



TOWN OF STOUGHTON
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PLANNING BOARD

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**PLANNING BOARD
AGENDA
AUGUST 24, 2023**

The Stoughton Planning Board will meet on Thursday, August 24th 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 – 1158-1185, 1219 Turnpike Street & 9 & 45 Maple Street – Map 93, Lots 11, 12, 13, 14, 16 & 17.
3. Minor Site Plan Modification Request – 11 Evans Drive; Map 43, Lot 58 – The applicant, David Greenblatt, request to add a basketball court to the approved site plan.
4. Minor Site Plan Modification Request – 1334-1366 Park Street, Map 86, Lot 65 – The Applicant, Panera Bread, request a modification of the dumpster enclosure and landscaping to the approved site plan.
5. 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.
6. 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.

7. 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.
8. A **NEW** public hearing will be held on the petition of the applicant T.W Conroy LLC, c/o Conroy Development Corp. 104 Page Street, Suite 2, Stoughton, MA 02072, represented by Highpoint Engineering, Dedham Executive Center, 980 Washington Street, Suite 216, Dedham, MA 02026, for Special Permit under Section 6.1.6 and 6.1.9 Off-street Parking and Loading Requirements for a reduction in parking request, Site Plan Review under Section 10.6.2 for the proposed development of 6,800 sf of new building area consisting of 34 Movable Additional Self Storage Units, waiver request to Section 10.6.5 Development Impact Report, project located at 104 Page Street (Assessors Map 104 Lot 004) in an HB (Highway Business) Zoning District.
9. A **NEW** public hearing will be held on the petition of the applicant Milton Real Properties of MA, LLC., 100 Quarry Drive, Milford, MA 01757, represented by Bowdoin Construction, 220 Reservoir Street, Needham, MA 02494, for Special Permit under Section 6.2.4 Signs Permitted in the "I" District to increase the pylon sign height to 100-feet tall; Minor Site Plan Review under Section 10.6.2 to modify the approved site plan. The proposed modification is to install cape cod berm and pre-cast curbing instead of the approved granite curbing. The project is located at 207 Page Street (Assessors Map 94 Lot 43) in an I (Industrial) Zoning District.
10. General Business
 - Meeting Minutes
11. Other Business
12. Adjournment