



BOARD OF APPEALS  
TOWN OF FOXBOROUGH

40 SOUTH STREET  
MASSACHUSETTS  
02035

RECEIVED  
TOWN CLERK

2022 SEP -2 A 9:41

FOXBOROUGH, MA 02035

**APPLICATION FOR BOARD OF APPEALS HEARING**

Name of Applicant: HEATHER DUDKO FOR: CITIZEN'S Tel # (508) 612-6954  
 Mailing Address: 27 OLD MEETINGHOUSE RD AUBURN, MA Email: hwoodhopkins.echarter.net  
 Location of Property Subject of the Hearing: 01501 4 COCASSET ST.  
 Assessors Map #: 79 Parcel #: 009 Zoning District: 6B  
 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): TODSON REAL ESTATE LLC  
 Address of Owner (if different than applicant's address): 4 COCASSET ST. FOXBOROUGH, MA  
 Were previous decisions rendered on the subject property?: No  Yes  If yes, please Provide copy of decision(s). 02035

**\*NATURE OF APPLICATION (complete appropriate hearing request):**

- Request for a **SPECIAL PERMIT** under Section 213.6 of the Zoning By-Laws to allow NUMBER OF WALL SIGNS (ON A BUILDING) IN EXCESS OF ONE (1) ALLOWED BY CODE.  
GROUND SIGN IN EXCESS OF SQUARE FOOTAGE AND SETBACK ALLOWED.
- Request for a **VARIANCE** from Section \_\_\_\_\_ of the Zoning By-Laws to allow \_\_\_\_\_  
N/A
- An **ADMINISTRATIVE APPEAL** in accordance with Section 10.2.2 of the Zoning By-Laws (explain): \_\_\_\_\_  
N/A
- OTHER** (i.e. Comprehensive Permit, Finding or Sign Bylaw - Chapter 213 Signs) Explain: \_\_\_\_\_  
N/A

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

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

Applicant's Signature: Heather Hopkins Dudco Date: 8/13/2022

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

I, TODSEN REAL ESTATE. NEAL TODDRYS as owner of subject property, hereby authorize the applicant, PHILADELPHIA SIGN COMPANY, to act on matters before the Foxborough Zoning Board of Appeals as referenced in the above application.

Subject Property Owner's Signature: NEAL TODDRYS. SEE ATTACHED Date: 8/17/2022

**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: Veronica Howey Date: 8-3-22

**Town Clerk Receipt**

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

Town Clerk or Agent's Signature: Candice Love Date: 9-2-22

**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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Philadelphia Sign Company • 50 Porter Rd • Littleton, MA 01460-1414

5006423  
Foxborough  
4 Cocasset Street  
Foxborough MA 02035

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FOXBOROUGH, MA 02035

### AUTHORIZATION AND CONSENT FORM

By my signature below, I hereby represent that I am the owner of the property indicated above or otherwise duly authorized by the Lease to grant authorization for Philadelphia Sign Company and/or their sub contractor to apply for permits and install new signage at the above referenced location as per the attached brand book.

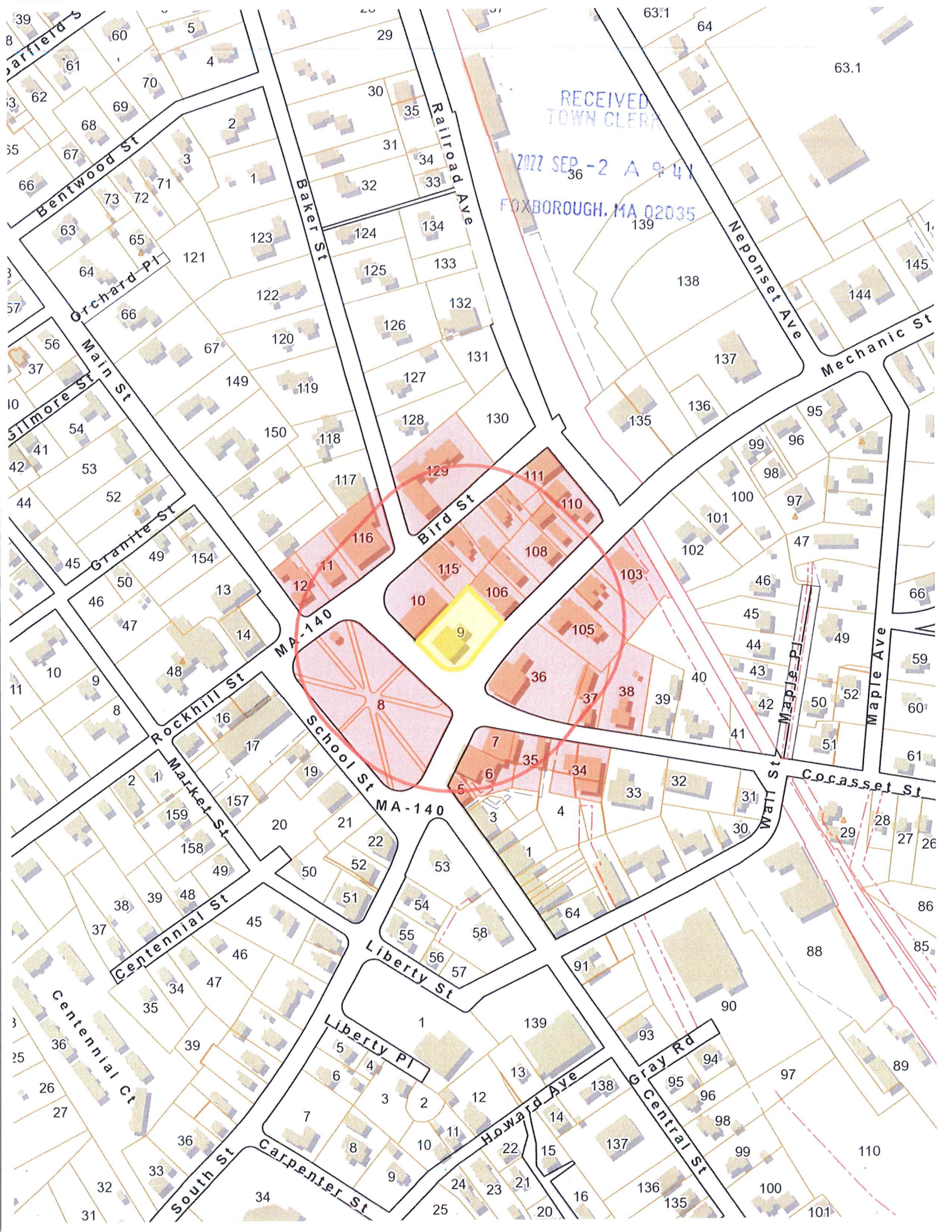
#### LANDLORD APPROVAL

Signature  Print Name Neal Todry S Date 8-17-22  
Title President email neal@todson.com  
Address 4 Cocasset St Phone 508-740-0209  
Foxboro, MA  
02035

Return Form to: **Philadelphia Sign Company**  
**50 Porter Rd**  
**Littleton, MA 01460-1414**

email (Preferred): **tgelinas@philadelphiasign.com**

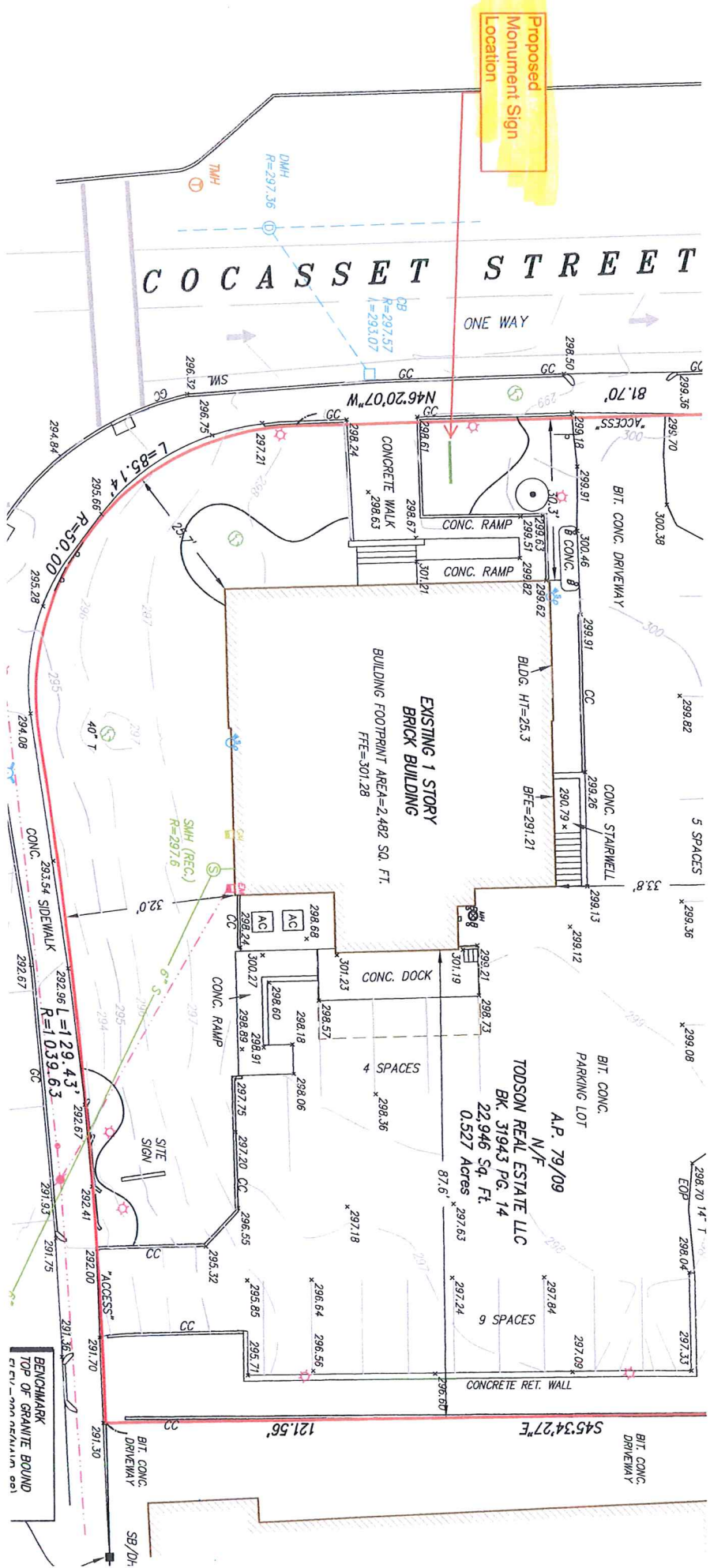
or FAX to: **(978) 399-8884 attn: Tiphonie Gelinias**



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FOXBOROUGH, MA 02035  
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MA-140  
School St  
MA-140

Monument Sign will be 3ft Setback from Property Line.  
 (Will Need Special Permit)



Proposed Monument Sign Location

COCCASSET STREET

ONE WAY

EXISTING 1 STORY BRICK BUILDING  
 BUILDING FOOTPRINT AREA=2,482 SQ. FT.  
 FTE=301.28

TODSON REAL ESTATE LLC  
 BK. 31943 PG. 14  
 0.527 Acres

BENCHMARK  
 TOP OF GRANITE BOUND  
 ELEV. = 999.067116 001

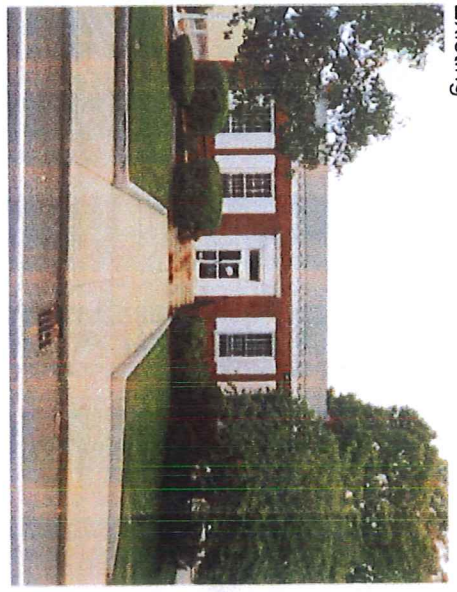
- N01 CTZ SIGN: CUST Custom Illuminated Cabinet Sign Behind Window - Dimensions TBD
- N02 ALB-2-CUST Green Awning with Daisy - 3' 7-3/4" oah (Qty 4)
- E01 MS-1-6-OSTD 6' 0" Non-Illuminated Double Faced Routed and Push Thru Monument - 4' 6-3/8" h x 5' 5-1/8" w (24.59 SF)

1' x 4' e/d

Proposed



**DIMENSIONS TO BE FIELD VERIFIED**



Existing

- Note: Sign N01 is allowed by right but shows for site information.
- 4 awnings with logo.
- E-01 Monument requires special permit for square footage + setback.



**PHILADELPHIASIGN**  
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	DWG BY	DATE	REVISION	BY
Citizens	ZAS	11.29.21	12.03.21 Revised as Noted	ZAS
ADDRESS	DWG NUM	A36931	12.14.21 Revised as Noted	ZAS
5006423 - Foxboro	SHEET	4	12.20.21 Revised N04	ZAS
4 Cocasset Street			02.10.22 Revised as Noted	ZAS
Foxboro, MA 02035				

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.

- N03 ALB-2-CUST Green Awning with Daisy - 3'7-3/4" oah (City 5)
- E03 REMOVAL ONLY Wall Sign
- E04 REMOVAL ONLY Wall Sign

Proposed



DIMENSIONS TO BE FIELD VERIFIED

Existing



5 AWNINGS WITH LOGO.



**PHILADELPHIASIGN**  
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	DWG BY	DATE	DATE	REVISION	BY
Citizens	ZAS	11.29.21	12.03.21	Revised as Noted	ZAS
ADDRESS		DWG NUM	12.14.21	Revised as Noted	ZAS
5006423 - Foxboro		A36931	12.20.21	Revised N04	ZAS
4 Coocasset Street		SHEET	02.10.22	Revised as Noted	ZAS
Foxboro, MA 02035		5			

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N04 ICLL-4-12-CUST 12" Halo-It White Stacked Channel Letters - 3'-1-3/8" x 4'-10-13/16" w (15.3 SF)

Note: Letters to mount into mortar joints only.

E05 DHR-1-QR 1st Surface Single Door Vinyl

N10 DSW-2-24 24" Non-Illuminated White Wall Daisy - 24" x 24" (4 SF)

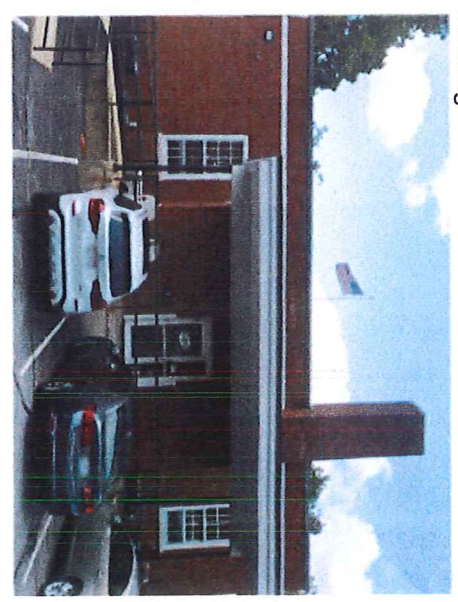
Note: Letters to mount into mortar joints only.

Proposed



DIMENSIONS TO BE FIELD VERIFIED

Existing



N04 + N10 - Require  
 Special Permit Due  
 TO # OF SIGNS ON  
 BUILDING.  
 (CODE ONLY ALLOWS  
 ONE SIGN ON  
 BUILDING).

E05 - Door Vinyls  
 No Permit Req.

 <b>PHILADELPHIASIGN</b> BRINGING THE WORLD'S BRANDS TO LIFE	TITLE	Citizens	DWG BY	ZAS	DATE	11.29.21	REVISION		
	ADDRESS	5006423 - Foxboro 4 Cocasset Street Foxboro, MA 02035	DWG NUM	A36931	SHEET	6	DATE	12.03.21 12.14.21 12.20.21 02.10.22	REVISION
THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.		BY	ZAS	ZAS	ZAS	ZAS			



N11 ALB-2-CUST Green Awning with Daisy - 3'7-3/4" oah (Qty 3)  
 Note: Tree closest to the building will be removed.

Proposed



DIMENSIONS TO BE FIELD VERIFIED



Existing

3 AWNINGS  
 WITH LOGO.

 <p><b>PHILADELPHIASIGN</b> BRINGING THE WORLD'S BRANDS TO LIFE</p>	TITLE	Citizens	DWG BY	ZAS	DATE	11.29.21	DATE	12.03.21	REVISION	Revised as Noted	BY	ZAS	THIS IS AN ORIGINAL, UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.
	ADDRESS	5006423 - Foxboro 4 Cocasset Street Foxboro, MA 02035	DWG NUM	A36931	SHEET	7	DATE	12.14.21	REVISION	Revised as Noted	BY	ZAS	

E09 RD-1-42 3' 6" Non-Illuminated Double Faced Directional Sign  
 Note: Directional to be externally illuminated with existing fixtures.

Proposed

THIS SIGN WILL BE L & D - MEASURE EXEMPT



DIMENSIONS TO BE FIELD VERIFIED

70.875



Existing



SIDE B

RD-1-42  
 Scale: NTS

 <p><b>PHILADELPHIASIGN</b> BRINGING THE WORLD'S BRANDS TO LIFE</p>	TITLE	Citizens	DWG BY	ZAS	DATE	11.29.21	REVISION		BY	ZAS
	ADDRESS	5006423 - Foxboro 4 Cocasset Street Foxboro, MA 02035	DWG NUM	A36931	SHEET	3	DATE	12.03.21 12.14.21 12.20.21 02.10.22	REVISION	ZAS ZAS ZAS ZAS
<p>THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.</p>										



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TOWN OF FOXBOROUGH

40 SOUTH STREET

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AUG 2 2022  
TOWN OF FOXBOROUGH

(508) 543-1215

Fax: (508) 543-6278

**CERTIFICATION OF ABUTTERS**

PROPERTY OWNER: TODSON REAL ESTATE  
 MAILING ADDRESS: 53 INDIAN HILL ROAD, MILFORD, MA 02052  
 PROPERTY LOCATION: 4 COCASSET STREET  
 ASSESSORS MAP/PARCEL: 079/009  
 APPLICANT: HEATHER DUDKO PHONE: 508.612.6954  
hwoodhopkins@heather.net  
 AUTHORITY REQUESTING LIST: ZBA  
 DATE SUBMITTED: 8/2/2022

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

I, Kevin P..., 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 079 Parcel 009 300 ft

Date: 8/2/22

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 COCASSET STREET  
 FOXBOROUGH, MA 02035  
 079-009  
 (300 Feet)  
 8/2/2022

Parcel Number	Property Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
079-006-000	16 SOUTH STREET	DUNKLESS JACK TRUSTEE	PO BOX 6539	BOSTON	MA	02114
079-007-000	6 SOUTH STREET	DBC REALTY CORP	6 SOUTH STREET	FOXBOROUGH	MA	02035-0000
079-008-000	COMMON	TOWN OF FOXBOROUGH	40 SOUTH STREET	FOXBOROUGH	MA	02035-0000
079-010-000	2 COCASSET STREET	OREILLY AUTO ENTERPRISES	PO BOX 9167	SPRINGFIELD	MO	65801-9167
079-036-000	1 MECHANIC STREET	HAJJAR CHARLES C TR	30 ADAMS STREET	MILTON	MA	02186
079-037-000	10 COCASSET STREET	FREEMAN CHRISTINE IGO & JAMES R TE	10 COCASSET ST	FOXBOROUGH	MA	02035
079-038-000	14 COCASSET STREET	WALKER TINA MARIE & OMARI LATEEF TE	5 BLACKPOND ROAD	MANSFIELD	MA	02048
079-103-000	15 MECHANIC STREET	MORDINI JOSEPH JR TRUSTEE	15 MECHANIC STREET	FOXBOROUGH	MA	02035-0000
079-104-000	11 MECHANIC STREET	MORDINI JOSEPH JR, TRUSTEE	15 MECHANIC ST	FOXBOROUGH	MA	02035-0000
079-105-000	9 MECHANIC STREET	D B O T REALTY INC	5 BLACKPOND RD	MANSFIELD	MA	02048
079-106-000	6 MECHANIC STREET	COVI INC	25 HAYDEN DRIVE	FOXBOROUGH	MA	02035-0000
079-107-000	8 MECHANIC STREET	LBG LLC	14 FAIRWAY LANE	FOXBOROUGH	MA	02035
079-108-000	10 MECHANIC STREET	GIBSON JAMES R.	14 FAIRWAY LANE	FOXBOROUGH	MA	02035

079-109-000	12 MECHANIC STREET	LOVELY BROTHERS REAL ESTATE HOLDINGS LLC	6 RAILROAD AVE	FOXBOROUG MA H	02035
079-110-000	14 -14R MECHANIC STREET	GIBSON JAMES & PAMELA TR	14 FAIRWAY LANE	FOXBOROUG MA H	02035
079-111-000	6 RAILROAD AVENUE	LOVELY BROTHERS REAL ESTATE HOLDINGS LLC	6 RAILROAD AVE	FOXBOROUG MA H	02035
079-112-000	23 BIRD STREET	FERGUSON SETH E & KIMBERLY J TE	23 BIRD STREET	FOXBOROUG MA H	02035-0000
079-113-000	21 BIRD STREET	21 BIRD STREET LLC	103 BEETHOVEN AVE	NEWTON MA	02468
079-114-000	17 - 19 BIRD STREET	17 BIRD ST LLC	53 OAKHURST RD	HOPKINGTON MA	01748
079-115-000	11 - 15 BIRD STREET	OLSON KENNETH SR TR	P.O. BOX 203	FOXBOROUG MA H	02035

MAR 01 2022

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH MASS. HIST. COMM

RL 71188

APPENDIX A

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD  
BOSTON, MASS. 02125  
617-727-8470, FAX: 617-727-5128  
After review of the MHC's files and the materials you submitted, the MHC has determined that the proposed project will have "no adverse effect" on significant historic or archaeological properties.

PROJECT NOTIFICATION FORM

Brona Simon 3/31/22

Project Name: CITIZENS BANK Brona Simon Date  
Location / Address: 4 COLASSET STREET Executive Director  
City / Town: FOXBOROUGH, MA State Historic Preservation Officer  
Massachusetts Historical Commission

Project Proponent

Name: HEATHER HOPKINS DUSKO, PHILADELPHIA SIGN CO.  
Address: 27 OLD MEETINGHOUSE ROAD. hwoodhopkinse charter.net  
City/Town/Zip/Telephone: AUBURN, MA 01501 (508) 612-6954

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name Type of License or funding (specify)  
N/A N/A

Project Description (narrative):

INSTALL SIGNAGE FOR CITIZENS BANK. WALL SIGNS, AWNINGS, MONUMENT SIGN, DIRECTIONAL SIGNAGE AS DETAILED IN ATTACHED PROPOSAL

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition. NO

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.

SHUTTERS WILL BE REMOVED. (NOTE: AWNINGS WILL BE MOUNTED TO WINDOW FRAME, NOT BRICK). NO OTHER EXTERIOR RENOVATIONS.

Does the project include new construction? If so, describe (attach plans and elevations if necessary). NO.

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950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A (continued)

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.

What is the total acreage of the project area?

Woodland _____ acres	Productive Resources:
Wetland _____ acres	Agriculture _____ acres
Floodplain _____ acres	Forestry _____ acres
Open space _____ acres	Mining/Extraction _____ acres
Developed _____ acres	Total Project Acreage _____ acres

What is the acreage of the proposed new construction? N/A acres

What is the present land use of the project area?

COMMERCIAL USE.

Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.

ATTACHED.

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form: Heather Hopkins Dudko Date: 2/25/2022  
 Name: HEATHER HOPKINS DUDKO  
 Address: 27 OLD MEETINGHOUSE ROAD  
 City/Town/Zip: AUBURN MA 01501  
 Telephone: (508) 612.6954 hwoodhopkins@charter.net

REGULATORY AUTHORITY

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.