

21Z-5

RECEIVED
TOWN CLERK

2021 MAR 23 P 3:34

FOXBOROUGH, MA 02035



BOARD OF APPEALS
TOWN OF FOXBOROUGH

40 SOUTH STREET
MASSACHUSETTS
02035

APPLICATION FOR BOARD OF APPEALS HEARING

Name of Applicant: Jason Lippolis Tel# 401-639-9404
Mailing Address: 3 Ashcroft Lane, Foxborough, MA 02035
Location of Property Subject of the Hearing: 3 Ashcroft Lane
Assessors Map #: 017 Parcel #: 007 Zoning District: R40
Is the property located in any zoning overlay district? No Yes If yes, please identify overlay district _____
Owner of Subject Property (if different than applicant): Same
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 5.4.2. of the Zoning By-Laws to allow SEE ATTACHED
2. Request for a **VARIANCE** from Section 4.1.1. of the Zoning By-Laws to allow SEE ATTACHED Table 4-1
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: SEE ATTACHED

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

Board of Appeals
TOWN OF FOXBOROUGH

Attachment To
APPLICATION FOR BOARD OF APPEALS HEARING

Name of Applicant: Jason Lippolis
Mailing Address: 3 Ashcroft Lane
Foxborough, MA 02035

Location of Property Subject of the Hearing: 3 Ashcroft Lane
Assessors: Map 017 Parcel 007 Zoning District: R-40

Owners and Address of Subject Property: Same as Applicant

NATURE OF APPLICATION:

1. Request for a SPECIAL PERMIT under Section 5.4.2. of the Zoning By-Laws to allow the increase in the nonconforming nature and the increase in habitable floor area by 25% or more of the pre-existing non-conforming single-family dwelling with a side yard of 10.6 feet where 15 feet is required, a front yard of 32.9 feet where 35 feet is required, lot frontage of 190.70 feet where 200 feet is required, and 1,418 existing square feet (874 sq. ft 1st floor, 544 sq. ft 2nd floor) of habitable floor area.
2. Request for a VARIANCE from Section 4.1.1. Table 4-1 of the Zoning By-Laws to allow a front yard of 27 feet where 35 feet is required.
4. OTHER Explain: Any other required special permit(s), finding(s), and/or variance(s) to allow the pre-existing non-conforming single-family dwelling with a lot frontage 190.70 feet where 200 feet is required, a side yard of 10.6 feet where 15 feet is required, a front yard of 32.9 feet where 35 feet is required, and 1,488 square feet of existing habitable floor area to be altered and extended to a single-family dwelling with a side yard of 10.6 feet where 15 feet is required, a front yard of 27 feet where 35 feet is required, a lot frontage of 190.70 feet where 200 feet is required, and a proposed habitable floor area of 2,795 square feet (1,063 sq. ft. 1st floor, 1,732 sq. ft. 2nd floor) and a proposed total floor area of 3,468 square feet (1,639 sq. ft. 1st floor, 1,829 sq. ft. 2nd floor).

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

Applicant's Signature: Jason Lippolis Date: 3/22/21

****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 Maloney Date: 3/22/21

Town Clerk Receipt

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

Town Clerk or Agent's Signature: John E. Cully Date: 3-23-21

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)

Parcel
check #
1915



RECEIVED
TOWN CLERK

RECEIVED
BOARD OF ASSESSORS

FEB 24 2021

TOWN OF FOXBOROUGH

2021 MAR 23 P 3:34

BOARD OF ASSESSORS
TOWN OF FOXBOROUGH

40 SOUTH STREET
FOXBOROUGH MASSACHUSETTS 02035

(508) 543-1215

Fax: (508) 543-6278

CERTIFICATION OF ABUTTERS

PROPERTY OWNER: Jason & Jennifer Lippolis

MAILING ADDRESS: 3 Ashcroft Lane, Foxborough, MA 02035

PROPERTY LOCATION: 3 Ashcroft Lane

ASSESSORS MAP/PARCEL: Map 017, Parcel 007

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

AUTHORITY REQUESTING LIST: Attorney
closings@spillaneandspillane.com

DATE SUBMITTED: 02/24/2021

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

I, Kevin [Signature], 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 017 Parcel 007

Date: 2/24/21

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."

Abutting Properties for
3 ASHCROFT LANE
FOXBOROUGH, MA
017/007
(300 feet)
2/24/2021

Location:
011/001
144 NORTH STREET
Owner:
FOXBORO REALTY
ASSOCIATES LLC
1 PATRIOT PL
FOXBORO, MA 02035-0000

Location:
017/009
148 NORTH STREET
Owner:
METCALF MICHAEL & JODY
148 NORTH STREET
FOXBOROUGH, MA 02035

Location:
017/008
2 ASHCROFT LANE
Owner:
CAPECE ROBERT J JR &
JUNE M KERRIGAN
2 ASHCROFT LANE
FOXBORO, MA 02035-0000

3 ASHCROFT LANE

Location 3 ASHCROFT LANE **MapParcel** 017 / / 007/000 000/000

Owner LIPPOLIS JENNIFER & JASON TE **Assessment** \$452,000

PID 331

RECEIVED
 TOWN CLERK
 2021 MAR 23 P 3:34
 FOXBOROUGH, MA 02035

Building Count 2

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2021	\$233,100	\$0	\$10,900	\$208,000	\$452,000

Owner of Record

Owner LIPPOLIS JENNIFER & JASON TE **Sale Price** \$350,000
Co-Owner **Certificate**
Address 3 ASHCROFT LANE **Book & Page** 37326/ 426
 FOXBOROUGH, MA 02035 **Sale Date** 11/08/2019
 Instrument 1U

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LIPPOLIS JENNIFER & JASON TE	\$350,000		37326/ 426	1U	11/08/2019
MOSCARITOLO ANGELO & JOHN JT	\$1		24621/ 500	1F	03/15/2007
MOSCARITOLO, ANGELO & JOANNE	\$125,000		8620/ 557	1N	04/24/1990

Building Information

Building 1 : Section 1

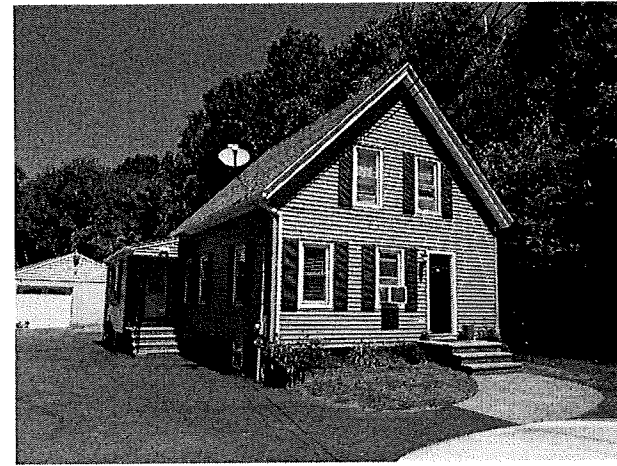
Year Built: 1920
Living Area: 1,218
Replacement Cost: \$170,575
Building Percent Good: 77
Replacement Cost
Less Depreciation: \$131,300

Building Attributes

Field	Description
-------	-------------

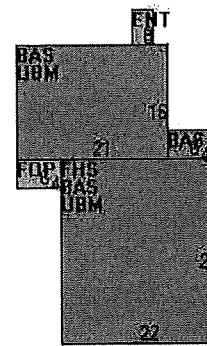
Style	Conventional
Model	Residential
Grade:	C-
Stories:	1.50
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Arch Shingles
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Gas/Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Full Baths	1
Half Baths:	0
Extra Fixtures	0
Total Rooms:	7
Bath Style:	Average
Kitchen Style:	Average
Extra Kitchens	
Fireplace	
Extra Openings	
Gas Fireplace	
SF Fin Bsmt	
FBM Quality	
Bsmt Garage	

Building Photo



(<http://images.vgsi.com/photos/FoxboroughMAPhotos/A000199/91.jpg>)

Building Layout



(http://images.vgsi.com/photos/FoxboroughMAPhotos/Sketches/331_331.j)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	932	932	
FHS	Fin Half Story	572	286	
ENT	Basement Ent	15	0	
FOP	Open Porch	24	0	
UBM	Basement	908	0	
		2,451	1,218	

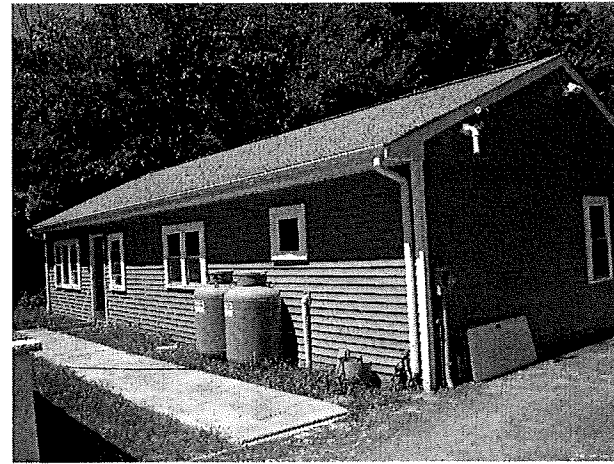
Building 2 : Section 1

Year Built: 1954
Living Area: 1,104
Replacement Cost: \$127,233
Building Percent Good: 80
Replacement Cost
Less Depreciation: \$101,800

Building Attributes : Bldg 2 of 2	
Field	Description

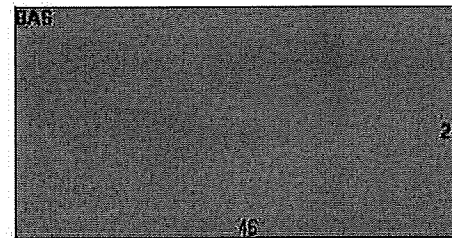
Style	Ranch
Model	Residential
Grade:	D
Stories:	1.00
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	2 Bedrooms
Full Baths	1
Half Baths:	0
Extra Fixtures	0
Total Rooms:	6
Bath Style:	Modern
Kitchen Style:	Modern
Extra Kitchens	
Fireplace	
Extra Openings	
Gas Fireplace	
SF Fin Bsmt	
FBM Quality	
Bsmt Garage	

Building Photo



(<http://images.vgsi.com/photos/FoxboroughMAPhotos/A000199/92.jpg>)

Building Layout



(http://images.vgsi.com/photos/FoxboroughMAPhotos/Sketches/331_2000)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,104	1,104
		1,104	1,104

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1090

Land Line Valuation

Size (Acres) 1.09

Description	Multi Houses	Frontage	200
Zone	R 40	Depth	
Neighborhood	0300	Assessed Value	\$208,000
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed - Average			96 S.F.	\$600	1
FGR1	Garage - Average			624 S.F.	\$6,200	1
FGR1	Garage - Average			240 S.F.	\$3,600	1
FOP	Detached Porch			48 S.F.	\$500	1

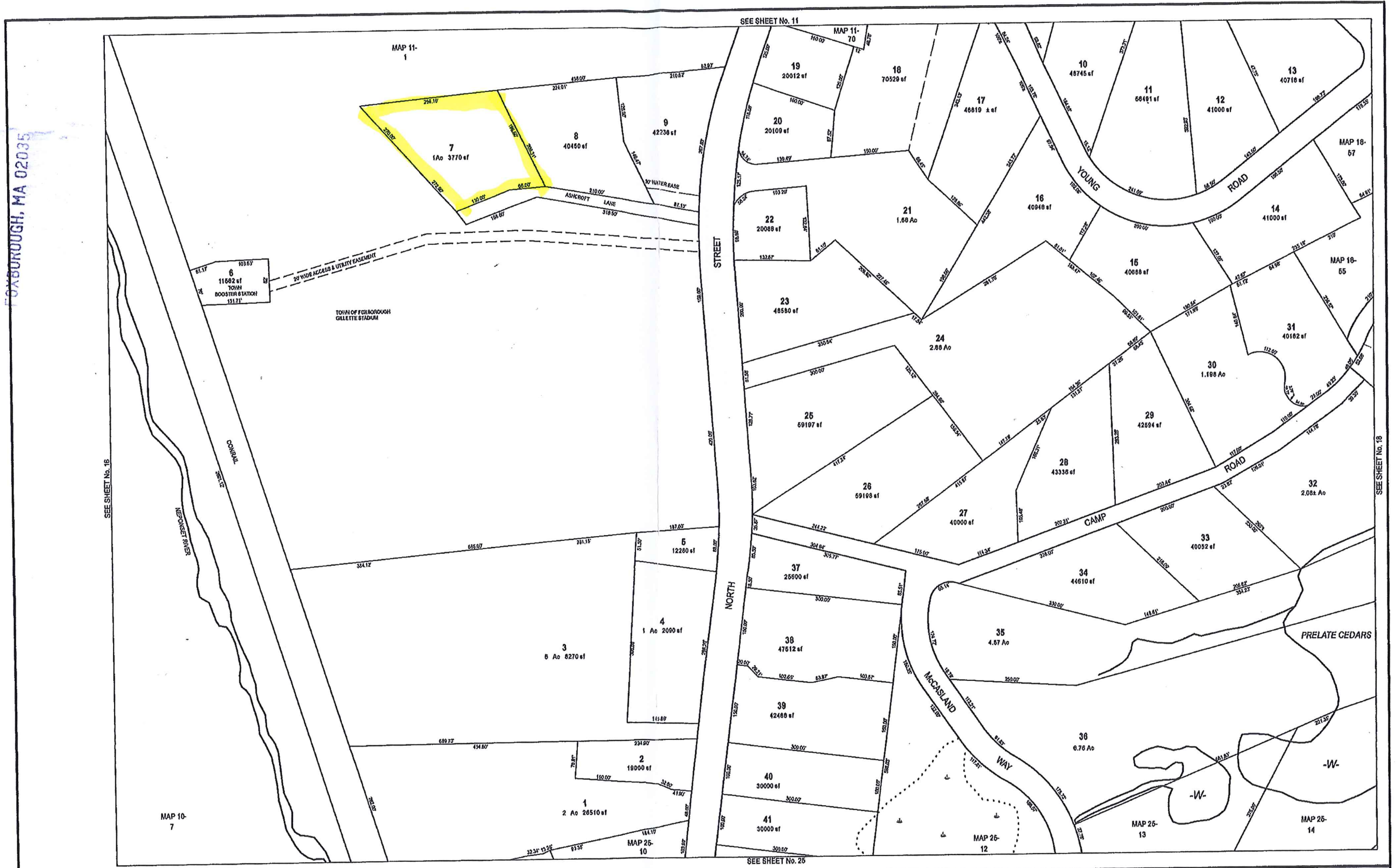
Valuation History

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2021	\$233,100	\$0	\$10,900	\$208,000	\$452,000
2020	\$269,000	\$0	\$10,900	\$208,000	\$487,900
2019	\$257,500	\$0	\$6,800	\$208,500	\$472,800

RECEIVED
TOWN CLERK

2021 MAR 23 P 3:34

FOXBOROUGH, MA 02035



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, NAD 83.

ORIGINAL MAPS PREPARED BY SOUTH SHORE DRAFTING SERVICE.

REVISED & REPRINTED BY
CAI Technologies
 The Custom Mapping, Digitizing & Data Solutions
 11 Pleasant Street, Littleton, MA 01061
 800.322.4540 • www.caito.com

PARCEL AREA Ac / sf
 RECORD DIMENSION 100'
 SCALED DIMENSION 100'
 MATCH LINE SEE SHEET No. 01
 WATER -W-

LEGEND

PARCEL BOUNDARY 5
 RIGHT OF WAY/ACCESS 6/3/3
 COMMON OWNERSHIP OR
 WETLANDS -W-

SCALE: 1" = 60'

REVISOR TO: JANUARY 1, 2010

PROPERTY MAPS

FOXBOROUGH

MASSACHUSETTS

INDEX DIAGRAM

10	11	12
13	17	18
24	25	26

MAP NO. **17**