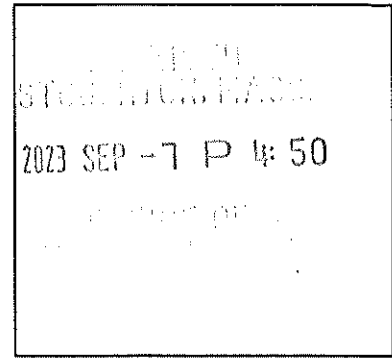


TOWN OF STOUGHTON
MASSACHUSETTS
02072
PLANNING BOARD



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

PLANNING BOARD AGENDA
THURSDAY, SEPTEMBER 14, 2023 AT 7PM
THE GREAT HALL, 10 PEARL ST, 3RD FLOOR
STOUGHTON, MA 02072
& VIRTUALLY VIA GOOGLE MEETS

In accordance with Chapter 2 of the Acts of 2023, which extends the Governor's March 12, 2020 "Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A § 20," until March 31, 2025, this meeting will be conducted both in person and virtually via Google Meets.

To Join via Google Meets: meet.google.com/jpx-kvwu-kso
Phone: [470-241-5867](tel:470-241-5867)
Pin: 644 621 307#

Note: Items may be taken out of order.

7:00PM

- 1. Chairman's Comments**
2. Site Plan Modification Discussion – 1634 Turnpike Street; Map 95, Lot 20 – The applicant, Cumberland Farms, request to discuss site plan modifications they made and discussion on landscaping.
3. 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.
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 **CONTINUED** 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.
6. A **CONTINUED** 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.
7. A **NEW** public hearing will be held on the petition of the applicant: Father Bills and Mainspring, 460 Belmont Street, Brocton, MA 02301, represented by DeCelle-Burk-Sala & Associates, Inc., 1266 Furnace Brook Parkway, Suite 401, Quincy, MA 02169, for Site Plan Review under Section 10.7 to convert the existing motel, managers building and existing single family residence into 24-efficiency unit apartment complex. The applicant is requesting a waiver to Section 4.1.2 Table of Dimensional and Density Regulations to allow the existing 4-foot side yard setback to remain, Section 6.1.6 Table of Off Street Parking and Section 6.1.7.19 to reduce the required parking from 24 space to 13 space and allow the two-way drive isle to be reduced from 24-feet to 20-feet. The project is located at 1919 Washington Street (Assessors Map 60 Lot 015) in an GB (General Business) Zoning District.
8. A **NEW** public hearing will be held on the petition of the applicant, Stoughton Planning Board, to consider and hear public comment on proposed amendments to the Town of Stoughton Zoning Bylaws and the Zoning Map as follows:
 - A. The portion of Parcels 070-104 & 082-034 currently zoned GB (General Business) Zone to a RC (Residential-Suburban C) Zone as shown in Figure 1;
 - B. The portion of Parcel 068-235 currently zoned GB (General Business) Zone to a RC (Residential-Suburban C) Zone and the portion of Parcels 068-236 & 068-238 currently zoned GB (General Business) Zone to a RU (Residential-Urban) Zone as shown in Figure 2;
 - C. The portion of Parcels 067-301 & 067-298 currently zoned GB (General Business) Zone to a to a RU (Residential-Urban)) Zone and the portion of Parcel 067-300 & currently zoned RU (Residential-Urban) Zone to a GB (General Business) Zone as shown in Figure 3;
9. General Business
 - Meeting Minutes
10. Other Business
11. Adjournment