



TOWN OF STOUGHTON
MASSACHUSETTS
02072
PLANNING BOARD

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

PLANNING BOARD
AGENDA
JULY 13, 2023

The Stoughton Planning Board will meet on Thursday, July 13th 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. Form A – ANR Plan – Tosca Drive, Right-of-Way Alteration; Map 30, Lot 46
3. A **CONTINUED** 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. **(Requesting a continuance to August 10, 2023 meeting)**
4. A **CONTINUED** public hearing will be held on the petition of the applicant Louis Assisted Living, LLC and owner Yolande Louis, 36 Lunda Street, Waltham, MA 02451, represented by Terrence P. Morris, Esq., 57 Elm Road, Newton, MA 02460, for Site Plan Approval under Section 10.6, "Site Plan Approval," of the Town of Stoughton Zoning Bylaws; for the proposed building renovation to create a 13 Bed Assisted Living Facility and the construction of 16 parking spaces to be located at 239 Pleasant Street (Assessors Map 067 Lot 301), in an RU (Residential Urban) Zoning District. **(Requesting a continuance to August 10, 2023 meeting.)**
5. 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. **(Requesting a continuance to August 10, 2023 meeting.)**

6. A *CONTINUED* public hearing will be held on the petition of the applicant, Corvo Properties, 4 Porter Street, Stoughton, MA 02072 and owner Endriunas Bros. LLC, 466 Sumner Street, Stoughton, MA 02072 Represented by Strong Point Engineering Solutions, Inc., 340 Manley Street, Unit 2, W. Bridgewater, MA 02072 for Site Plan Approval under Section 10.6, "Site Plan Approval," of the Town of Stoughton Zoning Bylaws; and certain Special Permits under Section 3.1.4 (A10) Mixed Use Building, for the proposed development of a Mixed Use Building containing a retail store and 33 apartments located at 0 Atkinson Avenue Extension (Assessors Map 061 Lot 060 & 061) in a GB(General Business) and RC (Residential Suburban C) Zoning Districts.

7. A *CONTINUED* public hearing will be held on the petition of the applicant: Ron DiMatteo, 45 Sumner Street, Brocton, MA 02301 and the owners Applewood Farm Realty Trust, 737 School Street, Stoughton, MA and RDR Sumner LLC, 1044 Central St, Suite 201, Stoughton, MA. Represented by PMP Consulting, Inc., 200 North Bedford St., East Bridgewater, MA 02072 for a Definitive Subdivision Modification approval of a previously approved subdivision, Pine Hill Estates. The proposal is to divide Lots 36 & 82 on Assessors Map 73 into 3 new lots which are 2 proposed building lots and the remainder area of lot 36. The Property is located at 3 Ruggiero Way, (Assessors Map 73, Lot 82), Sumner St (Assessors Map 73, Lot 36) located in the Residential-Suburban A (RA) zoning district.

8. General Business
 - Meeting Minutes

9. Other Business

10. Adjournment