



BOARD OF APPEALS
TOWN OF FOXBOROUGH
40 SOUTH STREET
MASSACHUSETTS
02035

RECEIVED
TOWN CLERK

2023 AUG 30 A 11: 05

FOXBOROUGH, MA 02035

APPLICATION FOR BOARD OF APPEALS HEARING

Name of Applicant: PHILIP MOHAN Tel #. 978-935-8113
Mailing Address: 13 MORSE ST. Email: P.MOHAN@COMCAST.NET
Location of Property Subject of the Hearing: 13 MORSE ST.
Assessors Map #: 96 Parcel #: 22 Zoning District: R40
Is the property located in any zoning overlay district? No ___ Yes X If yes, please identify
overlay district WATER RESOURCE PROTECTION.
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 X Yes ____ . If yes, please
Provide copy of decision(s).

***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 TABLE 4-1 of the Zoning By-Laws to allow
SIDE YARD SETBACK
15.0 FEET REQUIRED
13.2 FEET REQUESTED
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).

FILING AND ADVERTISING FEES

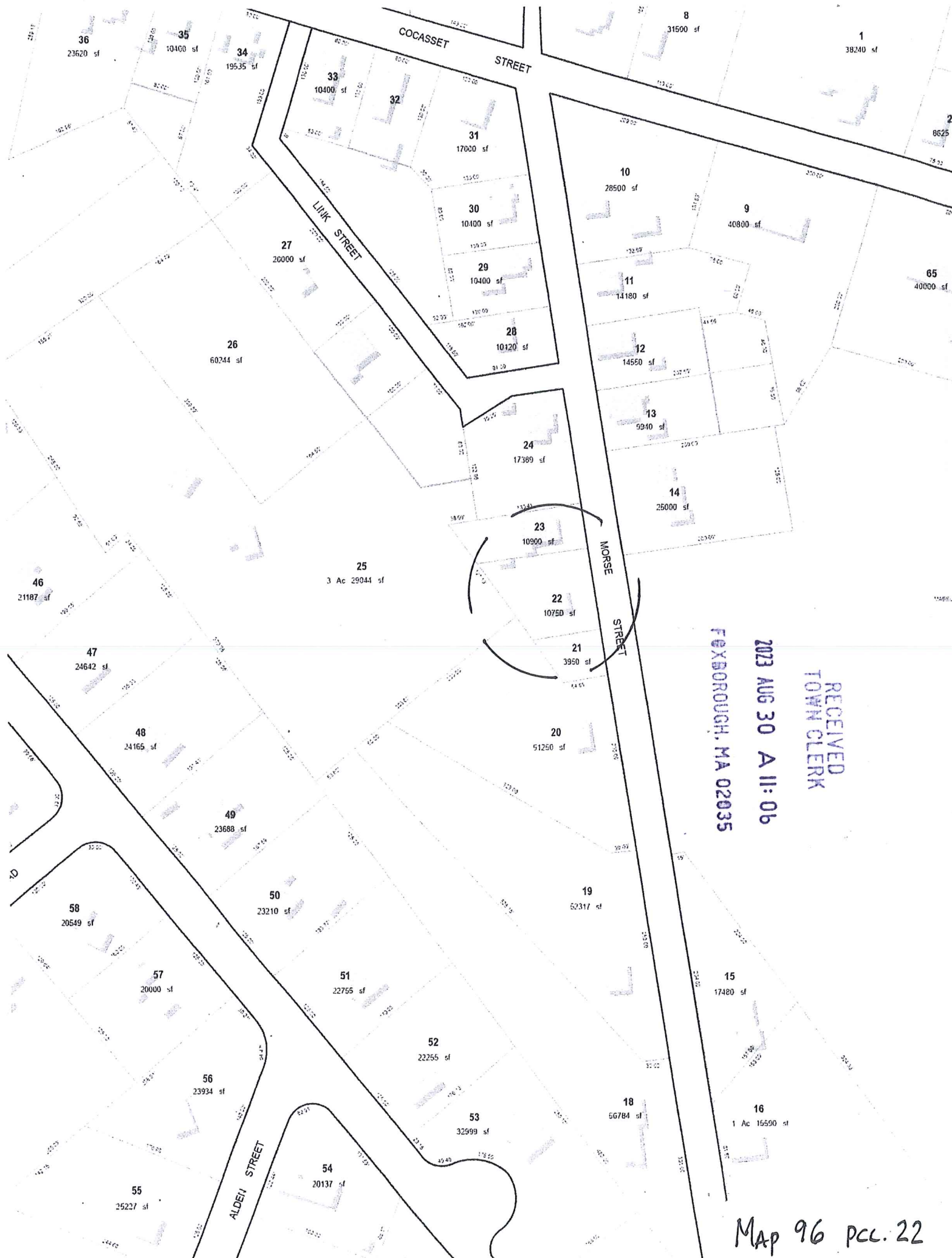
(a) A filing fee shall be made payable to the “Town of Foxborough” as follows:

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.*

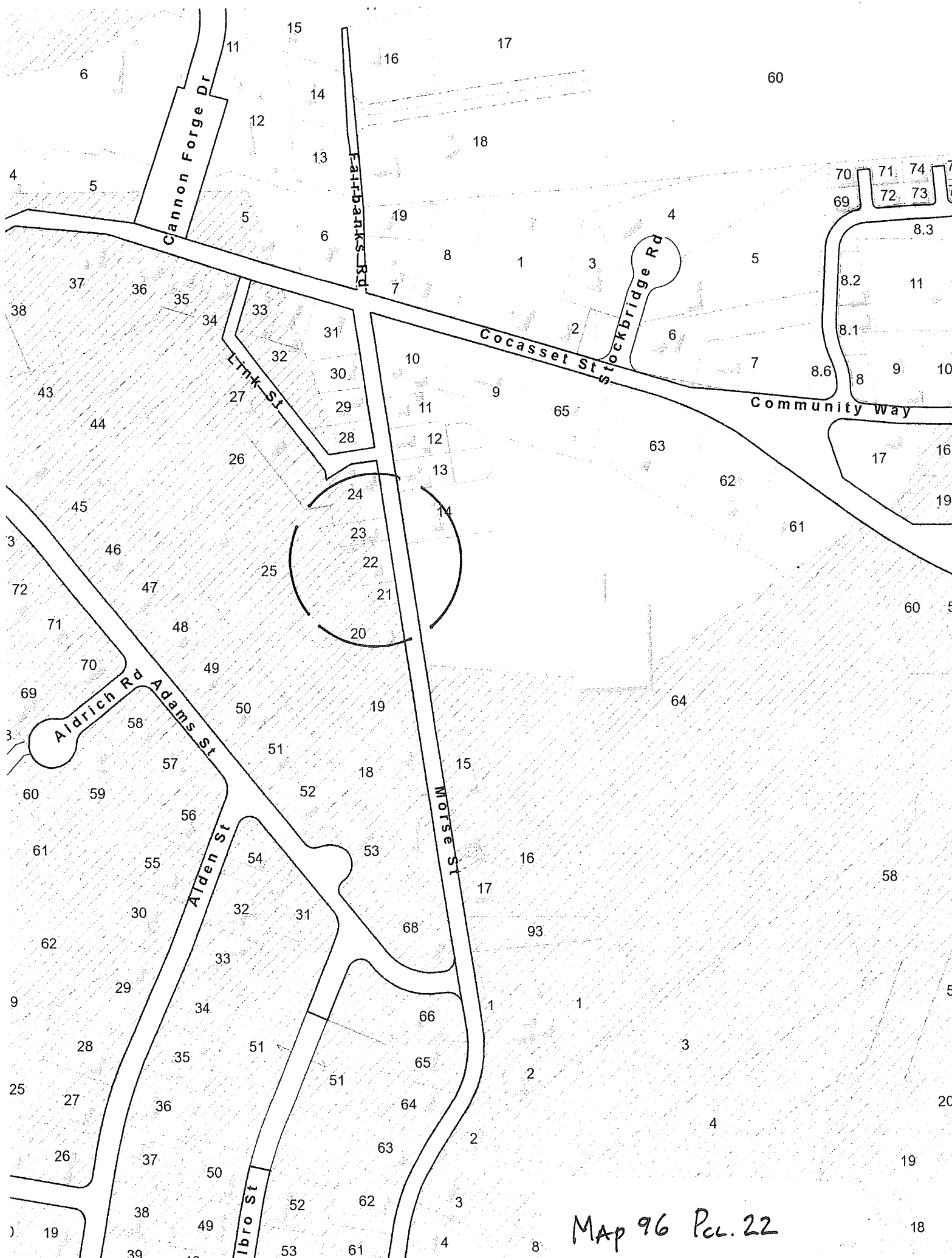
(b) An advertising fee shall be made payable directly to The Sun Chronicle (or such other locally-distributed newspaper in which the Board designates the required hearing notice to be advertised) in such amount as is required thereby.

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Map 96 PCL. 22



Map 96 Pcl. 22

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BOARD OF ASSESSORS
AUG 29 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: PHILIP MOHAN

MAILING ADDRESS: 13 MORSE ST

PROPERTY LOCATION: SAME

ASSESSORS MAP/PARCEL: 96 / 22

APPLICANT: CRAIG CYGANOSKI RIM ENG. PHONE: 508-339-3731

AUTHORITY REQUESTING LIST: ZONING BOARD OF APPEALS

DATE SUBMITTED: 08-29-2023

LIST REQUESTED: 500 FT 300 FT 100 FT 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 096-022

Date: August 29, 2023

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."



300 feet Abutters List Report

Foxborough, MA
August 29, 2023

Subject Property:

Parcel Number: 096-022-000
CAMA Number: 096-022-000
Property Address: 13 MORSE STREET

Mailing Address: MOHAN PHILIP W & TRACY H TE
13 MORSE ST
FOXBORO, MA 02035

Abutters:

Parcel Number: 096-014-000
CAMA Number: 096-014-000
Property Address: 10 MORSE STREET

Mailing Address: RYAN MICHAEL T
10 MORSE STREET
FOXBOROUGH, MA 02035-0000

Parcel Number: 096-018-000
CAMA Number: 096-018-000
Property Address: 23 MORSE STREET

Mailing Address: EMERSON JUDITH A
23 MORSE STREET
FOXBORO, MA 02035

Parcel Number: 096-019-000
CAMA Number: 096-019-000
Property Address: 21 MORSE STREET

Mailing Address: HERMAN FRANK J JR & ANN MARIE
21 MORSE ST
FOXBORO, MA 02035-0000

Parcel Number: 096-020-000
CAMA Number: 096-020-000
Property Address: 17 MORSE STREET

Mailing Address: OLIVEIRA SCOTT M & MEGHAN M
CROSBY JT
17 MORSE STREET
FOXBORO, MA 02035

Parcel Number: 096-021-000
CAMA Number: 096-021-000
Property Address: 15 MORSE STREET

Mailing Address: TOWN OF FOXBOROUGH
40 SOUTH STREET
FOXBOROUGH, MA 02035-0000

Parcel Number: 096-023-000
CAMA Number: 096-023-000
Property Address: 11 MORSE STREET

Mailing Address: RIFE GARY MICHAEL & LAURA RIFE
47 TANAGER CT
BREVARD, NC 28712

Parcel Number: 096-024-000
CAMA Number: 096-024-000
Property Address: 7 MORSE STREET

Mailing Address: DUELL STEVEN R & JUDITH L
7 MORSE ST
FOXBORO, MA 02035-0000

Parcel Number: 096-025-000
CAMA Number: 096-025-000
Property Address: 3 LINK STREET

Mailing Address: BAILEY CHRISTOPHER D & MARY J
3 LINK STREET
FOXBORO, MA 02035-0000

Parcel Number: 096-026-000
CAMA Number: 096-026-000
Property Address: 2 LINK STREET

Mailing Address: TOWNSEND A MICHAEL TR
2 LINK STREET
FOXBOROUGH, MA 02035

Parcel Number: 097-064-000
CAMA Number: 097-064-000
Property Address: 16 MORSE STREET

Mailing Address: TOWN OF FOXBOROUGH SCHOOL
DEPT
40 SOUTH STREET
FOXBOROUGH, MA 02035-0000



www.cai-tech.com

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8/29/2023

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