



POLICE DEPARTMENT TOWN OF FOXBOROUGH



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To: Zoning Board of Appeals
FROM: Michael Grace, Chief of Police
DATE: February 15, 2023
SUBJECT: Walnut Street 40B/Senior Housing Project

The Foxborough Police Department has reviewed the provided application information and support the project. The need for affordable housing for seniors in Foxborough and state wide is in a crisis. The Housing Authority and the Town Planner should be applauded for steering this development that minimizes impact to the community and truly will offer seniors an opportunity to economically reside in our community. The one-time lottery for Foxborough residents to reside here is a once in a lifetime opportunity. As a Police Officer, we encounter many seniors living on a limited income and are unable to maintain their current living standards. Yes, this happens in Foxborough and throughout the state. Having a place to live that offers a community atmosphere for seniors would prevent many of them from living in isolation.

The Police Department met with Michael Mattos and Betsy Collins last summer when the project was first being discussed and several security/public safety items were discussed. There has been follow-up dialog on these concerns which were addressed in the application or may be revisited if needed in the future.

Items discussed

1. Security cameras on scene with LPR (license plate readers) capabilities. The 95 Interstate corridor is a hot bed for smash and grabs and catalytic converter thefts and there is a concern that this facility could be an easy target. Currently, we see this trend up and down 95 at our hotels and apartment complexes along RT 140. Many of these buildings lack sufficient deterrence and the team at AHSC has agreed to implement additional security measures if a trends develops.
2. The applicant has a track record of building and owning their properties. Several projects along RT 140 have been sold and there is a diminished accountability by the new owners. Historically, property owners prioritize safety and security at their facilities and have better communication with town officials.
3. Visitor drop-off area sidewalks protected with vehicle stopping measures.
4. Internal well-being checks process discussed.
5. Visitor parking discussed to avoid neighbor conflict. Overnight guest and potential violations of lease agreements can become litigious and AHSC has a legal team to handle this. These civil matters can become very complicated and they have shown at other facilities they are well versed in these issues.

6. Project will initiate a redesign of the 140 / Walnut Street intersection. This is way overdue and it may decrease accidents further down 140 by the Commercial Street plaza. The signal at Walnut Street will create gaps which will allow vehicles to enter onto 140 under less duress.

Items to work out or concerns

1. Package drop-off to prevent theft. This is a trend nationwide and at large complexes. A designated secure area in their mail area is recommended.
2. Sidewalks on Walnut Street. (This may be a reach, but with the work being done in the road for water mains it seems like the right time)
3. Access into buildings for police and fire for emergencies
4. 911 calls should be specific to each apartment and not a general address.
5. 200 units will increase police call volume.