



December 1, 2020

Foxborough Conservation Commission  
40 South Street  
Foxborough, MA 02035

Re: Supplement #1 – Notice of Intent  
Proposed Single Family House  
South Street (Map 180; Parcels 25 & 26)  
Foxborough, MA 02035  
MassDEP File #SE 157-0601

Members of the Foxborough Conservation Commission:

On behalf of the Applicant, Florence Einis, Lucas Environmental, LLC (LE) is pleased to submit this supplemental package for the Notice of Intent for a proposed single family house on South Street (Map 180; Parcels 25 & 26) in Foxborough, Massachusetts. This supplement has been prepared to address the comments raised by the Conservation Commission and staff during the public hearing on November 16, 2020 and during the site walk conducted on November 23, 2020.

The Commission raised the following comments which have been addressed on the attached plans:

1. The basement floor elevation has been added to the plan – Elevation 153.25.
2. The square footage of the house has been added to the plan
  - a. 1,050 square foot house
  - b. 620 square foot garage (24'x26')
3. The setbacks have been added to the plan
  - a. 35-foot front setback
  - b. 15-foot side setback
4. The existing contours are identified on the plan in a dashed line.
5. The proposed contours are identified on the plan in a solid black line.
6. The drainage in South Street has been added to the plan.
7. The existing utility pole in South Street near the proposed driveway has been added to the plan.
8. The leaching bed detail has been added (Sheet LB-1) for Leaching Bed-2 for the roof runoff.
9. A second leaching bed has been added to the plans to infiltrate the runoff from the driveway. Sheet LB-2 shows the detail for Leaching Bed-1.



10. The proposed restoration has been removed from the plans; however, the Applicant still proposes to donate all rights and title in the 0.25-acre parcel north of the site along Cedar Street to the Town of Foxborough for public use and access to the Wading River.
11. The house has been relocated to the southeast to reduce the limit of work in the Riverfront Area, resulting in an overall reduction of greater than 20%. The proposed limit of disturbance has been reduced to approximately 11,185 square feet.
12. John Spink reviewed the size of the existing homes within 500 feet of the project site. Table 1 shows the size of each home as well as accessory structures. The average combined size of the house and accessory structure is 1,543 square feet. The Applicant proposes a house and garage totaling 1,670 square feet, which is in line with what is in the neighborhood.
13. As noted by the Conservation Agent, an alternatives analysis is not required.

In order to construct the home, a minimum of 20 feet surrounding the structure is required to build an appropriate foundation and remove the existing debris and fill material. Additionally, a staging area is required and is proposed immediately north of the proposed home. This small area will be converted to lawn upon completion of the project.

The Applicant is amenable to the addition of the standard conservation marker that the Foxborough Conservation Commission requires on constrained lots.

<b>TABLE 1 HOUSE FOOTPRINTS WITHIN 500 FEET OF PROJECT SITE</b>				
<b>Address</b>		<b>House (SF)</b>	<b>Accessory (SF)</b>	<b>Total (SF)</b>
1	11 Cedar Street	936		936
2	471 South Street	1660		1660
3	1 Cedar Street	2170		2170
4	470 South Street	1010	670	1680
5	472 South Street	1633	475	2108
6	474 South Street	755	134	889
7	473 South Street	1126		1126
8	475 South Street	1077		1077
9	479 South Street	2095		2095
10	476 South Street	1265		1265
11	480 South Street	1765		1765
12	7 Childs Lane	1518		1518
13	4 Childs Lane	1213		1213
14	8 Childs Lane	1970	135	2105
Total		20,193		21,607
<b>AVERAGE</b>		<b>1,442</b>		<b>1,543</b>

\*Data provided by John C. Spink, P.E. The largest and smallest structures are shaded in grey.



500A Washington Street, Quincy, MA 02169

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Enclosed please find one (1) original and seven (7) copies of the NOI supplemental package. This submittal includes the cover letter, NOI Site Plan (1 sheet), and Leaching Details (2 Sheets). Please note that one stamped NOI Site Plan sheet has been submitted, and the copies were not stamped.

If you have any questions, please do not hesitate to contact me at 617.405.4140 or [cml@lucasenvironmental.net](mailto:cml@lucasenvironmental.net). Thank you for your consideration in this matter.

Sincerely,  
**LUCAS ENVIRONMENTAL, LLC**

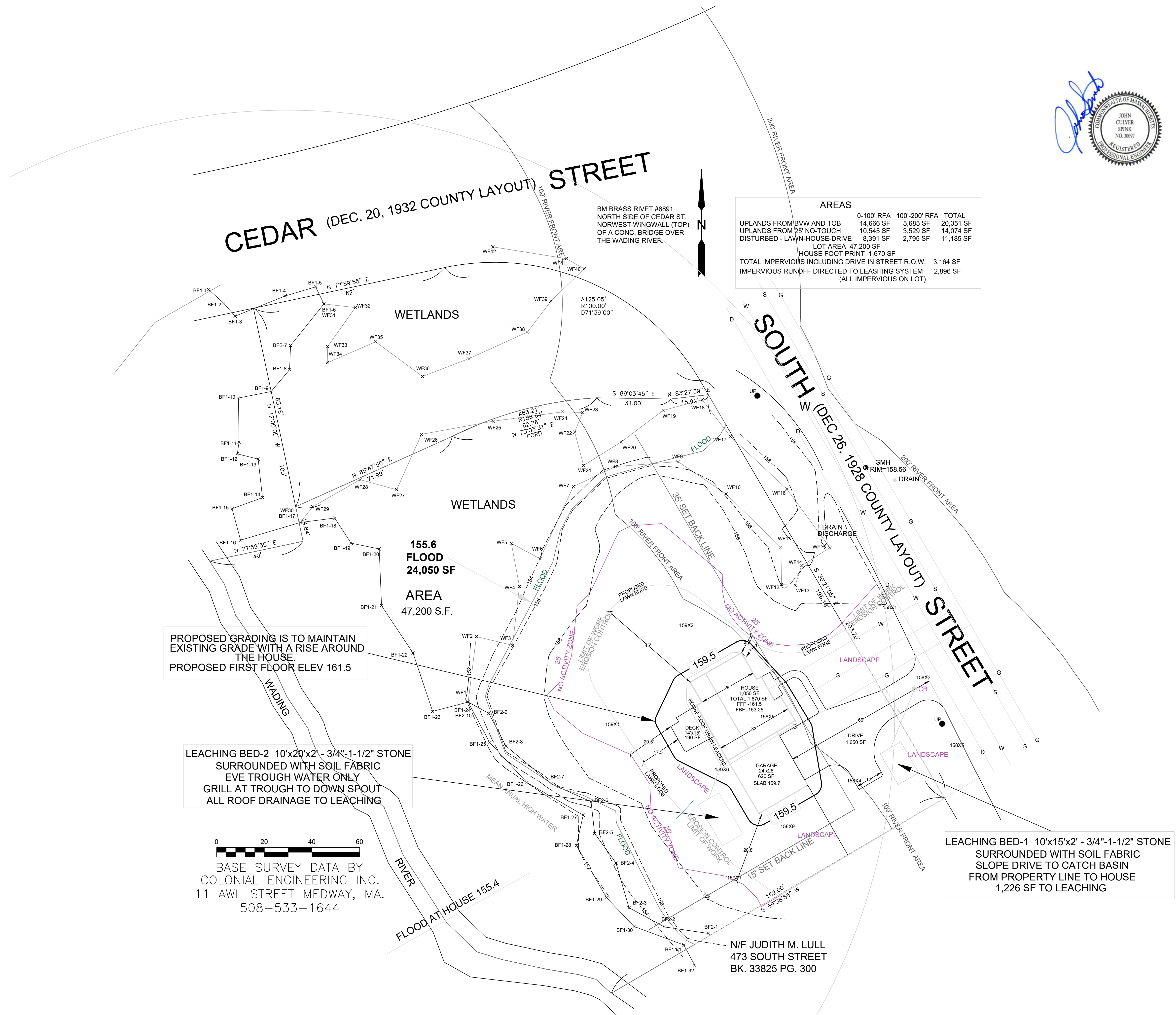
A handwritten signature in blue ink that reads 'Christopher M. Lucas'.

Christopher M. Lucas, PWS, CWS, RPSS  
Environmental Consultant/Soil Scientist

Enclosures

cc: Florence Einis, c/o David Einis (electronically)  
Spink Design (electronically)  
MassDEP – SERO





AREAS		
UPLANDS FROM BVW AND TOB	0-100' RFA	14,606 SF
UPLANDS FROM 25' NO-TOUCH	100'-200' RFA	5,685 SF
DISTURBED - LAWN-HOUSE-DRIVE	TOTAL	20,351 SF
		3,529 SF
		14,074 SF
		8,391 SF
		2,795 SF
		11,185 SF
LOT AREA 47,200 SF		
HOUSE FOOT PRINT 1,670 SF		
TOTAL IMPERVIOUS INCLUDING DRIVE IN STREET R.O.W. 3,164 SF		
IMPERVIOUS RUNOFF DIRECTED TO LEASHING SYSTEM 2,896 SF		
(ALL IMPERVIOUS ON LOT)		

PROPOSED GRADING IS TO MAINTAIN EXISTING GRADE WITH A RISE AROUND THE HOUSE.  
PROPOSED FIRST FLOOR ELEV 161.5

LEACHING BED-2 10'x20'x2' - 3/4"-1-1/2" STONE SURROUNDED WITH SOIL FABRIC EVE TROUGH WATER ONLY GRILL AT TROUGH TO DOWN SPOUT ALL ROOF DRAINAGE TO LEACHING

0 20 40 60  
BASE SURVEY DATA BY COLONIAL ENGINEERING INC.  
11 AWL STREET MEDWAY, MA.  
508-533-1644

LEACHING BED-1 10'x15'x2' - 3/4"-1-1/2" STONE SURROUNDED WITH SOIL FABRIC SLOPE DRIVE TO CATCH BASIN FROM PROPERTY LINE TO HOUSE 1,226 SF TO LEACHING

N/F JUDITH M. LULL  
473 SOUTH STREET  
BK. 33825 PG. 300

24"x36" SCALE 1"=20'

SITE PLAN REVISION 5



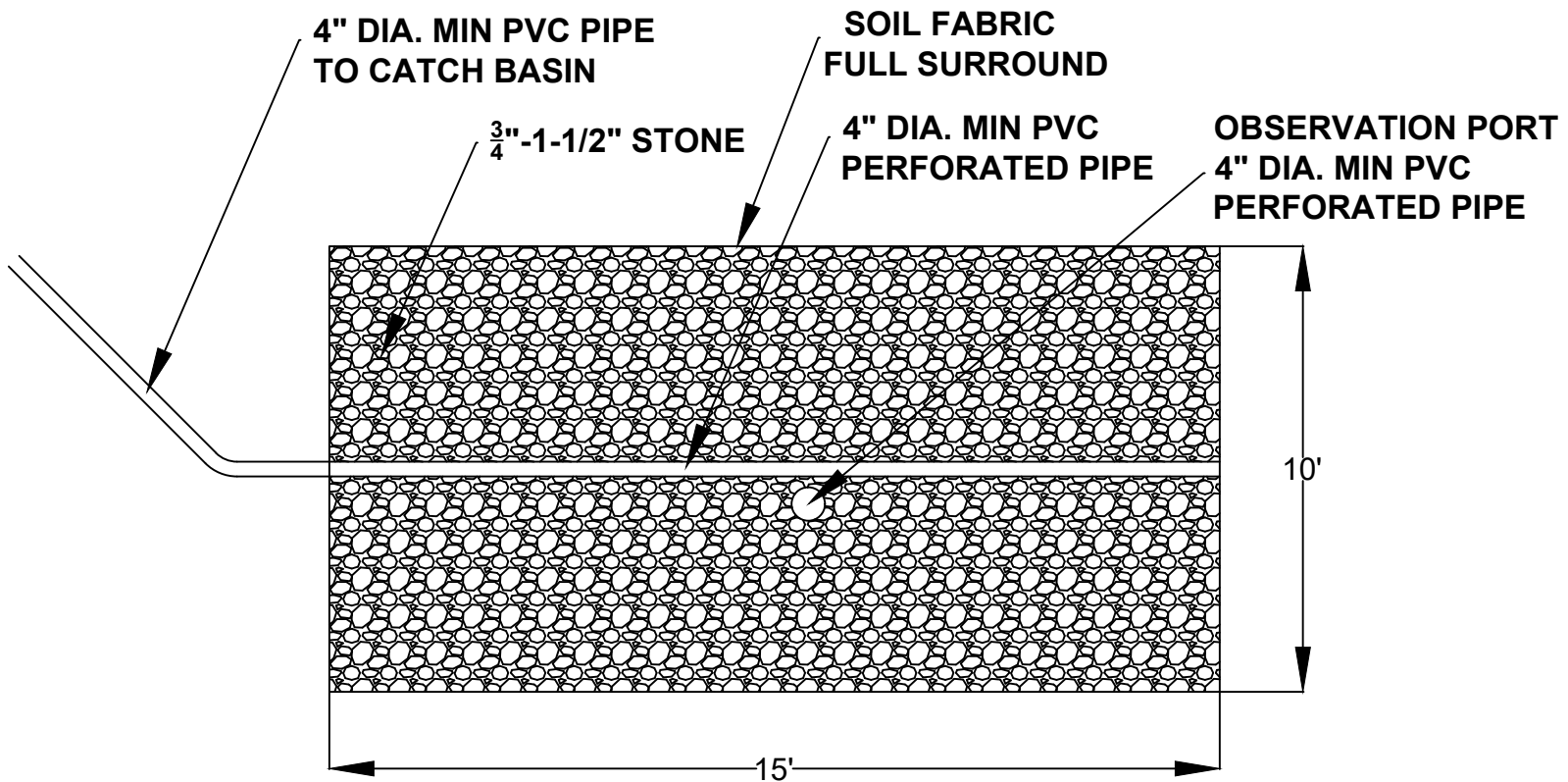
IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE EXPERIENCED BUILDER TO CONSTRUCT THE PROJECT SHOWN. IT IS THEREFORE HIS RESPONSIBILITY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION. THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN, AND FIELD ADJUSTMENTS MADE ACCORDINGLY.

**JOHN SPINK, P.E.**  
59 CLAY STREET, MIDDLEBORO, MA 02346  
PHONE 774-766-0544  
COPYRIGHT © 2017 JOHN SPINK

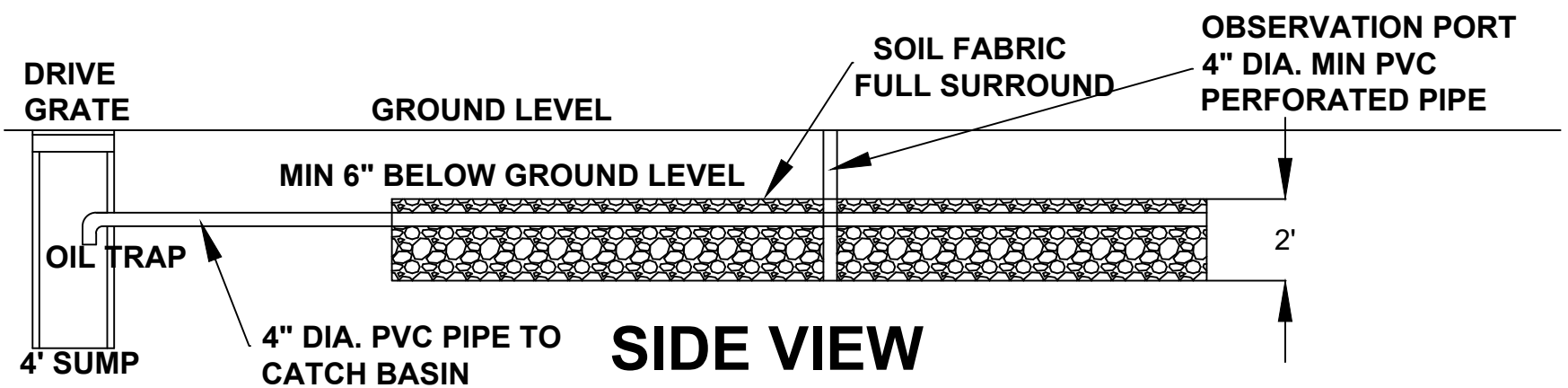
CHARLOTTE REALTY LLC  
33 BRIAR HILL ROAD  
SHARON, MA 02067

NOTICE OF INTENT  
SITE DATA  
LOT CORNER  
CEDAR ST &  
SOUTH ST  
FOXBORO, MA

DWG. NO.  
**S1**



**PLAN VIEW**



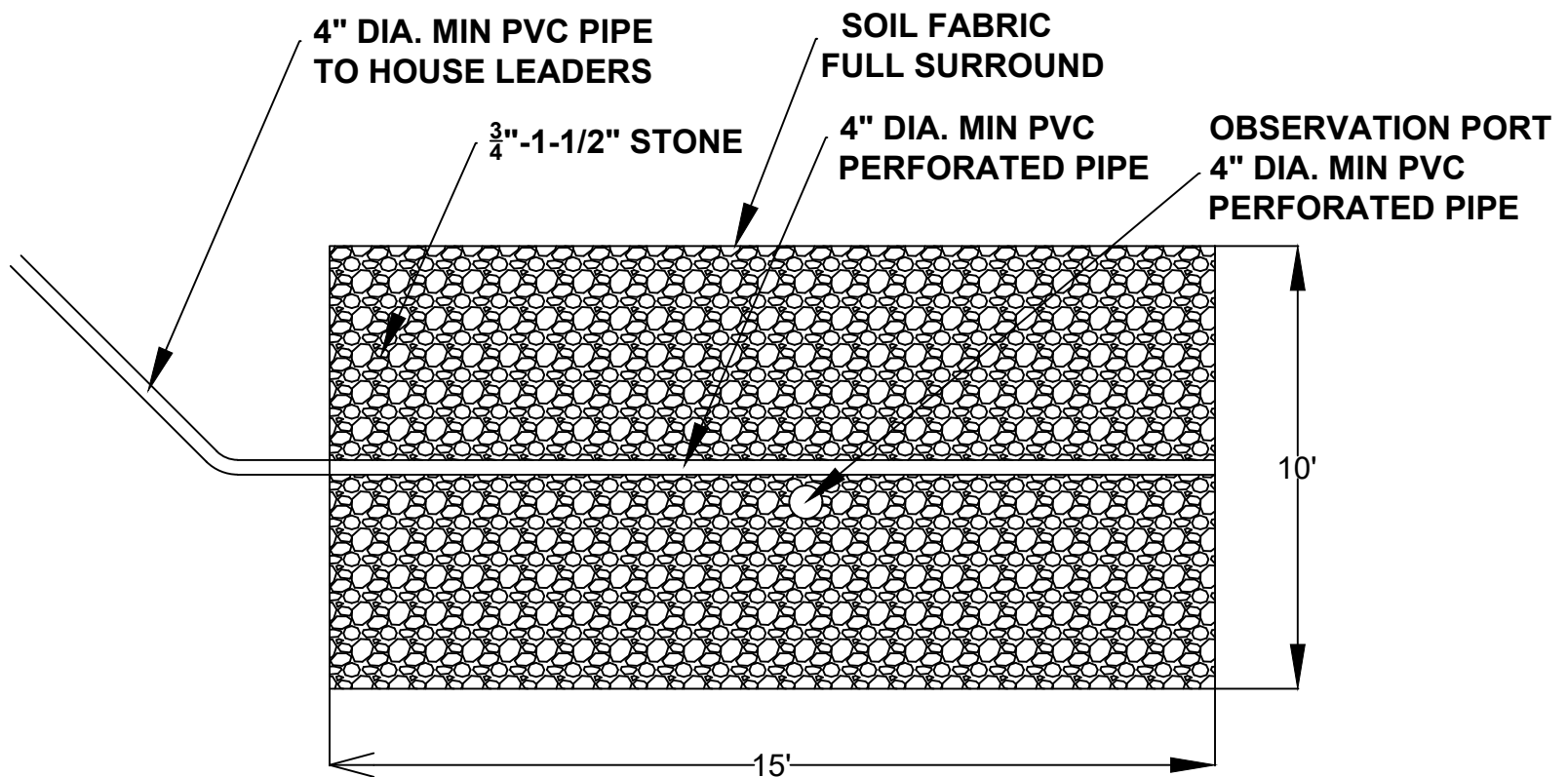
**SIDE VIEW**

**N.T.S**

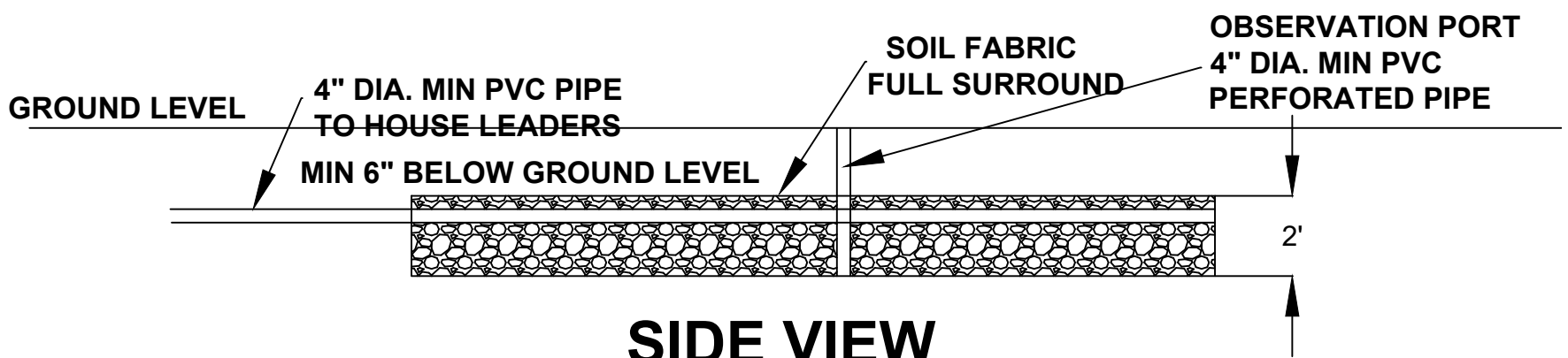


PROJECT: NEW HOME SOUTH STREET FOXBORO, MASSACHUSETTS	JOHN C. SPINK P.E. 59 CLAY STREET MIDDLEBORO, MASSACHUSETTS 02346-1052	PREPARED FOR: FLORENCE REY EINIS 21 CLOWES DRIVE FALMOUTH, MASSACHUSETTS	DATE: 6/12/2020 DRAWN/ CHECK: JCS SCALE: SEE GRAPHIC
PLAN SET: NOTICE OF INTENT	774-766-0544      jspink1@gmail.com	DRAWING: LEACHING DETAIL	SHEET NO. <b>LB-1</b>





**PLAN VIEW**



**SIDE VIEW**

**N.T.S**



PROJECT: NEW HOME SOUTH STREET FOXBORO, MASSACHUSETTS	JOHN C. SPINK P.E. 59 CLAY STREET MIDDLEBORO, MASSACHUSETTS 02346-1052	PREPARED FOR: FLORENCE REY EINIS 21 CLOWES DRIVE FALMOUTH, MASSACHUSETTS	DATE: 6/12/2020 DRAWN/ CHECK: JCS SCALE: SEE GRAPHIC
PLAN SET: NOTICE OF INTENT	774-766-0544      jspink1@gmail.com	DRAWING: LEACHING DETAIL	SHEET NO. <b>LB-2</b>