



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

**Foxborough Zoning Board of Appeals Minutes  
June 20, 2019**

Members present: Members Kim Mellen and David Brown, Associate Member Kurt Yeghian

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. Cellco Partnership dba Verizon Wireless seeks a Special Permit pursuant to the Code of the Town of Foxborough, Massachusetts, Chapter 275: Zoning, Section 7.2.2-1 Wireless Communications Facilities to allow the installation of a rooftop wireless communication facility. The property, located at 225 Foxborough Boulevard, owned by 225 Foxborough Boulevard Realty Corp. is located in the Limited Industrial Zoning District and is not located in any restrictive overlay district.** David Bass of Centerline Communications, a Site Acquisition consultant, Matt Tildon of Dewberry Engineering and Keith Valente a Radio Frequency Engineer with C Squared Systems were present representing the applicant, Verizon Wireless/Cellco Partnership. Mr. Bass submitted a revised set of plans this evening as he had found a typo on the submitted plans. Mr. Bass also submitted a written statement that the application complies with all applicable federal and state regulations.

Mr. Bass explained that this application is for a rooftop wireless communication facility on a two story office building located at 225 Foxborough Boulevard. The equipment would consist of 3 canister (chimneys) with antennas and radio remote equipment within them. The existing ground level fenced in area would be expanded for generator equipment. The canisters consist of a 12' x 12' steel frame approximately 10 feet above the roofline. From the ground to the top of the canisters is 38 feet. The canisters are covered in a fiberglass shroud. The existing power and fiber optics in the building would be used for power. These antennas would help to cover a gap in coverage for Verizon wireless customers.

Mr. Brown asked about maintenance of the antennas, Mr. Bass stated that there would be one person performing maintenance one time per month.

Mr. Tildon explained the visual impact of the canisters. They can be painted any color to match the skyline, usually gray is chosen.

Mr. Valente explained the coverage areas for Verizon wireless customers and showed how the coverage area would improve with these new antennas. This would help to fill in the area of the business park and also the Route 95/Route 140 area. These antennas would also help to keep other sites from becoming overloaded for better service overall.

Mr. Bass explained how the application complies with the bylaw design standards for communications facilities (Section 7.2.4). The antennas will not exceed 10 feet, the view from the abutters will be limited and the facility will be able to accommodate additional carriers. There shall also be fencing provided, no signage and one parking space is provided for maintenance. There shall be no lighting needed for the canisters.

There were no abutters present.

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

The Board immediately moved into deliberations. The Board feels that the design standards have been met and this installation will help close a gap in wireless coverage in the area.

A motion to approve the special permit for the installation of a rooftop wireless communication facility at 225 Foxborough Boulevard with conditions that there be no more than 12 antennas located within 6 canisters that are ten feet high, each painted gray and located no greater than 38 feet from the ground as shown on the plans; the permit is granted to Verizon Wireless and shall not be transferred without written authorization from the Board, no other carrier shall be allowed to locate on the tower without written authorization of the Board and that Verizon shall maintain the physical condition of the antennas to keep them in reasonable condition was made by Ms. Mellen and seconded by Mr. Yeghian. The motion carried 3-0-0.

**7:10 p.m. Christopher Retos requests Special Permits pursuant to the Code of the Town of Foxborough, Massachusetts, Chapter 275: Zoning, Section 3.1.6., Table 3-1 Table of Uses, Use L.5, to construct a detached 2 story, 37.6-foot x 20-foot residential garage with a footprint of 1564 square feet and Section 3.2.2. for a Special Permit to allow a Certified Public Accountant office as a home occupation in the detached garage. The property is located at 41 Mechanic Street, Foxborough, Massachusetts in an R-15 Residential and Agricultural District and is not located in any restrictive overlay district.** Mr. and Mrs. Retos were present and represented themselves. They bought the property at 41 Mechanic Street in January and have been renovating it. There is a three car garage on the property that is in poor shape. They would like to rehab the garage and add a second story to it, it will make the garage four feet higher than it is right now. The upper story of the garage would have two office spaces and a bathroom so it would require water service and electrical service. There would be both exterior and interior entrances. They would keep the existing footprint of the current garage. They will replace the exterior siding and add extra support for the upper story.

The current garage is 750 sq. ft., the proposed second story is 806 sq. ft. which makes the total garage 1,556 sq. ft. Only a 650 sq. ft. garage is allowed by right. The existing house is approximately 2,862 sq. ft., the house contains two units.

Mr. Brown explained that the Board usually does not allow bathrooms in detached garages.

Mrs. Retos explained that she is a CPA and would like to have her office in the garage away from her two small children. She may also like to have an employee in the future. This is the home occupation that they are requesting. The couple did mention that they are currently living in Walpole while the unit is being renovated.

Abutter Kelly Gookin of 49 Mechanic Street spoke in favor of the petition. As did Dan Gookin of 49 Mechanic Street and Joe DiGirolamo of 51 Mechanic Street.

The garage is currently used for their tenant to store items, there is adequate parking in the driveway for vehicles.

The Board members feel that the garage size being proposed is oversized for a residential neighborhood. The Board would also like to know the setbacks of the existing structure, this information was not on the plans. The applicants would like to continue the hearing to explore their options. Mr. Brown will not be available in July and they will be away in August. The hearing will be continued to September.

A motion to continue the Public Hearing to September 19, 2019 was made by Mr. Brown and seconded by Ms. Mellen. The motion carried 3-0-0.

**Minutes**

The Board reviewed the minutes of May 16, 2019.

A motion to approve the minutes of May 16, 2019 as amended was made by Ms. Mellen and seconded by Mr. Brown. The motion carried 4-0-0.

The meeting was adjourned at 8:25 p.m.

Respectfully Submitted,

Diana Gray

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Signed on behalf of the Board

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Kim Mellen, Clerk