



RECEIVED
TOWN CLERK

BOARD OF APPEALS
TOWN OF FOXBOROUGH

40 SOUTH STREET
FOXBOROUGH, MA 02035
02035

APPLICATION FOR BOARD OF APPEALS HEARING

Name of Applicant: Jake Development LLC Tel# 508-922-2401
Mailing Address: PO Box 643, Foxborough, MA 02035
Location of Property Subject of the Hearing: 9 Shaw Place
Assessors Map #: 092 Parcel #: 019 Zoning District: R-15
Is the property located in any zoning overlay district? No x Yes ____ If yes, please identify
overlay district _____
Owner of Subject Property (if different than applicant): Applicant
Address of Owner (if different than applicant's address): _____
Were previous decisions rendered on the subject property?: No x 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 _____ 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: 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: Jake Development LLC
Mailing Address: P.O. Box 643
Foxborough, MA 02035

Location of Property Subject of the Hearing: 9 Shaw Place
Assessors: Map 092 Parcel 019 Zoning District: R-15

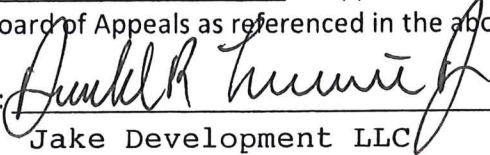
Owners Subject Property: Jake Development LLC
Address of Owner: P.O. Box 643, Foxborough, MA 02035

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 to allow the increase in habitable floor area by 25% or more of a pre-existing non-conforming single-family dwelling located in the R-15 Zoning District with a lot area of 4,167 square feet of area where 15,000 square feet is required, frontage of 63.51 feet where 100 feet is required, a lot width of 63.5 feet where 67 feet is required, a front yard of 11 feet where 25 feet is required, side yards of 1 foot and 37 feet where 15 feet is required, a rear yard of 22 feet where 30 feet is required, and habitable floor area of 1,021 square feet to a reconstructed single-family dwelling with a lot area of 4,167 square feet of area where 15,000 square feet is required, frontage of 63.51 feet where 100 feet is required, a lot width of 63.5 feet where 67 feet is required, a front yard of 11 feet where 25 feet is required, side yards of 8 and 16 feet where 15 feet is required, a rear yard of 8 feet where 30 feet is required, and habitable floor area of 1,717 square feet.

4. OTHER Explain: Any other required special permit(s), finding(s), and/or variance(s) to allow a pre-existing non-conforming single-family dwelling located in the R-140 Zoning District to be reconstructed with a lot area of 4,167 square feet, frontage of 63.51 feet, lot width of 65.5 feet, a front yard of 11 feet, a side yard of 8 feet, a rear yard of 8 feet, and 1,717 square feet of habitable floor area (790 sq. ft. 1st floor, 927 sq. ft. 2nd floor).

I, Donald R. Treannie, Jr., Manager as applicant, hereby request a hearing before the Foxborough Zoning Board of Appeals as referenced in the above application.

Applicant's Signature:  Date: 6-8-22
Jake Development LLC

***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

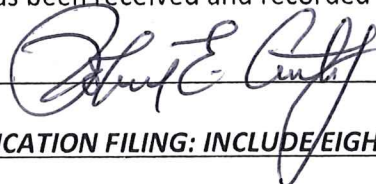
Tax Collector's Release

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:  Date: 6/9/22

Town Clerk Receipt

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

Town Clerk or Agent's Signature:  Date: 6-10-2022

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)



RECEIVED
BOARD OF ASSESSORS
MAY 23 2022
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: Jake Development LLC (Purchased 3/28/2022)
Formerly - Michael R. & Anna M. Smith
MAILING ADDRESS: P.O. Box 643, Foxborough, MA 02035

PROPERTY LOCATION: 9 Shaw Place

ASSESSORS MAP/PARCEL: 092/019

APPLICANT: Frank Spillane PHONE: 508-543-0100 X312
ctosings@spillaneandspillane.com

AUTHORITY REQUESTING LIST: Attorney

DATE SUBMITTED: _____

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

I, [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 092 Parcel 019

Date: 5/24/22

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."

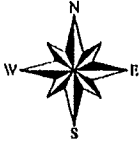
Abutting Properties for
 9 SHAW PLACE
 FOXBOROUGH, MA 02035

092-019

(300 Feet)

5/24/2022

Parcel Number	Property Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
092-016-000	8 SHAW PLACE	HOVEY KRISTIN A & WILLIAM B	8 SHAW PLACE	FOXBOROUGH	MA	02035-0000
092-017-000	10 SHAW PLACE	SPIER GREGORY P TR C/O MAYFAIR	124 WASHINGTON ST	FOXBOROUGH	MA	02035-0000
092-018-000	11 SHAW PLACE	HAUBER J LUKE & GRETCHEN E TE	11 SHAW PLACE	FOXBOROUGH	MA	02035-0000
092-020-000	7 SHAW PLACE	BORGES PATRICIA C	7 SHAW PLACE	FOXBOROUGH	MA	02035
092-021-000	3 SHAW PLACE	CONROY PETER G & KAREN-ANN	3 SHAW PLACE	FOXBOROUGH	MA	02035-0000
092-022-000	8 HOWARD AVENUE	SIMONSEN BRADLEY O & LAURA K	8 HOWARD AVE	FOXBOROUGH	MA	02035
092-023-000	10 HOWARD AVENUE	LIFEWORKS INC	789 CLAPBOARDTREE STREET	WESTWOOD	MA	02090-0000
092-024-000	12 HOWARD AVENUE	COX IAN & BRIN TE	12 HOWARD AVE	FOXBOROUGH	MA	02035
092-025-000	75 CARPENTER STREET	VAUGHAN MARK G & SANDRA L CORDES-VAUGHAN	75 CARPENTER STREET	FOXBOROUGH	MA	02035-0000
092-026-000	69 CARPENTER STREET	GREELEY RITA M	69 CARPENTER STREET	FOXBOROUGH	MA	02035-0000
092-027-000	67 CARPENTER STREET	DECOSTE KYLEE	67 CARPENTER ST	FOXBOROUGH	MA	02035
092-130-000	13 CHURCH STREET	SCHAFF ETHAN TRUSTEE	P.O. BOX 149	STOUGHTON	MA	02072-0000
092-131-000	11 CHURCH STREET	SULLIVAN GERI	11 CHURCH ST	FOXBOROUGH	MA	02035-0000
092-132-000	7 CHURCH STREET	TELLER KEVIN & MARGARET TE	76 ENDEAN DRIVE	EAST WALPOLE	MA	02032
092-133-000	3 CHURCH STREET	WALSH ROBERT W	3 CHURCH ST	FOXBORO	MA	02035



Foxborough, MA

1 Inch = 139 Feet



www.cal-tech.com

May 23, 2022

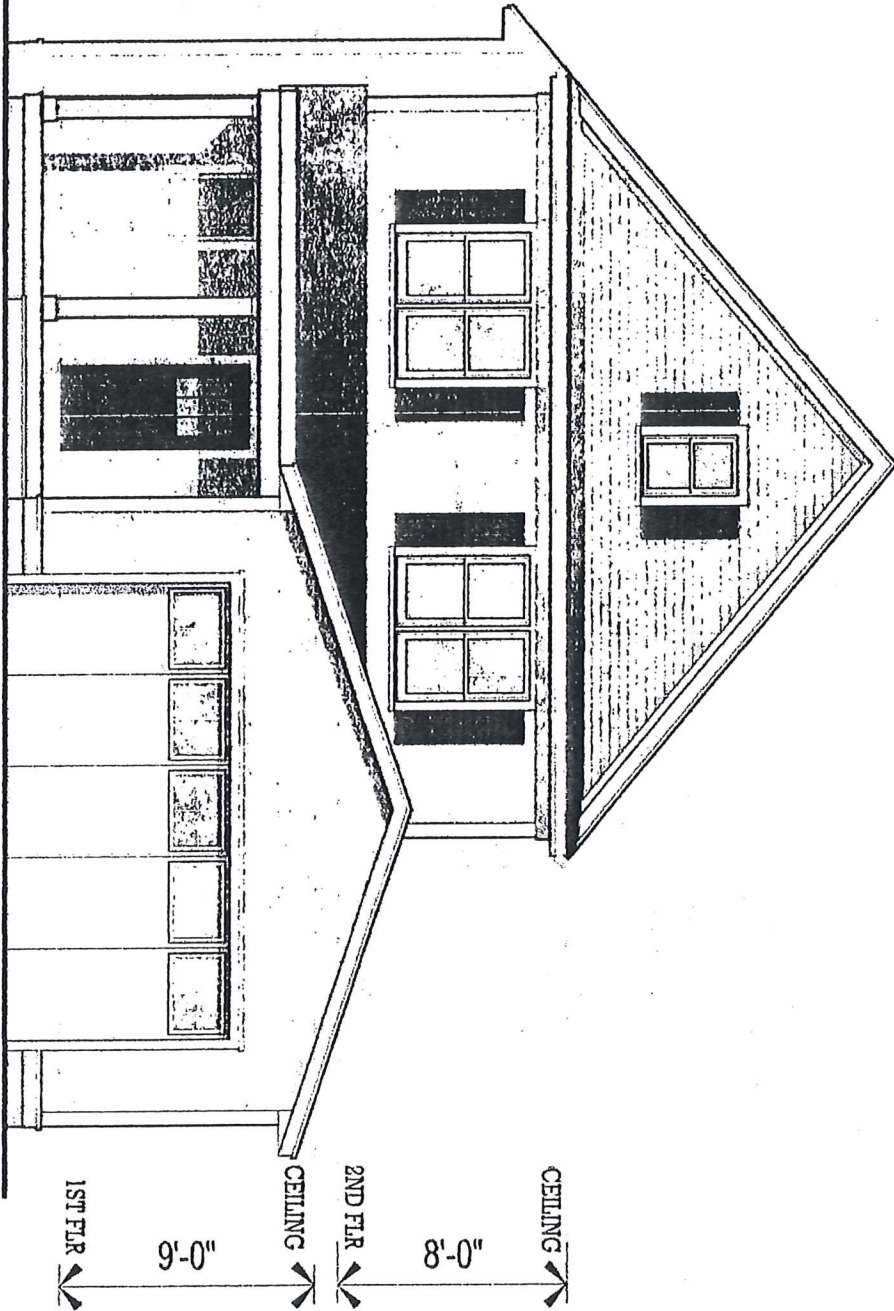


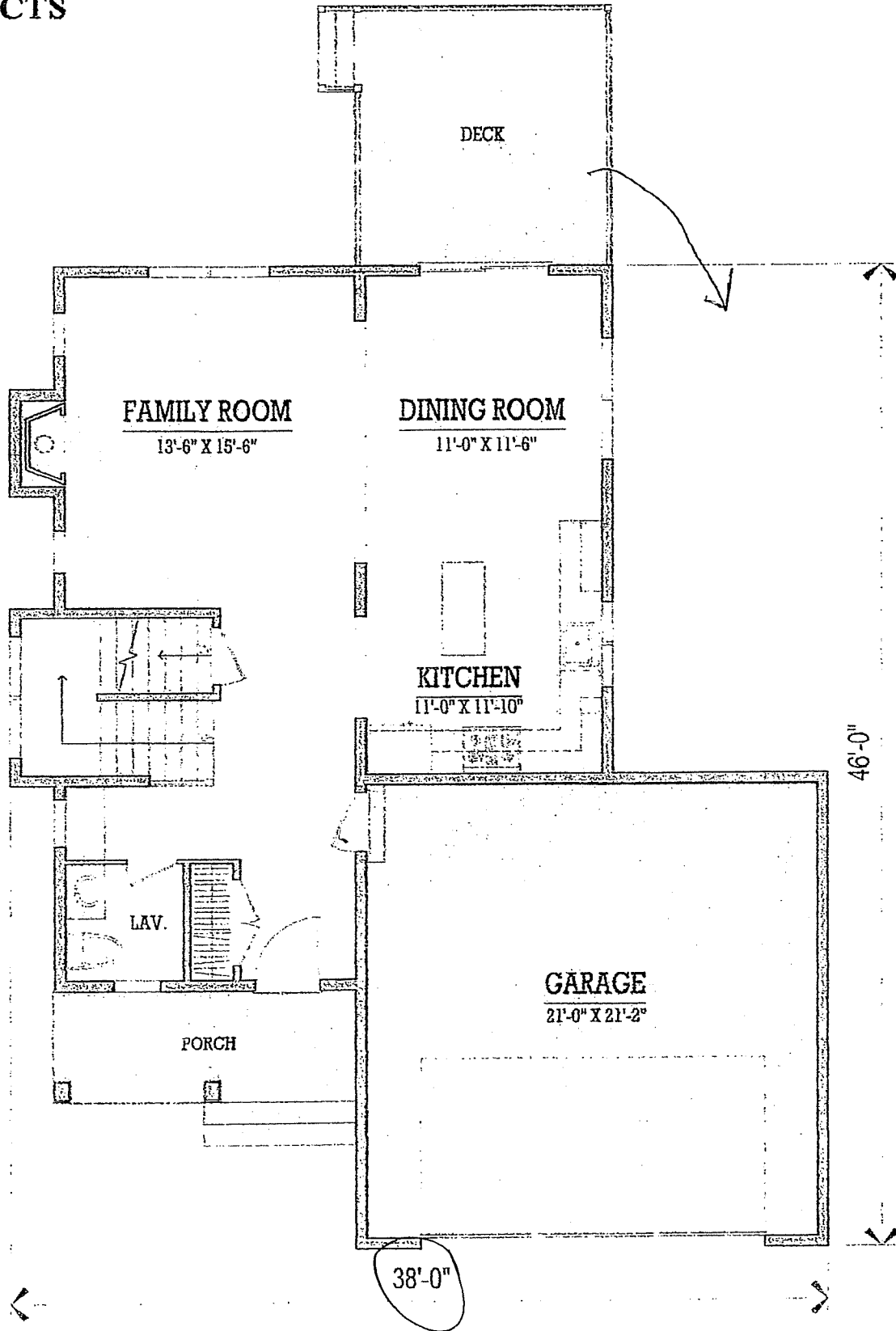
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

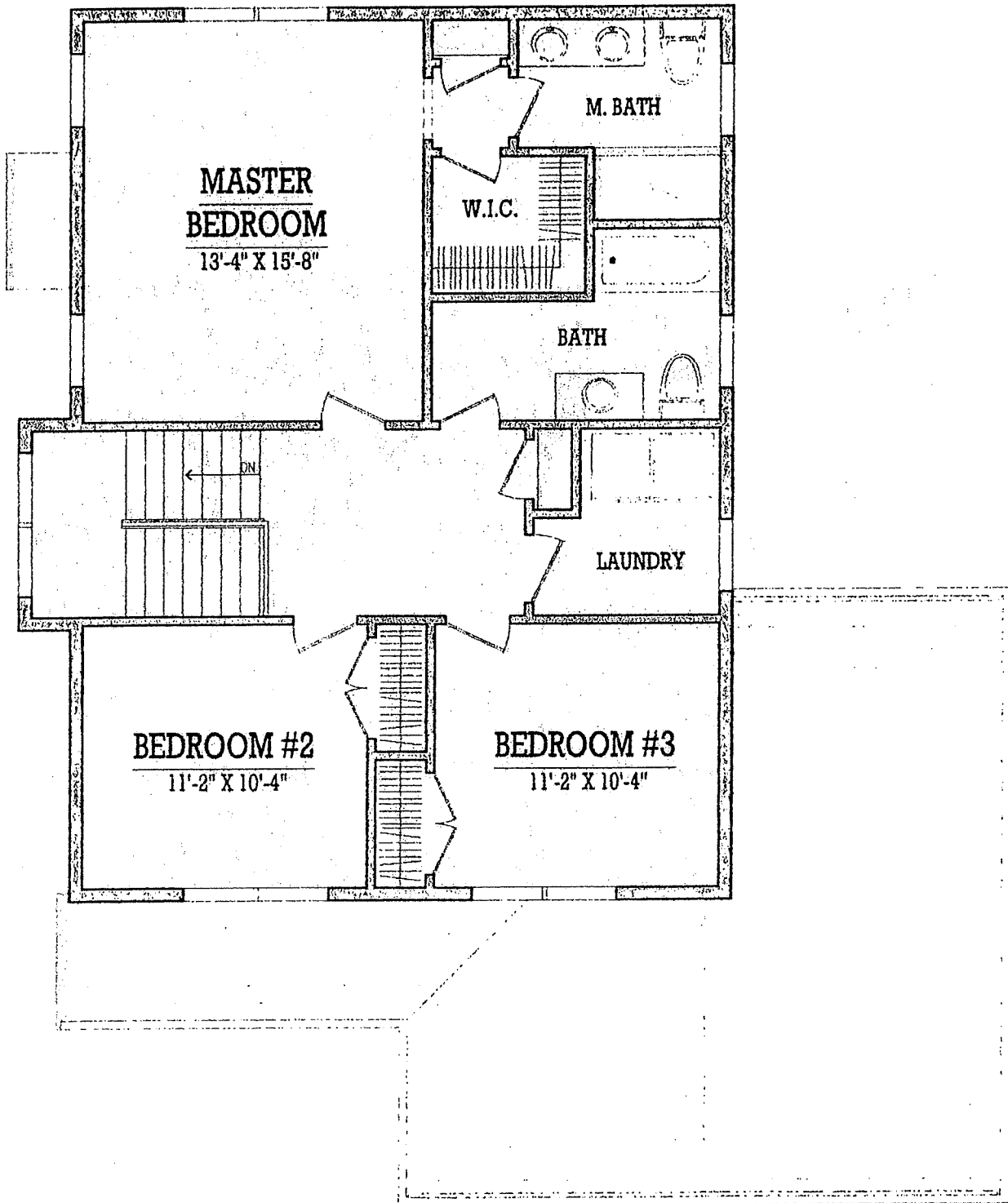
First: 790 Bonus:
 Second: 927 Basement:
 Total: 1717 Attic:

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2022 JUN 10 A 11: 26
 FOXBOROUGH, MA 02035







9 SHAW PLACE

Location 9 SHAW PLACE

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MapParcel 092// 019/000 000/000

Owner SMITH MICHAEL R & ANNA M

Assessment \$230,300
2022 JUN 10 A 11: 26

PID 3622

Building Count 1
FOXBOROUGH, MA 02035

Current Value

Valuation Year	Assessment				Land	Total
	Building	Extra Features	Outbuildings			
2021	\$58,500	\$0	\$0		\$171,800	\$230,300

Owner of Record

Owner SMITH MICHAEL R & ANNA M
Co-Owner
Address 9 SHAW PLACE
FOXBOROUGH, MA 02035-0000

Sale Price \$29,900
Certificate
Book & Page 5540/0027
Sale Date 10/07/1978

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Sale Date	
SMITH MICHAEL R & ANNA M	\$29,900		5540/0027	10/07/1978	

Building Information

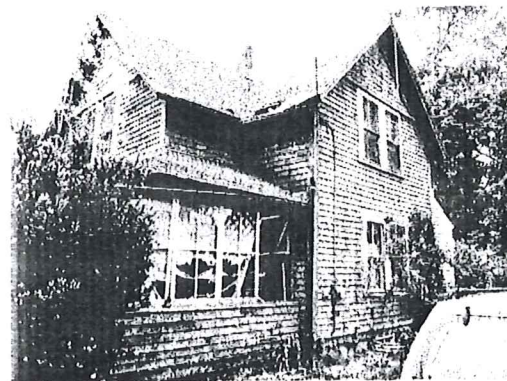
Building 1 : Section 1

Year Built: 1940
Living Area: 1,021
Replacement Cost: \$167,102
Building Percent Good: 35
Replacement Cost
Less Depreciation: \$58,500

Building Attributes

Field	Description
Style:	Conventional
Model	Residential
Grade:	C
Stories:	1.75
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt
Interior Wall 1	Plaster
Interior Wall 2	
Interior Flr 1	Carpet

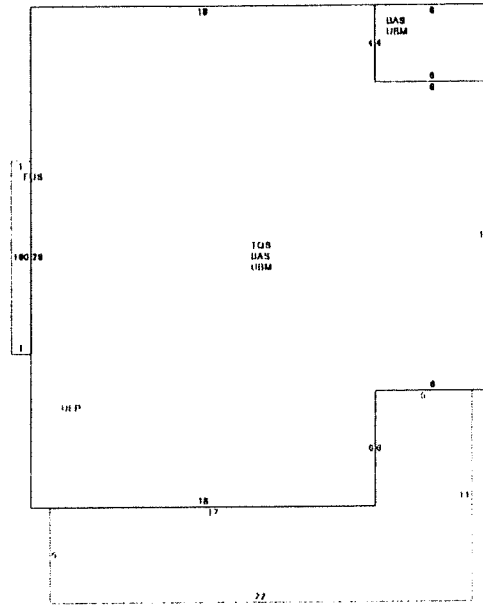
Building Photo



(<https://images.vgsi.com/photos/FoxboroughMAPPhotos/A00/01-92-40.j29>)

Interior Flr 2
 Heat Fuel Gas/Oil
 Heat Type: Steam
 AC Type: None
 Total Bedrooms: 3 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
 Num Park
 Fireplaces
 Fndtn Cndtn
 Basement

Building Layout



(ParcelSketch.aspx?pid=3622&bid=3622)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	588	588	
TQS	Three Quarter Story	564	423	
FUS	Fin Upper Stor	10	10	
UBM	Basement	588	0	
UEP	Unfin Encl Por	140	0	
		1,890	1,021	

Extra Features

Extra Features

Legend

No Data for Extra Features

Land

Land Use

Use Code 1010
 Description Single Family
 Zone
 Neighborhood 0400
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.10
 Frontage
 Depth
 Assessed Value \$171,800

Outbuildings

Outbuildings

Legend

No Data for Outbuildings

Valuation History

Assessment

Valuation Year	Building	Extra Features	Outbuildings	Land	Total
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2022	\$58,500	\$0	\$0	\$171,800	\$230,300
2021	\$58,500	\$0	\$0	\$156,100	\$214,600
2020	\$58,500	\$0	\$0	\$156,100	\$214,600

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QUITCLAIM DEED

I, Anna M. Smith, as surviving tenant by the entirety, of 18 Leonard Street, Foxboro, Massachusetts 02035 in consideration of Two Hundred and Twenty-Five Thousand Dollars and 00/100 (\$225,000.00) grant to Jake Development, LLC, a Massachusetts limited liability company, having a usual address of 19A North Street, Foxboro, MA 02035

with **QUITCLAIM COVENANTS**

The land in Foxborough, Norfolk County, Massachusetts, with the buildings thereon, situate on the Westerly side of Shaw Place and bounded and described as follows:

- BEGINNING** at the northerly corner of land now or formerly of one DeVautour;
- THENCE** by said land of DeVautour, westerly, 70 feet to other land now or formerly of DeVautour;
- THENCE** in a northerly or northwesterly direction, 63.5 feet to land formerly of Atton;
- THENCE** by said Atton land, easterly, seventy (70) feet to said Shaw Place;
- THENCE** by the westerly line of said Shaw Place, southerly, 63.5 feet to the point of beginning.

Being the same premises conveyed to Michael R. Smith and Anna M. Smith by deed dated November 7, 1978 and recorded with the Norfolk County Registry of Deeds in Book 5540, Page 27. Also see Docket No. NO21P2129EA filed with the Norfolk Probate and Family Court

Signature on following page.

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 03-28-2022 @ 12:39pm
Ct1#: 426 Doc#: 27123
Fee: \$1,026.00 Cons: \$225,000.00

Remainder of page intentionally left blank.

Property: 9 Shaw Place, Foxboro, MA 02035

By signing below, the Grantors specifically release any and all rights they may have in and to an estate of homestead in regards to the above captioned property and herein warrant there are no other persons with any claim to homestead in the property.

Executed as a sealed instrument this 28th day of March, 2022.

Anna M. Smith

Anna M. Smith

COMMONWEALTH OF MASSACHUSETTS

Bristol County, ss:

On this 28th day of March, 2022, before me, the undersigned notary public, personally appeared Anna M. Smith and proved to me through satisfactory evidence of identification, which was Debra Linn, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that they/he/she signed it voluntarily for its stated purpose.

Notary Public:

My Commission Expires: 2/10/2023



DAVID P. BERSON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 10, 2023