	336.31		I=317.00' (3)	
3	DMH	16+81.9 -52.1' LT	319.85	I=314.90' (1) I=314.90' (2)	I=314.74' ( )	BUILD OVER EXIST PIPE



DRAINAGE STRUCTURE DATA						
NO.	TYPE	STATION	RIM ELEV.	INV. ELEV. IN	INV. ELEV. OUT	REMARKS
4	CB	22+44.8 8.9' RT	329.96		I=316.00' (6)	
5	CB	25+14.8 8.6' RT	316.75		I=312.70' (6)	
6	DMH	25+12.3 0.0'	316.83	I=312.40' (4) I=312.50' (5)	I=312.40' (7)	
7	DMH	25+62.3 3.8' RT	317.09	I=311.60' (6)	I=311.50' ( )	
8	EX DMH	26+97.2 11.9' RT	0.00			







Aerial View



View North



## Exhibit B: Minor Mod Checklist

### B. MINOR MODIFICATION CHECKLIST:

The checklist below provides additional procedural details in order to facilitate the submittal and review process for a minor modification for either the Stadium or Patriot Place. A completed checklist shall be included in any submittal for a minor modification.

The applicant shall:

- Hold an informal pre-filing meeting with the Town Planner to review:
  - the nature of the planned modification(s);
  - the contents of the submittal;
  - the scope of the modification(s) and any associated impacts; and
  - the identification of a potential meeting date at which a quorum of the Planning Board is expected to be present to review the submittal.
  - Pre-filing Meeting Date: 2 / 29 / 2024
    - Attendees: Planning, Building, Fire, Police, DPW, TKG and VHB
- File a Site Plan Minor Modification submittal to the Planning Department, which submittal should include:
  - Narrative of proposed modification(s) including a statement and any supporting calculations to demonstrate how the project meets the applicable eligibility criteria set forth above;
  - Site plan(s) showing proposed modifications in the context of the approved existing improvements;
  - Architectural plans (as may be applicable); and
  - Other supporting documentation and/or materials to assist in the Planning Board's review.
    - Additional materials provided: \_\_\_\_\_
- Include copies of the complete submittal package sufficient for distribution by Planning Department to Town Departments.
  - Town Departments may, but are not required to, provide written comments on the submittal to the Planning Department.
  - Comments, if any, shall be received by the Planning Department within one week of receipt of the submission.
  - The Town Planner may convene an administrative meeting with applicable department heads and the applicant to review the proposed modification(s).
- Tentative Planning Board meeting date as proposed by Town Planner: 3 / 28 / 2024
  - The Planning Board shall typically review the request with the applicant at a posted public meeting no sooner than 10 days and no later than 21 days after the date of filing of the complete submittal.
  - The timeframe for such review may be waived or extended by agreement of the applicant and the Town Planner. Unless the modifications are determined by the Planning Board to be "Major Modifications", no public hearing is required.