



TOWN OF FOXBOROUGH
40 SOUTH STREET
FOXBOROUGH, MASSACHUSETTS 02035
bcutler@foxboroughma.gov

Robert E. Cutler, Jr., CMC/CMMC
Town Clerk

508-543-1208
FAX 508-543-6278

May 13, 2025

To Whom It May Concern:

This is to certify that the Annual Town meeting of the Town of Foxborough was held May 12, 2025 at the Foxborough High School, 120 South Street, Foxborough, Massachusetts. The meeting was called to order at 7:13 P.M. with one hundred twenty-nine (129) registered voters recorded as present [a quorum being one hundred (100) registered voters]. The following action took place:

ARTICLE 30: MOVED, that the Town will vote to amend the Code of the Town of Foxborough, Massachusetts, Chapter 275: Zoning, as follows:

1. Amend Use Group L.10. of Section 3.1.6., Table 3-1 Table of Uses, by deleting the letter "Y" as it appears under each of the GB and NB columns, and replacing each such letter with the letters "BA"; and by deleting the letter "N" as it appears under each of the HB, GI, LI and S-1 columns, and replacing each such letter with the letters "BA".
2. Amend Use Group L.11. of Section 3.1.6., Table 3-1 Table of Uses, by deleting the letter "N" as it appears under each of the HB, GI, LI and S-1 columns, and replacing each such letter with letter "Y".
3. Amend Section 4.2.6. by adding the following sentence thereto:

No lot the principal use of which is a single- or two-family dwelling shall have more than two residential storage structures per acre or part thereof, provided that the Board of Appeals may grant a special permit to increase any such number.

4. Amend Section 5.3. by adding the following new section thereto:

5.3.6. Notwithstanding the provisions of Sections 5.3.1., 5.3.2., 5.3.3. and 5.3.4., the reconstruction, alteration or extension of or structural change to a nonconforming structure that results in the construction of or conversion to an accessory dwelling unit shall require a special permit from the Board of Appeals only in the event that such reconstruction, alteration, extension or structural change increases an existing nonconformity, provided that no special permit may be used as a means to deny any such unit that is allowed by right or to impose conditions on such use that otherwise are not permitted in Section 8.1. of these bylaws.

5. Amend Section 5.4. by deleting the words "by more than 25%" and replacing them with the words "by 25% or more".

6. Amend the second sentence of Section 5.4.2. by deleting the word “percent” as it appears after the words “25%”.

7. Amend Section 5.4. by adding the following new section thereto:

5.4.3. Notwithstanding the provisions of Sections 5.4.1. and 5.4.2., the reconstruction of any nonconforming structure that involves its complete demolition and the building of a new structure on the same premises shall be subject to a special permit and finding in accordance with Section 5.6.3. in the event that the new structure (i) increases the nonconforming nature of the original structure or increases its habitable floor area by 25% or more, and (ii) either exceeds the gross floor of the original structure or is constructed other than on the same footprint as the original structure.

8. Amend Section 5.6.3. by adding the following sentence thereto:

A special permit may be granted by the Board of Appeals only if there is a finding that the new structure shall not be substantially more detrimental to the neighborhood in which it is located than the original nonconforming structure.

9. Amend Section 9.8.8.8. by deleting the words “Sections 9.8.8.3. and 9.8.8.4.” and replacing them with the words “Sections 9.8.8.6. and 9.8.8.7.”.

10. Amend Section 11.1. by deleting the definition of AREA (NET) and replacing it with the following new definition:

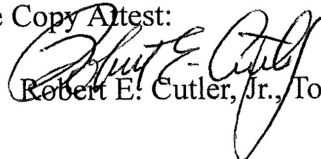
NET FLOOR AREA – The usable enclosed floor area within the exterior walls of a building, but not including attics, basements, cellars, garages or other areas that are not used for human occupancy or that normally are not accessible to the public. The net floor area for purposes of any residential dwelling unit is its habitable floor area as such term is defined in this Section 11.1. Any use of the term “area (net)” in these bylaws shall mean and include net floor area as such term is defined herein.

11. Amend Section 11.1. by adding the following sentence to the definition of MULTIFAMILY DWELLING:

The terms “multifamily housing,” “multifamily structure(s),” “multifamily residential structure(s)” and “multifamily use(s)” as the same are used in these bylaws shall mean and include a multifamily dwelling unless the context in which such terms are used requires otherwise.

ADOPTED UNANIMOUSLY 104 AFFIRMATIVE 0 NEGATIVE 9:56 P.M.

A True Copy Attest:


Robert E. Cutler, Jr., Town Clerk