



TOWN OF STOUGHTON
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PLANNING BOARD

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TOWN HALL
10 PEARL STREET
TELEPHONE: (781) 341-1300
FAX: (781) 341-1086

PLANNING BOARD
AGENDA
MAY 11, 2023

The Stoughton Planning Board will meet on Thursday, May 11th at 7:00 P.M., at the Stoughton Town Hall, Great Hall, 3rd Floor, Stoughton, MA relative to the following agenda item for the purpose of receiving public comments.

Note: Items may be taken out of order.

7:00PM

1. **Chairman's Comments**

2. A **NEW** public hearing will be held on the petition of the applicant IV3 Stoughton Logistics Park LLC,(c/o Tyler Mordas of Brookfield Properties)1 Meadowlands Plaza, Suite 301, East Rutherford, New Jersey 07073 and owners: T.L. Edwards, Inc. and Edwards Acquisition LLC of 100 Wales Ave Avon, MA 02322 and J.F. White Contracting Co. of 56 Old Page Street Stoughton, Ma 02072,represented by Langan Engineering & Environmental Services, Inc. of 100 Cambridge St. Suite 1310, Boston, MA 02114, for a Special Permit under Section 6.4.5.5.Site Landscaping and 6.4.7.2 General Landscape Guidelines, for the proposed development of (3) Industrial Warehouse Buildings to be located at 0 Maple Street (Assessors Map 093 Lot 011), 45 Maple Street (Assessors Map 093 Lot 012),0 Turnpike Street (Assessors Map 093 Lot 014), 1157-1185 Turnpike Street (Assessors Map 093 Lot 016), 0 Page Street (Assessors Map 093 Lot 017), 162 Page Street (Assessors Map 094 Lot 050) and 56 Old Page Street (Assessors Map 093 Lot 007) in an I (Industrial) Zoning District.

3. A **CONTINUED** public hearing will be held on the petition of the applicant IV3 Stoughton Logistics Park LLC,(c/o Tyler Mordas of Brookfield Properties)1 Meadowlands Plaza, Suite 301, East Rutherford, New Jersey 07073 and owners: T.L. Edwards, Inc. and Edwards Acquisition LLC of 100 Wales Ave Avon, MA 02322 and J.F. White Contracting Co. of 56 Old Page Street Stoughton, Ma 02072,represented by Langan Engineering & Environmental Services, Inc. of 100 Cambridge St. Suite 1310, Boston, MA 02114, for Site Plan Approval under Section 10.6, "Site Plan Approval," of the Town of Stoughton Zoning Bylaws; and certain Special Permits under Section 6.1.Off Street Parking and Loading and Section 6.4.4.1 Vegetation Standards, for the proposed development of (3) Industrial Warehouse Buildings to be located at 0 Maple Street (Assessors Map 093 Lot 011), 45 Maple Street (Assessors Map 093 Lot 012),0 Turnpike Street (Assessors Map 093 Lot 014), 1157-1185 Turnpike Street (Assessors Map 093 Lot 016), 0 Page Street (Assessors Map 093 Lot 017), 162 Page Street (Assessors Map 094 Lot 050) and 56 Old Page Street (Assessors Map 093 Lot 007) in an I (Industrial) Zoning District.

4. A **CONTINUED** public hearing will be held on the petition of the applicant Best Price Signs and Printing Corp, 244 Liberty Street, Suite 8, Brockton, MA 02301 and the owner Iglesia de Dios Pentecostal, 710 Turnpike Street, Stoughton, MA 02072 for a Special Permit under Section 6.2.7, "Special Permit" of the Town of Stoughton Zoning Bylaws to install a sign in such a way that will exceed the maximum allowable size on the property located at 710 Turnpike Street (further identified on Assessors Map 91 Lot 2) located in the Residential-Suburban B (RB) zoning district.
5. A **NEW** public hearing will be held on the petition of the applicant 84 Lumber, c/o James Zaunic, 1019 Route 5A, Eighty-Four, PA 15330. Represented by J.K. Holmgren Engineering, LLC, 1024 Pearl St., Brocton, MA 02021 for Site Plan Approval under Section 10.6, "Site Plan Approval," of the Town of Stoughton Zoning Bylaws, for the proposed development of an approximate 6,825 sf industrial Building including a parking area for 11 cars located at 0 Page Street (Assessors Map 094 Lots 027 & 028) in an I(Industrial) Zoning District.
6. General Business
 - Meeting Minutes
 - Correspondence – Letter from Arthur Rigor da Eva – Energy & sustainability Committee.
7. Other Business
8. Adjournment