



BOARD OF APPEALS  
TOWN OF FOXBOROUGH  
40 SOUTH STREET  
MASSACHUSETTS  
02035

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2022 MAR 22 A 9:15

FOXBOROUGH, MA 02035

**APPLICATION FOR BOARD OF APPEALS HEARING**

Name of Applicant: Lamar Advertising Co. Tel #. 401-421-4504  
Mailing Address: 360 Warren Avenue, East Providence, Rhode Island 02914  
Email: mrenninger@Lamar.com  
Location of Property Subject of the Hearing: 124 Washington Street, Foxborough, MA 02035  
Assessors Map #: 040 Parcel #: 005 Zoning District: S-1, Sign District 1  
Is the property located in any zoning overlay district? No  Yes  If yes, please identify overlay district WRPOD.  
Owner of Subject Property (if different than applicant): Maystar Realty Corp.  
Address of Owner (if different than applicant's address): 124 Washington Street, Suite 1  
Were previous decisions rendered on the subject property?: No  Yes . If yes, please Provide copy of decision(s). See Attached Case # 2019-11

**\*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 \_\_\_\_\_ 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: A request by Lamar Advertising Co. pursuant to the Codes of Foxborough Chapter 213-Signs, to modify Special Sign Permit Case No. 2019-11, Condition (1.) by deleting the words "the edge of the proposed billboard shall not be less than 16 feet" and substituting the words "the edge of the billboard shall not be less than 11.5 feet" from Washington Street's road layout.

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

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

Applicant's Signature: Michael O'Connell Date: 3/15/2022

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

I, Gregory P. Spin Tuzske Pine Black Office PARV CONDO ASSOCIATION as owner of subject property, hereby authorize the applicant, LAMAR ADVERTISING Co, to act on matters before the Foxborough Zoning Board of Appeals as referenced in the above application.

Subject Property Owner's Signature: [Signature] Trustee Date: 3/16/22

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: 3/17/22

Town Clerk Receipt

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

Town Clerk or Agent's Signature: Candice Loue Date: 3/22/22

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  
FEB 16 2022  
TOWN OF FOXBOROUGH

2022 MAR 22 A 8:15

FOXBOROUGH, MA 02035

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

(508) 543-1215

Fax: (508) 543-6278

CERTIFICATION OF ABUTTERS

PROPERTY OWNER: Maystar Realty Trust  
MAILING ADDRESS: 124 Washington St. Unit 305  
PROPERTY LOCATION: 124 Washington Street  
ASSESSORS MAP/PARCEL: 040 / 005  
APPLICANT: William Casbarra PHONE: 617-834-4270  
AUTHORITY REQUESTING LIST: same  
DATE SUBMITTED: 2/16/22  
LIST REQUESTED:  500 FT  DIRECT ABUTTER  
 300 FT  ABUTTER TO ABUTTER  
 100 FT

I, Kellee [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  
Map 040 Parcel 005 300ft.

Date: 2/16/22

BOARD OF ASSESSORS  
FOXBOROUGH MASSACHUSETTS

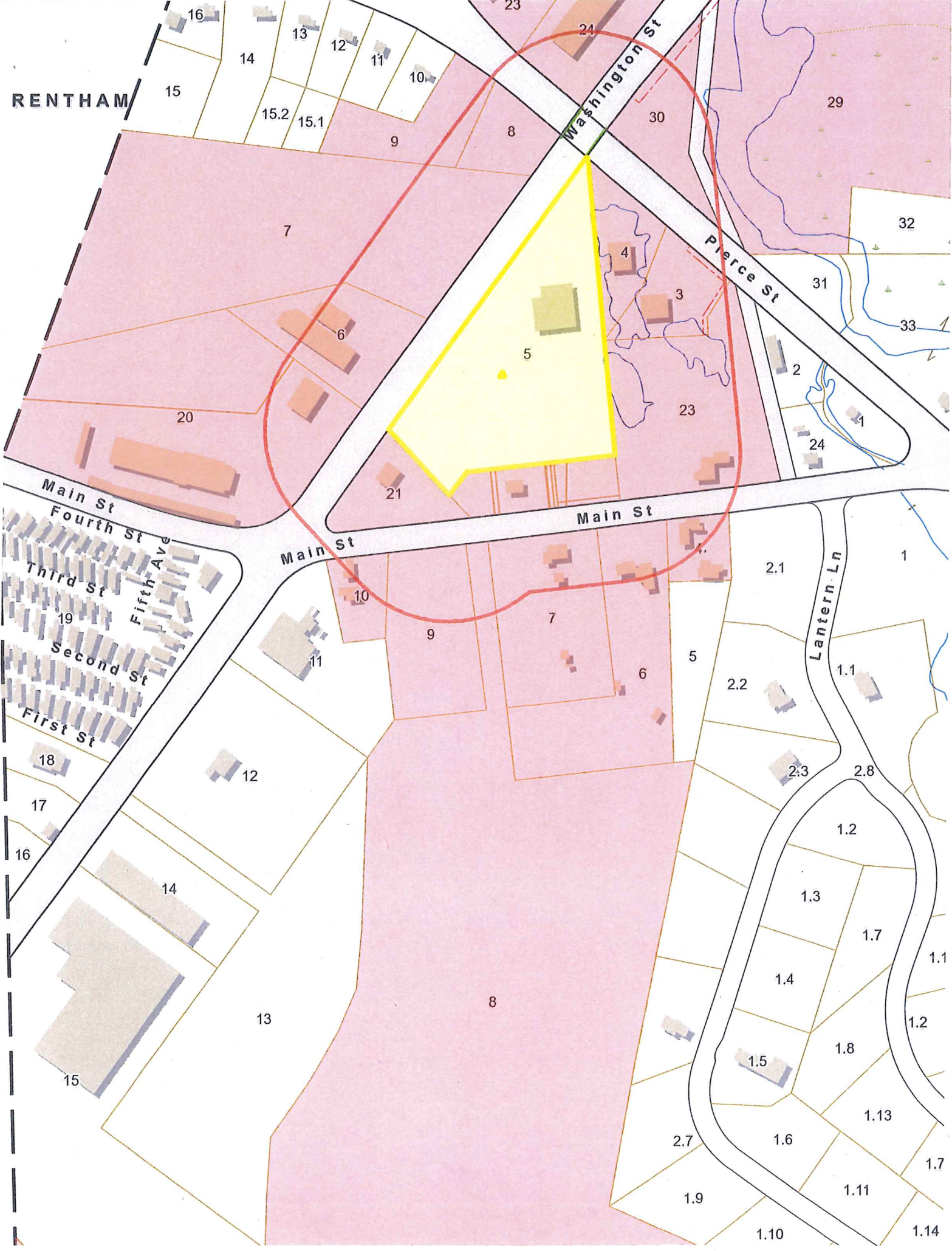
Massachusetts General Law c. 40A, s.11, "The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the names and addresses of parties in interest and such certification shall be conclusive for all purposes."

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."



RENTHAM



Abutting Properties for

124 Washington St Unit 305  
 FOXBOROUGH, MA 02035

040-005  
 (300 ft)  
 2/16/2022

\*\*\*\*\*

| Parcel Number | Property Address          | Owner Name               | Owner Address            | Owner City | Owner State | Owner Zip |
|---------------|---------------------------|--------------------------|--------------------------|------------|-------------|-----------|
| 040-003-000   | 14 PIERCE STREET          | 711 REALTY CORP          | 1204 WASHINGTON ST       | STOUGHTON  | MA          | 02072     |
| 040-004-000   | 18 PIERCE STREET          | 711 REALTY CORP          | 1204 WASHINGTON ST       | STOUGHTON  | MA          | 02072     |
| 040-006-000   | 123 WASHINGTON STREET #1  | BOSTON BUSINESS BAYS LLC | 123 WASHINGTON ST UNIT 7 | FOXBORO    | MA          | 02035     |
| 040-006-000   | 123 WASHINGTON STREET #10 | BOSTON BUSINESS BAYS LLC | 123 WASHINGTON ST UNIT 7 | FOXBORO    | MA          | 02035     |
| 040-006-000   | 123 WASHINGTON STREET #2  | BOSTON BUSINESS BAYS LLC | 123 WASHINGTON ST UNIT 7 | FOXBORO    | MA          | 02035     |
| 040-006-000   | 123 WASHINGTON STREET #3  | BOSTON BUSINESS BAYS LLC | 123 WASHINGTON ST UNIT 7 | FOXBORO    | MA          | 02035     |
| 040-006-000   | 123 WASHINGTON STREET #4  | BOSTON BUSINESS BAYS LLC | 123 WASHINGTON ST UNIT 7 | FOXBORO    | MA          | 02035     |
| 040-006-000   | 123 WASHINGTON STREET #5  | BOSTON BUSINESS BAYS LLC | 123 WASHINGTON ST UNIT 7 | FOXBORO    | MA          | 02035     |
| 040-006-000   | 123 WASHINGTON STREET #6  | BOSTON BUSINESS BAYS LLC | 123 WASHINGTON ST UNIT 7 | FOXBORO    | MA          | 02035     |
| 040-006-000   | 123 WASHINGTON STREET #7  | BOSTON BUSINESS BAYS LLC | 123 WASHINGTON ST UNIT 7 | FOXBORO    | MA          | 02035     |
| 040-006-000   | 123 WASHINGTON STREET #8  | BOSTON BUSINESS BAYS LLC | 123 WASHINGTON ST UNIT 7 | FOXBORO    | MA          | 02035     |
| 040-006-000   | 123 WASHINGTON STREET #9  | BOSTON BUSINESS BAYS LLC | 123 WASHINGTON ST UNIT 7 | FOXBORO    | MA          | 02035     |
| 040-006-000   | 123 WASHINGTON STREET #1  | BOSTON BUSINESS BAYS LLC | 123 WASHINGTON ST UNIT 7 | FOXBORO    | MA          | 02035     |

|             |                           |                          |                          |         |    |       |
|-------------|---------------------------|--------------------------|--------------------------|---------|----|-------|
| 040-006-000 | 123 WASHINGTON STREET #6  | BOSTON BUSINESS BAYS LLC | 123 WASHINGTON ST UNIT 7 | FOXBORO | MA | 02035 |
| 040-006-000 | 123 WASHINGTON STREET #7  | BOSTON BUSINESS BAYS LLC | 123 WASHINGTON ST UNIT 7 | FOXBORO | MA | 02035 |
| 040-006-000 | 123 WASHINGTON STREET #8  | BOSTON BUSINESS BAYS LLC | 123 WASHINGTON ST UNIT 7 | FOXBORO | MA | 02035 |
| 040-006-000 | 123 WASHINGTON STREET #9  | BOSTON BUSINESS BAYS LLC | 123 WASHINGTON ST UNIT 7 | FOXBORO | MA | 02035 |
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| 040-006-000 | 123 WASHINGTON STREET #9  | BOSTON BUSINESS BAYS LLC | 123 WASHINGTON ST UNIT 7 | FOXBORO | MA | 02035 |
| 040-007-000 | 119 WASHINGTON STREET     | FXW LLC                  | 1 PATRIOT PL             | FOXBORO | MA | 02035 |

|             |                       |   |                       |                |    |                |
|-------------|-----------------------|---|-----------------------|----------------|----|----------------|
| 040-008-000 | WASHINGTON STREET     | FXW LLC   | 1 PATRIOT PL          | FOXBORO        | MA | 02035          |
| 040-009-000 | 32 PIERCE STREET      | FXW LLC   | 1 PATRIOT PL          | FOXBORO        | MA | 02035          |
| 040-023-000 | 1 TURNER ROAD         | PITMAN ANNE F                                   | 1 TURNER ROAD         | FOXBOROUG<br>H | MA | 02035-<br>0000 |
| 040-024-000 | 113 WASHINGTON STREET | HANFELIG JAY I &<br>DONNA SINDEN<br>TRUSTEES    | 60 CAMPANELLI DR      | BRAINTREE      | MA | 02184          |
| 040-029-000 | WASHINGTON STREET     | FXLP LLC  | 1 PATRIOT PL          | FOXBORO        | MA | 02035          |
| 040-030-000 | PIERCE STREET         | FXPL LLC  | 1 PATRIOT PLACE       | FOXBORO        | MA | 02035          |
| 051-004-000 | 252 MAIN STREET       | SPIER GREGORY P<br>& KATHRYN CRANE-<br>SPIER TR | 1 HUTCHINS DRIVE      | FOXBORO        | MA | 02035          |
| 051-006-000 | 256 MAIN STREET       | COUNTY<br>MORTGAGE LLC                          | 256 MAIN STREET       | FOXBORO        | MA | 02035          |
| 051-007-000 | 258 MAIN STREET       | ROSE BRYAN S &<br>CHRISTINE B TE                | 258 MAIN STREET       | FOXBOROUG<br>H | MA | 02035          |
| 051-008-000 | MAIN STREET           | TOWN OF<br>FOXBOROUGH<br>CONSERVATION           | 40 SOUTH STREET       | FOXBOROUG<br>H | MA | 02035-<br>0000 |
| 051-009-000 | MAIN STREET           | TOWN OF<br>FOXBOROUGH                           | 40 SOUTH STREET       | FOXBOROUG<br>H | MA | 02035-<br>0000 |
| 051-010-000 | 264 MAIN STREET       | PANEK STEVEN F                                  | 264 MAIN STREET       | FOXBOROUG<br>H | MA | 02035          |
| 051-020-000 | 129 WASHINGTON STREET | RAC PROPERTIES<br>LLC                           | 129 WASHINGTON STREET | FOXBOROUG<br>H | MA | 02035-<br>0000 |
| 051-021-000 | 263 MAIN STREET       | BAROUNIS FOTIOS<br>TR                           | 263 MAIN ST           | FOXBORO        | MA | 02035          |
| 051-022-000 | 257 MAIN STREET       | MAYSTAR REALTY<br>TRUST                         | 124 WASHINGTON STREET | FOXBOROUG<br>H | MA | 02035-<br>0000 |

051-023-000

251 MAIN STREET

CRANDELL RYAN P  
& JESSICA R TE

251 MAIN STREET

FOXBOROUGH  
H

MA

02035



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BOARD OF APPEALS  
TOWN OF FOXBOROUGH

40 SOUTH STREET  
MASSACHUSETTS  
02035

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2019 NOV -6 A 10: 22  
FOXBOROUGH, MA 02035

RECORD AND DECISION

October 2019

Case No. 2019-11

Name of Applicant:

Lamar Advertising Company

Nature of Application:

Request pursuant to the *Code of the Town of Foxborough, Massachusetts, Chapter 213: Signs*, for (i) a Special Sign Permit under *Section 213-3.C.(1)(a)* and *Section 213-6.A.(1), Table 2: Sign District 1 Dimensional Requirements*, to install a two-sided, 672 square foot billboard, and (ii) for a Special Sign Permit pursuant to *Section 213-3.C.(1)(g)* to permit the height of the Proposed Billboard to exceed the 50-foot maximum allowable height for billboards as set forth in such *Table 2*. The proposed billboard is to be situated on property in Sign District 1 at 124 Washington Street, Foxborough, Massachusetts.

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FOXBOROUGH, MA 02035

A Public Hearing concerning the referenced Application was held by the Foxborough Zoning Board of Appeals (the "Board") at 7:00 p.m. on Thursday, October 17, 2019, in the Community Meeting Room of the Boyden Library, 10 Bird Street, Foxborough, Massachusetts, after notice by publication in *The Foxboro Reporter*, by posting on the Notice Bulletin Board in the Foxborough Town Hall, and by mailing to abutters within 300 feet of the property lines of the lot on which the sign that is the subject of this Application is to be installed. The following Members of the Board were present and acted on the Application throughout:

Barnett D. Ovrut, Chairman  
David J. Brown, Member  
Kimberly A. Mellen, Member.

This matter concerns the request of Applicant Lamar Advertising Company ("Lamar Advertising") pursuant to the *Code of the Town of Foxborough, Massachusetts, Chapter 213: Signs* (the "Sign Bylaw") that the Board grant (i) a Special Sign Permit under *Sign Bylaw*

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ROBERT E. CUTLER, JR.  
TOWN CLERK, FOXBOROUGH, MA

Sections 213-3.C.(1)(a) and 213-6.A.(1), Table 2: Sign District 1 Dimensional Requirements, to allow the construction and operation of a two-sided, 672 square foot billboard (the "Proposed Billboard"), and (ii) a Special Sign Permit under Sign Bylaw Section 213-3.C.(1)(g) to permit the height of the Proposed Billboard to exceed the 50-foot maximum allowable height for billboards that is set forth in Sign Bylaw Table 2. The Proposed Billboard will be situated on property (the "Subject Property") in Sign District 1 at 124 Washington Street, Foxborough, Massachusetts. The Subject Property is owned by the Pine Brook Office Park Condominium Association.

Lamar Advertising was represented at the hearing by Matt Renniger, a Lamar Advertising Real Estate Manager; Michael F. Murphy, a Lamar Advertising Vice President/General Manager; and Gregory P. Spier, the President of Maystar Realty Corporation and Trustee of Maystar Realty Trust.<sup>1</sup> They collectively noted that the Proposed Billboard would be two-sided, with each side being 14 feet x 48 feet in area (672 square feet in area); would be approximately 60 feet high; and would be more than 500 feet from any other of the billboards that currently are situated on Washington Street. Illumination would be until midnight by LED lights located at the bottom of the Proposed Billboard, with lighting directed toward the Proposed Billboard itself. Lamar Advertising will own and operate the Proposed Billboard.

The construction and design of the Proposed Billboard are more particularly described in a plan by Outdoor Specialist, Inc. (the "Outdoor Specialist Plan"), a copy of which is attached to this Decision and incorporated herein by reference as Exhibit A. The location of the Proposed Billboard on the Subject Property is more particularly described in three plans by Bay Colony Group, Inc. (collectively the "Bay Colony Plans") that are dated July 2, 2019 and that are individually entitled Zoning Board of Appeals Plan, Locus Plan and 680' Radius Plan. Copies of the Bay Colony Plans are attached to this Decision and incorporated herein by reference as Exhibit B.

Billboards are permitted in Sign District 1 in accordance with Sign Bylaw Section 213-5.A.(1), Table 1: Permitted Signs, and Sign Bylaw Table 2.<sup>2</sup> Pursuant to the latter, the maximum permissible area of a billboard is 672 square feet, and the maximum permissible height of a billboard is 50 feet. In accordance with Note 2 to Sign Bylaw Table 2, billboards are permitted only on property having frontage on Washington Street; must be set back at least 10 feet from any lot line of the property on which situated; and cannot be placed within a 500-foot radius of any other billboard.<sup>3</sup>

<sup>1</sup> The Subject Property is the location of an office condominium building. Maystar Realty Corporation and Maystar Realty Trust each own one or more units in such building. The Application incorrectly stated that the owner of the Subject Property is Maystar Realty Corporation. Mr. Spier executed the Application to authorize Lamar Advertising to act on the matter. The Board is of the assumption – and takes no position concerning such issue – that such action by Mr. Spier either has been properly authorized by the various members of the Pine Brook Office Park Condominium Association, or otherwise is permitted by that organization's condominium documents.

<sup>2</sup> Per Note 2 of Sign Bylaw Table 2, billboards are permitted only on properties that have frontage on Washington Street.

<sup>3</sup> Note 2 of Sign Bylaw Table 2 permits billboards that are set back at least 100 feet from the lot line of the property on which situated to be 25% larger in area and 15% higher than the dimensions set forth in such table, and permits billboards that are set back 350 feet from the street line of the property on which situated to be 50% larger in area and 25% higher than such dimensions.

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ROBERT E. CUTLER, JR.  
TOWN CLERK, FOXBOROUGH, MA

As reflected in the Bay Colony Plans, the Proposed Billboard will be set back 16 feet from the Washington Street roadway and 48 feet from the Subject Property's closest lot line. Such plans also indicate that no other billboard currently is situated within a 500-foot radius of the Proposed Billboard.<sup>4</sup> However, as noted both in the Outside Specialist Plan and at the hearing by Mr. Renniger, the Proposed Billboard will be approximately 60 feet in height—thereby exceeding the *Sign Bylaw's* 50-foot height limitation. It was stated at the hearing that such excess height is required because the area of the Subject Property on which the Proposed Billboard is to be situated is roughly 10 feet below the Washington Street road grade. Accordingly, by allowing the Proposed Billboard to exceed the *Sign Bylaw's* 50-foot height limitation as requested, the Proposed Billboard would be 50 feet above the road grade.

A Special Sign Permit granted by the Board is required pursuant to *Sign Bylaw Section 213-3.C.(1)(a)* and *Sign Bylaw Table 1* as a condition to the construction and operation of a billboard. Factors that the Board is required to consider with respect to an application for a Special Sign Permit are set forth in *Sign Bylaw Section 213-3.C.(2)*. These include the following: the Design Guidelines that are set forth in *Sign Bylaw Section 213-7*; the impact that a Proposed Billboard will have on the *Sign Bylaw's* purpose, on neighboring properties, and the character of the area in which such sign is to be located; the location and visibility of a proposed sign from any public way or public park; a proposed sign's proximity to existing signs, including its proximity to similar signs; the proximity and visibility of a proposed sign to residential uses; the nature and condition of other structures or land uses on the property on which a proposed sign is to be situated; public safety issues or concerns that a proposed sign may create or impact; the illumination of a proposed sign and its size, height materials and colors; and any benefit that the Town of Foxborough, the Town's residents or the general public may realize from any such sign. The Board in granting a Special Sign Permit is permitted pursuant to *Sign Bylaw Section 213-3.E.(10)* to impose such reasonable conditions, restrictions or limitations on the location, number, size, illumination, condition or materials of a proposed sign as it deems appropriate in its discretion.

The Board in consideration of the Application takes note of the fact that, with one exception, the Proposed Billboard complies with the dimensional requirements for billboards that are set forth in *Sign Bylaw Table 2* and Note 2 of such table. In view of the commercial nature of Washington Street and the fact that a number of billboards currently are installed on that roadway, the construction and operation of the Proposed Billboard would not be out-of-character with such area. The Board has no reason to believe—and no evidence of this nature was presented to the Board at the hearing or otherwise—that an additional billboard on Washington Street would create traffic or safety concerns and issues in addition to those that currently exist on that road. The design and construction of the Proposed Billboard is comparable to that of the various other billboards that are situated on Washington Street. Because no residential areas are situated on Washington Street within close proximity to the Subject Property, the Proposed Billboard will not adversely impact any residential use. To the extent that Foxborough businesses (whether situated on Washington Street or elsewhere) may desire an additional advertising mechanism on Washington Street, they ultimately will benefit from the construction and operation of the Proposed Billboard. Finally, the Town of Foxborough will benefit from

<sup>4</sup> It was stated at the hearing that the closest billboards to where the Proposed Billboard would be situated are 728 feet to the north and 1,378 feet to the south.

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ROBERT E. CUTLER, JR.  
TOWN CLERK, FOXBOROUGH, MA

any additional tax or other revenue that it might realize from the eventual installation and operation of the Proposed Billboard.

The Board additionally notes that authorizing the Proposed Billboard to be constructed to a height of 60 feet is warranted by reason of the physical features of the Subject Property. Permitting the Proposed Billboard to be constructed to such height will – due to the fact that the portion of land on which it is to be installed is 10 feet below the Washington Street road grade – effectively allow the Proposed Billboard to be constructed to the maximum height that the *Sign Bylaw* authorizes, thereby enhancing the structure's visibility to motorists travelling on Washington Street.

The Board accordingly voted unanimously (3-0) on motion duly made and seconded to approve the Application and to grant each of the requested Special Sign Permits subject to the following conditions:

- \* 1. The Proposed Billboard shall not exceed 672 square feet in sign area; shall not exceed 60 feet in height; shall be set back at least 10 feet from each lot line of the Subject Property; and shall be situated on the Subject Property such that it is outside a 500-foot radius from any other existing static billboard. The edge of the Proposed Billboard shall be not less than 16 feet from Washington Street's road layout.
2. The construction and design of the Proposed Billboard shall be as set forth in the Outdoor Specialist Plan. The Proposed Billboard shall be situated on the Subject Property as set forth in the Bay Colony Plans.
3. The Proposed Billboard shall be illuminated by LED lights situated at the bottom of the Proposed Billboard facing up toward the sign area. No lighting wash shall be permitted beyond the area of such sign.
4. No modification of the Proposed Billboard as set forth in this Decision shall be permitted without written approval by the Board.
5. Lamar Advertising in accordance with *Sign Bylaw Section 213-3.E.(11)* shall establish a bond or other financial surety with the Town of Foxborough Treasurer in the amount of \$20,000 toward payment of the cost of future removal of the Proposed Billboard in the event of its abandonment.
6. The Special Sign Permits that have been granted by the Board in accordance with this Decision are specific to Lamar Advertising and, in accordance with *Sign Bylaw Section 213-3.J.*, may not be assigned, transferred or conveyed to any other person or entity without the prior written authorization of the Board.
7. In the event that Lamar Advertising transfers ownership of the Proposed Billboard to any other person or entity at any time subsequent to the issuance of this Decision, the new owner of the Proposed Billboard shall be required as a condition to the continued operation of such sign to obtain Special Sign Permits from the Board and to establish a bond or other financial surety with the Town of Foxborough Treasurer in an amount to be determined by the Board in its discretion toward payment of the cost of future removal of the Proposed Billboard in the event of its abandonment.
8. Lamar Advertising shall obtain such permit or permits as may be required for the construction and operation of the Proposed Billboard from the Director of the Office of

A TRUE COPY ATTEST:

  
ROBERT E. CUTLER, JR.  
TOWN CLERK, FOXBOROUGH, MA



October 2019


Case No. 2019-11


Outdoor Advertising within the Commonwealth of Massachusetts Department of Transportation, and from the Town of Foxborough Building Commissioner.

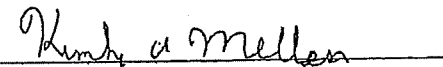
The foregoing is a true copy of Decision No. 2019-11 as issued by the Board of Appeals of Foxborough, Massachusetts. Duplicate original counterpart copies of this Decision have been filed with the Foxborough Town Clerk and the Foxborough Planning Board, and have been mailed to Lamar Advertising. Any person aggrieved by this Decision may appeal to a court of competent jurisdiction within thirty (30) days of its filing with the Foxborough Town Clerk. This Decision shall take effect when such appeal period has lapsed and no appeal hereof shall have been taken, or, if appealed, such appeal shall have been dismissed or denied.

Dated: Nov 5, 2019

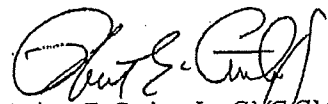
FOXBOROUGH ZONING BOARD  
OF APPEALS

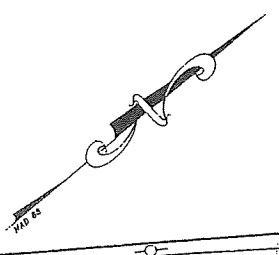
  
Barnett D. Ovrut

  
David J. Brown

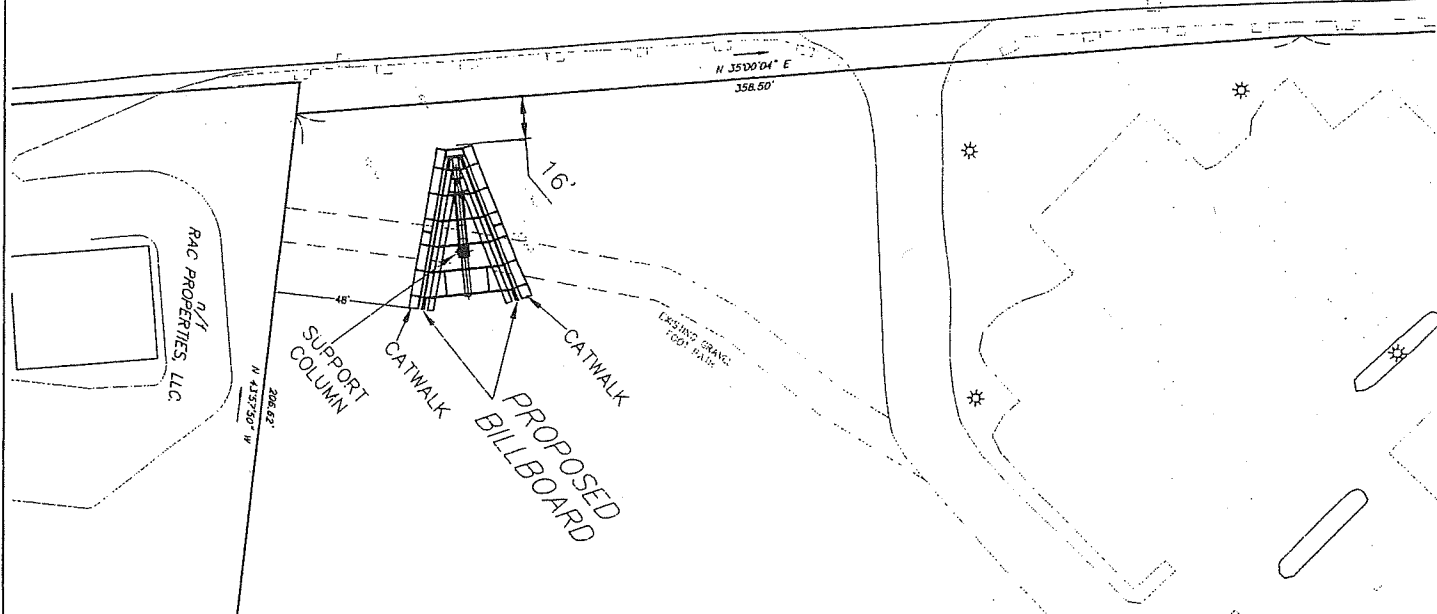
  
Kimberly A. Mellen

I hereby certify that a copy of the decision of the Board of Appeals of the Town of Foxborough related to the applicant *Lamar Advertising Company* requesting a **SPECIAL SIGN PERMIT**, pursuant to the Code of the Town of Foxborough Chapter 213: Signs, to install a two-sided, 672 square foot billboard, and to permit the height of the Proposed Billboard to exceed the 50-foot maximum allowable height for billboards which is to be situated on property in Sign District 1 at 124 Washington Street, Foxborough, Massachusetts, was filed in this office on *November 6, 2019* and that no notice of appeal was filed during the thirty (30) days next after that date.

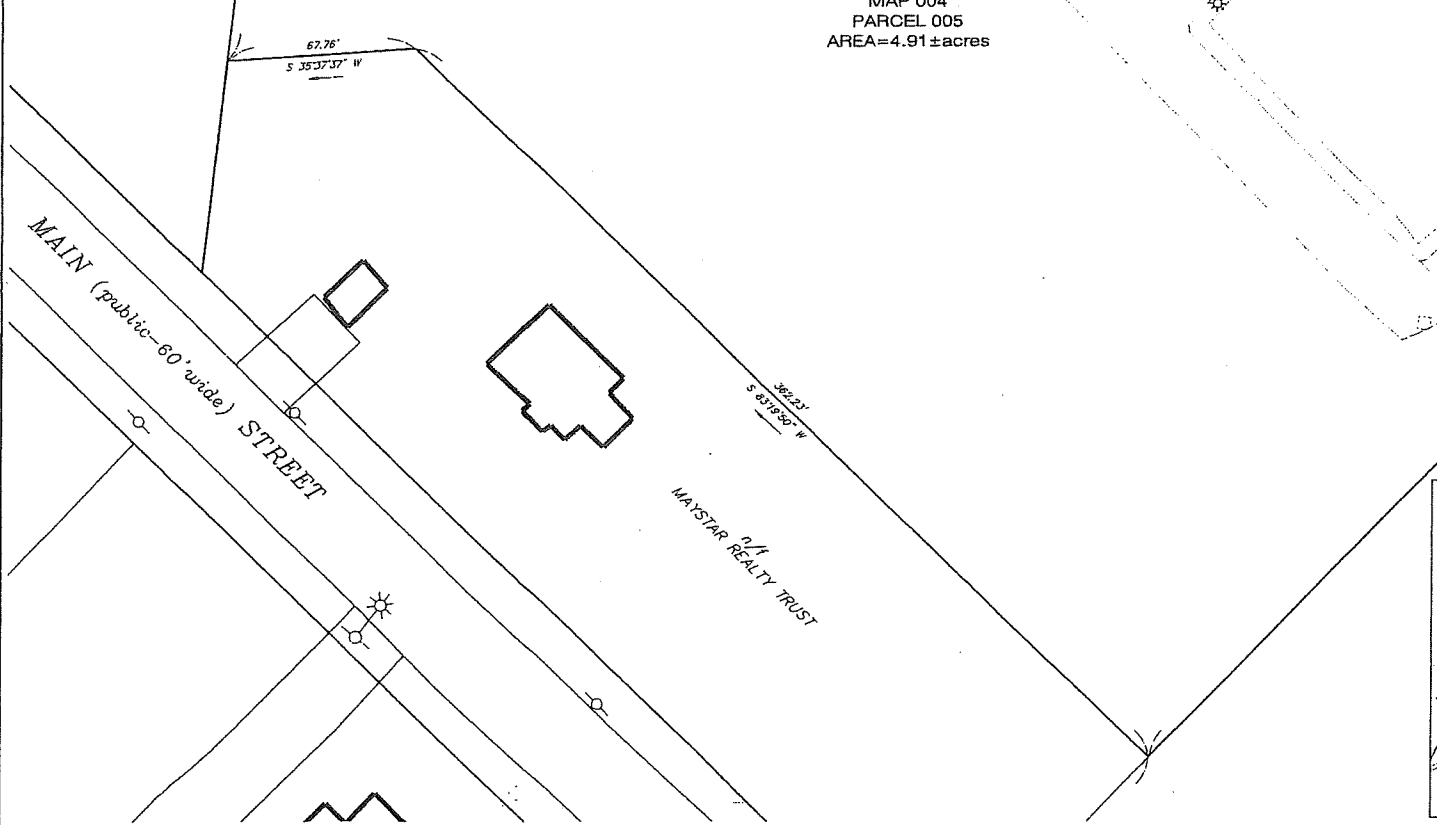
  
Robert E. Cutler, Jr., CMC/CMMC  
Foxborough Town Clerk  
January 14, 2020

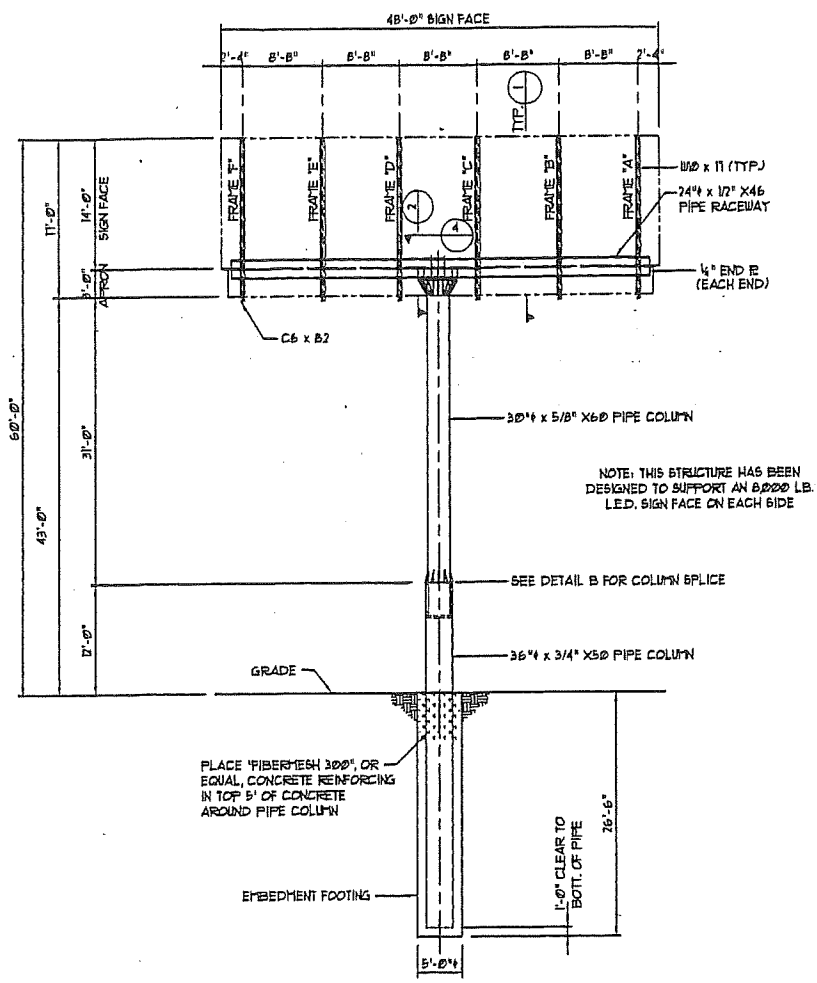


WASHINGTON (public-var. width) STREET  
(S.H.L.O. No. 7278-ROUTE 1)

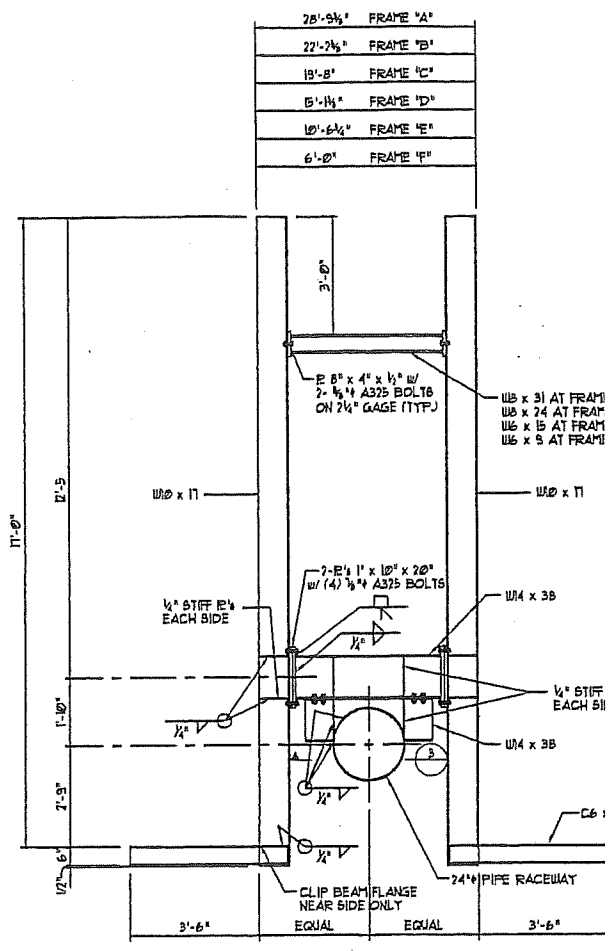


MAP 004  
PARCEL 005  
AREA=4.91 ± acres

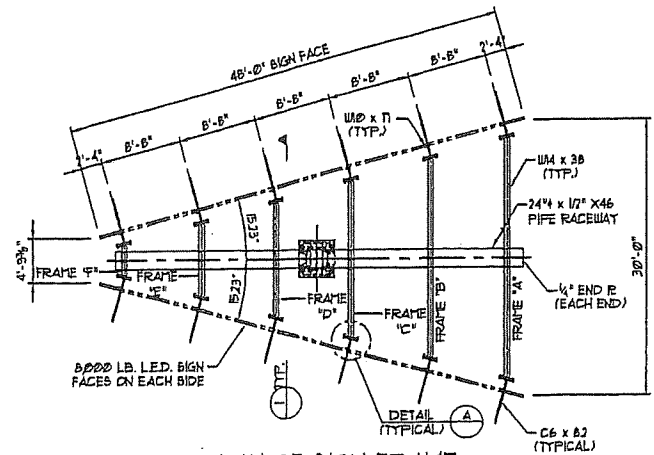




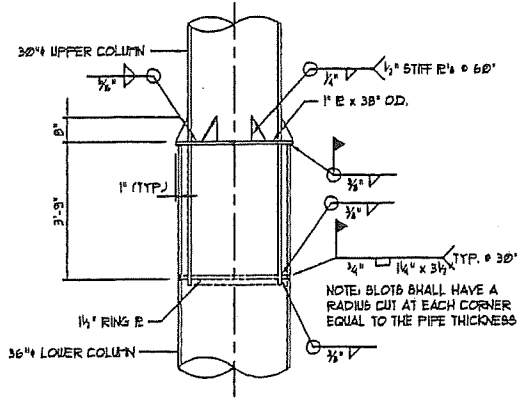
**SIGN FRAME ELEVATION**  
SCALE: 1/4" = 1'-0"



**SECTION**  
1/2" = 1'-0"



**PLAN OF SIGN FRAME**  
SCALE: 1/4" = 1'-0" (30' VEE SIGN FACES)



**DETAIL**  
1/2" = 1'-0"

**NOTES AND SPECIFICATIONS**  
 APPLY UNLESS OTHERWISE NOTED

CODE: 2010 INTERNATIONAL BUILDING CODE, WITH 2011 CENTRAL MASSACHUSETTS STATE BUILDING CODE SUPPLEMENT;  
 ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC STEEL CONSTRUCTION MANUAL, PART 13, ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN METHODS;  
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DESIGN LIVE LOAD - MAINTENANCE PLAT (MIN 40 PSF) PER AISC CONCENTRATED LOAD;  
 DESIGN DEAD LOAD - LED DISPLAY 1000 LB/EA; EACH OTHER STRUCTURAL MEMBERS AS NOTED IN CALCULATIONS;  
 STEEL - WIDE FLANGE - ASTM A992; OTHER TENSILE & PLATES - ASTM A572;  
 PIPE SECTIONS - ASTM A53 OR A106; OR 1/2" OR 3/4" THK. WITH MINIMUM YIELD STRENGTH AS INDICATED ON DRAWINGS;

ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC STEEL CONSTRUCTION MANUAL, PART 13, ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN METHODS;  
 ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC STEEL CONSTRUCTION MANUAL, PART 13, ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN METHODS;

PAINTING - ALL STRUCTURAL STEEL, EXPOSED TO THE WEATHER, SHALL BE SHOP PRIMED AND PAINTED IN ACCORDANCE WITH AISC 308 SPECIFICATION AND AISC 308 STANDARD PRACTICES;  
 WELDING - ALL WELDING MATERIALS AND COMPONENTS SHALL BE IN COMPLIANCE WITH AWS D1.1;

NOTES - ALL PULLERS SHALL COMPLY WITH AISC 308 PART 13.1.1.1. ALL PULLERS SHALL BE INSTALLED TO MAINTAIN THE CORNER TO CORNER CONNECTION TO BE A TRUE 90 DEGREE ANGLE. ALL PULLERS SHALL BE APPROVED BY THE ENGINEER FOR THE PROJECT;  
 SPECIAL INSPECTIONS - SPECIAL INSPECTIONS ARE REQUIRED PER CHAPTER 17 FOR THE FOLLOWING ITEMS:  
 - HIGH STRENGTH BOLTS, WELDING INSPECTIONS TO VERIFY WELD QUALITY AND TENSILE;  
 - FIELD WELDING INSPECTIONS OF ALL FIELD WELDS PER AISC 308 AND AWS D1.1;

STEEL FABRICATION - ALL STRUCTURAL STEEL SHALL BE SHOP FABRICATED BY THE FOLLOWING:  
 NAME: [Redacted]  
 ADDRESS: [Redacted]  
 PHONE: [Redacted]  
 FAX: [Redacted]

THE ENGINEER HAS REVIEWED THE DRAWINGS FOR CONFORMANCE WITH THE BUILDING CODES AND THE APPROVAL OF THE TOWN OF FOXBOROUGH IS LIMITED TO THE PERMITTED WORK AND NOT A GUARANTEE OF ANY DESIGN OR CONSTRUCTION. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR STRUCTURAL DEFECTS OR FOR ANY DAMAGE TO THE BUILDING OR TO THE PERSONS OR PROPERTY THEREIN.



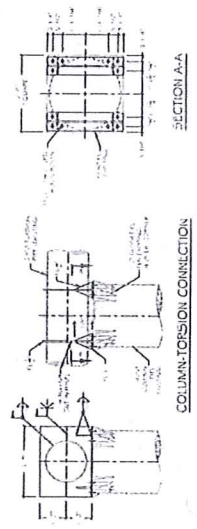
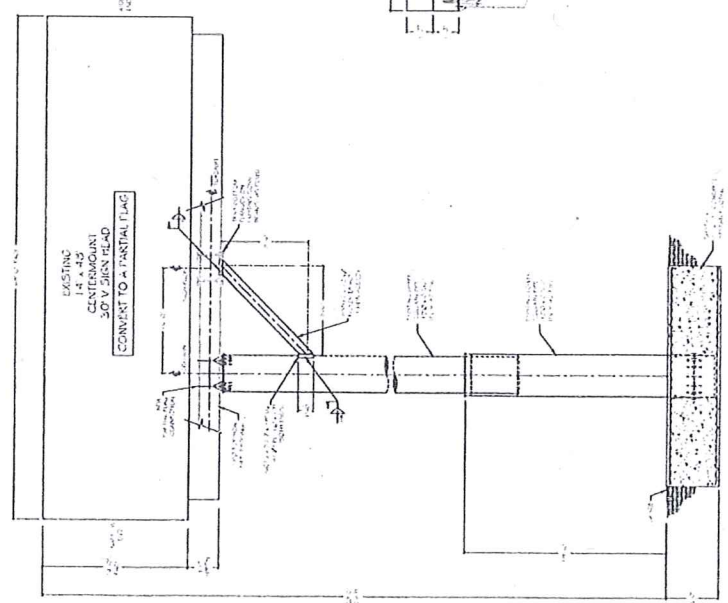
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 JAVAR ADVERTISING, INC.

OWNER: LAMAR ADVERTISING  
 PROJECT: 124 WASHINGTON ST.  
 FOXBOROUGH, MA



|       |                                   |
|-------|-----------------------------------|
| DATE  | 02/02/22                          |
| BY    | DJP                               |
| SCALE | AS SHOWN                          |
| TITLE | 124 WASHINGTON ST. FOXBOROUGH, MA |

RECEIVED  
 TOWN CLERK  
 2022 MAR 22 A 9:15  
 FOXBOROUGH, MA 02035



ELEVATION





4425 N 24TH ST. - STE 200  
 PHOENIX, AZ 85016  
 602-230-8634 / 800-525-8509  
 FAX 602-230-9071

TITLE: Cover Sheet

JOB #:  
 ENG. #: G-11868  
 DATE: Feb-22  
 BY: JS  
 SHEET: COV

## COVER SHEET - CONVERSION TO PARTIAL FLAG SIGN

CUSTOMER: LAMAR ADVERTISING

LOCATION: 124 WASHINGTON ST.  
FOXBORO, MA

SIZE OF FACE: 14 X 48 (ft)

H.A.G.L.: 42.5 OA HEIGHT: 60

WIND LOAD: 120 MPH, EXPOSURE C

SOIL: 3000 PSF SOIL BRG (psf/ft)

**STRUCTURE DESIGN:**

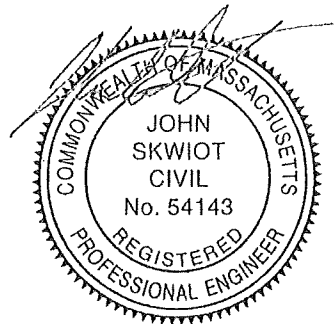
- CENTER MOUNT
- PARTIAL FLAG - DISTANCE = 14 FT
- FULL FLAG - COLUMN LOCATION
- OFFSET = \_\_\_\_\_ (ft)
- V-BUILD 30 ° ANGLE OR \_\_\_\_\_ (ft) MAX OPENING
- BACK TO BACK
- SINGLE-FACE
- MULTI POST DESIGN - SPACING = \_\_\_\_\_ (ft)
- ENCLOSURE

**FOOTING DESIGN:**

- ROUND
- SQUARE
- SPREAD
- EXISTING

**SPECIAL CONDITIONS:**

1. MODIFICATION TO PARTIAL FLAG CONFIGURATION



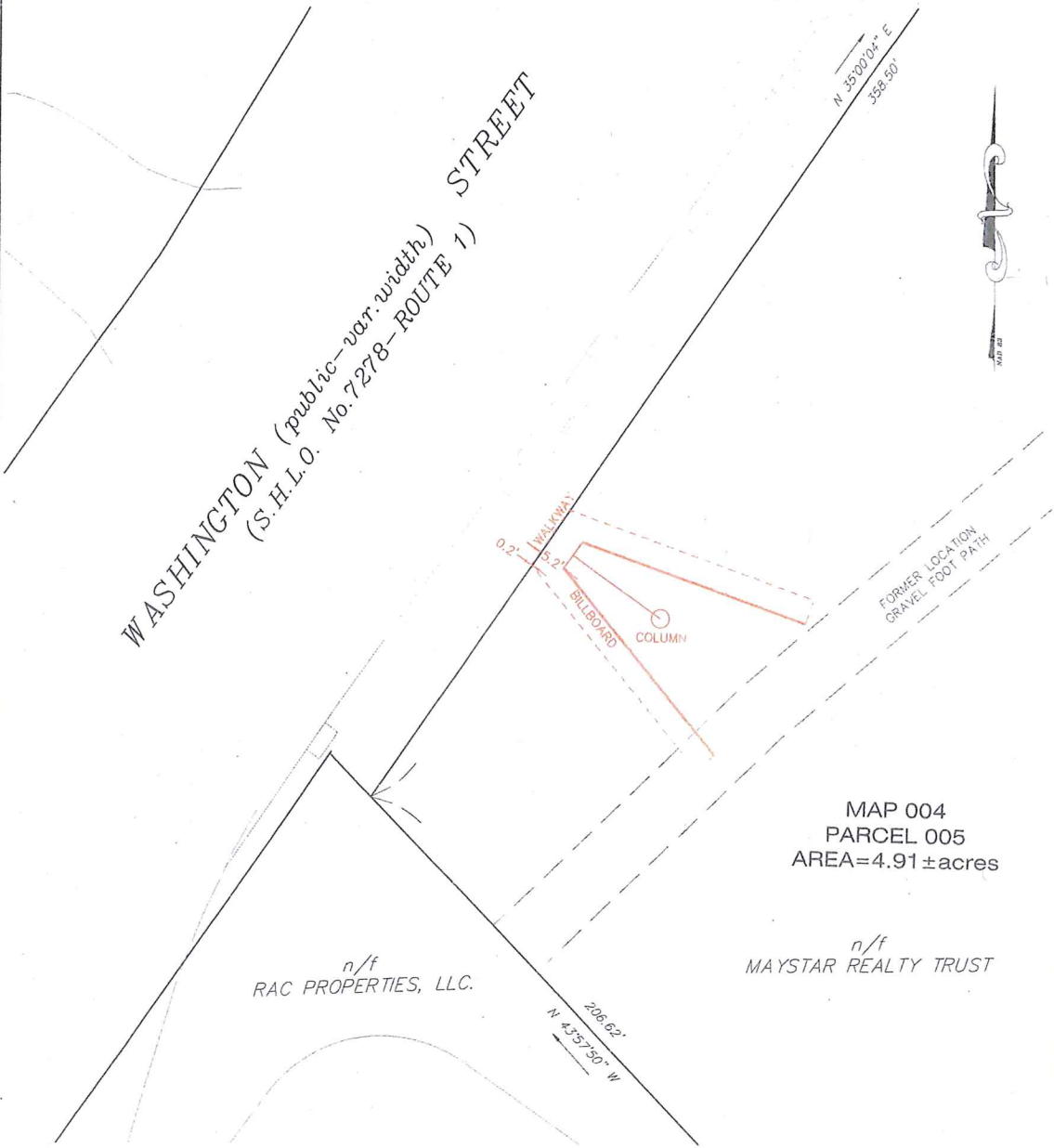
Signed: 02/02/2022

**REVISIONS:**

PREPARED FOR: LAMAR ADVERTISING  
360 WARREN AVENUE  
PROVIDENCE, RI 02914



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



MAP 004  
PARCEL 005  
AREA=4.91 ± acres

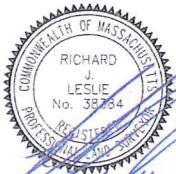
n/f  
MAYSTAR REALTY TRUST

n/f  
RAC PROPERTIES, LLC.

EXISTING BILLBOARD LOCATION  
PLAN OF LAND FOR  
124 WASHINGTON STREET  
FOXBOROUGH, MA

MAR. 2, 2021 SCALE: 1" = 20'

BAY COLONY GROUP, INC.  
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS  
FOUR SCHOOL STREET, P.O. BOX 9136  
FOXBOROUGH, MA 02035  
(508) 543-3939

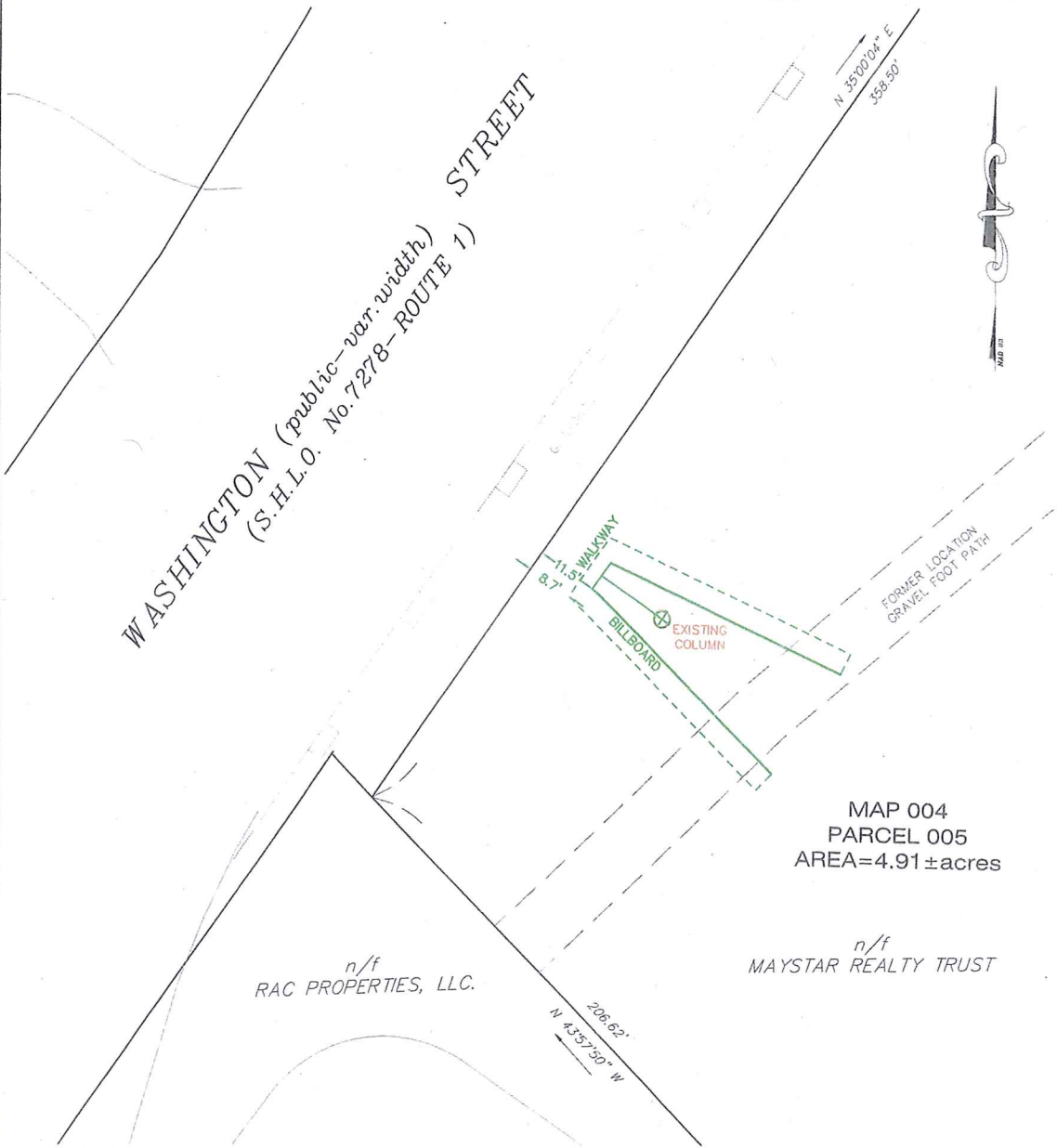


3/8/2022

PREPARED FOR: LAMAR ADVERTISING  
360 WARREN AVENUE  
PROVIDENCE, RI 02914



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



MAP 004  
PARCEL 005  
AREA=4.91±acres

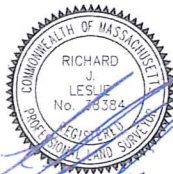
n/f  
MAYSTAR REALTY TRUST

n/f  
RAC PROPERTIES, LLC.

PROPOSED BILLBOARD LOCATION  
PLAN OF LAND FOR  
124 WASHINGTON STREET  
FOXBOROUGH, MA

MAR. 2, 2021 SCALE: 1" = 20'

BAY COLONY GROUP, INC.  
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS  
FOUR SCHOOL STREET, P.O. BOX 9136  
FOXBOROUGH, MA 02035  
(508) 543-3939



12/18/2022

RECEIVED  
TOWN CLERK

2022 MAR 22 A 9:15

FOXBOROUGH, MA 02035

