



BOARD OF APPEALS  
TOWN OF FOXBOROUGH  
40 SOUTH STREET  
MASSACHUSETTS  
02035

RECEIVED  
TOWN CLERK  
2021 APR 29 A 8:31  
FOXBOROUGH, MA 02035

**APPLICATION FOR BOARD OF APPEALS HEARING**

Name of Applicant: Normandy Farms Campground Tel #. 866-673-2767  
Mailing Address: 72 West Street, Foxboro, MA Email: email@normandyfarms.com  
Location of Property Subject of the Hearing: 72 West Street, Foxboro, MA  
Assessors Map #: 160 Parcel #: 009 Zoning District: R-40  
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): Albert Daniels  
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 10.4.2 of the Zoning By-Laws to allow construction of a 30'x50' feet post and beam open air pavilion for a picnic area for our camping guests if necessary.
2. Request for a **VARIANCE** from Section \_\_\_\_\_ of the Zoning By-Laws to allow \_\_\_\_\_
3. An **ADMINISTRATIVE APPEAL** in accordance with Section 10.2.2 of the Zoning By-Laws (explain): We are contesting the denial to issue a building permit for a pavilion.  
We are replacing an existing tent that has occupied the same area and building a 30'x50' feet post and beam open air pavilion for a picnic area for our camping guests.
4. **OTHER** (i.e. Comprehensive Permit, Finding or General By-Law 15(B)-Signage)  
Explain: \_\_\_\_\_

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

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

Applicant's Signature: Albert Daniels Date: 4/13/2021

**\*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: Henry H. Am... Date: 4/16/2021

**Town Clerk Receipt**

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

Town Clerk or Agent's Signature: Debra E. Curtis Date: 4-29-21

**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)

**FEE STRUCTURE**

A filing fee shall be made payable to the "Town of Foxborough". An advertising fee shall be made payable to the "Foxboro Reporter". The filing fee for Comprehensive Permits is determined by the formula appearing in Section 5.03 of the Rules and Regulations. The fees for the applications are as follows:

<b>Application Type</b>	<b>Filing Fee*</b>	<b>Advertising Fee</b>
Single Family and Lot Variances (including home occupations)	\$150	\$100
Variances in non-residential zones	\$300	\$100
Special Use Permit in non-residential zones	\$300	\$100
Multi-Family	\$200 plus \$75 for each unit in excess of 2	\$100
Appeals of Zoning Enforcement Officer	\$150	\$100
Finding	\$150	\$100
Signs	\$200	\$100

*\*Each request within an application is subject to the applicable filing fee listed; fees for multiple requests are aggregated but a single advertising fee applies. For example, an application containing requests for both a variance and a special use permit in a non-residential zone would entail a filing fee of \$600 plus an advertising fee of \$100.*



**TOWN OF FOXBOROUGH**  
Massachusetts  
Building Department

RECEIVED  
TOWN CLERK

2021 APR 29 A 8:31

FOXBOROUGH, MA 02035

April 22, 2021

**Barry T. Ringler**  
Building Commissioner

Mr. Albert Daniels  
Normandy Farms Campground, Inc.  
72 West Street  
Foxborough, MA 02035

Subj: 72 West Street

Dear Mr. Daniels:

Recently, Mr. Michael Murphy, applied for a building permit to construct a single-story post and beam Nonresidential Accessory Structure (Pergola), approximately 30' X 50', on your property at 72 West Street, and the application was denied.

The subject premises is located in an R-40 Residential and Agricultural District and a Zone II and III Water Resource Protection Overlay District.

As you are aware, the Board of Appeals in Case # 16-04, granted a Special Permit related to the construction of an 80' x 92' two story, post and beam Nonresidential Accessory Structure ("Approved Building"), on the subject premises.

The plans entitled "Normandy Farms Pergola" by Robert L. Brungraber, Professional Civil Engineer, and dated November 3, 2020, submitted do not conform to the following requirements of the Town of Foxborough Zoning By-Laws:

1. 3-1; Table of Use Regulations, Use # L.09; Variance Required.
2. 5.2.2.; Nonconforming Uses, Special Permit Required.
3. 5.3.2.; Nonconforming Structures that are Not Single- and Two Family Residential Structures, Special Permit Required.
5. Modification of BOA# 16-04 and 17-02, as required.

In accordance with the provisions of the Town of Foxborough's Zoning By-Laws, you may apply to the Board of Appeals for the above noted relief within thirty (30) days of receipt of this letter.

Respectfully,

  
**Barry T. Ringler**  
Building Commissioner

Cc: File: 72 West Street. Board of Appeals. Planning. Conservation. Town Clerk.

40 South Street, Foxborough, Massachusetts 02035  
Tel: (508) 543-1206 Email: bringler@foxboroughma.gov



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**Record and Decision**

June 2016

Case No. 16-04

Name of Applicant:

Normandy Farms Family Campground, Inc.

Nature of Application:

Request pursuant to the *Code of the Town of Foxborough, Chapter 275: Zoning*, for (i) a Special Permit pursuant to Section 3.1. Principal Uses, Table 3-1 Table of Uses, Use Group J.5. Commercial Campgrounds, to construct an 80 foot by 92 foot, two-story function building. The property is located at 72 West Street, Foxborough, Massachusetts, in an R-40 Residential and Agricultural District and a Zone II Water Resource Protection Overlay District.

A public hearing on the referenced Application was held by the Foxborough Zoning Board of Appeals (the "Board") at 7:00 p.m. on Tuesday, June 21, 2016, in the Media Center of the Foxborough High School, 120 South Street, Foxborough, Massachusetts, after notification by publication in *The Foxboro Reporter*, by posting on the Notice Bulletin Board in the Foxborough Town Hall, and by mailing to all parties in interest (as defined by G.L. Chapter 40A, Section 11), all as required by law. Members of the Board present and acting on the petition throughout were:

Barnett D. Ovrut, Chairman  
David J. Brown, Member  
Kristofor R. Behn, Member.

This matter concerns the request of Applicant Normandy Farms Family Campground, Inc. that the Board grant in accordance with the *Code of the Town of Foxborough, Chapter 275: Zoning* (the "*Zoning Bylaws*"), a Special Permit that would permit the construction of an 80 foot by 92 foot, two-story building on the premises (the "Subject Property") at which the Normandy Farms Campground (the "Campground") is situated. The Subject Property is located at 72 West Street in an R-40 Residential and Agricultural District and a Zone II Water Resource Protection Overlay District.

## ***Background***

The Campground has been owned and operated on the Subject Property for more than forty-four years by Foxborough's Daniels Family pursuant to several decisions issued by the Board. The most-recent and significant of these decisions was issued on January 15, 1992 in Case No. 91-10. That decision granted the "Special Use Permit" and imposed the conditions under which the Applicant currently operates the Campground.<sup>1</sup>

The Campground is a "full-service" commercial camp. Its facilities include cabins, tent sites and camp sites; a 20,000 square foot Recreation Lodge; playgrounds; athletic and recreation fields and facilities; indoor and outdoor swimming pools; fitness and wellness centers; a convenience store and laundry facilities; and the Campground's administrative offices. Though at one time the Campground's facilities and services were provided on a year-round basis, it now is closed during the months of December through March due to weather conditions and a decreased demand for winter camping.<sup>2</sup>

## ***Special Permit Requested***

The Applicant has requested that the Board grant a Special Permit to authorize the construction of an 80 foot by 92 foot, two-story, post and beam building (the "Proposed Building") that would be situated adjacent to the Campground's current reception center. Because the Board has authority under Section 3.1. Principal Uses, Table 3-1 Table of Uses, Use Group J.5., of the *Zoning Bylaws* to grant a Special Permit to authorize commercial campgrounds in the R-40 Residential and Agricultural District, and because the Applicant is proposing to construct an additional structure on the Subject Property in which the uses that are the subject of this matter will be performed, a Special Permit under such section is required for this purpose.

The Applicant was represented at the hearing by its president, Albert Daniels; Kristine Daniels, the Applicant's marketing director; Stan Kubinski, an architect with Bergmeyer Associates, Inc.; and Ken McKenzie of Dunn-McKenzie, Inc., the Applicant's civil engineer. Ms. Daniels in particular explained that the Applicant's intent is to use the first floor of the Proposed Building for additional office space and for some of the activities that currently are conducted in the Campground's Recreation Lodge (e.g., spa services, yoga and other fitness activities). The intent is to use the second floor of the Proposed Building for employee meetings and for events and functions such as weddings, family reunions, birthday and anniversary parties, and corporate events. Though these events and functions would be available to Campground patrons during the period of the year in which the Subject Property is in operation for camping purposes, the Applicant's desire is that the Proposed Building also would serve as the locale for such matters during the months in which the Campground is closed (i.e., December through March) and would be made available to "outside guests" (i.e., individuals and entities who were not utilizing the Campground for camping purposes).

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<sup>1</sup> The version of Foxborough's Zoning Bylaws that was in effect at the time Case No. 91-10 was decided required the issuance of a "Special Use Permit" for the various uses specified therein. The *Zoning Bylaws* has eliminated this term, requiring instead a Special Permit for the uses so indicated in Table 3-1 Table of Uses.

<sup>2</sup> The Board acknowledges that this is far from a complete recitation of the extensive activities and services that the Campground provides.

Ms. Daniels stated that the Applicant's desire to use the Proposed Building in this manner would permit growth of its business by creating additional opportunities in which members of the Daniels Family could participate, and would provide employment for its staff during the winter months. She estimated that the Applicant could accommodate 150 – 175 participants for an event or function in which a meal was being served,<sup>3</sup> and indicated that the Applicant had received numerous requests during the past several years concerning the possibility of hosting events and functions of the nature discussed.<sup>4</sup>

The location of the Proposed Building on the Subject Property is shown on a plan by Dunn-McKenzie, Inc. that was presented to the Board and is entitled "ZBA SITE PLAN – OPTION 1." The design of the Proposed Building is shown on a plan entitled "NORMANDY FARMS family camping resort" and numbered as pages A100, A101, A102, A108 and A109. Copies of these plans are attached to this Decision and are incorporated herein and collectively referenced as the "Proposed Building Plans."

No person spoke at the hearing in opposition to the Special Permit request. Two individuals residing in proximity to the Subject Property – Arthur Kelly of 102 West Street and Dorothy Vosburgh of 77 West Street – expressed strong support for the proposal, indicating in this respect that the Campground was an "excellent neighbor."

#### *A. Special Permit Criteria*

The Board has authority under Section 10.2.2.2. of the *Zoning Bylaws* to "hear and decide applications for special permits." Section 10.4.2. of the *Zoning Bylaws* provides that such permits are to be granted upon the Board's written determination that the adverse effects of a proposed use will not outweigh its beneficial impacts to the Town of Foxborough or the neighborhood in which that use is located, taking account of the particular characteristics of the site involved and of the proposal in relation to that site. Factors to be considered by the Board in this determination include the following:

1. Community needs served by the proposal;
2. Traffic flow and safety, including parking and loading;
3. Adequacy of utilities and other public services;
4. Neighborhood character and social structures;
5. Impact on the natural environment; and
6. Potential economic and fiscal impacts to the Town, including impact on Town services, tax base, and employment.

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<sup>3</sup> Mr. Kubinski indicated that the second floor of the Proposed Building would have maximum capacity of 200 if it would be utilized for an event or function that did not require tables – e.g., for a lecture or meeting. He further stated that the Proposed Building as designed does not include kitchen facilities.

<sup>4</sup> Ms. Daniels stated that the Applicant had received 42 such requests to date this year, 62 requests last year, and 87 requests two years ago.

*B. Board Consideration*

Prior to a discussion concerning whether the Applicant had satisfied the criteria for a Special Permit, the Board questioned whether use of the Proposed Building for events and functions that were not related to the Campground's camping activities – i.e., events and functions for individuals and entities that were not then using the Campground for camping purposes – was permitted by the *Zoning Bylaws*. The Board noted in this respect that the term “Commercial Campground” is defined in Section 11.1 of the *Zoning Bylaws* as follows:

A facility located on a lot, not less than 75 acres in area, intended for use by transient campers in tents or travel trailers, but not mobile homes. The facility may include accessory uses such as recreation fields and halls, swimming and shower facilities and convenience stores, all of which are intended for the use and convenience of users of the campground, and which are customarily accessory to the operation of a commercial campground.

The position of the Board concerning this issue is that for a use to be “accessory” to the Campground's principal function as a transient camping facility, that use must be related to such function by being intended “for the use and convenience” of Campground users. In this respect, the Campground's Recreation Lodge and the activities conducted within that structure, and its athletic fields, recreation facilities, swimming pools, convenience stores and laundry facility, exist “for the use and convenience” of the individuals who are utilizing the Campground for camping purposes. The Applicant's intention to use the first floor of the Proposed Building for administrative purposes and for activities currently housed in the Recreation Lodge similarly would, in the Board's view, be “for the use and convenience” of Campground patrons during the periods in which they were using the Campground for camping purposes.

With respect to the types of events and functions that the Applicant desires to hold on the second floor of the Proposed Building, such uses would satisfy the requirement of being for the “use and convenience” of Campground patrons when used by individuals who then were using the Campground for camping purposes. By contrast, however, the Board's position is that use of the Proposed Building's second floor for “outside” activities – that is, events and functions by individuals and entities that were not then using the Campground for camping purposes – would not be for the “use and convenience” of Campground users. In this respect, such uses would not be “accessory” to the Campground's principal function as a camping facility because they would not be provided “for the use and convenience” of those using the Campground for camping purposes. Accordingly, though supportive of the Applicant's desire to use the Proposed Building for the “outside” events and functions desired, the Board concluded that such use is not permitted by the *Zoning Bylaws*.<sup>5</sup>

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<sup>5</sup> The Board acknowledged Mr. Daniels' statement that it was not uncommon for commercial campgrounds to also be used by non-camping patrons for the types of events and functions that the Applicant desires to host. However, the Board's position concerning this is that such uses are not “customarily accessory to the operation of a commercial campground” as the term “Commercial Campground” currently is defined by the *Zoning Bylaws*. The Board suggested and encouraged the Applicant to seek an amendment of the *Zoning Bylaws* that would permit use of the Proposed Building as desired.



Though the Board's position in this respect prevents the Applicant from using the Proposed Building for "outside" events and functions, the Board determined that use of the Proposed Building for activities and functions that are accessory to the Campground's camping activities warrants granting a Special Permit that authorizes such restricted use. This position reflects the Board's conclusion that the Town of Foxborough will benefit from the Proposed Building and its use as it has benefited – and continues to benefit – from the Campground. The Board noted in this respect the quality design of the Proposed Building; the fact that use of the Proposed Building would not create any adverse impact to the Town of Foxborough or the neighborhood in which the Subject Property is situated; and the belief that the Town of Foxborough will benefit fiscally by the additional taxes that will accrue from the existence of the Proposed Building, with the potential for additional financial benefits in the event that the Proposed Building can be used in the future as desired by the Applicant.

### ***Decision***

Based on the above, the Board on motion duly made and seconded voted unanimously (3-0) to grant the requested Special Permit, subject to the following conditions:

1. The Proposed Building may be used solely for purposes that are incidental and subordinate to the Campground's camping activities. Such uses would be for the "use and convenience" of the Campground's camping patrons, and thus would be accessory to the Campground's principal function. In this respect, the Special Permit granted by this Decision (i) permits use of the first floor of the Proposed Building as described by the Applicant during the hearing, and (ii) permits use of the second floor of the Proposed Building for events and functions with respect to individuals who then are using the Campground for camping purposes. This Special Permit does not permit use of the second floor of the Proposed Building (or any other portion of such structure) for events and functions by individuals and entities that are not then utilizing the Campground for camping activities.<sup>6</sup>
2. The Proposed Building shall be sited and constructed on the Subject Property in accordance with the Proposed Building Plans.
3. Site plan review and approval by the Foxborough Planning Board in accordance with Section 10.5 of the *Zoning Bylaws*, and approval(s) by the Foxborough Board of Health with respect to the septic system that will service the Proposed Building.
4. This Decision does not in any manner or respect amend, modify or revise the Board's decision in Case No. 91-10. The Special Use Permit granted by that decision and the various conditions imposed by the Board remain in full force and effect as set forth therein.
5. Events or functions that are held in the Proposed Building as permitted by this Decision shall be subject to such authorization and permits as may be required by applicable law, including, without limitation, such permits as may be required for the serving of food and beverages.

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<sup>6</sup> In the event that the *Zoning Bylaws* are at any future time amended so as to permit the use of the Proposed Building for the types of "outside" events to which the Special Permit granted by this Decision does not extend, a modification of this Decision will be required before the Applicant may utilize the Proposed Building for such purposes.

This Decision shall be of no effect until recorded in the Norfolk County Registry of Deeds after certification by the Foxborough Town Clerk as required by G.L. Chapter 40A, Section 11. Any appeals from this Decision shall be made pursuant to G.L. Chapter 40A, Section 17, and shall be filed within twenty (20) days after this Decision has been filed with the Foxborough Town Clerk.

The foregoing is a true copy of Decision No. 16-04 issued by the Board of Appeals of Foxborough, Massachusetts. Original counterpart copies of this Decision have been filed with the Foxborough Town Clerk and the Foxborough Planning Board.

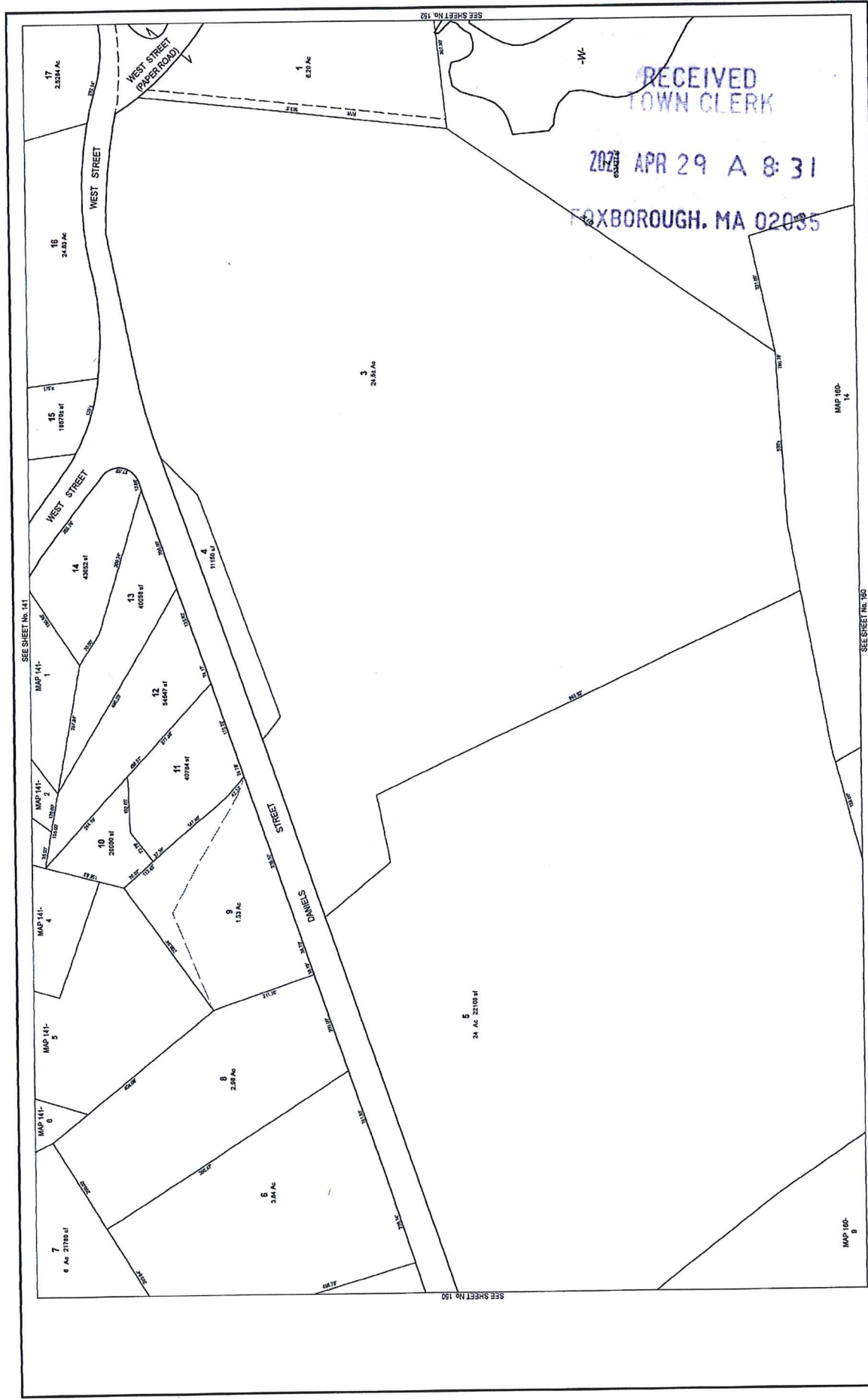
**FOXBOROUGH ZONING BOARD  
OF APPEALS**

Dated: \_\_\_\_\_

\_\_\_\_\_  
Barnett D. Ovrut

\_\_\_\_\_  
David J. Brown

\_\_\_\_\_  
Kristofor R. Behn



THIS MAP IS FOR RECORD PURPOSES. IT IS NOT VALID FOR LEGAL PURPOSES UNLESS IT IS RECORDED IN THE OFFICE OF THE REGISTERED DEEDS AND RECORDS OF THE COMMONWEALTH OF MASSACHUSETTS. STATE PLANS AND RECORDS WILL BE MAINTAINED BY THE REGISTERED DEEDS AND RECORDS OFFICE.

REVISÉ & REPRINTED BY  
**CAI Technologies**  
 17 Pleasant Street, Foxborough, MA 02035  
 508-548-2222

LEGEND

- ..... 6 PARCEL NUMBER
- ..... 10 POINT OF REFERENCE
- ..... 13 COMMON OVERLAP
- ..... 14 METEORIC
- ..... 15 SEE SHEET No. 61
- ..... 16
- ..... 17

SCALE: 1" = 80'  
 FEET 0 20 40 60 80  
 METERS 0 10 20 30 40  
 REVISION TO: JANUARY 1, 2019

INDEX DIAGRAM

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PROPERTY MAPS  
**FOXBOROUGH**  
 MASSACHUSETTS

MAP NO. **151**

TIMBERFRAME SPECIFICATIONS:

- These drawings depict an exposed, heavy timber framed structure.
- The timbers are DOUGLAS FIR, unless noted otherwise. The timbers meet the WWPA standards for #1 (or better). Their moisture content, at fabrication, is approximately 20%.
- The timbers are to be installed in accordance with the manufacturer's instructions. They are subject to slight revision, but only under the direct supervision of the ENGINEER OF RECORD for the frame.
- The timber connections are based on traditional methods - using mortises, tenons, gables, pegs, and keys. The connections are to be detailed and fabricated in accordance with the manufacturer's instructions.
- All metal connectors (if post-tension, for example) are to be Simpson or equal.

- A0 COVER
- A1 FIRST FLOOR PLAN
- TF1 TIMBER FRAME - BENTS
- TF2 TIMBER FRAME - ELEVATIONS
- TF3 TIMBER FRAME - ROOF

CONCRETE NOTES:

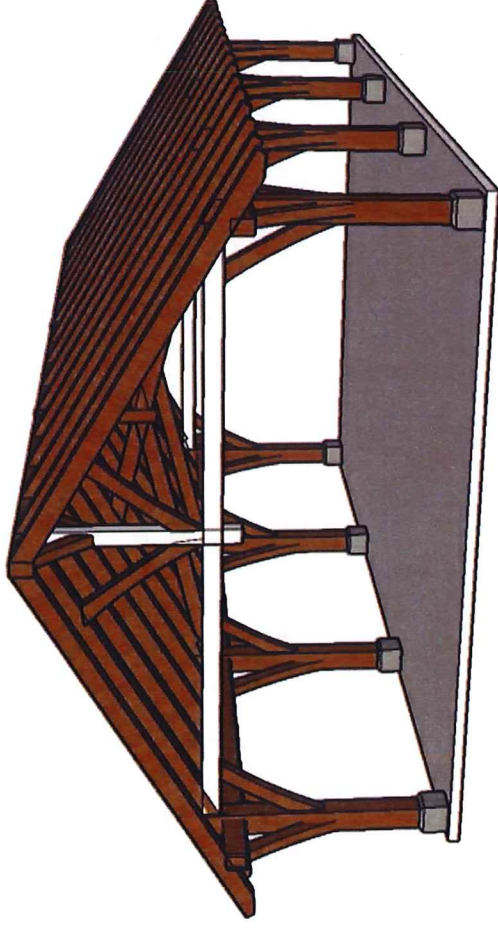
1. CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) STANDARD 308. REINFORCING STEEL SHALL BE EPOXY COATED BARS (ASTM A675) WITH A CORROSION RESISTANT FINISH. ALL REINFORCING STEEL SHALL COMPLY WITH THE REQUIREMENTS FOR STRUCTURAL CONCRETE. REINFORCING STEEL SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) STANDARD SPECIFICATION FOR STRUCTURAL STEEL. ALL REINFORCING STEEL SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) STANDARD SPECIFICATION FOR STRUCTURAL STEEL.
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI (20.7 MPa) AND A MINIMUM TENSILE STRENGTH OF 4000 PSI (27.6 MPa). THE CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) STANDARD 308.
3. STRUCTURAL CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) STANDARD 308. THE CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) STANDARD 308.
4. CONCRETE SHALL BE PLACED ON CHOLE SHALL BE PLACED ONCE A VIBRO BARRIER LAPPED A MINIMUM OF 6 INCHES AND SEALED.
5. REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) STANDARD 308.
6. REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) STANDARD 308.
7. CONCRETE REINFORCEMENT SHALL BE MADE BY STEEL MEETING THE REQUIREMENTS OF ASTM A603 EXCEPT FOR STRUCTURAL AND TIES WHICH MAY BE MADE OF STEEL MEETING THE REQUIREMENTS OF ASTM A601.
8. REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) STANDARD 308.
9. VERTICAL REINFORCEMENT SHALL BE DEVELOPED IN THE FOUNDATION. DETAILS SHALL TERMINATE WITH A MINIMUM OF 12 INCHES ABOVE THE FOUNDATION.
10. MINIMUM OF 12 INCHES ABOVE THE FOUNDATION.
11. CONCRETE SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) STANDARD 308.
12. CONCRETE SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) STANDARD 308.
13. ANCHOR BOLTS SHALL BE 1/2" DIA. WITH A MINIMUM EMBEDMENT LENGTH OF 8 INCHES. ANCHOR BOLTS SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) STANDARD 308.
14. ANCHOR BOLTS SHALL BE 1/2" DIA. WITH A MINIMUM EMBEDMENT LENGTH OF 8 INCHES. ANCHOR BOLTS SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) STANDARD 308.
15. ANCHOR BOLTS SHALL BE 1/2" DIA. WITH A MINIMUM EMBEDMENT LENGTH OF 8 INCHES. ANCHOR BOLTS SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) STANDARD 308.

DESIGN CRITERIA:

- BUILDING CODES:  
IRC 2009 MASSACHUSETTS WITH AMENDMENTS  
CONCRETE REINFORCING STEEL (ASTM A675) (A508)  
STEEL STRUCTURAL CONNECTIONS (AISC) 305  
AND/AIA 103-1997 NATIONAL DESIGN SPECIFICATION (NDS)
- DESIGN LOADS:  
WIND LOADS: 100 MPH WIND SPEED - B  
MINIMUM LIVE LOADS: 20 PSF (ASD/MSJC)  
MINIMUM DEAD LOADS: 10 PSF (ASD/MSJC)  
ANY REQUIREMENTS THAT DIFFER FROM WHAT IS SHOWN AND  
ACTUAL, MUST BE INDICATED TO THE ATTENTION OF HARDWICK POST  
AND BEING. THE DESIGNER SHALL BE RESPONSIBLE FOR THE  
REVISIONS OF ANY CHANGES TO THE DESIGN. ALL CHANGES  
AND WILL BE RETURNED TO SELECTED. QUANTITIES MAY VARY  
ALL AS IS UNLESS OTHERWISE SPECIFIED AND WILL NOT BE REVISABLE

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER IMMEDIATELY. ANY CHANGES WHICH DIFFER FROM WHAT IS INDICATED ON THE DRAWINGS SHALL BE INDICATED TO THE ATTENTION OF THE DESIGNER IMMEDIATELY.
2. DIMENSIONS SHOWN ON DRAWINGS SHALL BE METRIC UNLESS OTHERWISE INDICATED.
3. CONNECTIONS ON MATERIALS SHALL NOT BE PLACED, SPACED OR SIZED UNLESS OTHERWISE INDICATED. ALL DIMENSIONS SHALL BE METRIC UNLESS OTHERWISE INDICATED. ALL DIMENSIONS SHALL BE METRIC UNLESS OTHERWISE INDICATED. ALL DIMENSIONS SHALL BE METRIC UNLESS OTHERWISE INDICATED. ALL DIMENSIONS SHALL BE METRIC UNLESS OTHERWISE INDICATED.
4. NOTES, DETAILS AND DIMENSIONS ON MATERIALS SHALL BE METRIC UNLESS OTHERWISE INDICATED. ALL DIMENSIONS SHALL BE METRIC UNLESS OTHERWISE INDICATED. ALL DIMENSIONS SHALL BE METRIC UNLESS OTHERWISE INDICATED. ALL DIMENSIONS SHALL BE METRIC UNLESS OTHERWISE INDICATED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND LABOR REQUIRED FOR THE CONSTRUCTION OF THE PERGOLA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND LABOR REQUIRED FOR THE CONSTRUCTION OF THE PERGOLA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND LABOR REQUIRED FOR THE CONSTRUCTION OF THE PERGOLA.



2021 APR 29 A 8:31  
FOXBOROUGH, MA 02035  
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TOWN CLERK

**HARDWICK POST & BEAM**

P.O. BOX 225  
HARDWICK, MA 01037  
PH: (413) 477-6430  
FAX: (413) 477-0937  
WWW.HARDWICKPOSTANDBEAM.COM

**PROPOSED PROJECT:**  
NORMANDY FARMS PERGOLA

**CLIENT:**  
KRISTINE DANIELS  
72 WEST STREET  
FOXBOROUGH, MA

**GENERAL PROJECT INFO:**  
NORMANDY FARMS PERGOLA  
FOXBOROUGH, MA  
DOUGLAS FIR

**DATE:** 11-3-20  
**DRAWN BY:** RMS  
**CHECKED BY:**  
**SCALE:**



NO.	REVISIONS	DATE
1	CONCEPT	11/03/20
2	TABLE END TRUSS CHANGE	12/10/20

PAGE NUMBER  
PERGOLA  
A1 OF 1



R.O. BOX 225  
HARDWICK MA 01037  
PH: (413) 477-6430  
FAX: (413) 477-0937  
LIC. NO. 1D0887  
WWW.HARDWICKPOSTANDBEAM.COM

PROPOSED PROJECT:

NORMANDY FARMS PERGOLA  
CLIENT:  
THE HANBILLS  
72 WEST STREET  
FOXBOROUGH, MA

GENERAL PROJECT INFO:  
NORMANDY FARMS PERGOLA  
FOXBOROUGH, MA  
DOUGLAS FIR

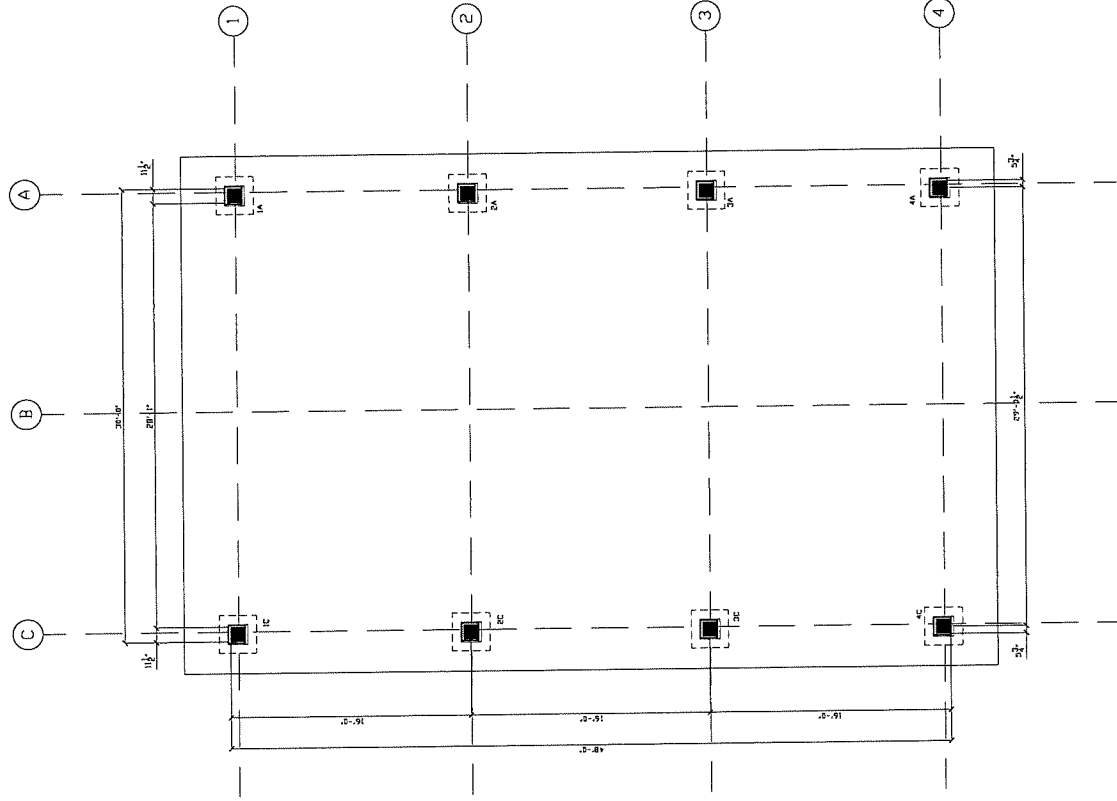
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SCALE:



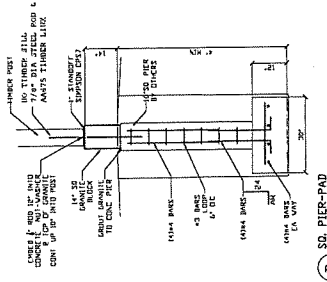
FIRE TOWER  
111 WASHINGTON ST.  
FOXBOROUGH, MA 01533  
REG. NO. 1000000000

NO.	REVISIONS	DATE
1	CONCEPT	11/9/20
2	ORACLE END TRUSS CHANGE	12/1/20

PERGOLA  
PAGE NUMBER  
A1 OF 1



FLOOR PLAN  
SCALE: 1/4" = 1'-0"



D SO, PIER-PAD  
SCALE: 3/4" = 1'-0"



P.O. BOX 225  
HARDWICK, MA 01037  
PH: (413) 477-6430  
FAX: (413) 477-0937  
WWW.HARDWICKPOSTANDBEAM.COM

PROPOSED PROJECT:

NORMANDY FARMS PERGOLA  
CLIENT:  
KRISTINE DANIELS  
72 WINDY STREET  
POWERSVILLE, MA

GENERAL PROJECT INFO:  
NORMANDY FARMS PERGOLA  
POWERSVILLE, MA  
DOUGLAS FRY

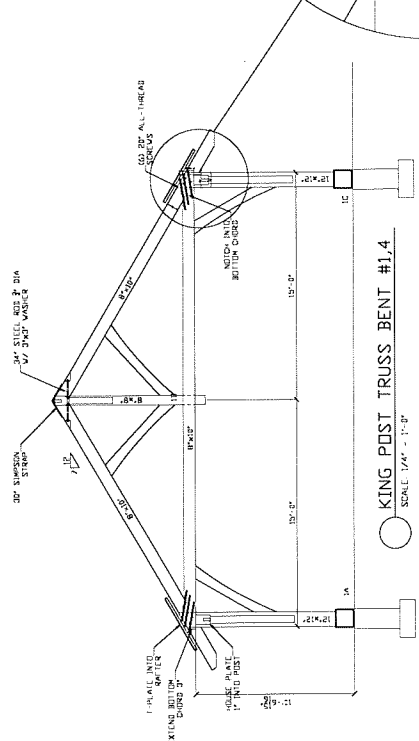
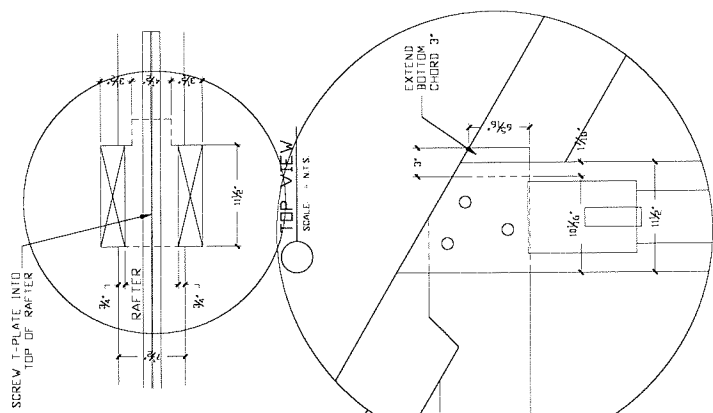
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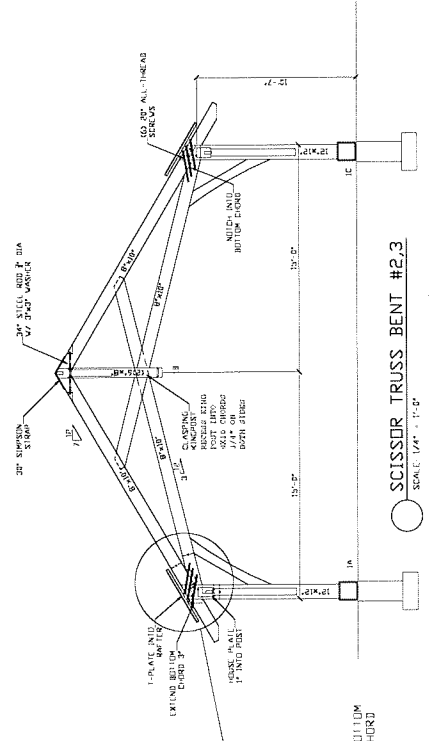
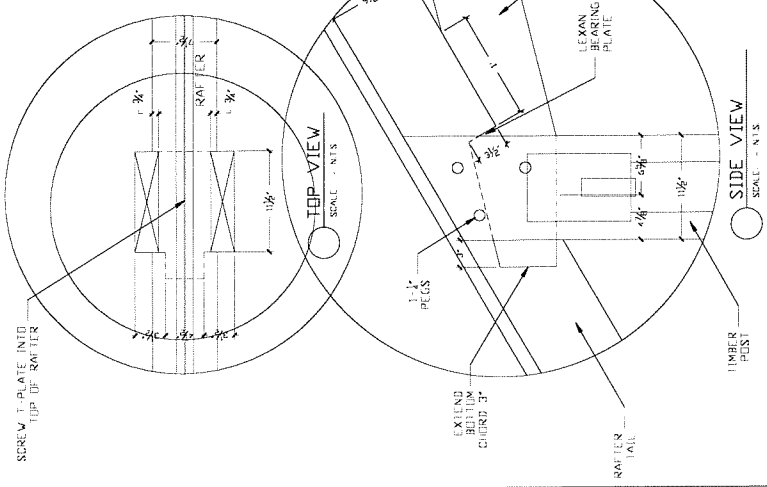
NO.	REVISIONS	DATE
1	CONCEPT	11.3.20
2	CABLE END TRUSS CHANGE	12.10.20

BENTS

PAGE NUMBER  
TF1 OF 3



KING POST TRUSS BENT #14  
SCALE: 1/4" = 1'-0"



SCISSOR TRUSS BENT #2,3  
SCALE: 1/4" = 1'-0"

SIDE VIEW

SCALE: N.T.S.



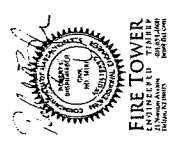
P.O. BOX 205  
HARDWICK, MA 01037  
PH: (413) 477-6430  
FAX: (413) 477-9997  
WWW.HARDWICKPOSTANDBEAM.COM

PROPOSED PROJECT:  
NORMANDY FARMS PERGOLA

CLIENT:  
FRANK CANNALS  
73 WEST STREET  
FOXBOROUGH, MA

GENERAL PROJECT INFO:  
NORMANDY FARMS PERGOLA  
FOXBOROUGH, MA  
DOUGLAS FIR

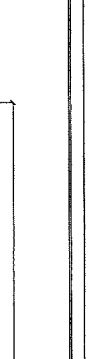
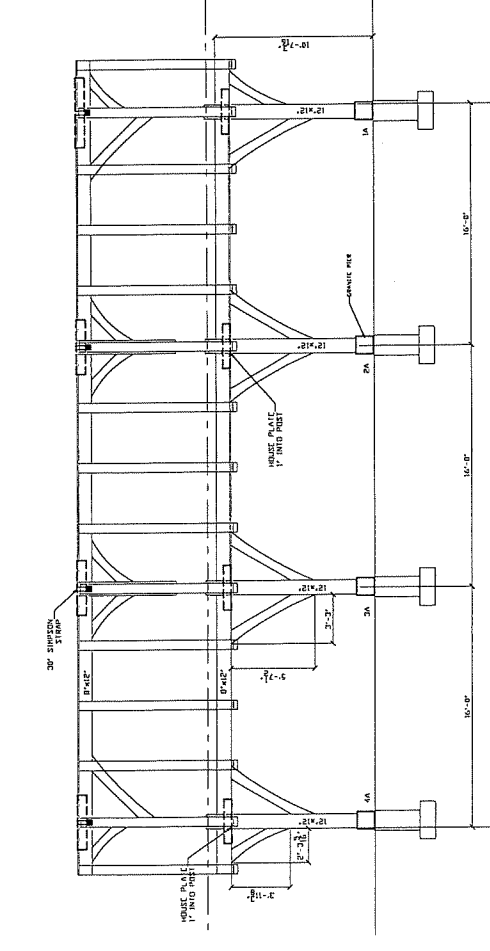
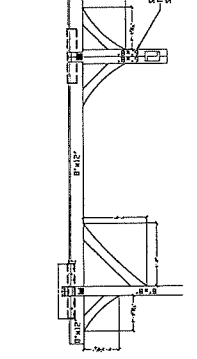
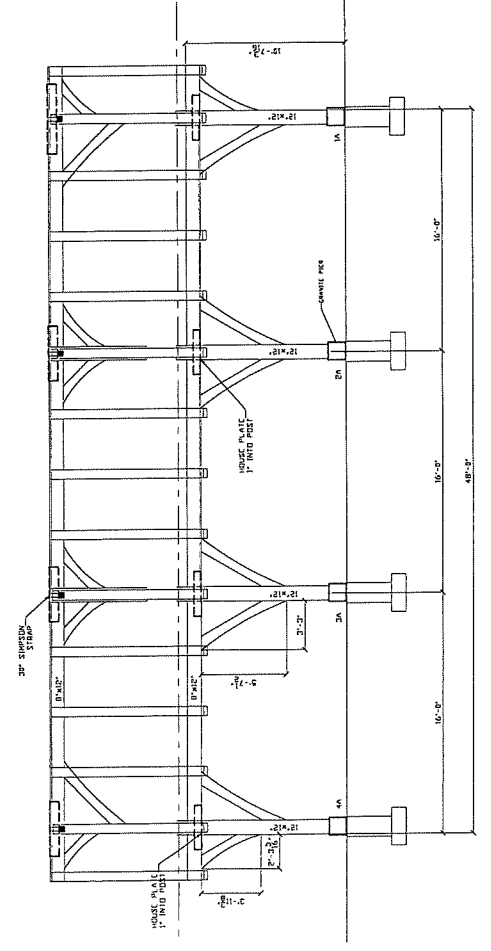
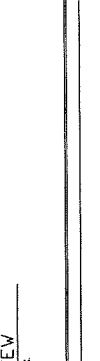
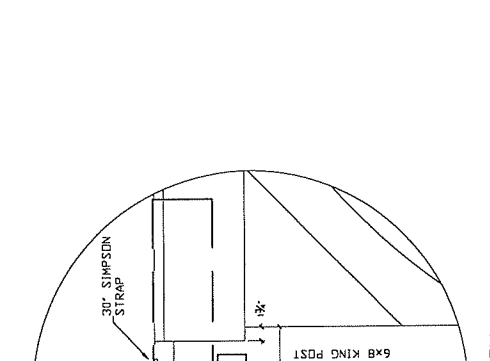
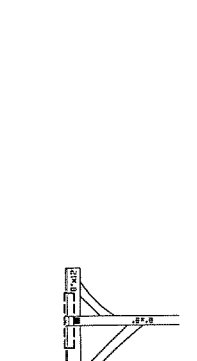
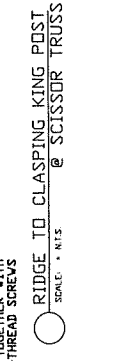
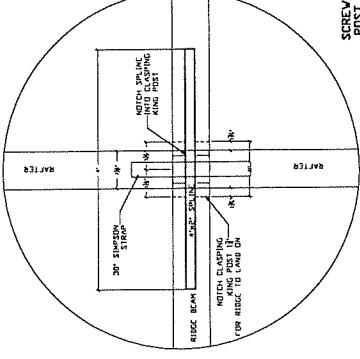
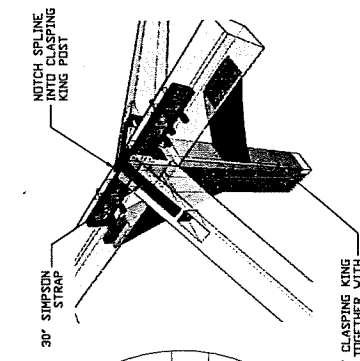
DATE: 11-9-20  
DRAWN BY: RMS  
CHECKED BY:  
SCALE:



FIRE TOWER  
ENGINEERED BY  
DANIEL J. HANCOCK  
REGISTERED PROFESSIONAL ENGINEER

NO.	REVISIONS	DATE
1	CONCEPT	11/10/20
2	CABLE END TRUSS CHANGE	12/10/20

ELEVATIONS  
PAGE NUMBER





P.O. BOX 225  
 HARDWICK, MA 01037  
 PH: (413) 477-6430  
 FAX: (413) 477-0937  
 WWW.HARDWICKPOSTANDBEAM.COM

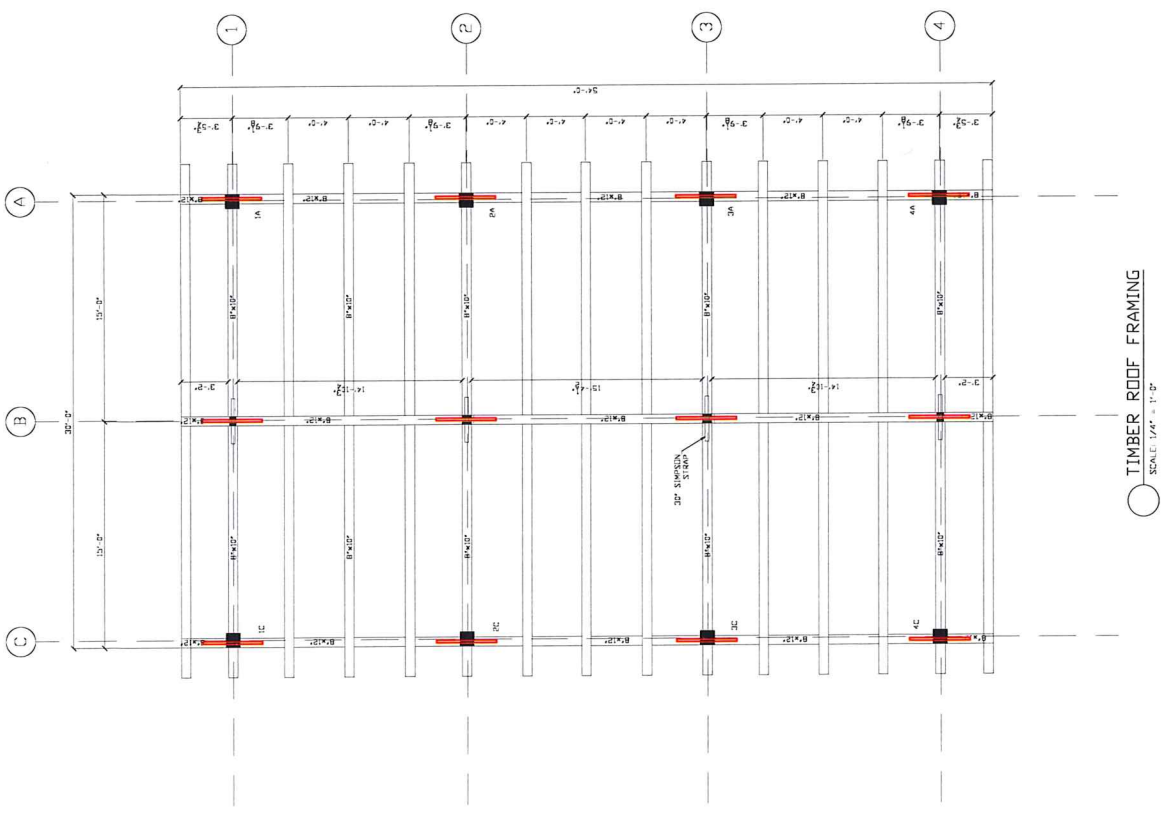
PROPOSED PROJECT:  
 NORMANDY FARMS PERGOLA  
 CLIENT:  
 KRISTINE DANIELA  
 FOUNDATION, MA

GENERAL PROJECT INFO:  
 NORMANDY FARMS PERGOLA  
 1000 W. MAIN ST., MA  
 DOUGLAS, MA  
 DATE: 11-3-20  
 DRAWN BY: RMS  
 CHECKED BY:  
 SCALE:

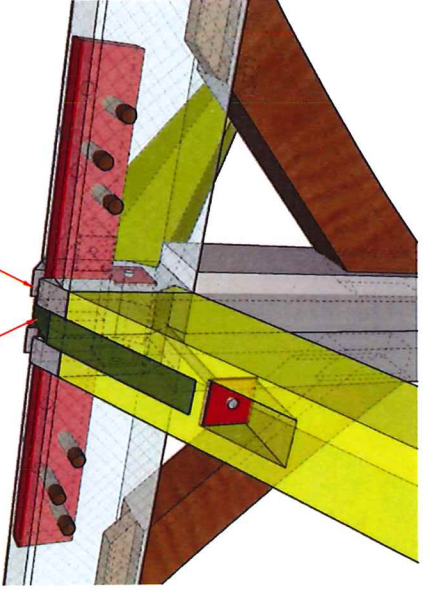


NO.	REVISIONS	DATE
1	CONCEPT	11/3/20
2	GABLE END TRUSS CHANGE	11/10/20

PAGE NUMBER  
 ROOF  
 TF3 OF 3



30" SIMPSON STRAP



○ RIDGE TO CLASPING KING POST  
 SCALE: 1/4" = 1'-0"  
 ○ SCISSOR TRUSS





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

(508) 543-1215

Fax: (508) 543-6278

RECEIVED  
 BOARD OF ASSESSORS  
 APR 13 2021  
 TOWN OF FOXBOROUGH

**CERTIFICATION OF ABUTTERS**

PROPERTY OWNER: Kristine Daniels | Normandy Farms Campground  
 MAILING ADDRESS: 72 West Street, Foxboro, MA 02035  
 PROPERTY LOCATION: 72 West Street, Foxboro, MA 02035  
 ASSESSORS MAP/PARCEL: 160/009  
 APPLICANT: Kristine Daniels PHONE: 866-673-2767 x306  
 AUTHORITY REQUESTING LIST: \_\_\_\_\_  
 DATE SUBMITTED: 4/12/21  
 LIST REQUESTED: 500 FT  DIRECT ABUTTER  
                    300 FT  ABUTTER TO ABUTTER  
                   100 FT

RECEIVED  
 TOWN CLERK  
 2021 APR 29 A 8:31  
 FOXBOROUGH, MA 02035

I, Keevin R. Daniels 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  
300 ft. map 160 Parcel 009

Date: 4/13/21

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  
DANIELS STREET  
FOXBOROUGH, MA  
160/009  
(300 feet)  
4/13/2021  
\*\*\*\*\*

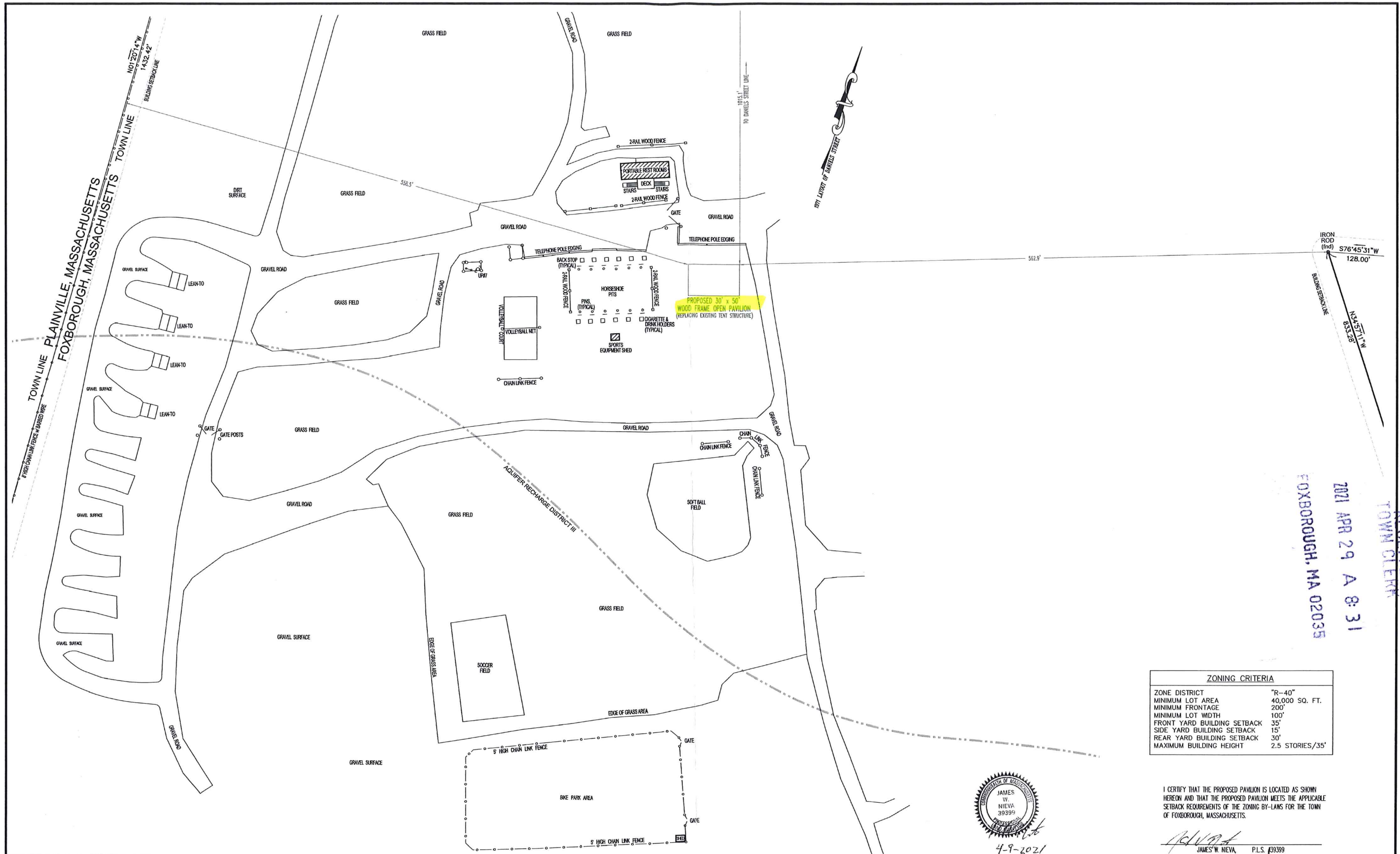
Location:  
150/001  
DANIELS STREET  
Owner:  
FAMILY REALTY INTEREST INC  
72 WEST ST  
FOXBORO, MA 02035

Location:  
151/005  
DANIELS STREET  
Owner:  
FAMILY REALTY INTEREST INC  
72 WEST STREET  
FOXBOROUGH, MA 02035

Location:  
160/010  
SPRUCE STREET  
Owner:  
FAMILY REALTY INTEREST INC  
72 WEST STREET  
FOXBOROUGH, MA 02035-0000

Location:  
160/011  
SPRUCE STREET  
Owner:  
FAMILY REALTY INTEREST INC  
72 WEST ST  
FOXBOROUGH, MA 02035

Location:  
160/008  
SPRUCE STREET  
Owner:  
FAMILY REALTY INTEREST INC  
72 WEST STREET  
FOXBOROUGH, MA 02035



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 TOWN CLERK  
 2021 APR 29 A 8:31  
 FOXBOROUGH, MA 02035

ZONING CRITERIA	
ZONE DISTRICT	"R-40"
MINIMUM LOT AREA	40,000 SQ. FT.
MINIMUM FRONTAGE	200'
MINIMUM LOT WIDTH	100'
FRONT YARD BUILDING SETBACK	35'
SIDE YARD BUILDING SETBACK	15'
REAR YARD BUILDING SETBACK	30'
MAXIMUM BUILDING HEIGHT	2.5 STORIES/35'

I CERTIFY THAT THE PROPOSED PAVILION IS LOCATED AS SHOWN HEREON AND THAT THE PROPOSED PAVILION MEETS THE APPLICABLE SETBACK REQUIREMENTS OF THE ZONING BY-LAWS FOR THE TOWN OF FOXBOROUGH, MASSACHUSETTS.



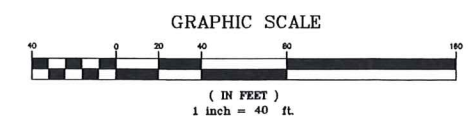
4-9-2021

*JW Nieva*  
 JAMES W. NIEVA, P.L.S. #39399

**BUILDING PERMIT PLAN**  
 FOR LAND LOCATED IN THE TOWN OF  
**FOXBOROUGH, MASSACHUSETTS**

SHEET NO.	SCALE	FILE No.
1 of 1	1"=40'	801
		JOB No. 5330

ASSESSORS REFERENCE	SHEET 160 LOT 4070
ZONING REFERENCE	"R-40" RESIDENTIAL & AGRICULTURAL



NO.	DATE	REFERENCE
REVISIONS		
DATE: APRIL 9, 2021		

RESEARCH BY: JWN  
 FIELD SURVEY: KGM/JWN  
 COMPUTED BY: JWN  
 DRAFTED BY: DRD  
 DESIGNED BY: ---  
 CHECKED BY: JWN

**Dunn · McKenzie, Inc.**  
 LAND SURVEYING AND CIVIL ENGINEERING  
 206 DEDHAM STREET, Rt.1A at Rt.115  
 NORFOLK, MASSACHUSETTS 02056  
 (508) 384-3990 - FAX (508) 384-3905  
 jimmy@dunnmckenzie.com

**SITE LOCATION:**  
 72 WEST STREET  
 FOXBOROUGH, MASSACHUSETTS 02035

**PREPARED FOR:**  
 NORMANDY FARMS FAMILY CAMPGROUND, INC.  
 72 WEST STREET  
 FOXBOROUGH, MASSACHUSETTS 02035  
 PHONE #(666) 673-2767

Z:\021\021\104\1045330 PERGOLA-BUILDING PERMIT PLAN.dwg, EXISTING CONDITIONS PLAN, 4/9/2021 2:44:53 PM