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FOXBOROUGH, MA 02035

BOARD OF APPEALS

TOWN OF FOXBOROUGH

40 SOUTH STREET
MASSACHUSETTS
02035

Notice is hereby given that in accordance with the provisions of the Foxborough Zoning Bylaws and Chapter 40A, MGL, as amended, a public hearing will be held on Thursday, July 25, 2013 beginning at 7:00 p.m. in the McGinty Room of the Public Safety Building at 8 Chestnut Street for the following applications:

7:00 p.m. Continued Public Hearing of Gregory Beinars who requests a Special Permit pursuant to Foxborough Zoning By-Laws, Section 5.3 to alter a pre-existing non-conforming lot with 111.83 feet of frontage where 200 feet is required and a minimum lot width of 111.83 feet where 134 feet is required and a Variance pursuant to Section 4.1.1 to allow a lot with 30,029 square feet of area where 40,000 square feet of area is required. The subject property, located at 216 East Street is located in an R-40 Residential Zoning District and is not located in any restrictive overlay districts.

7:10 p.m. Continued Public Hearing of Foxboro Realty Associates LLC for a Special Use Permit pursuant to Foxborough General By-Laws Section 15(B) III.B.1 to allow a digital freestanding general advertising sign and a variance from Section 15(B)V.A to allow a billboard with two (2) faces having an area of 672 square feet each and more specifically, a request for a variance from Section 15(B)V.A.4.a, Section 15(B)VI.A, and Table 15-1 to allow a freestanding sign with 2 faces of 672 square feet each where a maximum of 100 square feet in area and 26 feet in height is allowed. The subject property on Route 1/ Washington Street is known on Assessors Map 40 as Parcel 695 and is located in the S-1 Special Use District and Zone II Water Resource Protection Overlay District.

7:20 p.m. Carlbrooke Construction requests a Special Permit pursuant to Foxborough Zoning By-Laws, Section 3.0, Table of Use 3-1.L.5 to construct a detached residential garage with a footprint in excess of 625 square feet. The request is to construct a 1 1/2 story garage with a footprint of 1178 square feet. The subject property at 54 Shoreline Drive is located in an R-40 Residential Zoning District and a Zone II Water Resource Protection Overlay District.

7:30 p.m. Pet Memorial Park requests a modification of Board of Appeals Case No. 73-24 to eliminate the last sentence of said decision which states that "The Board grants this specific use permit solely and exclusively to Mr. Selnick and it may not be sold, transferred, assigned or in any other way become the property of any other party. The applicant also requests confirmation that the Special Use Permit is not limited to only two (2) acres and if necessary, eliminate the condition that the pet cemetery is limited to 2 acres. The subject property at 400 South Street is located in an R-40 Zoning District and is not located in any restrictive overlay districts.

7:40 p.m. Foxstar Corp. requests a Special Use Permit pursuant to Foxborough General By-Laws Section 15(B) III.B.1 to allow a digital freestanding general advertising sign and variances from Section 15(B).VI.- Dimensional Regulations, Table 15-1 to allow a digital freestanding billboard sign with an area of 672 square feet where a maximum of 100 square feet is allow and a sign height of 35 feet where a maximum of 26 feet is allowed. The subject property at 91 Washington Street is located in a S-1 Special Use Zoning District and Economic Development Area Overlay District.

Copies of the applications are on file with the Town Clerk and Inspection Department and are available for public review. Any persons wishing to be heard on any of these matters should be present at the time and place designated.

J. Neil Forster, Chairman