



BOARD OF APPEALS  
**TOWN OF FOXBOROUGH**  
40 SOUTH STREET  
MASSACHUSETTS  
02035

**Foxborough Zoning Board of Appeals Minutes  
June 21, 2018**

Members present: Members David Brown and Kim Mellen, Associate Member Lorraine Brue

Vice Chairman Brown opened the meeting at 7:00 p.m. in the Gala Meeting Room of the Foxboro Town Hall, 40 South Street.

**7:00 p.m. Autumn Brandt seeks a Variance pursuant to the Code of the Town of Foxborough, Massachusetts, Chapter 275: Zoning, Table 4-1 to construct a 9' x 16' single story addition within the front yard setback of 31.2 feet where 35 feet is required. The property is located at 1 Phyllis Road in the R-40 Residential and Agricultural District and the Zone II Water Resource Protection overlay district.** Mr. and Mrs. Brandt were present and represented themselves. This was Mrs. Brandt's childhood home that the couple bought and put on an addition about 12 years ago with a living room and bathroom. This time they would like to do the kitchen and add a 9-foot x 16-foot single-story mudroom addition to the entrance. They tried moving the entrance to another part of the house but there is a leeching field, septic system and mechanical units on the other three sides of the house. The mudroom will be the primary entrance of the home off of the driveway. They would also be adding a roof overhang to the outside steps to prevent icing. The finish materials would be vinyl siding, they will be vinyl siding the whole house at the same time.

The house is a corner lot so it has two front yards for zoning purposes. The addition is 31.2 feet where 35 feet is required as a front yard, it would have been conforming in a side yard setback (15 feet); they are, therefore, requesting a variance for the mudroom addition. The lot is 19,735.3 sq. ft. in the R40 district, so it is already non-conforming.

There were no abutters present.

A motion to close the Public Hearing was made by Ms. Mellen and seconded by Ms. Brue. The motion carried 3-0-0.

The Board immediately moved into deliberations.

A variance requires circumstances relating to soil conditions, shape or topography of a lot. Mr. Brown feels this applications meets those circumstances due to the location of the septic system due to the wetlands at the rear of the property and also the larger setback requirements due to the corner lot. It is also a pre-existing, non-conforming lot due to the lot size. He also feels the addition will not be detrimental to the neighborhood. The Board members agreed.

The Board discussed conditions of approval, they would like to see the addition built according to the plan and for the addition to be constructed of materials that match the exterior of the existing home.

A motion to grant the Variance for 1 Phyllis Road for a 9' x 16' addition with conditions that the addition be constructed according to the building plan submitted and the exterior materials match the existing home was made by Ms. Mellen and seconded by Mr. Brue. The motion carried 3-0-0.

**GENERAL BUSINESS**

**Minutes – May 17, 2018**

The Board reviewed the minutes of May 17, 2018.

A motion to approve the minutes of May 17, 2018 as amended was made by Mr. Brown and seconded by Ms. Mellen. The motion carried 2-0-1 with Ms. Brue abstaining.

The meeting was adjourned at 7:30 p.m.

Respectfully Submitted,

Diana Gray

\*\*\*\*\*

Signed on behalf of the Board

---

Kim Mellen, Clerk