



BOARD OF APPEALS
TOWN OF FOXBOROUGH

40 SOUTH STREET
MASSACHUSETTS
02035

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TOWN CLERK

2023 OCT 23 P 2:40

FOXBOROUGH, MA 02035

APPLICATION FOR BOARD OF APPEALS HEARING

Name of Applicant: The Guild for Human Services Tel # 781-330-4682
Mailing Address: 521 Virginia Rd Concord, MA Email: hroc@guildhumanservices.org
Location of Property Subject of the Hearing: 3 Bailey Street
Assessors Map #: 164 Parcel #: 164-038-000 Zoning District: R 40
Is the property located in any zoning overlay district? No Yes If yes, please identify
overlay district _____
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 Yes If yes, please
Provide copy of decision(s).

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

1. Request for a **SPECIAL PERMIT** under Section 3-1, F(1) of the Zoning By-Laws to allow The Principle use for the conversion of the currently classified 3 bedroom single family home to a 5 bedroom single family home.
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: _____

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

Hayden Roc of The Guild for Human Services
I, _____ as applicant, hereby request a hearing before the
Foxborough Zoning Board of Appeals as referenced in the above application.

Applicant's Signature: _____ Date: 10/18/2023

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

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

Subject Property Owner's Signature: _____ Date: 10/18/23

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: Paula Maloney Date: 10/20/23

Town Clerk Receipt

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

Town Clerk or Agent's Signature: Robert E. Cuty Date: 10-23-2023

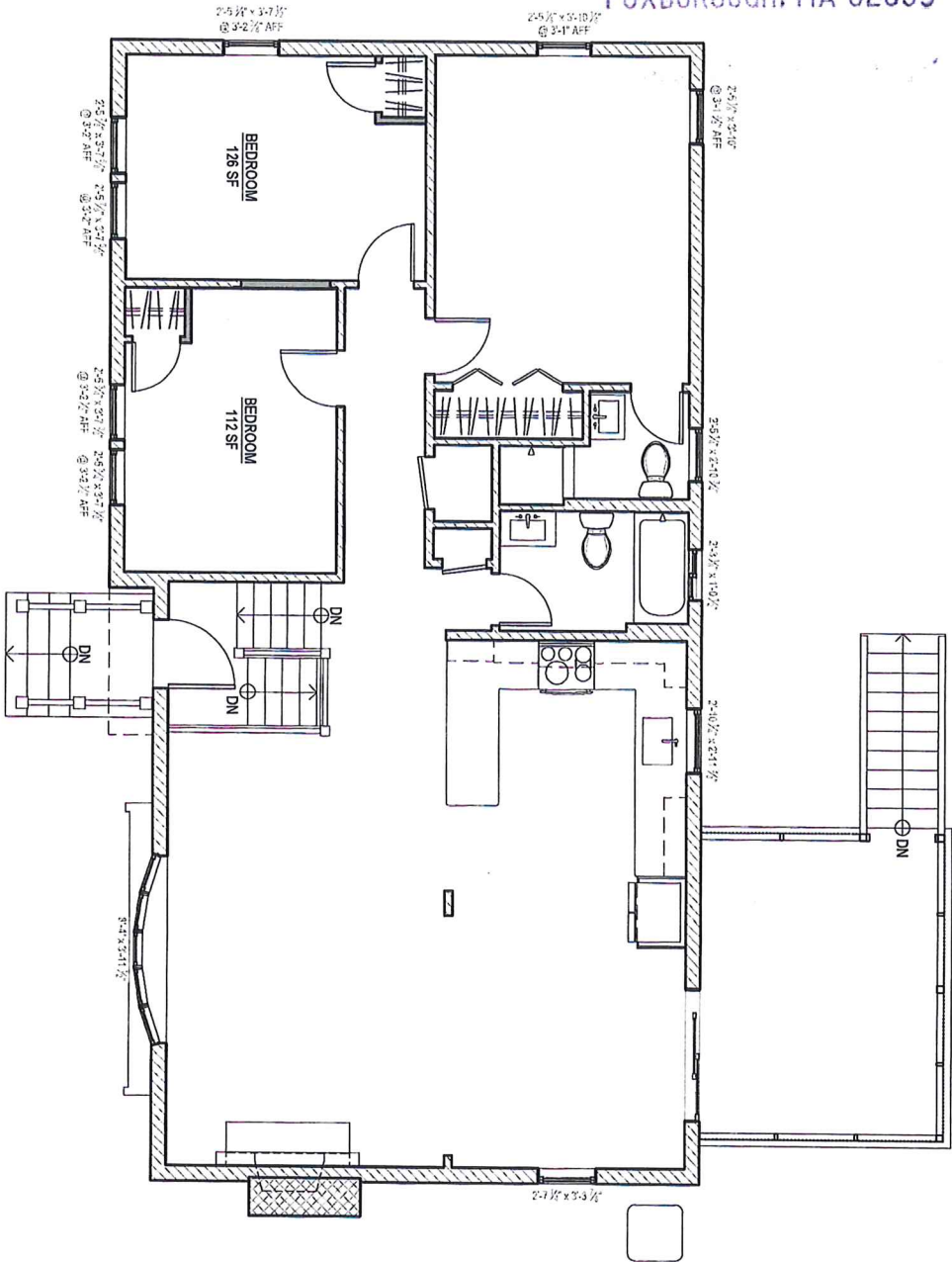
INSTRUCTIONS FOR APPLICATION FILING: INCLUDE EIGHT (8) COPIES EACH.

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)

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1
PROPOSED RENOVATIONS TO CLOSETS
3/8" = 1'-0"

B.T. EMERSON
ARCHITECT, LLC
781.365.8282
WWW.BTE-ARCH.COM
329 SPRINGS RD
BEDFORD, MA 01730

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PROJECT NO.
2312
PROJECT TITLE
**THE GUILD FOR HUMAN
SERVICES**
PROJECT ADDRESS
**3 BAILEY STREET
FOXBORO, MA 02035**

DRAWING TITLE
FIRST FLOOR PLAN

DATE / ISSUE
09.08.23

**PROPOSED
RENOVATIONS**

DRAWN BY
BTE
SCALE
AS NOTED
ORIENTATION

SHEET
SKA01

B. I. EMERSON
ARCHITECT, LLC
 781.365.8282
 WWW.BIE-ARCH.COM
 333 SPRINGS RD
 BEDFORD, MA 01730

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 Architect LLC. All Rights Reserved.

PROJECT NO.
 2312
 PROJECT TITLE
 THE GUILD FOR HUMAN
 SERVICES
 PROJECT ADDRESS
 3 BAILEY STREET
 FOXBORO, MA 02035

DRAWING TITLE
 BASEMENT FLOOR PLAN

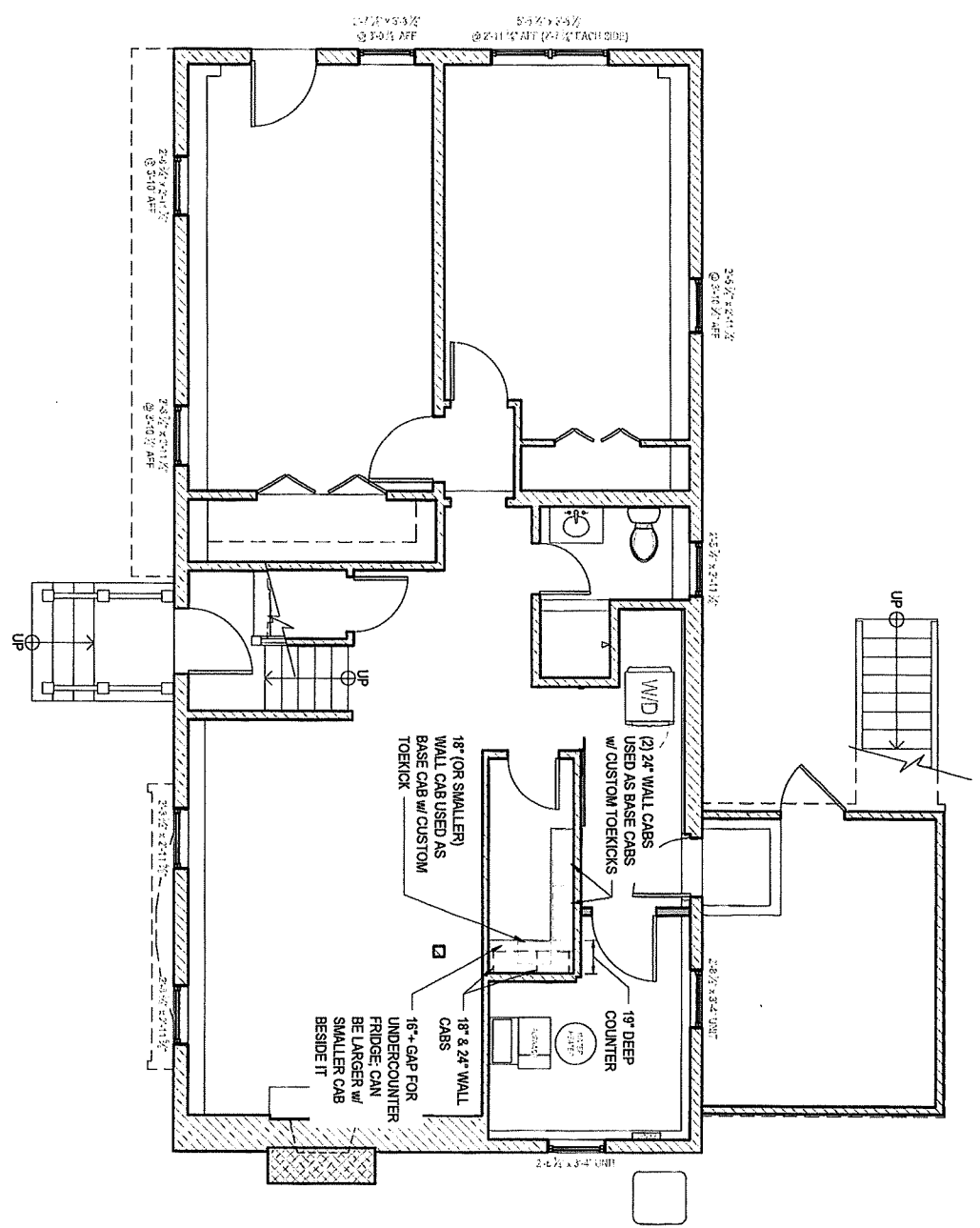
DATE ISSUED
 09.08.23

PROPOSED
 RENOVATIONS

DRAWN BY
 BTE
 SCALE
 AS NOTED
 ORIENTATION

SHEET

SKA02



1 PROPOSED RENOVATIONS TO CLOSETS
 3/8" = 1'-0"



3 BAILEY STREET

Foxborough, MA

1 inch = 280 Feet



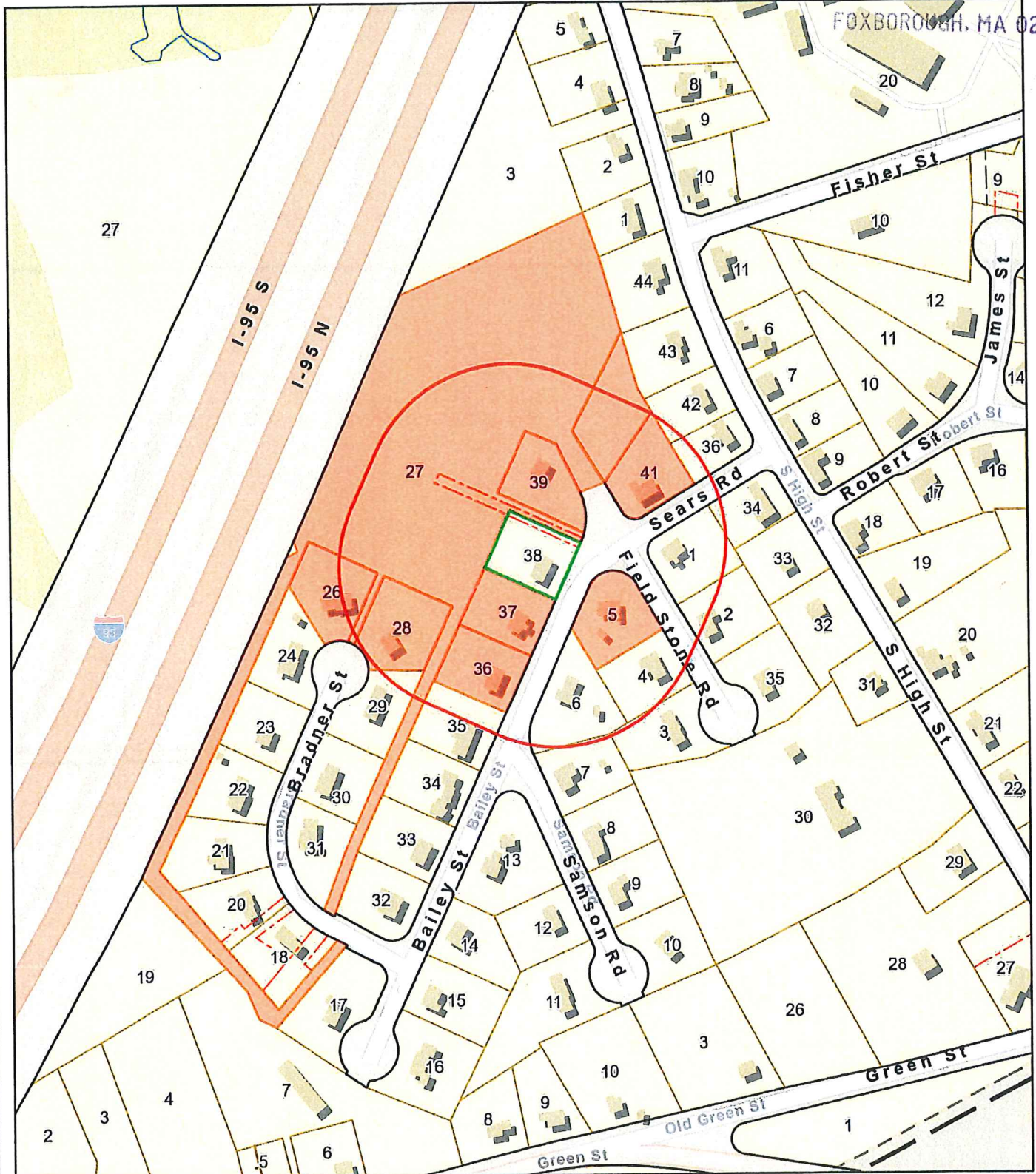
www.cai-tech.com

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October 19, 2023



FOXBOROUGH, MA 02035



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Abutting Properties for
 3 BAILEY STREET
 FOXBOROUGH, MA 02035
 164-038-000-000
 (300 Feet) 10/19/2023

Parcel Number	Property Address	Owner Name	Owner Address	Owner Address 2	Owner City	Owner State
164-005-000	4 BAILEY STREET	BRENNAN PAUL M & EILEEN F	4 BAILEY STREET	FOXBOROUGH	MA	02035
164-026-000	16 BRADNER STREET	MCCLOY BETHANY J	16 BRADNER STREET	FOXBORO	MA	02035
164-027-000	BRADNER STREET	TOWN OF FOXBOROUGH	40 SOUTH STREET	FOXBOROUGH	MA	02035
164-028-000	9 BRADNER STREET	PIPHER MARK A & BRENDA L TE	9 BRADNER STREET	FOXBOROUGH	MA	02035
164-036-000	7 BAILEY STREET	HEADD JAMES	7 BAILEY STREET	FOXBOROUGH	MA	02035
164-037-000	5 BAILEY STREET	BOWEN LEON J & MAUREEN	5 BAILEY STREET	FOXBOROUGH	MA	02035
164-039-000	1 BAILEY STREET	TOLLAND JAMES JOESPH JR & MARIE VIRGINIA TR	1 BAILEY STREET	FOXBOROUGH	MA	02035
164-041-000	1 SEARS ROAD	KLOFAC THEA	1 SEARS ROAD	FOXBOROUGH	MA	02035

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Property Card: 3 BAILEY STREET
Town of Foxborough, MA

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Parcel Information	
Parcel ID: M_221137_865089 Vision ID: 5763 Owner: THE GUILD FOR HUMAN SERVICES INC Co-Owner: Mailing Address: 521 VIRGINIA ROAD <p style="text-align: center;">CONCORD, MA 01742</p>	Map: 164 Lot: -038 Use Description: CHARITABLE SVCS M01 Zone: R 40 Land Area in Acres: 0.46
Sale History	Assessed Value
Book/Page: 41131/306 Sale Date: 4/6/2023 Sale Price: \$768,825	Land: \$198,000 Buildings: \$225,500 Extra Bldg Features: \$225,500 Outbuildings: \$198,000 Total: \$423,500

Building Details: Building # 1		
	Model: Residential Living Area: 1246 Appr. Year Built: 2010 Style: Raised Ranch Stories: 1 Occupancy: 1 No. Total Rooms: 6 No. Bedrooms: 3 No. Baths: 3 No. Half Baths: 0	Int Wall Desc 1: Drywall Int Wall Desc 2: Ext Wall Desc 1: Vinyl Siding Ext Wall Desc 2: Roof Cover: Asphalt Roof Structure: Gable Heat Type: Forced Hot Air Heat Fuel: Oil/Gas A/C Type: Central



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: Model Grade: Stories: Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure: Roof Cover Interior Wall 1 Interior Wall 2 Interior Flr 1 Interior Flr 2 Heat Fuel Heat Type: AC Type: Total Bedrooms Full Baths Half Baths: Extra Fixtures Total Rooms: Bath Style: Kitchen Style: Extra Kitchens Fireplace Extra Openings Gas Fireplace SF Fin Bsmt FBM Quality Bsmt Garage	08 01 03 1,00 1 25 03 03 05 12 02 04 01 03 3 0 0 6 02 02 1 1020 2	Raised Ranch Residential C- Vinyl Siding Gable Asphalt Drywall Hardwood Oil/Gas Forced Hot Air None 3 Bedrooms Average Average Living Area			
CONDO DATA					
Parcel Id			C		Owner
Adjust Type				B	S
Condo Fir					Factor%
Condo Unit					
COST / MARKET VALUATION					
Building Value New					270,146
Year Built					1967
Effective Year Built					A+
Depreciation Code					11
Remodel Rating					1,000
Year Remodeled					
Depreciation %					
Functional Obsol					
External Obsol					
Trend Factor					
Condition					
Condition %					
Percent Good					89
RCNLD					240,400
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

OB - OUTBUILDING & YARD ITEMS (LIVE - BUILDING EXTRA FEATURES(B))

Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	1,246	1,246	1,246	128.08	159,586
FSP	Screen Porch	0	154	31	25.78	3,970
RBM	Raised Basemen	0	1,200	420	44.83	53,793
UST	Unfin Utility	0	154	31	25.78	3,970

Ttl Gross Liv / Lease Area	1,246	2,754	1,728	221,319
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