

# Special Sign Permits Application for Replacement Pylon Signs at P1 and P9 Entrances of Patriot Place

Patriot Place

Foxborough, Massachusetts

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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 parcels
6. Plot plan showing the location of the proposed signs
7. Elevation plans with dimensions for the proposed P1 and P9 entrance signs
8. Certified list of abutters

FOXBOROUGH, MA 02035

2023 APR 25 P 2:08

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*goulston&storrs*  
counsellors at law

Peter L. Tamm  
ptamm@goulstonstorrs.com  
(617) 574-7891 (tel)

2023 APR 25 P 2:09

FOXBOROUGH, MA 02035 April 24, 2023

***VIA HAND DELIVERY***

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

**Re: Application for Special Sign Permits for Replacement Pylon Signs at P1 and P9 Entrances of Patriot Place**

Dear Chairman Ovrut,

On behalf of Foxboro Realty Associates LLC (the "Applicant"), please find enclosed an application and supporting materials (the "Application") to seek special sign permits to allow for the replacement of the existing pylon signs located at the P1 and P9 entrances of Patriot Place.

We have consulted with Building Commissioner Scott Shippey on the proposed signs, which are 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) to allow for the video message board component of these replacement signs (constituting "Animated Signs") and (ii) to allow for them to exceed the permitted size (400 square feet total area). 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) Animated Signs within Large Developments that have frontage on Washington Street within Sign District 1, and (ii) signs that exceed the pertinent dimensional requirements.

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 replacement signs;
4. Elevation plans with dimensions for the proposed P1 and P9 entrance signs; 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. Ted Fire





I, James Nolan, on behalf of Foxboro Realty Associates LLC as applicant, hereby request a hearing before the Foxborough Zoning Board of Appeals as referenced in the above application.

Applicant's Signature:  Date: 4/19/23

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


I, N/A as owner of subject property, hereby authorize the applicant, N/A, to act on matters before the Foxborough Zoning Board of Appeals as referenced in the above application.

Subject Property Owner's Signature: N/A Date: \_\_\_\_\_

**Official Use Only**

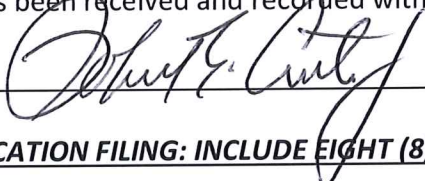
**Tax Collector's Release**

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: 4-25-2023

**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)

### FILING AND ADVERTISING FEES

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

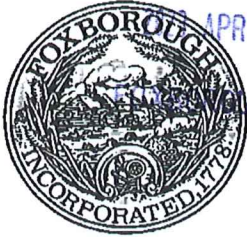
<b>Application Type</b>	<b>Filing Fee*</b>
(i) Single and Two-Family Special Permits (including home occupations), Variances and Findings	\$150
(ii) Multi-Family Special Permits, Variances and Findings	\$200 plus \$75 for each unit in excess of 2
(iii) Non-Residential Special Permits, Variances and Findings	\$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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FEB 23 2023  
TOWN OF FOXBOROUGH



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FOXBOROUGH, MA 02035

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: Patriot Place, Foxborough, MA

ASSESSORS MAP/PARCEL: Map 10, Parcel 6 (010-006-000)

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 10 Parcel 6 300-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."

Abutting Properties for  
 PATRIOT PLACE  
 FOXBOROUGH, MA 02035  
 010-006-000-000-0000  
 (300 Feet)  
 2/23/2023

Parcel Number	Property Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
005-008-000	208 NORTH STREET	FRA TERMINALS LLC	1 PATRIOT PLACE	FOXBOROUGH	MA	02035
010-004-000	45 WASHINGTON STREET	RODMAN BRETT J & CURTIS L TR	45 WASHINGTON STREET	FOXBOROUGH	MA	02035
010-007-000	1 PATRIOT PLACE	FOXBORO REALTY ASSOCIATES LLC	1 PATRIOT PLACE	FOXBOROUGH	MA	02035-0000
010-008-000	27 PATRIOT PLACE	FOXBORO REALTY ASSOCIATES LLC	1359 HOOKSETT ROAD	HOOKSETT	NH	03106
010-007-000	NORTH STREET	FOXBORO REALTY ASSOCIATES LLC	1 PATRIOT PLACE	FOXBOROUGH	MA	02035-0000





BOARD OF ASSESSORS  
TOWN OF FOXBOROUGH  
40 SOUTH STREET  
FOXBOROUGH MASSACHUSETTS 02035

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(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: Patriot Place, Foxborough, MA

ASSESSORS MAP/PARCEL: Map 10, Parcel 7 (010-007-000)

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

AUTHORITY REQUESTING LIST: ZBA

DATE SUBMITTED: 2/23/23

LIST REQUESTED: 500 FT X 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 10 Parcel 7 300 ft.

Date: 2/27/23

BOARD OF ASSESSORS  
FOXBOROUGH MASSACHUSETTS

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Abutting Properties for  
 PATRIOT PLACE  
 FOXBOROUGH, MA 02035  
 010-006-000-0000  
 (300 Feet)  
 2/23/2023

Parcel Number	Property Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
005-008-000	208 NORTH STREET	FRA TERMINALS LLC	1 PATRIOT PLACE	FOXBOROUGH	MA	02035
010-004-000	45 WASHINGTON STREET	RODMAN BRETT J & CURTIS L TR	45 WASHINGTON STREET	FOXBOROUGH	MA	02035
010-007-000	1 PATRIOT PLACE	FOXBORO REALTY ASSOCIATES LLC	1 PATRIOT PLACE	FOXBOROUGH	MA	02035-0000
010-008-000	27 PATRIOT PLACE	FOXBORO REALTY ASSOCIATES LLC	1359 HOOKSETT ROAD	HOOKSETT	NH	03106
010-007-000	NORTH STREET	FOXBORO REALTY ASSOCIATES LLC	1 PATRIOT PLACE	FOXBOROUGH	MA	02035-0000

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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: Patriot Place, Foxborough, MA

ASSESSORS MAP/PARCEL: Map 24, Parcel 2 (0024-002-000)

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.

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Abutting Properties for  
 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