



BOARD OF APPEALS
TOWN OF FOXBOROUGH
40 SOUTH STREET
MASSACHUSETTS
02035

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TOWN CLERK

2022 DEC 20 P 3:48

FOXBOROUGH, MA 02035

APPLICATION FOR BOARD OF APPEALS HEARING

Name of Applicant: Kathleen Salomaa Tel #. (508) 543-4102
Mailing Address: 100 N. High St Foxboro MA 02035 Email: ksalomaa@aol.com
Location of Property Subject of the Hearing: 100 N. High St Foxboro MA 02035
Assessors Map #: 145 Parcel #: 12 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 8.1 of the Zoning By-Laws to allow the renovation of the existing structure to create an accessory apartment.
2. Request for a **VARIANCE** from Section 5.4.2 of the Zoning By-Laws to allow the renovation of the pre existing nonconforming structure and a proposed addition that compliments the pre existing nonconforming structure. To create a cohesive and aesthetically pleasing unified structure 23.6' from the road.
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).

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

Applicant's Signature: Kathleen A Salomas Date: 12.20.22

***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: [Signature] Date: 12/20/22

Town Clerk Receipt

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

Town Clerk or Agent's Signature: [Signature] Date: 12/20/22

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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Anna Donovan
543 Main St
Boylston MA 01505
(774) 219-3615

To Whom It May Concern:

Being approved for the needed variance and special permit enables my family to move back home to Foxboro. The addition to the existing house creates enough bedrooms for my family, and the renovation of part of the existing structure allows for an in-law for my Mom, Kathy Salomaa, to have her own space and privacy while still being able to easily participate in daily family life.

I am deeply looking forward to moving back to my childhood home and living next door to my Mom. My daughter, Molly, will be able to go to kindergarten at the elementary school I attended, the Taylor School, once we are able to move in. My sons, Red and Henry, will follow in her steps and join her at the Taylor shortly after.

One of the benefits to my family of living with my Mom is to have support during times of deployment. My husband, Casey, is in the Massachusetts Army National Guard, and is currently preparing for his fifth deployment. My Mom's support during these times is invaluable; this support will be easier on all involved when we live next door to each other.

For my Mom, the ability to age in place is of great appeal. The proposed in-law apartment is of a manageable size and one story, allowing for aging gracefully and safely; with the opportunity for support and assistance from family if needed.

Thank you for your time and attention,

Anna Donovan

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Kathleen Salomaa
66 North High St
Foxboro MA 02035

Request for a variance from section 5.4.2 of the zoning by-laws to allow the renovation of the preexisting nonconforming structure and a proposed addition that compliments the preexisting nonconforming structure. To create a cohesive and aesthetically pleasing unified structure 23.6" from the road. Building the addition next to and in line with the preexisting nonconforming structure makes the most sense from both a thoughtful architectural viewpoint and the look of the house and based on where the preexisting nonconforming structure sits on the plot. The original house is 23.6" from the road, so we are unable to build in the front yard. The back yard is not available due to the position of the septic system. The side yard opposite where the proposed addition is has insufficient feet to add an addition there.

The side yard where the addition is proposed will be set back a bit from the original preexisting nonconforming structure. It will be set back 33.8" from the road.

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DEC 20 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: Kathleen Saloman

MAILING ADDRESS: 66 N. High St Foxboro MA 02035

PROPERTY LOCATION: _____

ASSESSORS MAP/PARCEL: 145-017

APPLICANT: _____ PHONE: _____

AUTHORITY REQUESTING LIST: _____

DATE SUBMITTED: _____

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

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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
Map 145-012

Date: 12/20/22

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
 66 NORTH HIGH STREET
 FOXBOROUGH, MA 02035
 145-012-000-000-0000
 (300 Feet)
 12/13/2022

Parcel Number	Property Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
133-023-000	WALNUT STREET	FOXBOROUGH HOUSING AUTHORITY	90 N CARL ANNON COURT	FOXBOROUGH	MA	02035
145-008-000	60 NORTH HIGH STREET	COSSETTE SHAYNE T	60 NORTH HIGH ST	FOXBOROUGH	MA	02035
145-009-000	62 NORTH HIGH STREET	OLLIS CHARLES E JR	62 NORTH HIGH ST	FOXBOROUGH	MA	02035
145-010-000	64 NORTH HIGH STREET	WESCHE CHRISTOPHER & COURTNEY TE	64 NORTH HIGH STREET	FOXBOROUGH	MA	02035
145-011-000	NORTH HIGH STREET	TOWN OF FOXBOROUGH	40 SOUTH STREET	FOXBOROUGH	MA	02035
145-013-000	74 NORTH HIGH STREET	FLAHERTY CONOR P & SHANNON D BENNETT JT	74 NORTH HIGH STREET	FOXBOROUGH	MA	02035
145-014-000	76 NORTH HIGH STREET	DICICCO IDA R	76 NORTH HIGH STREET	FOXBOROUGH	MA	02035
145-015-000	78 NORTH HIGH STREET	WASELESKI JOSEPH V	78 NORTH HIGH ST	FOXBOROUGH	MA	02035
145-017-000	75 NORTH HIGH STREET	GAITONDE PUNEET & LAKSHMI VISWANATHAN	75 NORTH HIGH ST	FOXBOROUGH	MA	02035
145-018-000	71 NORTH HIGH STREET	MILLER CATHERINE R & JAMES R TE	71 NORTH HIGH ST	FOXBOROUGH	MA	02035

FOXBOROUGH, MA 02035

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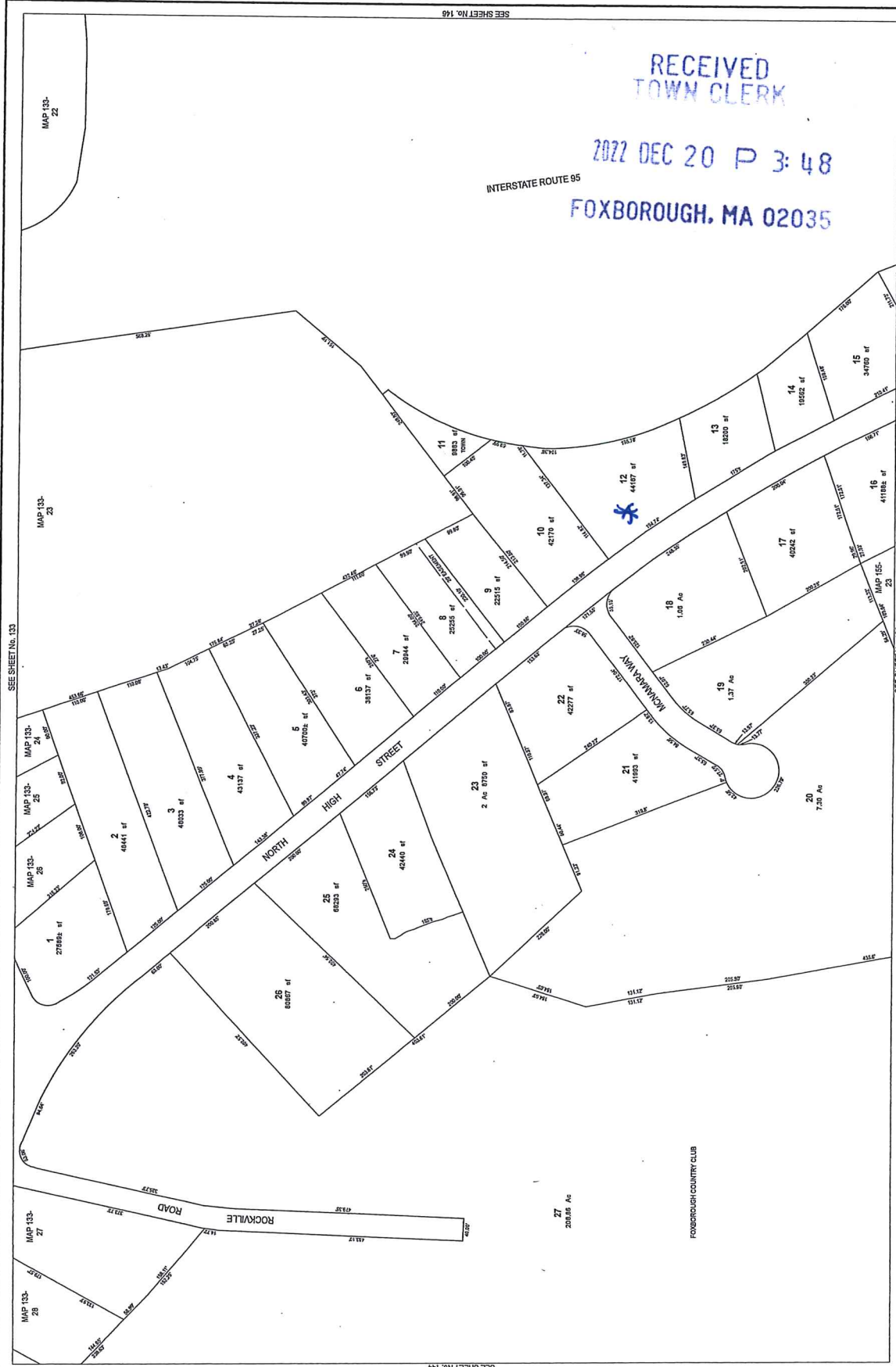
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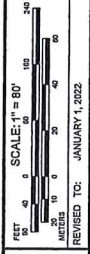
INTERSTATE ROUTE 95



MAP NO. 145

1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30

PROPERTY MAPS
FOXBOROUGH
MASSACHUSETTS



LEGEND

.....	PACELLANDS	Parcel Number
.....	RECORD DIMENSION	Right of Way/Access
.....	BOUNDARY DIMENSION	Common Ownership
.....	ENCLOSURE	Water
.....	WATER	

REVISED & REPRINTED BY
CAI Technologies
11 Federal Street, Lowell, MA 01850
978.452.0762 • www.cait.com

THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
THE HORIZONTAL DATA IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, NAD 83.
ORIGINAL MAPS PREPARED BY SOUTH SHORE DRAFTING SERVICE.

SEE SHEET No. 133

SEE SHEET No. 144

SEE SHEET No. 135

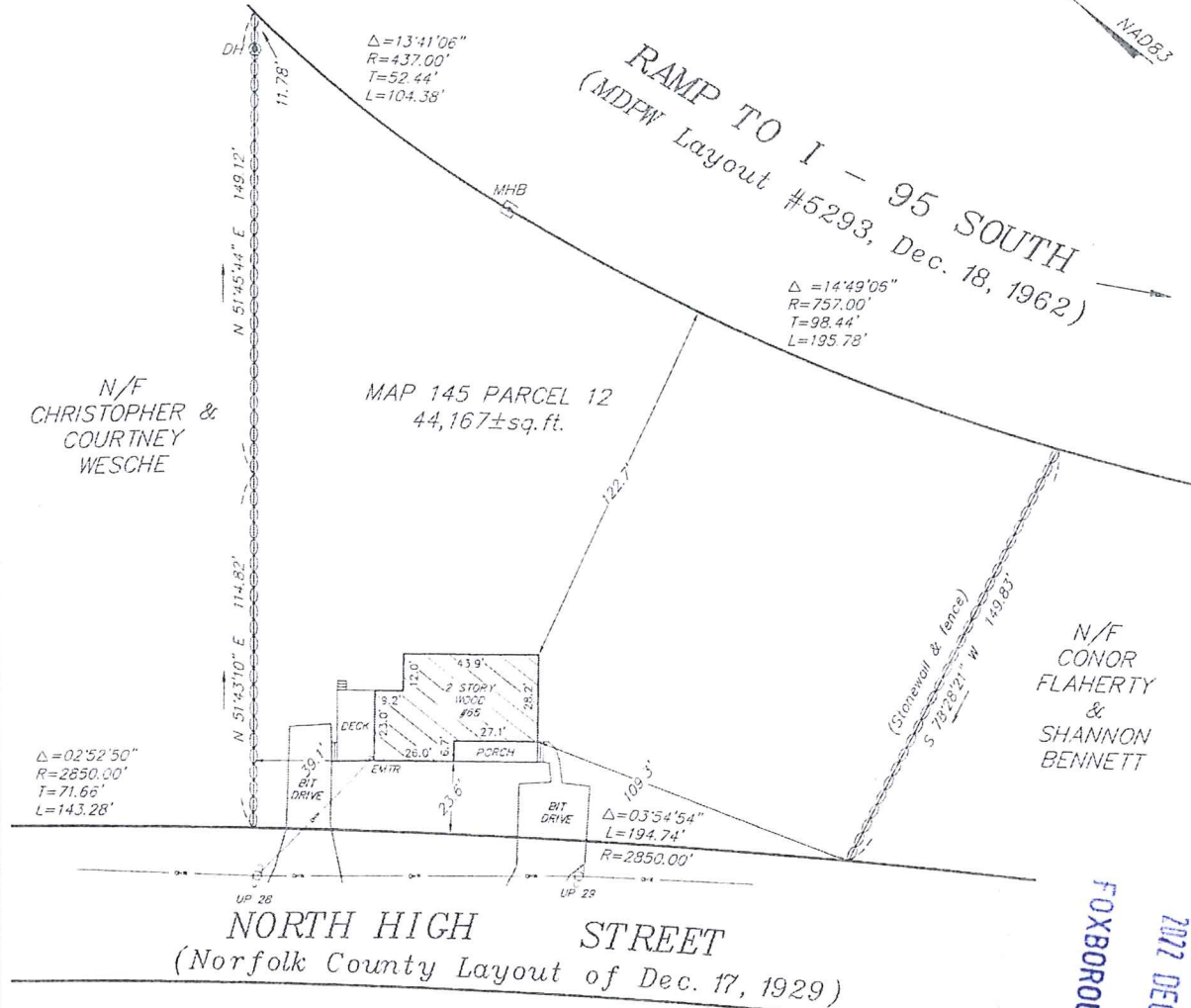
SEE SHEET No. 146

PREPARED FOR: KATHY SALOMAA
 66 NORTH HIGH STREET
 FOXBOROUGH, MA 02035



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

ZONING BY-LAW REQUIREMENTS			
ZONING DISTRICT - RESIDENTIAL AND AGRICULTURAL R-40			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	40,000 S.F.	44,167 S.F.	44,167 S.F.
MIN. LOT FRONTAGE	200'	194.74'	194.74'
MIN. FRONT YARD	35'	23.6'	XX±'
MIN. SIDE YARD	15'	39.1'	XX±'
MIN. REAR YARD	30'	122.7'	XX±'



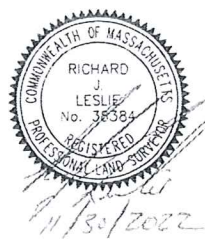
NORTH HIGH STREET
 (Norfolk County Layout of Dec. 17, 1929)

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CERTIFIED PLOT
 PLAN OF LAND FOR
 66 NORTH HIGH STREET
 FOXBOROUGH, MA

NOVEMBER 30, 2022 SCALE: 1"=40'

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



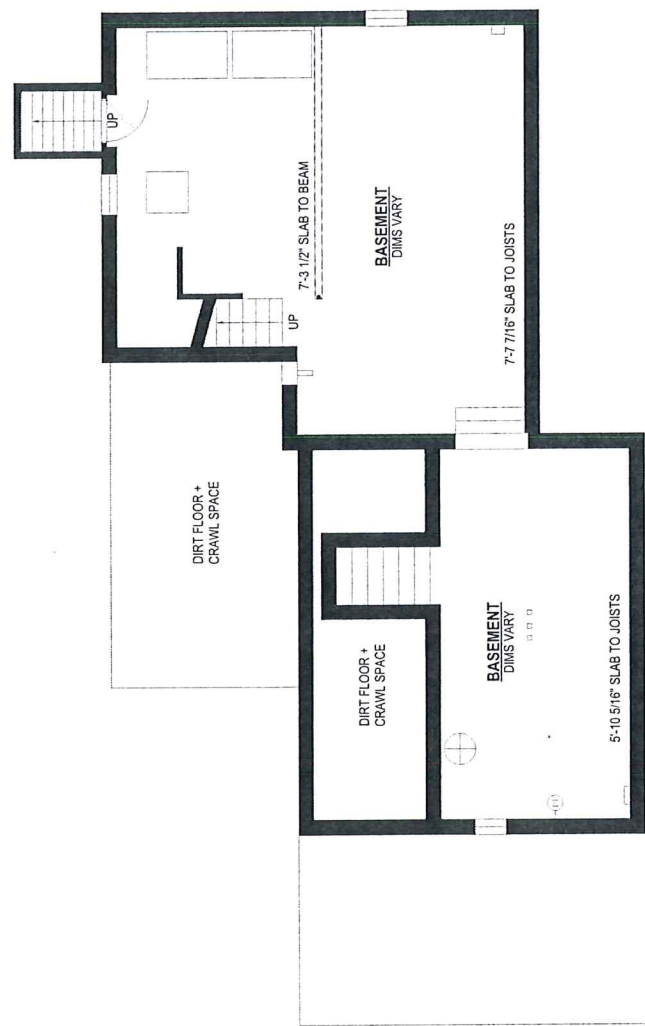
I hereby certify to the above named Client that to the best of my professional knowledge, information, and belief that the existing dwelling is located on the ground as shown hereon.



1
X0
EXISTING BASEMENT PLAN
1/8" = 1'-0"



SALOMAA-DONOVAN
RESIDENCE
66 N. HIGH STREET
FOXBOROUGH, MA 02035



OX

FOXBOROUGH, MA 02035

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VARIANCE SET

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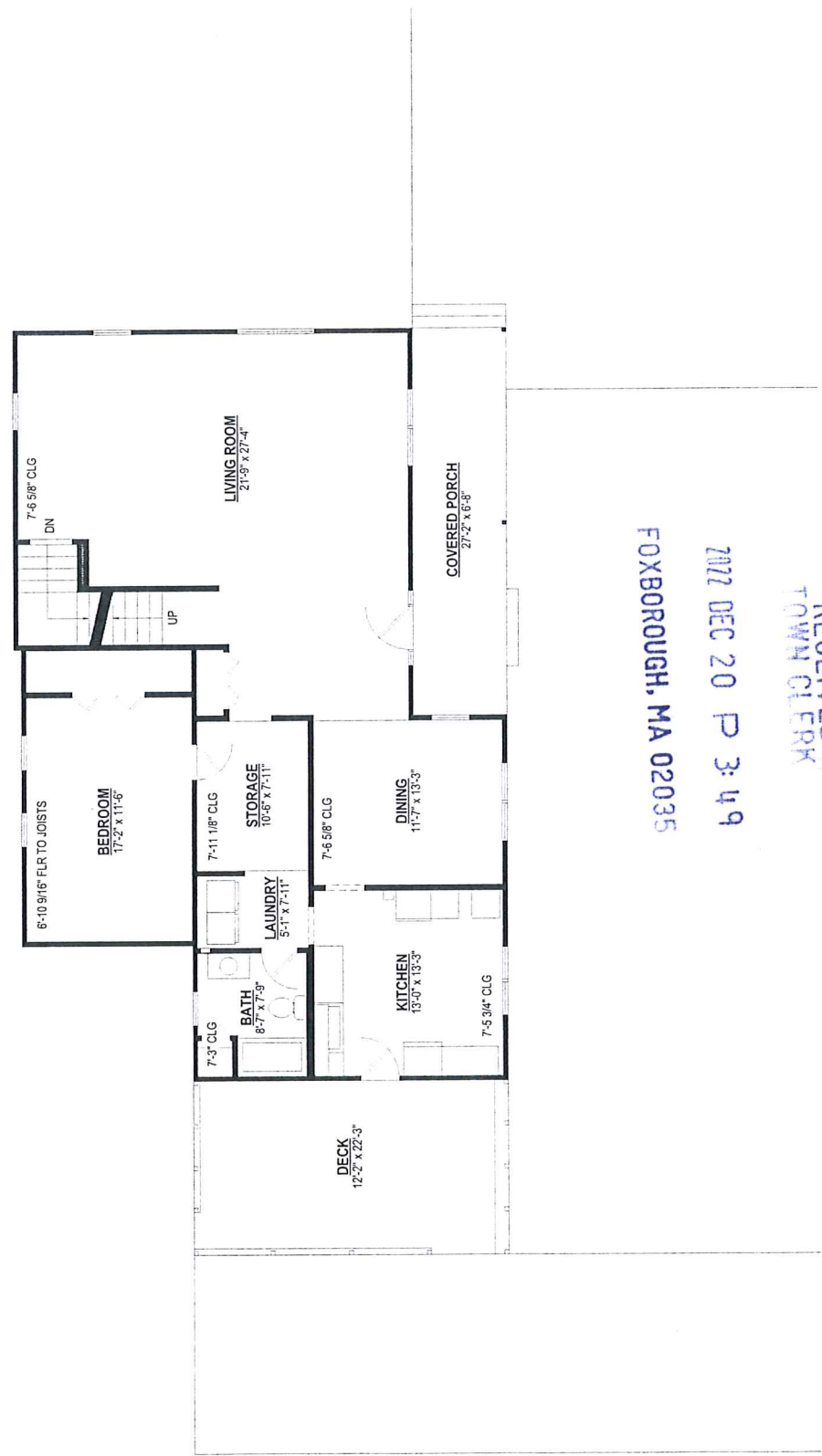


EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"

1
X1



SALOMAA-DONOVAN
RESIDENCE
66 N. HIGH STREET
FOXBOROUGH, MA 02035



IX

VARIANCE SET
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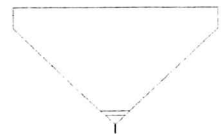
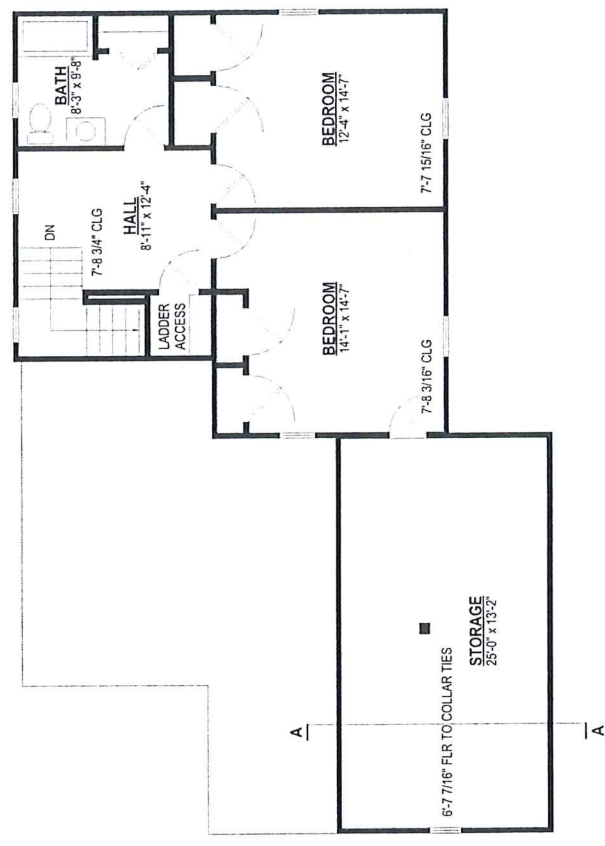
1 EXISTING SECOND FLOOR PLAN

1/8" = 1'-0"

X2



SALOMAA-DONOVAN
RESIDENCE
66 N. HIGH STREET
FOXBOROUGH, MA 02035



SECTION A-A

X2

FOXBOROUGH, MA 02035

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VARIANCE SET

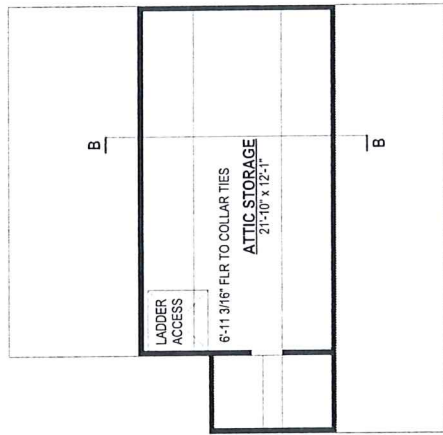
12/06/22



1 EXISTING ATTIC PLAN
1/8" = 1'-0"



SALOMAA-DONOVAN
RESIDENCE
66 N HIGH STREET
FOXBOROUGH, MA 02035



SECTION B-B

FOXBOROUGH, MA 02035

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X3

VARIANCE SET

12/06/22

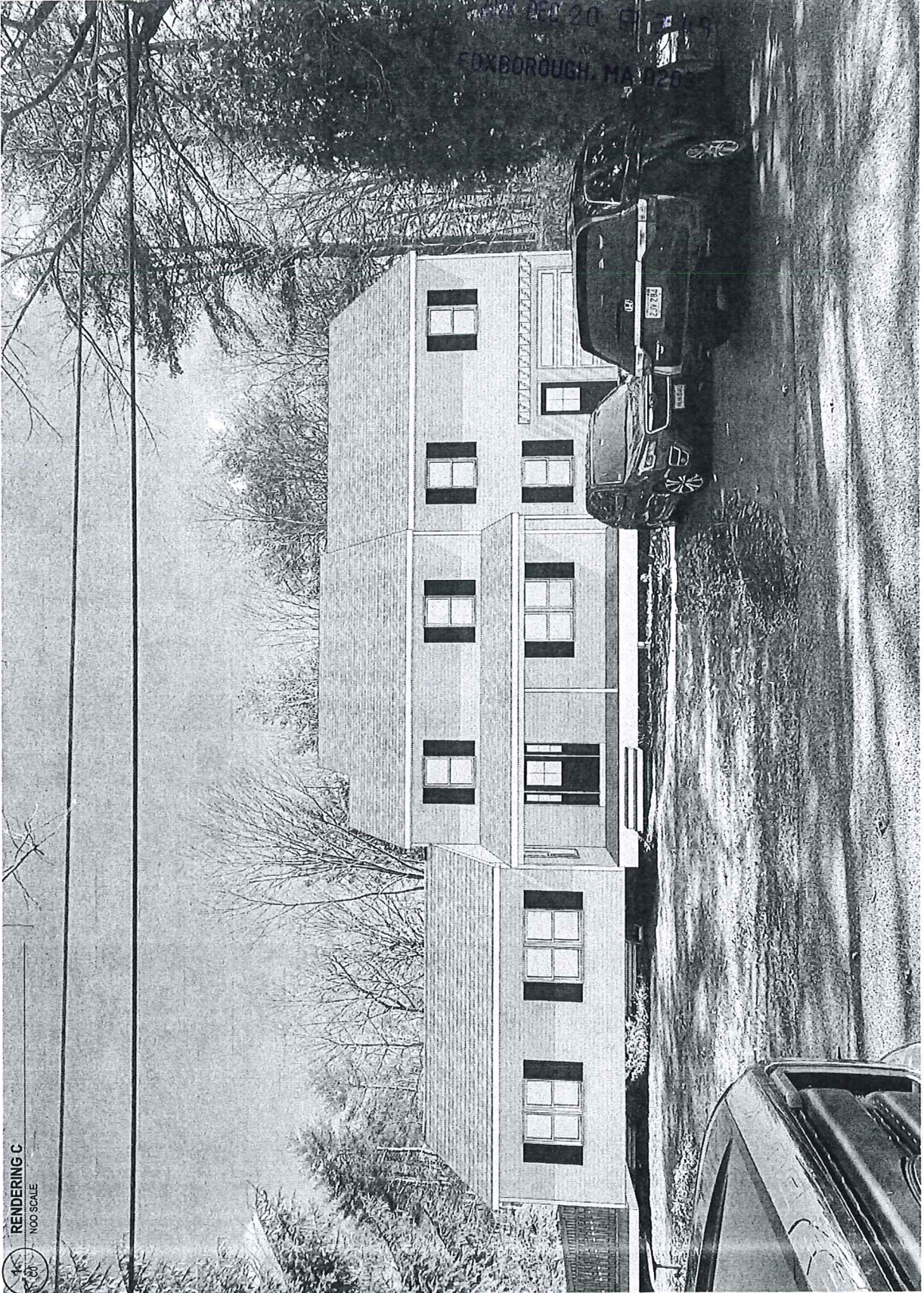


SALOMAA-DONOVAN
RESIDENCE
66 N HIGH STREET
FOXBOROUGH, MA 02035

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C0

VARIANCE SET
12/06/22



RENDERING C
NOO SCALE



SALOMAA-DONOVAN
RESIDENCE
66 N HIGH STREET
FOXBOROUGH, MA 02035

C1

VARIANCE SET

12/06/22

1
FIRST FLOOR PLAN C

1/8" = 1'-0"



FOXBOROUGH, MA 02035

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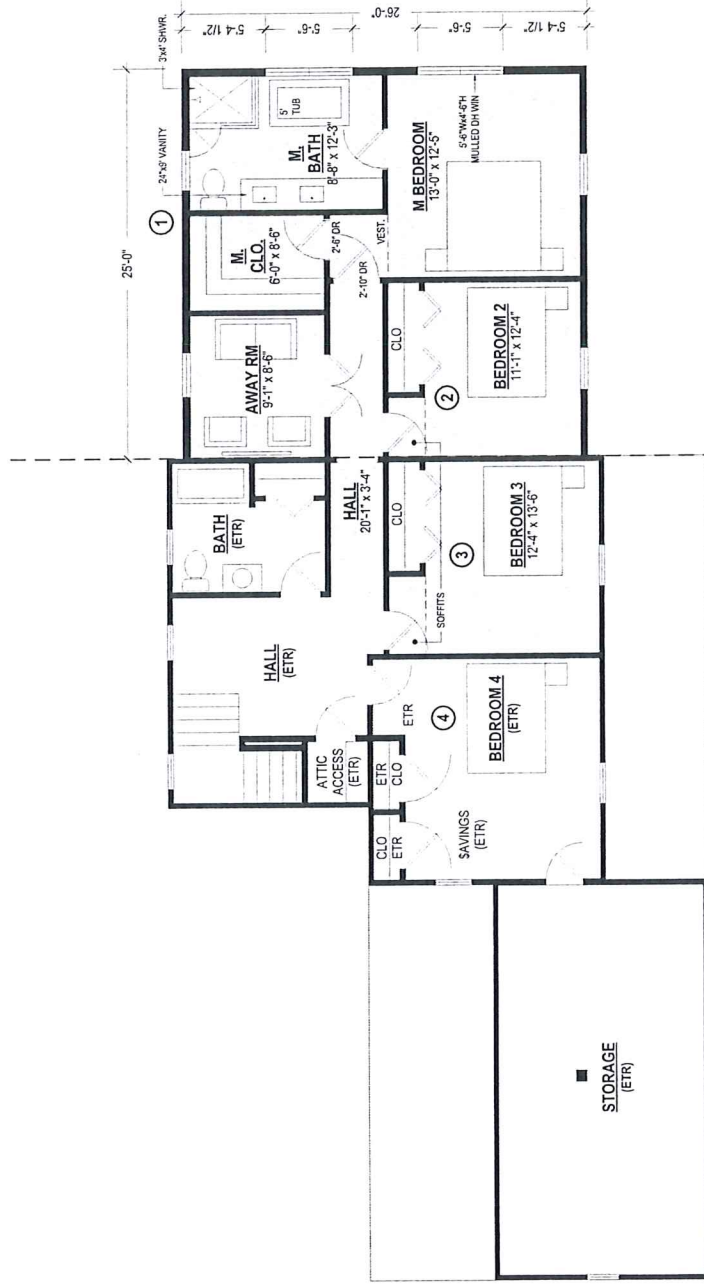
SALOMAA-DONOVAN
RESIDENCE
66 N HIGH STREET
FOXBOROUGH, MA 02035

C2

VARIANCE SET
12/06/22

1 SECOND FLOOR PLAN C

1/8" = 1'-0"



RENOVATE EXISTING | NEW ADDITION

- ① NEW MASTER SUITE LAYOUT
 - 3'x4' SHWR
 - 3'x5' SOKING TUB
 - 2'x8' VANITY W/ 2 SINKS + PLENTY OF STORAGE
 - MILLED DOUBLE HUNG WINDOWS 5'-6"W x 4'-5"H (FROM 30" AFF) IN MSTR BATH + BDRM
 - 6" LOWER CLNG @ VEST.
- ② BDRM 2: LARGER SINGLE CLOS. W/ 6"W x 6'-8"H BI-FOLDS; 6" LOWER CLNG @ VEST.
- ③ BDRM 3: LARGER SINGLE CLOS. W/ 6"W x 6'-8"H BI-FOLDS; 6" LOWER CLNG @ VEST.
- ④ BDRM 4: LEAVE EXISTING CLOSETS AS IS (I.E. NO NEW WINDOW/SEAT)

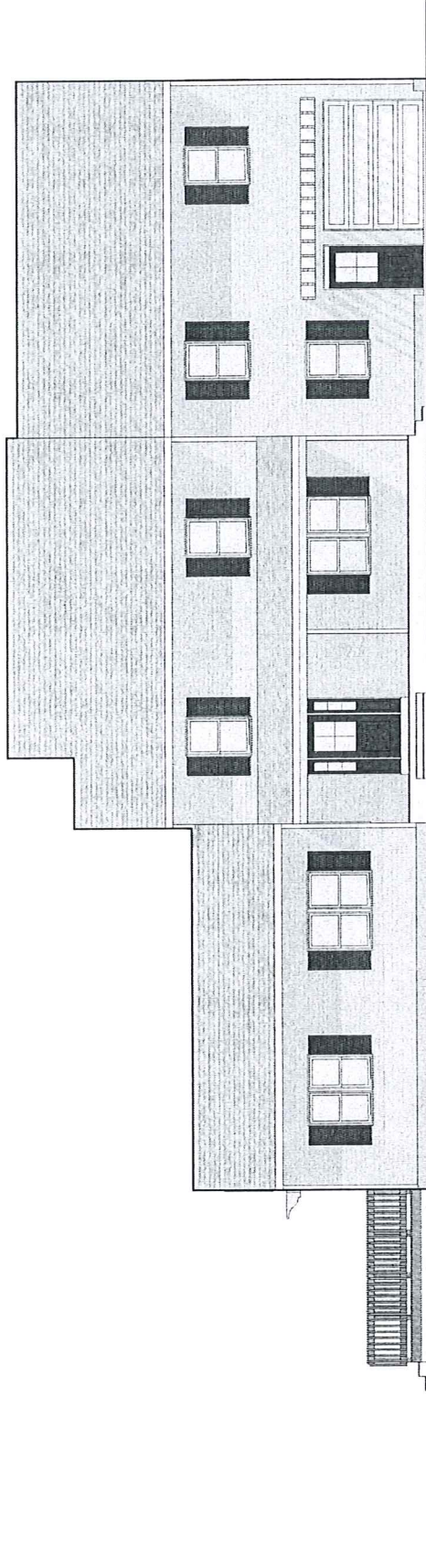
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SALOMAA-DONOVAN
 RESIDENCE
 66 N HIGH STREET
 FOXBOROUGH, MA 02035



1 FRONT ELEVATION C

1/8" = 1'-0"



1
C3

C3

VARIANCE SET

12/06/22

FOXBOROUGH, MA 02035

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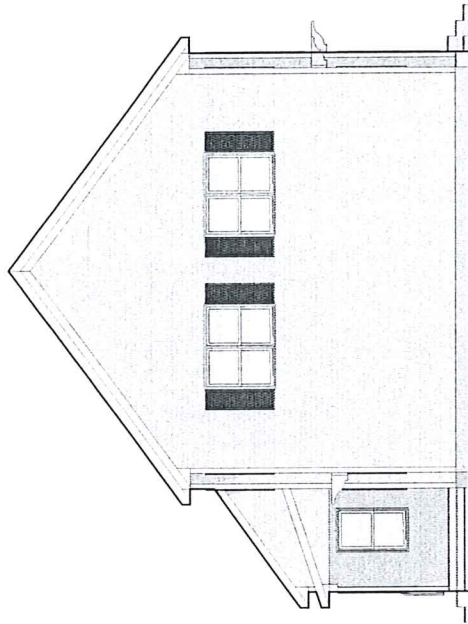


SALOMAA-DONOVAN
RESIDENCE
86 N. HIGH STREET
FOXBOROUGH, MA 02035

C4

VARIANCE SET

12/06/22



1 RIGHT ELEVATION C

1/8" = 1'-0"



C4

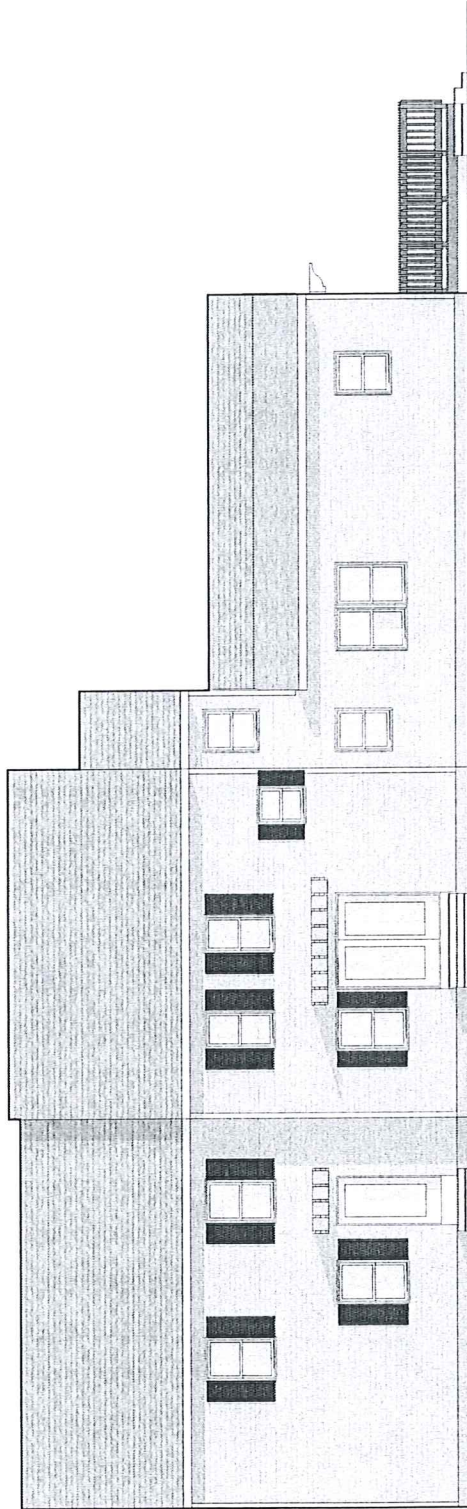
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SALOMAA-DONOVAN
 RESIDENCE
 66 N HIGH STREET
 FOXBOROUGH, MA 02035



1 REAR ELEVATION C

1/8" = 1'-0"



CS

C5

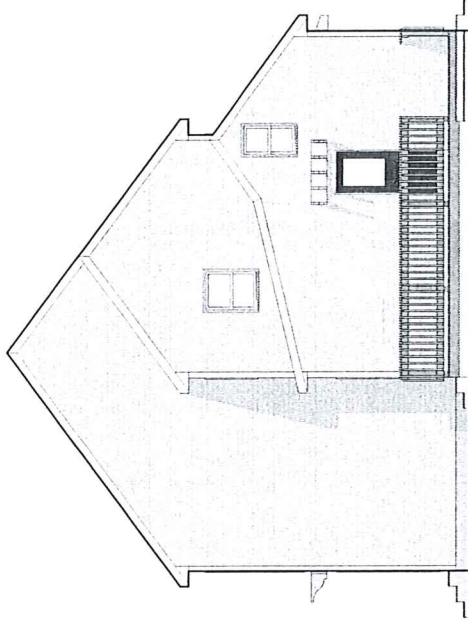
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SALOMAA-DONOVAN
RESIDENCE
86 N HIGH STREET
FOXBOROUGH, MA 02035



1
C6
LEFT ELEVATION C
1/8" = 1'-0"



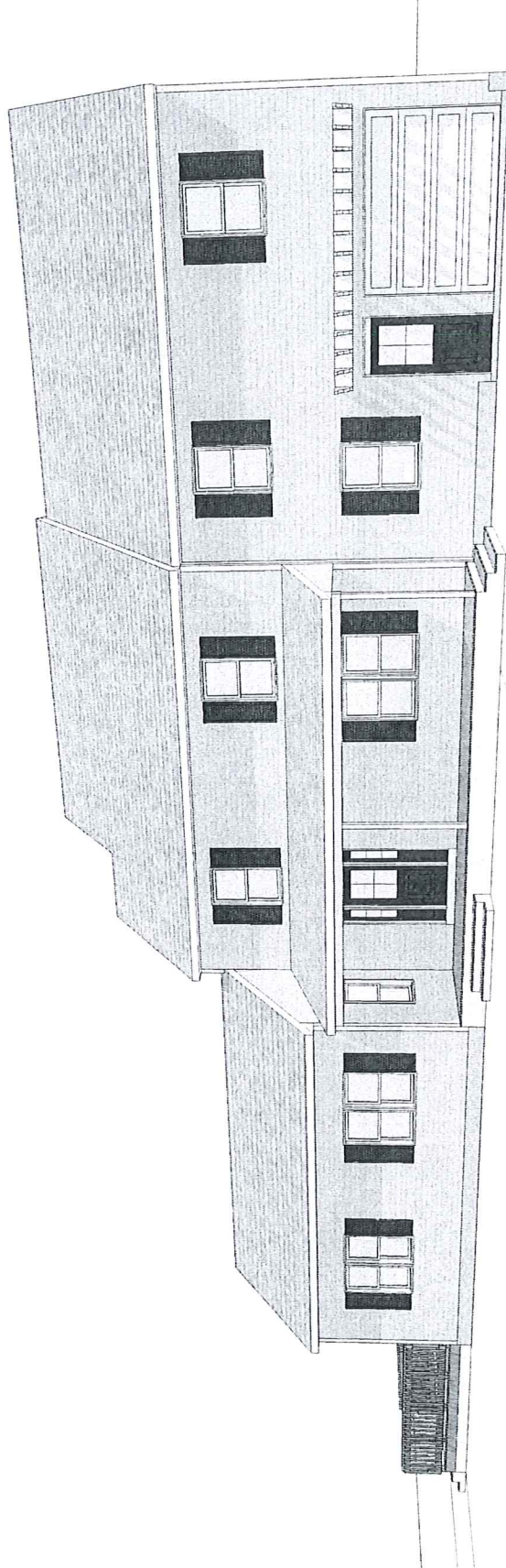
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C6

VARIANCE SET
12/06/22



SALOMAA-DONOVAN
RESIDENCE
86 N HIGH STREET
FOXBOROUGH, MA 02035



1 FRONT PERSPECTIVE VIEW C
NOT TO SCALE

1
C7

FOXBOROUGH, MA 02035

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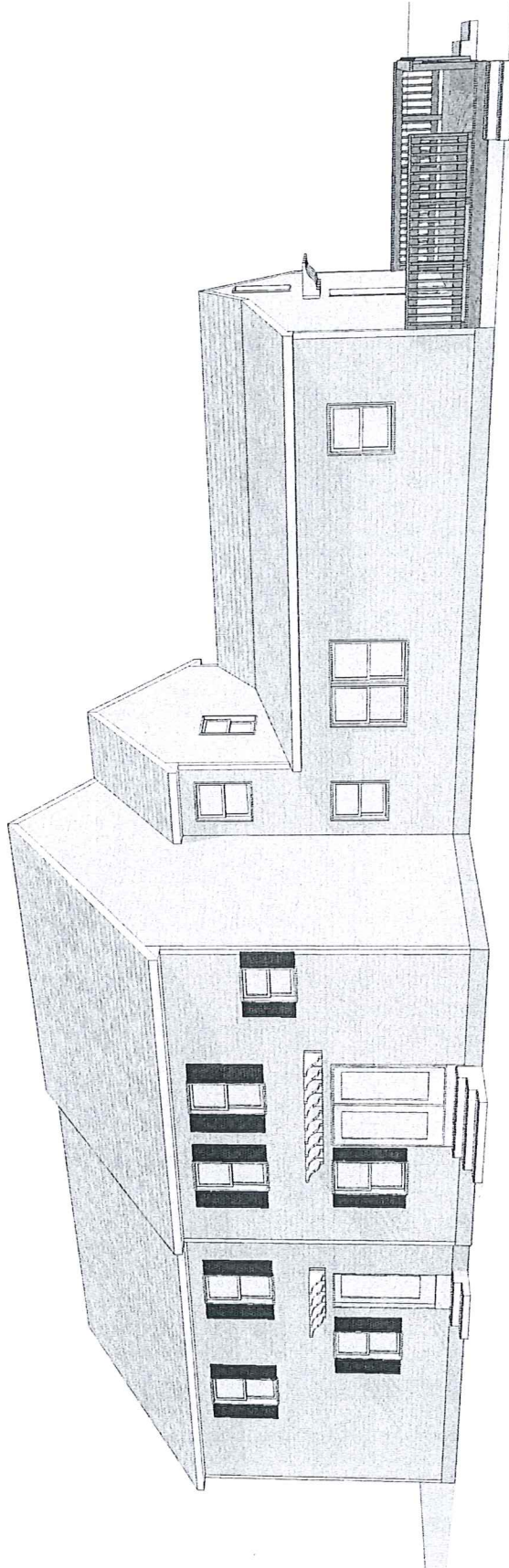
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C7

VARIANCE SET
12/06/22



SALOMAA-DONOVAN
 RESIDENCE
 66 N HIGH STREET
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REAR PERSPECTIVE VIEW C
 NOT TO SCALE



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C8

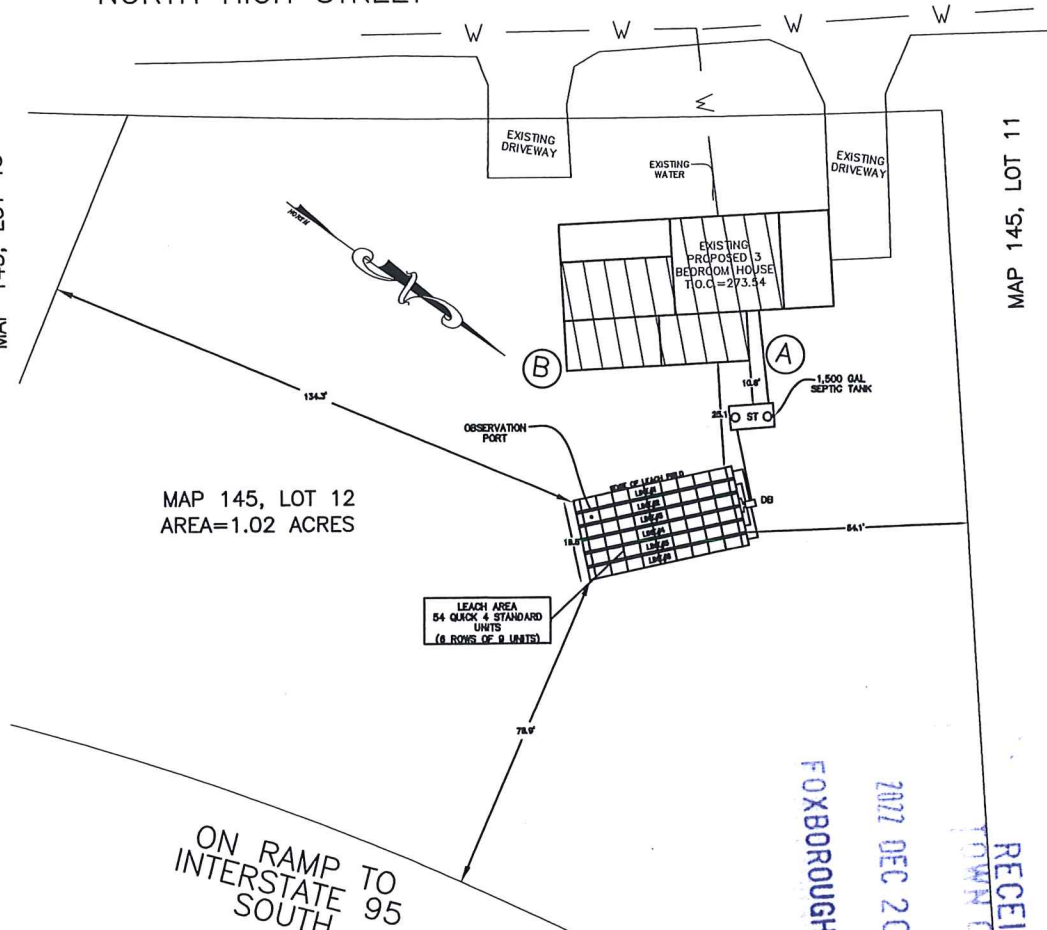
VARIANCE SET
 12/06/22

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NORTH HIGH STREET

MAP 145, LOT 13

MAP 145, LOT 11



MAP 145, LOT 12
AREA=1.02 ACRES

LEACH AREA
54 QUICK & STANDARD
UNITS
(8 ROWS OF 9 UNITS)

ON RAMP TO
INTERSTATE
95
SOUTH

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	OFFSETS	
	A	B
SEPTIC TANK IN	14.3	49.5
SEPTIC TANK OUT	13.9	42.1
DIST. BOX	34.1	54.1
OBSERVATION PORT	59.2	69.9

	AS-BUILT	DESIGN
INV. AT FOUNDATION	269.95	269.75
SEPTIC TANK INLET	269.63	269.50
SEPTIC TANK OUTLET	269.35	269.25
DIST. BOX INLET	269.02	268.97
DIST. BOX OUTLET	268.84	268.80
INV. AT LINE 1	268.77	268.67
TOP OF CHAMBER LINE 1	269.12	269.00
INV. AT LINE 2	268.76	268.67
TOP OF CHAMBER LINE 2	269.12	269.00
INV. AT LINE 3	268.76	268.67
TOP OF CHAMBER LINE 3	269.11	269.00
INV. AT LINE 4	268.77	268.67
TOP OF CHAMBER LINE 4	269.10	269.00
INV. AT LINE 5	268.75	268.67
TOP OF CHAMBER LINE 5	269.11	269.00
INV. AT LINE 6	268.76	268.67
TOP OF CHAMBER LINE 6	269.12	269.00



Scott P. Miccile

66 NORTH HIGH STREET
SEPTIC AS-BUILT PLAN
IN
FOXBOROUGH, MASSACHUSETTS

SCALE: 20 FEET TO ONE INCH
DATE: MARCH 16, 2022

PREPARED FOR:
ROBERT H & KATHLEEN M SALOMAA
66 NORTH HIGH STREET, FOXBOROUGH, MA

LANDMARK SITE DESIGN

Engineering & Land Surveying
1267 GLEBE STREET, TAUNTON, MA 02780
(PHONE) 774-265-0851 (FAX) 508-529-4708

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MAR 24 2022
FOXBOROUGH
BOARD OF HEALTH

V.Rida

FEE \$ 200

No. 2002-DWA-17

COMMONWEALTH OF MASSACHUSETTS

Board of Health, Foxboro, MA.

CERTIFICATE OF COMPLIANCE

Description of Work: Individual Component(s) Complete System

The undersigned hereby certify that the Sewage Disposal System; Constructed (), Repaired (), Upgraded (), Abandoned ()

by: Mike [Signature]

at 12/22/2001 has been installed in accordance with the provisions of 310 CMR 15.00 (Title 5) and the approved design plans/as-built plans relating to application No. DWA-17 dated 12/22/2001. Approved Design Flow 500 (gpd)

Installer Mike [Signature] Date: 1/1/2002

Designer: [Signature] Inspector: [Signature]

The issuance of this permit shall not be construed as a guarantee that the system will function as designed.

FOXBOROUGH, MA 02035

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