

2020-6



BOARD OF APPEALS
TOWN OF FOXBOROUGH

40 SOUTH STREET
MASSACHUSETTS
02035

RECEIVED
TOWN CLERK

2020 DEC 30 A 11:41

FOXBOROUGH, MA 02035

APPLICATION FOR BOARD OF APPEALS HEARING

Name of Applicant: Stephanie A. Silvi Tel# 401-741-8970

Mailing Address: 15 Baker St., Foxboro, MA Email: _____

Location of Property Subject of the Hearing: 15 Baker Street

Assessors Map #: 079 Parcel #: 125 Zoning District: R15

Is the property located in any zoning overlay district? No Yes ____ If yes, please identify overlay district Note: Within Historic District.

Owner of Subject Property (if different than applicant): _____

Address of Owner (if different than applicant's address): _____

Were previous decisions rendered on the subject property?: No Yes ____ . If yes, please Provide copy of decision(s).

***NATURE OF APPLICATION (complete appropriate hearing request):**

1. Request for a **SPECIAL PERMIT** under Section _____ of the Zoning By-Laws to allow _____

2. Request for a **VARIANCE** from Section 4.14 of the Zoning By-Laws to allow a second residential dwelling structure on the property

3. An **ADMINISTRATIVE APPEAL** in accordance with Section 10.2.2 of the Zoning By-Laws (explain): _____

4. **OTHER** (i.e. Comprehensive Permit, Finding or Sign Bylaw - Chapter 213 Signs)
Explain: Any other required special permit(s), finding(s), and/or variance(s) to allow the existing garage to be converted into a second residential dwelling structure on the property located 15 Baker Street within the R15 zoning district.

*If necessary, attach additional description page(s).

I, Stephanie A. Silvi as applicant, hereby request a hearing before the Foxborough Zoning Board of Appeals as referenced in the above application.

Applicant's Signature: _____ Date: 12/8/20

***If applicant is other than owner of subject property, owner must sign authorization below.**

I, _____ as owner of subject property, hereby authorize the applicant, _____, to act on matters before the Foxborough Zoning Board of Appeals as referenced in the above application.

Subject Property Owner's Signature: _____ Date: _____

Official Use Only

Tax Collector's Release

The above referenced applicant is applying for a 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 with the Treasurer's Office.

Tax Collector or Agent's Signature: Paula J. Maloney Date: 12/9/20

Town Clerk Receipt

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

Town Clerk or Agent's Signature: [Signature] Date: 12-30-20

INSTRUCTIONS FOR APPLICATION FILING: INCLUDE EIGHT (8) COPIES EACH.

1. Completed application with all signatures affixed.
2. Copy of assessor's map showing parcel subject to hearing.
3. Plot Plan, certified by land surveyor or civil engineer showing proposed work (Mortgage survey plans will not be accepted).
4. Construction plans showing building elevations with dimensions (if applicable).
5. If an administrative appeal, include denial letter or zoning determination from the Building Commissioner or other Town Official (if applicable).
6. Abutter's List (within 300 feet of subject property), certified by the Town Assessor.
7. Any additional documentation relevant to the hearing.
8. Appropriate fees (See Fee Schedule)



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BOARD OF ASSESSORS

DEC 09 2020

BOARD OF ASSESSORS
TOWN OF FOXBOROUGH
40 SOUTH STREET
FOXBOROUGH MASSACHUSETTS 02035

(508) 543-1215

Fax: (508) 543-6278

CERTIFICATION OF ABUTTERS

PROPERTY OWNER: Mary Merriam (former owner)/Stephanie Silvi (Current owner)

MAILING ADDRESS: 15 Baker Street, Foxborough, MA 02035

PROPERTY LOCATION: 15 Baker Street

ASSESSORS MAP/PARCEL: 079/125

APPLICANT: Frank Spillane PHONE: 508-543-0100 x312

AUTHORITY REQUESTING LIST: Attorney for Owner

DATE SUBMITTED: 12/9/2020

LIST REQUESTED: 500 FT XX 300 FT 100FT ABUTTER TO ABUTTER

I, Kelli Pin J Assistant Assessor, acting as a custodian of assessment records, do hereby certify that the attached documents contain true and complete information from the most recent tax list of the Town of Foxborough, Massachusetts.

I further state that these documents include the names and addresses of abutters to the abutters map 079 Parcel 125 300 FT

Date: 12/10/20

BOARD OF ASSESSORS
FOXBOROUGH MASSACHUSETTS

Massachusetts General Law c. 40A, s.11, "The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the names and addresses of parties in interest and such certification shall be conclusive for all purposes."

The Assessors Office will complete the abutters list within 7-10 business days. There is a \$25.00 fee for an abutters list.

"The applicant is solely responsible for requesting the appropriate abutters list required by the applicable Mass General Law."

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FOXBOROUGH, MA 02035

Paid
12/9/20
check # 1849

Abutting Properties for
15 BAKER STREET
FOXBOROUGH, MA
079/125
(300 feet)
12/10/2020

Location:
067/030
25 BAKER STREET
Owner:
GOLDEN JOHN V, KAREN I &
JEREMY V JT
25 BAKER STREET
FOXBOROUGH, MA 02035

Location:
067/031
23 BAKER STREET
Owner:
CARLSON JONATHAN R
23 BAKER STREET
FOXBOROUGH, MA 02035

Location:
067/032
21 BAKER STREET
Owner:
21 BAKER STREET LLC
9 BABCOCK STREET
BROOKLINE, MA 02445

Location:
067/035
28A-28B RAILROAD AVENUE
Owner:
SAWK LLC
31 NOREEN ROAD
MANSFIELD, MA 02048

Location:
067/034
26 RAILROAD AVENUE
Owner:
SABOURIN CHRISTOPHER D
& SHAW DEBRA JT
26 RAILROAD AVENUE
FOXBOROUGH, MA 02035

Location:
067/033
33 RAILROAD AVENUE
Owner:
THERESA M BIANCUCCI
2 PINE NEEDLE LANE
WAREHAM, MA 02571

Location:
079/134
20 RAILROAD AVENUE
Owner:
MCKENNA ALEX J
4 CORBANE DRIVE
MANSFIELD, MA 02048

Location:
067/036
NEPONSET AVENUE
Owner:
INVENSYS SYSTEMS INC
C/O BRENT BROWN,
SCHNEIDER ELECTRIC
200 NORTH MARTINGALE
ROAD STE 1000
SCHAUMBURG, IL 60173

Location:
079/124
17 BAKER STREET
Owner:
EMUS DIANE M TR
11 PLANTINGFIELD RD
MANSFIELD, MA 02048

Location:
079/126
13 BAKER STREET
Owner:
SELBY MICHAEL F &
PATRICIA F TE
13 BAKER ST
FOXBORO, MA 02035

Location:
079/127
9 BAKER STREET
Owner:
KRAUS THOMAS WILLIAM
MAUREEN TURNER KRAUS
9 BAKER STREET
FOXBORO, MA 02035-0000

Location:
079/128
7 BAKER STREET
Owner:
RIVERA ISAIAS & DEYANIRA
PIMENTEL
7 BAKER STREET
FOXBOROUGH, MA 02035

Location:
079/131
RAILROAD AVENUE
Owner:
12 RAILROAD AVE LLC
PO BOX 374
FOXBOROUGH, MA 02035

Location:
079/132
16 RAILROAD AVENUE
Owner:
WEBBER CARL D TRUSTEE
16 RAILROAD AVENUE
FOXBOROUGH, MA 02035

Location:
079/133
RAILROAD AVENUE
Owner:
WEBBER CARL D TR
16 RAILROAD AVENUE
FOXBOROUGH, MA 02035

Location:
079/122
BAKER STREET
Owner:
BYRON RICHARD W &
DEBORAH E
18 BAKER STREET
FOXBORO, MA 02035-0000

PROJECT:

15 Baker Street
Foxborough, MA
02035

OWNERS:

Stephanie A. Silvi,
William L. Schemneck,
Mackenzie J.
McDermott
15 Baker Street
Foxborough, MA
02035



Boy Colony Group, Inc.
Professional Civil Engineers &
Professional Land Surveyors

FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

DEED REFERENCE: BK-38418, P.72
ASSESSOR'S REFERENCE: PARCEL 079/123/000
ZONING DISTRICT: RESIDENTIAL R-15
NOTE: THE LOCATION OF OFF-SITE
IMPROVEMENTS IS COMPILED FROM THE TOWN OF
FOXBOROUGH GIS.

STAMP

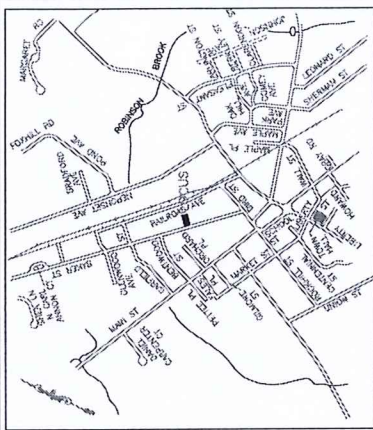
DRAWING TITLE

Zoning Board of
Appeals Plan

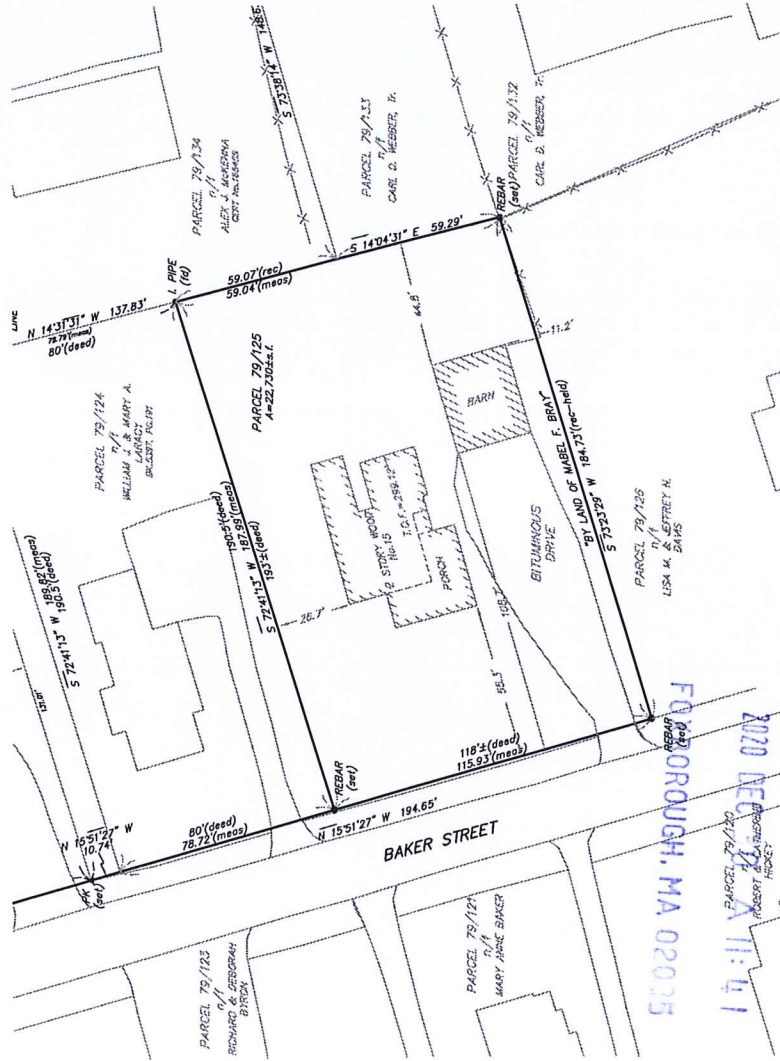
SCALE: 1" = 30'

NOVEMBER 23, 2020 SHEET NUMBER

JOB No. 20-0243
PLAN No. 15-0205-EX
1



LOCUS



ZONING BY-LAW REQUIREMENTS			
ZONING DISTRICT - RESIDENTIAL R-15			
	REQUIRED	RESIDENCE	BARN
MIN. LOT AREA	15,000 S.F.	22,730± S.F.	
MIN. FRONT YARD	100'	55.3'	108.7'
MIN. SIDE YARD	15'	26.7'	11.2'
MIN. REAR YARD	30'	67.8'	44.8'
MAX. HT: STORIES/HT	2.5/35'	2.5/25±'	2/20±'



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QUITCLAIM DEED
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I, Mary F. Merriam, being an unmarried woman, of Foxboro, Massachusetts

For Consideration Paid Of FIVE HUNDRED EIGHTY FIVE THOUSAND (\$585,000.00) DOLLARS

Grant to Stephanie A. Silvi, William L. Scherneck and Mackenzie J. McDermott, as joint tenants with rights of survivorship, of 15 Baker Street, Foxboro, MA 02035

with Quitclaim Covenants

The land in said Foxborough, Norfolk County, Massachusetts, with the buildings thereon, situated on the Easterly side of Baker Street, containing 22,833 square feet, more or less, bounded and described as follows:

- NORTHERLY by land now or formerly of Martha J. Alden, one hundred ninety-three and one-half (193.5) feet, more or less;
- EASTERLY by land now or formerly of heirs of William P. Turner;
- SOUTHERLY by land of Mabel F. Bray; and
- WESTERLY by said Baker Street, one hundred eighteen (118) feet, more or less.

Grantor hereby releases any and all rights of homestead and hereby states under oath that no other persons are entitled to any benefits of an existing estate of homestead.

Being the same premises conveyed by deed recorded with the Norfolk County Registry of Deeds in Book 33651, Page 61.

Property Address: 15 Baker Street, Foxboro, MA 02035

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 09-30-2020 @ 02:17pm
Ctl#: 1267 Doc#: 104716
Fee: \$2,667.60 Cons: \$585,000.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

NOT
WITNESS my hand and seal this 28th day of September 2020
OFFICIAL COPY
Mary F. Merriam

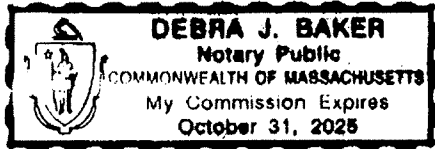
COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

September 28, 2020

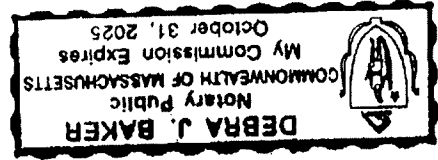
On this 28th day of September, 2020, before me, the undersigned notary public, personally appeared Mary F. Merriam, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily, as her free act and deed, for its stated purpose.

Debra J Baker



Notary Public

My Commission Expires:



15 BAKER STREET

Location 15 BAKER STREET

MapParcel 079 / 125/000 000/000

Owner MERRIAM MARY F

Assessment \$503,100

PID 2941

Building Count 1

Current Value

Valuation Year	Assessment					Total
	Building	Extra Features	Outbuildings	Land		
2020	\$301,300	\$0	\$18,700	\$183,100		\$503,100

Owner of Record

Owner	MERRIAM MARY F	Sale Price	\$482,500
Co-Owner		Certificate	
Address	15 BAKER ST FOXBORO, MA 02035	Book & Page	33651/ 61
		Sale Date	11/18/2015
		Instrument	00

Ownership History

Ownership History						
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date	
MERRIAM MARY F	\$482,500		33651/ 61	00	11/18/2015	
LARACY PAUL W & MARTHA J TE	\$38,000		10514/ 600	1J	05/17/1994	
LARACY, PAUL W & MARTHA J TE	\$38,000		10514/ 599	1J	05/17/1994	
LARACY, PAUL W & MARTHA J TE	\$38,000		10514/ 598	1J	05/17/1994	
LARACY, PAUL W & MARTHA J TE	\$38,000		10514/ 597	1J	05/17/1994	

Building Information

Building 1 : Section 1

Year Built:	1854
Living Area:	2,105
Replacement Cost:	\$363,070
Building Percent Good:	83
Replacement Cost	
Less Depreciation:	\$301,300

Building Attributes

Field Description

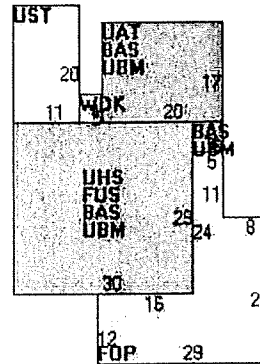
Style	Conventional
Model	Residential
Grade:	B
Stories:	2.50
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt
Interior Wall 1	Plaster
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil/Gas
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	3 Bedrooms
Full Baths	1
Half Baths:	1
Extra Fixtures	0
Total Rooms:	8
Bath Style:	Average
Kitchen Style:	Average
Extra Kitchens	
Fireplace	1
Extra Openings	
Gas Fireplace	
SF Fin Bsmt	
FBM Quality	
Bsmt Garage	

Building Photo



(<http://images.vgsi.com/photos/FoxboroughMAPhotos/\A00\01\28\54.jpg>)

Building Layout



(http://images.vgsi.com/photos/FoxboroughMAPhotos//Sketches/2941_294)

Building Sub-Areas (sq ft)

		<u>Legend</u>	
Code	Description	Gross Area	Living Area
BAS	First Floor	1,235	1,235
FUS	Fin Upper Stor	870	870
FOP	Open Porch	572	0
UAT	Unfin Attic	340	0
UBM	Basement	1,235	0
UHS	Unfin Half Sto	870	0
UST	Unfin Utility	220	0
WDK	Wood Deck	20	0
		5,362	2,105

Extra Features

Extra Features

Legend

Land

Land Use

Use Code 1010
 Description Single Family
 Zone R 15
 Neighborhood 0500
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.52
 Frontage 120
 Depth
 Assessed Value \$183,100

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
BRN5	Barn - 2 Story			832 S.F.	\$18,700	1

Valuation History

Valuation Year	Assessment					Total
	Building	Extra Features	Outbuildings	Land		
2020	\$301,300	\$0	\$18,700	\$183,100	\$503,100	
2019	\$288,100	\$0	\$18,700	\$174,400	\$481,200	
2018	\$256,100	\$0	\$18,700	\$174,400	\$449,200	



Town of Foxborough
Historic District Commission

Town Hall
40 South Street
Foxborough, MA 02035

December 20, 2020

Stephanie Silvi, William Scherneck and MacKenzie McDermott
15 Baker Street
Foxboro, MA 02035

Dear Stephanie, William and MacKenzie,

Welcome to the Baker Street Historic District. Our Historic District was established to preserve the architectural significance and rich character of your neighborhood. The buildings and structures need your special care and attention to preserve the uniqueness of Baker Street. I understand that you intend to establish your art studio in your barn and for Stephanie to live there. If you plan to make exterior alternations to your property you must submit your plans and obtain a Certificate of Appropriateness from the Foxborough's Historic District Commission. The Commission will consider the general design, proportions, detailing, mass, arrangement, texture, and building materials used .

The Commission would prefer that you keep the house and barn as two distinct structures to preserve the historic, original look of both structures. Historic homes often get relief from current building code (e.g. hand railing height and spacing, specifications for steps, etc.) in order to maintain the historic look. In a similar manner, I hope the Town of Foxborough will consider the historic value in maintaining the original look of two distinct structures and allow your live-in studio to remain structurally independent.

Sincerely yours,

Tom Kraus

Chairman, Foxborough Historic District Commission



15 Baker Street ZBA Petition 20-06



15 Baker Street ZBA Petition 20-06



15 Baker Street ZBA Petition 20-06



15 Baker Street ZBA Petition 20-06



15 Baker Street ZBA Petition 20-06

