

Corrected Description
ADJ

Board of Appeals
Town of Foxboro
40 South Street

APPLICATION FOR BOARD OF APPEALS HEARING

Name of Applicant: 144 Main Street LLC Tel # 781 290 9334

Mailing Address: 7 Bristol Lane, Foxborough, MA 02035 Email: jlynch419@gmail.com

Location of Property Subject of the Hearing: 144 Main Street

Assessors Map #: 53 Parcel #: 1470 Zoning District: R40

The undersigned hereby petitions the Board of Appeals to grant a Comprehensive Permit at the premises located at 144 Main Street pursuant to Chapter 40B of the Massachusetts General Laws to approve 8 detached single family homes 25% of which will be affordable to households earning no more than 80% of the area median income.

I, Joseph D Lynch, Managing Member of 144 Main Street LLC, as applicant, hereby request a hearing before the Foxborough Zoning Board of Appeals as referenced in the above application.

Signed: *JDL* Date: 8-10-15

Tax Collector's Release:

The above referenced applicant is applying for a comprehensive permit from the Zoning Board of Appeals and is in good standing with respect to any taxes, fees, assessments, betterments or other municipal charges as recorded in this office.

Foxborough Tax Collector or Agent Date: _____

Town Clerk Receipt:

The above referenced application has been received and recorded with the Town Clerk



Foxborough Town Clerk

Date: August 11, 2015

DEVELOPMENT NARRATIVE

Project Description:

Highland Ridge is a proposed 8 home detached single family development located on a 1.17 acre parcel of land off Main Street. Two or 25% of the homes will be designated affordable and must be offered for sale to households earning no more than 80% of the area median income. One (1) of the affordable homes will be reserved for current Foxborough residents. The homes are all 3 bedrooms, 2 bath, with a 1 car garage and range in size from 1400 to 1600 SF. There are 2 proposed floor plans. The first is designated for empty nester couples with a first floor master bedroom and two additional bedrooms upstairs. The second plan is a traditional family design with all the bedrooms upstairs.

Site Description:

The property consists of 1.17 acres of land. The land is zoned R-40 and is serviced by Town Water, Natural Gas, Electricity and Cable. The soil has been certified by the Board of Health as suitable for a septic system. The land gently slopes from front to back and is surrounded by residential uses to the east, west, and south. A Stop and Shop grocery store is located directly across the street on the north side of the site. The neighborhood has a mix of uses; single family residential, multifamily residential, the Foxborough Public Safety Building, and various retail businesses.

Justification Requirements:

1. The applicant/developer, 144 Main Street LLC is a limited dividend organization and will execute a regulatory agreement pursuant to the law as required by the Site Approval Letter, dated June 11, 2015 issued by Mass Housing.
2. The project is fundable by a subsidizing agency under a moderate income housing subsidy program in accordance with the Site Eligibility letter dated June 11, 2015 issued by Mass Housing.
3. The applicant /developer owns the land. Please refer to Section 4 of the Table of contents for a copy of the deed.

Preliminary Municipal Review:

The applicant has previously met with the Planning Board, Foxborough Fire Department and the Town Manager and considered all comments in preparation of the plans presented herein.

Access and Utilities:

Proposed access is via Main Street, also known as State Highway route 140. Public water is located in Main Street as well as telephone, natural gas, electric, and cable/data services.

Environmental and Stormwater Management:

A Preliminary Utility and stormwater management Report has been prepared by Bay Colony Group Inc. See Section 9. A Hydrologic Analysis and Drainage Report with an Operational and Maintenance Plan for storm water management will be submitted under separate cover after initial meetings with the Zoning Board of Appeals.

Traffic Patterns:

A Preliminary Transportation Assessment has been prepared by Vanasse & Associates. The report is included in Section 10.

Foxborough Housing Production Plan:

In July 2012, the Foxborough Planning Board and the Town Planner commissioned the creation of the Foxborough Housing Production Plan. Funding for the HPP was from the South Coast Rail Technical Assistance Program. The plan was prepared by the Metropolitan Area Planning Council (MAPC). An important statement is made on page 1 of the Executive Summary

Foxborough renters and owners are facing housing constraints. Lower income renters and owner households are facing great cost burdens in Foxborough: owners are facing this burden more significantly.

In addition on page 4:

*The age profile of the Town is projected to change in the coming decades. According to MetroFuture projections for the 2000-2030 period, the school age, young professionals and middle-age populations (54 and under) are projected to decline by almost 2000. The 55+ population is projected to grow significantly by just over 3000, with the 65+ population projected to grow the most. These changes will decrease the number of family households and significantly increase the number of non-family households, likely increasing the demand for **smaller housing units**.....*

And on page 41:

*Based on the housing needs analysis, there are a significant number of lower income households **in need of affordable housing**.*

The Highland Ridge project proposes to develop smaller (1400 to 1600 sf) 3 bedroom homes including designs with first floor master bedrooms attractive to the growing 55+ and 65+ age population. The proposed project was specifically designed to address many key points outlined in the needs analysis outlined in the Foxborough Housing Production Plan.

Municipal Comments:

Several comments were expressed by Foxborough officials in their letter to Mass Housing after the on site visit.

Building Separation:

The project layout provides for a minimum house separation of 12'. Exhibit A to this narrative is a memo prepared by the Project Architect Kenneth Hyszcak, Registered Architect. A rated wall is not required by the current building code. In addition, the memo references 780 CMR Massachusetts Amendment R 313.2, the proposed houses are not required to be sprinklered.

Single Entrance:

The project layout provides for an emergency fire apparatus turnaround utilizing the driveway to Lot 1. Exhibit B to this narrative shows a turnaround template of the Fire Pumper emergency vehicle prepared by Bay Colony Group Inc.

Traffic:

A detailed traffic memorandum is included in section 10 of this application. Vanasse and Associates has worked on the nearby roadways for many years. Vanasse was the traffic consultant working on the redevelopment of the Foxborough State Hospital. Their traffic memorandum concludes as follows:

Based on this analysis and as more fully described herein, it has been concluded that Project related traffic volume increases are considered nominal when dispersed over the day or during the peak hours and would not result in a material impact (increase) on motorist delays or vehicle queuing over existing or anticipated future conditions without the project. Further, given the relatively low volume of traffic that is expected to be generated by the Project, and that adequate lines of sight are afforded to and from the Project site driveway, access to the Project site can be afforded in a safe manner with implementation of the recommendations that follow.

Pedestrian Access:

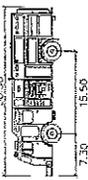
The Project will provide an extension to the existing sidewalk from the east of the site at the Weston/Main Street intersection to the existing segment of sidewalk location opposite the Stop and Shop entrance. The sidewalk extension is a recommendation found in the Vanasse Traffic Memorandum.

Exhibit B

Secret Garden / Seating A

Existing Dwelling

Summary
 Area: 5085sq. ft.
 # Units: 7
 Unit Type: 17'



E-One Cyclone
 feet
 Length : 30.50
 Width : 7.30
 Look to Left, Time : 6.0
 Steering Angle : 40.0