



BOARD OF APPEALS
TOWN OF FOXBOROUGH
 40 SOUTH STREET
 MASSACHUSETTS
 02035

APPLICATION FOR BOARD OF APPEALS HEARING

Name of Applicant: KRISTINE FARNER / JAMES GREEN Tel # 508.248.4571
 Mailing Address: 29 CONNIE DR FOXBORO MA 02035 Email: jkgreen6772@gmail.com
 Location of Property Subject of the Hearing: 29 CONNIE DR FOXBORO
 Assessors Map #: 5B Parcel #: 22 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): _____
 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 3.1, base table 6.14 of the Zoning By-Laws to
 allow SEE ATTACH

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): _____

4. **OTHER** (i.e. Comprehensive Permit, Finding or Sign Bylaw - Chapter 213 Signs)
 Explain: _____

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

APPLICATION FOR THE BOARD OF APPEALS (cont.)

Applicant: James Green and Kristine Farmer
Address: 29 Connie Dr.
SPECIAL PERMIT: 3.1.6 use table L14

...to allow the applicant to operate a family child care (FCC). To clarify, this type of childcare is home-based, not in a facility. It is conducted out of the provider's place of residence. We will be licensed through the Department of Early Education and Care (EEC) which is the state's governing agency. There are three types of licenses that a provider can hold. They are distinguished by the ratio of children to provider. (Meaning the number of children allowed to be taken care of per one adult defines the type of license.) I previously held a large family license from 1997 until 2006 and now have an amazing opportunity to open another one.

I have 24 years of professional experience in the field of early childhood development. My degree is in Human Development with a focus on early childhood education. I have so much to offer families in terms of my knowledge and skills and the environment that we will provide. Additionally, I have 6 years of experience working with young children with a wide variety of developmental delays and disabilities, which will greatly benefit any family in need of more support.

As the demand for the care of children continues to rise, so does the demand for daycares. By granting us this permit, we will be able to offer this community a unique program. Our mission is to make an impact not only on the wellness of the children but also on the environment and our future. We will offer quality, eco-friendly childcare. We will be providing a healthy, loving environment for children ages 3 months to 5 years old. We aim to increase our sustainability in order to reduce our businesses' negative impact on the earth. We will be using eco-friendly cleaning products as to not add harsh chemicals into our environment. We already avidly compost and recycle. While we expect to have an increase in trash, we will still have less than the average household.

We will strive to reduce any inconvenience our business may have in our neighborhood. Our hours of operation will be consistent with a regular work schedule, Monday through Friday. Arrival will start at 7:45 in the morning, with the occasional need for drop-off no earlier than 7 am. We will close at 5:30 pm except for having to accommodate an occasional late pick-up no later than 6:30 pm. Our neighborhood is off of Oak St on Connie Dr. It's a fairly quiet neighborhood with little traffic flow. We realize there will be an increase in cars coming in and out of the neighborhood, but we expect it to be minimal. My solution is to ask parents to enter Kerr Rd and exit out Walter Rd from Oak St. Or, vice versa given which part of Oak St they are coming from. In my experience, most parents arrive in a staggered fashion anywhere from the opening time until as late as 9 am. And pick-up time can also vary. I am applying to be re-licensed for Large family. This license will allow me to provide care for up to 10 children in my home. We plan to start small which will allow for growth over the years as clients build their families. This outlook is based on experience and knowledge that children thrive on consistency. Allowing for expansion will reduce the risk of any need for a change in care, thus reducing the stress on the child and family. I expect that some of our clients will have more than one child. My previous daycare accommodated up to 10 infants, toddlers, and preschoolers. I never had more than 5 cars on any given day as most of my families had 2 or more children. As for parking, we have a newly paved 20' W x 80' L driveway; potentially fitting 8 cars if needed. That being said, I don't anticipate any problems with the minor increase in traffic in our neighborhood.

On a personal note, Jim is a lifelong resident and I have lived here for 28 years. We are quiet people and respectful to those around us. We are dedicated to this town and want to support its residents and neighbors as best we can.

Thank you for your time and consideration.

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

Applicant's Signature: [Signature] Date: 6-3-21

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

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

Subject Property Owner's Signature: [Signature] Date: 6-3-21
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: [Signature] Date: 6/3/21

Town Clerk Receipt

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

Town Clerk or Agent's Signature: _____ Date: _____

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)

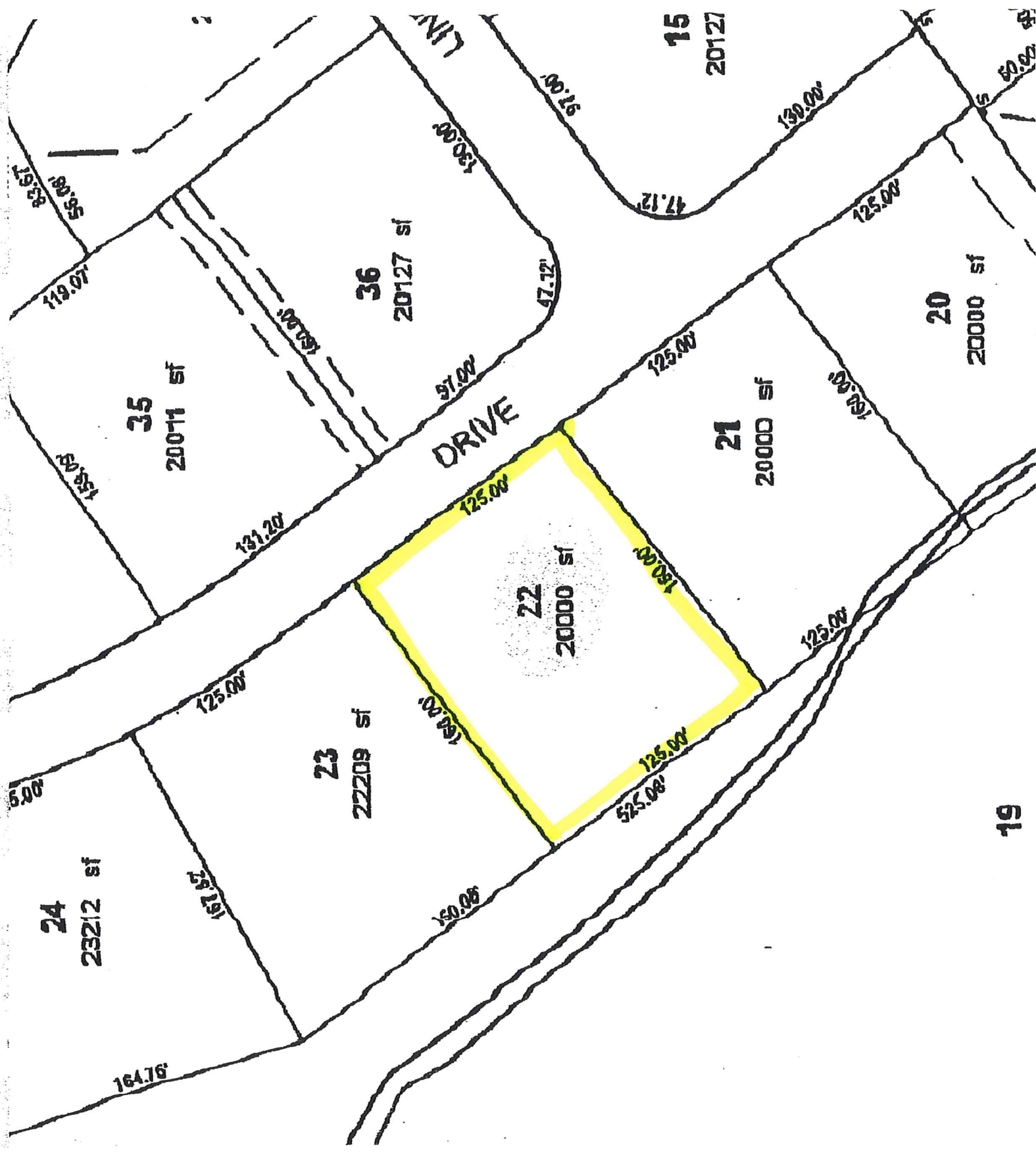
FILING AND ADVERTISING FEES

(a) A filing fee shall be made payable to the "Town of Foxborough" as follows:

Application Type	Filing Fee*
(i) Single and Two-Family Special Permits (including home occupations), Variances and Findings	\$150
(ii) Multi-Family Special Permits, Variances and Findings	\$200 plus \$75 for each unit in excess of 2
(iii) Non-Residential Special Permits, Variances and Findings	\$300
(iv) Signs	\$200
(v) Appeals of Building Commissioner/ Zoning Enforcement Officer	\$150
(vi) Comprehensive Permits	As determined in accordance with Section 5.03 of the Foxborough Zoning Board of Appeals Rules and Regulations

** Each request within an application is subject to and requires payment of the filing fee that is applicable thereto. For example, an application requesting both a special permit and a variance for a non-residential use would require payment of a \$600 filing fee.*

(b) An advertising fee shall be made payable directly to The Sun Chronicle (or such other locally-distributed newspaper in which the Board designates the required hearing notice to be advertised) in such amount as is required thereby.



24
23212 sf

164.76'

191.45'

125.00'

131.20'

35
20011 sf

119.07'

158.05'

83.57'

185.08'

23
22209 sf

164.00'

150.00'

125.00'

97.00'

36
20127 sf

130.00'

47.12'

22
20000 sf

525.00'

125.00'

125.00'

21
20000 sf

125.00'

150.00'

125.00'

20
20000 sf

19

15
20127

97.16'

130.00'

47.12'

50.00'

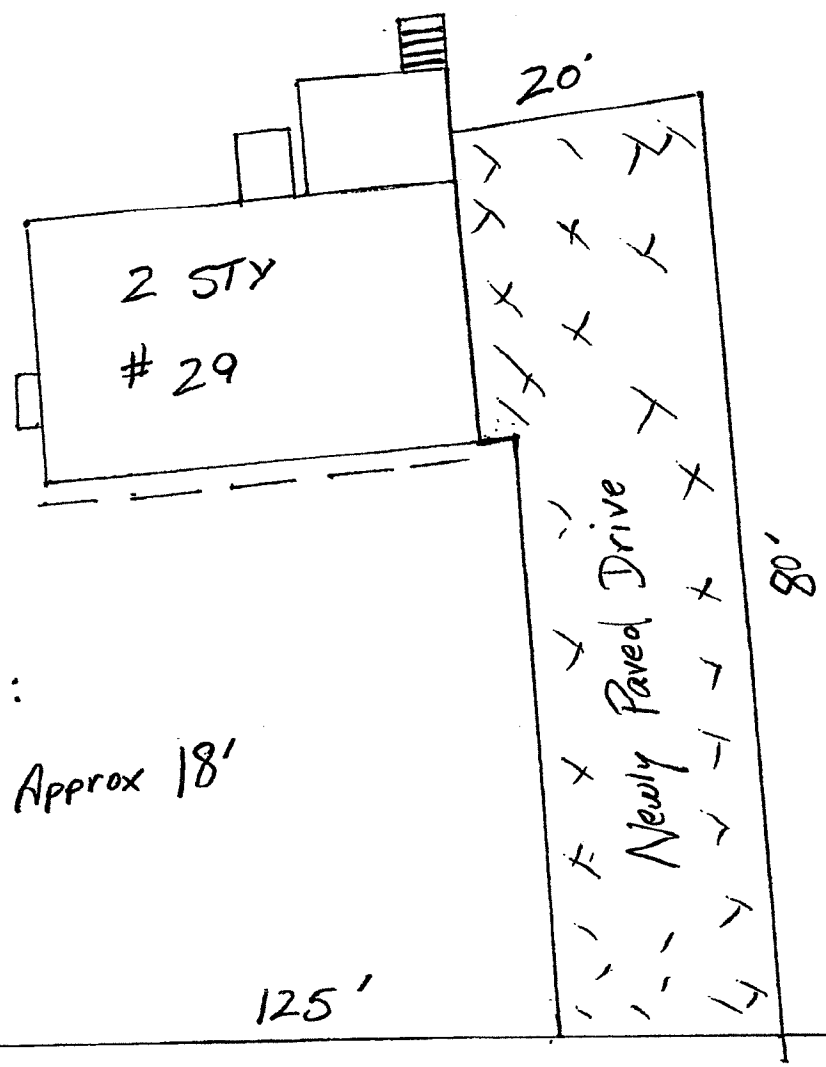
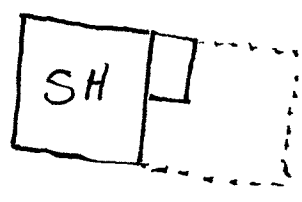
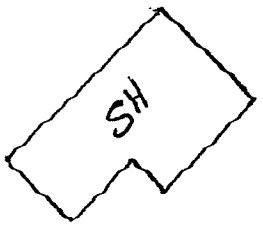
DRIVE

29 Connie Dr.



125'

lot 37
20,000 SF



160'

160'

Scale:

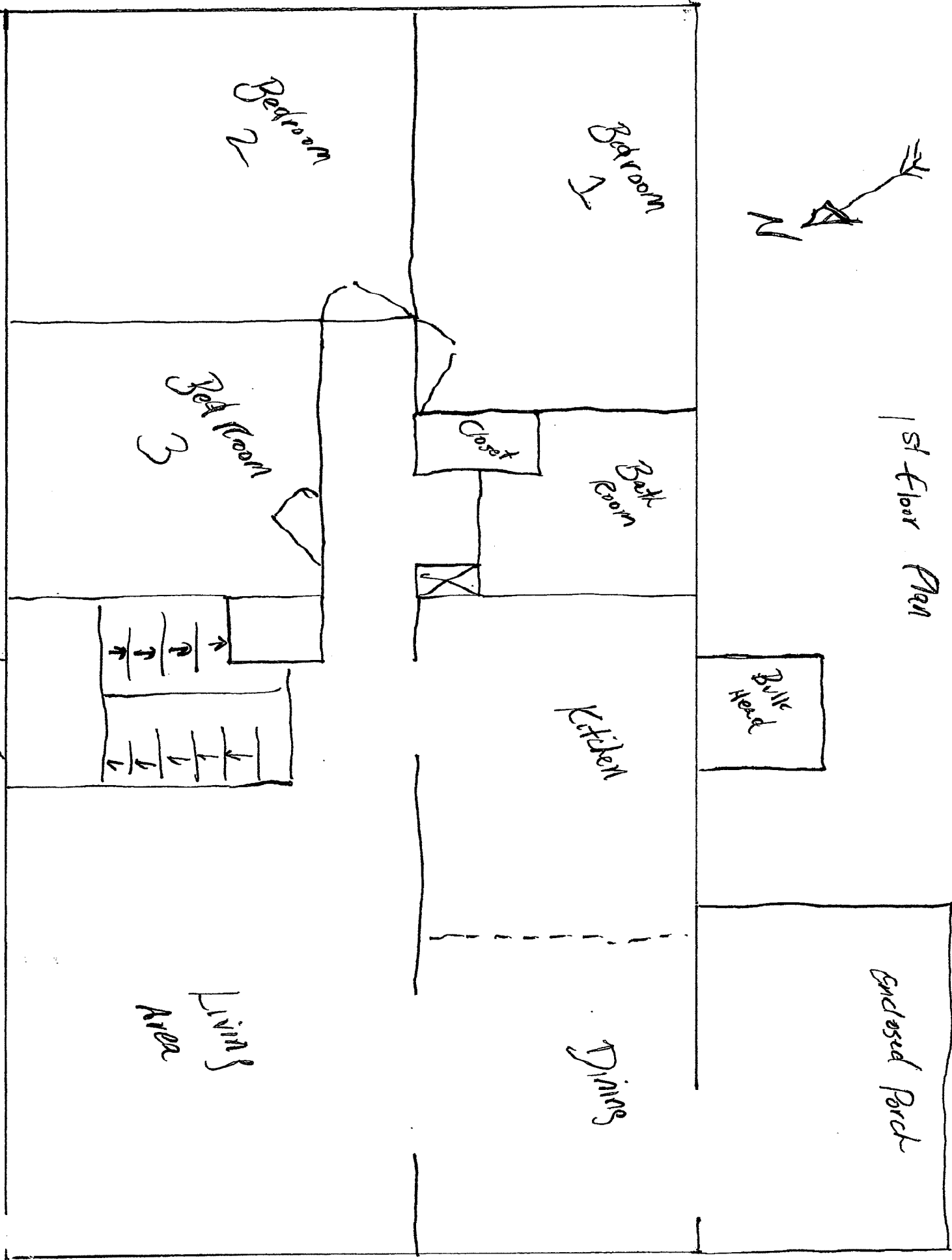
1" = Approx 18'

125'

1st Floor Plan

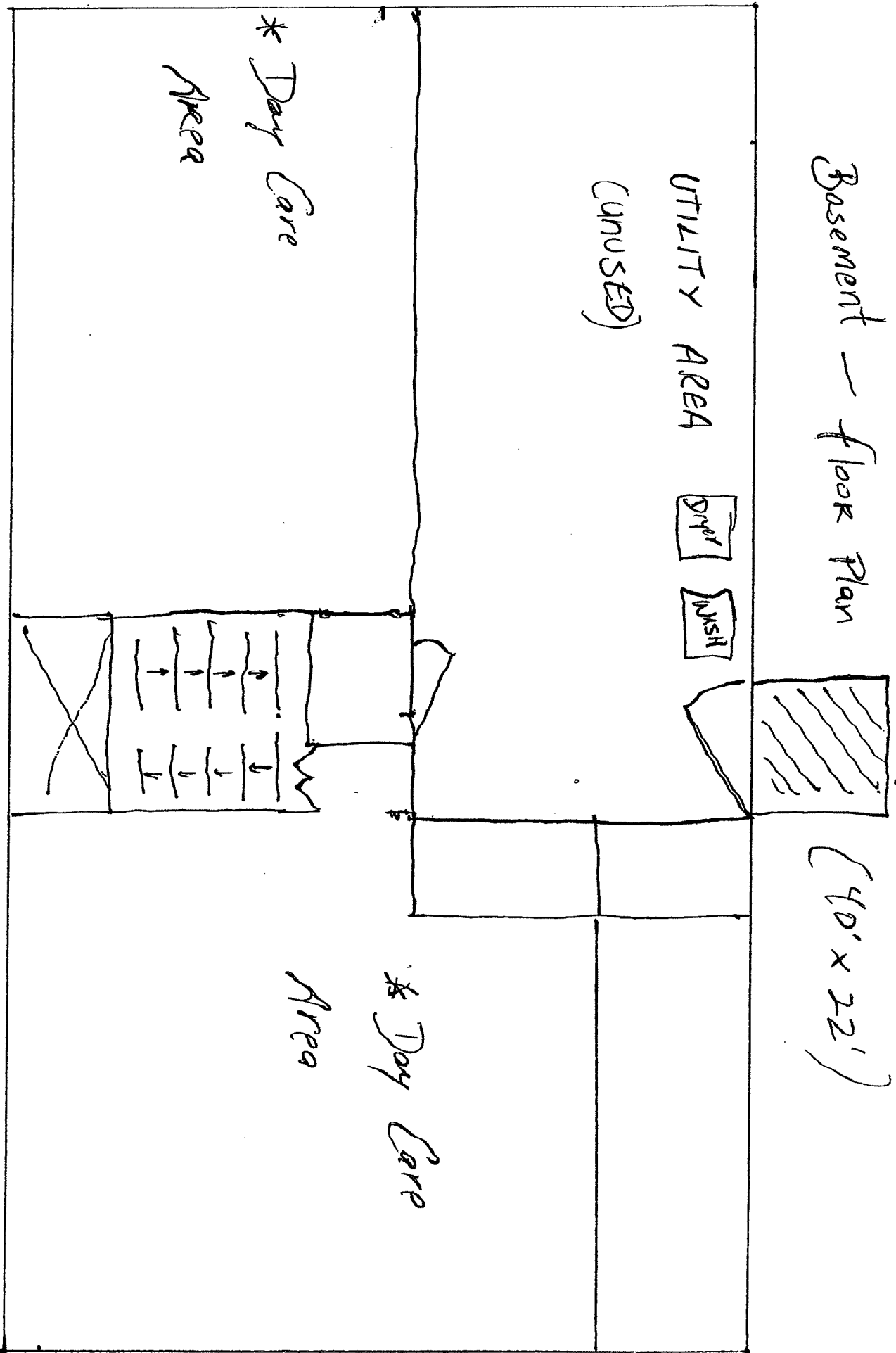


#29 Conne Dr.

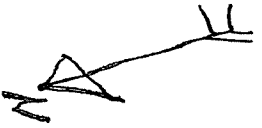


Basement - floor Plan

(40' x 22')



front - Conne Dr. #29



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style:	08	Raised Ranch			
Model:	01	Residential			
Grade:	04	C			
Stories:	1.00				
Occupancy	1	Vinyl Siding	CONDO DATA		
Exterior Wall 1	25		Parcel Id	C	Owne
Exterior Wall 2	03	Gable	Adjust Type	Code	Description
Roof Structure:	13	Arch Shingles	Condo Fir		Factor%
Interior Wall 1	03	Plaster	Condo Unit		
Interior Wall 2	12	Hardwood	COST / MARKET VALUATION		
Interior Fir 1			Building Value New		199,133
Interior Fir 2			Year Built		
Heat Fuel:	03	Gas/Oil	Effective Year Built		1964
Heat Type:	04	Forced Hot Air	Depreciation Code		A
AC Type:	03	Central	Remodel Rating		
Total Bedrooms	03	3 Bedrooms	Year Remodeled		16
Full Baths	1		Depreciation %		
Half Baths:	0		Functional Obsol		1,000
Extra Fixtures	0		External Obsol		
Total Rooms:	6	Average	Trend Factor		
Bath Style:	02	Average	Condition		
Kitchen Style:	02	Average	Condition %		84
Extra Kitchens			Percent Good		167,300
Fireplace	1		RCONLD		
Extra Openings			Dep % Ovr		
Gas Fireplace			Dep Ovr Comment		
SF Fin Bsmt	300	Rec Room	Misc Imp Ovr		
FBM Quality			Misc Imp Ovr Comment		
Bsmt Garage	1		Cost to Cure Ovr		

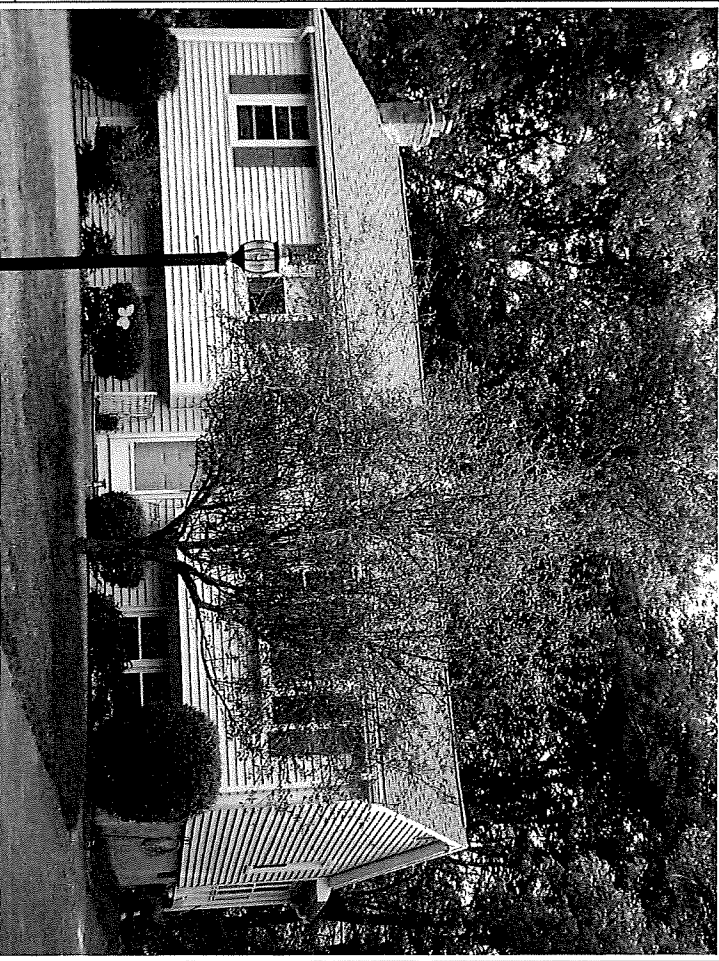
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	LB	Units	Unit Price	Yr Bld	Cond. Cd	% Gd	Grade	Grade Adj.	Appr Value
SPL5	Above Ground	L	1	1000.00	1980					600
SHD1	Shed - Averag	L	220	13.00	1980		50		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,028	1,028	1,028	127.47	131,039
FEP	Fin Encl Porch	0	140	84	76.48	10,707
RBM	Raised Basemen	0	960	336	44.61	42,830
Ttl Gross Liv / Lease Area		1,028	2,128	1,448		184,576

BAS	20	40	2	2	14	14	2
RBM	20	40	2	2	14	14	2
FEP	10	10	10	10	14	14	10



After recording, mail to:
Mr. James L. Green
29 Connie Drive
Foxboro, MA 02035

Bk 27669 Ps342 #44078
05-14-2010 @ 12:43p

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS NOT
DEDHAM, MA AN
CERTIFY OFFICIAL COPY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

NOT
AN
OFFICIAL COPY
MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 05-14-2010 @ 12:43PM
Ct1#: 1208 Doc#: 44078
Fee: \$1,436.40 Cons: \$315,000.00

QUITCLAIM DEED

We, **ROBERT E. GREEN** and **MARY GREEN**, of Foxboro, Norfolk County, Massachusetts
for consideration paid, and in full consideration of **THREE HUNDRED FIFTEEN
THOUSAND AND 00/100 (\$315,000.00) DOLLARS**

grant to:

JAMES L. GREEN, Individually

of **29 Connie Drive, Foxboro, MA 02035**

with quitclaim covenants

The land, with the buildings thereon if any, situated in Foxborough, Norfolk County, Massachusetts,
being shown as Lot 37 Connie Drive on plan entitled "Country View Homes, Foxboro, Mass., Maple
Leaf Construction Inc. - Developer" by McIntyre & Johnson, Inc., C.E.'s, dated May 9, 1960,
recorded with Norfolk County Registry of Deeds as Plan No. 1237 in Plan Book 209, and according
to said plan bounded and described as follows:

- NORTHEASTERLY by Connie Drive, one hundred twenty-five and 00/100 (125.00) feet;
- NORTHWESTERLY by Lot 36, one hundred sixty and 00/100 (160.00) feet;
- SOUTHEASTERLY by Lot 38, one hundred twenty-five and 00/100 (125.00) feet;
and
- SOUTHWESTERLY by land now or formerly of Kerr & Lorusso, one hundred sixty
and 00/100 (160.00) feet.

Containing 20,000 square feet according to said plan.

Said premises are conveyed subject to and with the benefit of easements, restrictions, agreements and
reservations of record, if any there be, insofar as the same may be in force and applicable.

Locus: 29 Connie Drive, Foxboro, MA 02035

2

JUN 03 2021

TOWN OF FOXBOROUGH



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

(508) 543-1215

Fax: (508) 543-6278

CERTIFICATION OF ABUTTERS

PROPERTY OWNER: JAMES GREEN
MAILING ADDRESS: 29 CONNIE DR FOXBORO, MA 02035
PROPERTY LOCATION: 29 CONNIE DR FOXBORO MA 02035
ASSESSORS MAP/PARCEL: 58-22
APPLICANT: JAMES GREEN
KRISTINE FARMER PHONE: 508-243-4571
AUTHORITY REQUESTING LIST: BOARD OF APPEALS
DATE SUBMITTED: 6.3.21
LIST REQUESTED: 500 FT DIRECT ABUTTER
 300 FT ABUTTER TO ABUTTER
 100 FT

I, Hannalore Suinnes, 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

Map 58 - Parcel 22 300ft.

Date: 6/3/21

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
29 CONNIE DRIVE FOXBOROUGH, MA
058/ / 022/000 000/000**

(300 feet)

June 3, 2021,

Location:

058/ / 020/000 000/000
35 CONNIE DRIVE

Owner:

COOMBS ARTHUR G & JEAN M TR
THE COOMBS FINANCIAL TRUST
35 CONNIE DRIVE
FOXBOROUGH, MA 02035

Location:

058/ / 021/000 000/000
31 CONNIE DRIVE

Owner:

ABCL LLC
70 WISTERIA PL
TAUNTON, MA 02780

Location:

058/ / 023/000 000/000
27 CONNIE DRIVE

Owner:

KEANEY EDWARD L & LORRAINE M
27 CONNIE DRIVE
FOXBORO, MA 02035

Location:

058/ / 024/000 000/000
25 CONNIE DRIVE

Owner:

JOHNSON TROY F & JACQUELINE L
TE
25 CONNIE DRIVE
FOXBOROUGH, MA 02035

Location:

058/ / 025/000 000/000
23 CONNIE DRIVE

Owner:

CALLAHAN EDWARD J & GERALDINE L
23 CONNIE DRIVE
FOXBOROUGH, MA 02035

Location:

058/ / 035/000 000/000
26 CONNIE DRIVE

Owner:

MULLALLY KEVIN P & KATHLEEN M TE
26 CONNIE DRIVE
FOXBOROUGH, MA 02035

Location:

058/ / 036/000 000/000

27 LINDA STREET

Owner:

HAWKINS WILLIAM G JR & MARY LOU TR

27 LINDA STREET

FOXBOROUGH, MA 02035

Location:

058/ / 018/000 000/000

CONNIE DRIVE

Owner:

COOMBS ARTHUR G & JEAN M TR

THE COOMBS FINANCIAL TRUST

35 CONNIE DRIVE

FOXBOROUGH, MA 02035

Location:

058/ / 019/000 000/000

CONNIE DRIVE

Owner:

COOMBS ARTHUR G & JEAN M TR

THE COOMBS FINANCIAL TRUST

CONNIE DRIVE

FOXBOROUGH, MA 02035