

232-06

# Special Sign Permits Application for Mass General Brigham Center for Sports Performance and Research

360 Patriot Place  
Foxborough, Massachusetts

FOXBOROUGH, MA 02035

2023 APR 25 P. 2:00

RECEIVED  
TOWN CLERK

## Table of Contents

1. Cover letter from Goulston & Storrs
2. Completed application for Board of Appeals hearing
3. Copy of filing fee check in the amount of \$200 payable to the Town of Foxborough
4. Copy of advertisement fee check in the amount of \$100 payable to the Foxborough Reporter
5. Copy of assessor's map showing subject parcel
6. Plot plan showing the location of the proposed signs
7. Plan sets and specifications for the proposed signs prepared by Sign Design, Inc and dated April 12, 2023
8. Certified list of abutters

April 24, 2023

**VIA HAND DELIVERY**

Barnett Ovrut, Chairman  
Foxborough Zoning Board of Appeals  
40 South Street  
Foxborough, Massachusetts 02035

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TOWN CLERK  
2023 APR 25 P 2:00  
FOXBOROUGH, MA 02035

**Re: Application for Special Sign Permits for Wall Signs at Mass General Brigham Center for Sports Performance and Research**

Dear Chairman Ovrut,

On behalf of Mass General Brigham (the "Applicant"), please find enclosed an application and supporting materials (the "Application") for two special sign permits to allow for the installation of two wall signs at the Mass General Brigham Center for Sports Performance and Research located at the 360 Patriot Place.

We have consulted with Building Commissioner Scott Shippey on the proposed signs, which are located within a "Large Development" that has frontage on Washington Street within Sign District 1 pursuant to Section 213-4 of Chapter 213. Mr. Shippey confirmed that special sign permits are required for the two proposed signs in two respects: (i) in order to exceed the permitted size (30% of wall area cumulatively), and (ii) to allow for them as digital displays (constituting "Animated Signs"). The Zoning Board of Appeals ("ZBA") is authorized to grant such relief pursuant to Sections 213-3(B) and (C) of the Sign Bylaw both with respect to (i) signs that exceed the pertinent dimensional requirements, and (ii) Animated Signs within Large Developments that have frontage on Washington Street within Sign District 1.

Accordingly, in support of this application for special sign permits, enclosed please find eight (8) copies of the following filing materials, which will also be submitted electronically.

1. Completed application with all signatures affixed;
2. Copy of assessor's map showing parcel subject to hearing;
3. Plot Plan showing location of proposed wall signs;
4. Plan sets and specifications for the proposed signs prepared by Sign Design, Inc and dated April 12, 2023; and
5. Certified list of abutters.

Also enclosed are two checks, in the amount of: (i) \$200 for the filing fee, and (ii) \$100 for the advertising fee, respectively. We appreciate your assistance with publication and notice of this filing in accordance with law.

If you have any questions in the meantime, please feel free to contact me. We look forward to reviewing this proposal with the ZBA at an upcoming hearing. Thank you.

Very truly yours,



Peter L. Tamm

cc: Mr. Scott Shippey  
Mr. Chris Walters  
Mr. John Messervy

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2023 APR 25 P 2:01

FOXBOROUGH, MA 02035



BOARD OF APPEALS  
TOWN OF FOXBOROUGH

40 SOUTH STREET  
MASSACHUSETTS  
02035

**APPLICATION FOR BOARD OF APPEALS HEARING**

Name of Applicant: Mass General Brigham Tel # 857-282-2331

Mailing Address: 399 Revolution Drive, Somerville, MA 02145 Email: jmesservy@mgb.org

Location of Property Subject of the Hearing: 360 Patriot Place, Foxborough, MA

Assessors Map #: 24 Parcel #: 2 Zoning District: Special Use, S-1

Is the property located in any zoning overlay district? No  Yes  If yes, please identify overlay district Economic Development Area - Overlay District

Owner of Subject Property (if different than applicant): FOXBORO REALTY ASSOCIATES LLC

Address of Owner (if different than applicant's address): One Patriot Place, Foxborough, MA 02035

Were previous decisions rendered on the subject property?: No  Yes  If yes, please

Provide copy of decision(s). See Site Plan and other approvals on file with Planning Office in connection with construction of Patriot Place and Gillette Stadium.

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

1. Request for a **SPECIAL PERMIT** under Section \_\_\_\_\_ of the Zoning By-Laws to allow \_\_\_\_\_


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: As applicable to signs within a Large Development in Sign District 1, pursuant to Sections 213-3(B) and (C) of the Sign Bylaw, Applicant seeks special sign permits allowing for (i) the proposed wall signs to exceed the permitted size, and (ii) the proposed wall signs as "Animated Signs".

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

I, John Messervy, on behalf of Mass General Brigham as applicant, hereby request a hearing before the Foxborough Zoning Board of Appeals as referenced in the above application.

Applicant's Signature:  Date: 20 Apr 23

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

I, James Nolan, on behalf of Foxboro Realty Associates LLC as owner of subject property, hereby authorize the applicant, Mass General Brigham, to act on matters before the Foxborough Zoning Board of Appeals as referenced in the above application.

Subject Property Owner's Signature: See attached. 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: 4/25/23

**Town Clerk Receipt**

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

Town Clerk or Agent's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**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)

I, John Messervy, on behalf of Mass General Brigham as applicant, hereby request a hearing before the Foxborough Zoning Board of Appeals as referenced in the above application.

Applicant's Signature: See attached. Date: \_\_\_\_\_

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

I, James Nolan, on behalf of Foxboro Realty Associates LLC as owner of subject property, hereby authorize the applicant, Mass General Brigham, to act on matters before the Foxborough Zoning Board of Appeals as referenced in the above application.

Subject Property Owner's Signature:  Date: 4/19/23

**Official Use Only**

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7. Any additional documentation relevant to the hearing.
8. Appropriate fees (See Fee Schedule)

### FILING AND ADVERTISING FEES

(a) A filing fee shall be made payable to the "Town of Foxborough" as follows:

Application Type	Filing Fee*
(i) Single and Two-Family Special Permits (including home occupations), Variances and Findings	\$150
(ii) Multi-Family Special Permits, Variances and Findings	\$200 plus \$75 for each unit in excess of 2
(iii) Non-Residential Special Permits, Variances and Findings	\$300
(iv) Signs	\$200
(v) Appeals of Building Commissioner/ Zoning Enforcement Officer	\$150
(vi) Comprehensive Permits	As determined in accordance with Section 5.03 of the Foxborough Zoning Board of Appeals Rules and Regulations

*\* Each request within an application is subject to and requires payment of the filing fee that is applicable thereto. For example, an application requesting both a special permit and a variance for a non-residential use would require payment of a \$600 filing fee.*

(b) An advertising fee shall be made payable directly to The Sun Chronicle (or such other locally-distributed newspaper in which the Board designates the required hearing notice to be advertised) in such amount as is required thereby.



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BOARD OF ASSESSORS  
FEB 23 2023  
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: FOXBORO REALTY ASSOCIATES LLC

MAILING ADDRESS: One Patriot Place, Foxborough, MA 02035

PROPERTY LOCATION: 380 Patriot Place, Foxborough, MA

ASSESSORS MAP/PARCEL: Map 24, Parcel 2 (024-002-000)

APPLICANT: FOXBORO REALTY ASSOCIATES LLC PHONE: 508-641-5323

AUTHORITY REQUESTING LIST: ZBA

DATE SUBMITTED: 2/23/23

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 24 Parcel 2 300 ft.

Date: 2/27/23

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."

2023 APR 25 P 2:01  
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FOXBOROUGH, MA 02035

MGB



Abutting Properties for  
 380 PATRIOT PLACE  
 FOXBOROUGH, MA 02035  
 024-002-000-000-0000  
 (300 Feet)  
 2/23/2023

Parcel Number	Property Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
010-007-000	1 PATRIOT PLACE	FOXBORO REALTY ASSOCIATES LLC	1 PATRIOT PL	FOXBOROUGH	MA	02035
024-003-000	72 WASHINGTON STREET	FOXBORO REALTY ASSOCIATES LLC	1 PATRIOT PL	FOXBOROUGH	MA	02035
024-003-000	PATRIOT PLACE	FOXBORO REALTY ASSOCIATES LLC	1 PATRIOT PL	FOXBOROUGH	MA	02035
015-001-000	WASHINGTON STREET	FXPK LLC	1 PATRIOT PL	FOXBOROUGH	MA	02035
023-002-000	WASHINGTON STREET	91 WASHINGTON STREET INVESTORS LLC	124 WASHINGTON ST	FOXBOROUGH	MA	02035
023-004-000	WASHINGTON STREET	COMMONWEALTH OF MA	1 ASHBURTON PLACE 4th FL	BOSTON	MA	02108-1552
010-007-000	NORTH STREET	FOXBORO REALTY ASSOCIATES LLC	1 PATRIOT PL	FOXBOROUGH	MA	02035