

From John Gray - RE: ZBA meeting 2-16-23

John Gray <gray0418@verizon.net>

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To: Diana Gray <DGray@foxboroughma.gov>;

1 attachments (13 KB)

To the Editor 5-24-2021.docx;

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Good Morning Diana,

Can you please circulate this email to the members of the Foxborough ZBA prior to tomorrow night's meeting. I will be enroute from SC back to Foxborough tomorrow night and unfortunately will not be able to attend.

I have attached a letter to the editor that was published in May of 2021 by the Foxborough Reporter concerning the proposed 40b project on Walnut Street. The letter sums up the issues that a number of Foxborough residents share regarding the abuse of our zoning maps and regulations as well as the strategic use of 40b to achieve desired outcomes. I am asking that the members of the ZBA consider these points in their deliberations of this housing project.

With Regards,

John R Gray

To the Editor:

Zoning integrity in Foxborough is becoming a thing of the past.

For those residents and taxpayers in the Town of Foxborough who are just getting up to speed on the latest housing project being conceived by your Housing Authority and Town Planner, here is the backstory.

On a 16+ acre parcel of undeveloped land at the intersection of Walnut Street and Commercial St (Route 140) which is zoned R40 (single family homes), the Housing Authority is preparing to send out Requests for Proposals to developers to create additional senior housing. In order to leapfrog zoning restrictions and to make the project more economically advantageous to developers, they will strategically and purposefully insert a "Friendly 40B" (otherwise known as affordable housing) component to the project. The Commonwealth of Massachusetts has determined that 40B projects can override and erase local zoning restrictions, allowing developers to build to the scale and density that they determine to be appropriate. Given that the Town of Foxborough has already surpassed its 40B threshold, the Housing Authority and Town Planner are only deploying this tactic for one reason....to erase local zoning.

Ordinarily, any changes to local zoning would require a 2/3 approval at town meeting. By inserting the 40B component, the Housing Authority and Town Planner plan to supplant local zoning restrictions and take the residents and tax payers out of any zoning discussion. I never thought that I'd see the day when our local government would revert to these tactics to push through a pet project...but that day has come.

The demise of zoning integrity....coming to a small town near you.

John Gray