



TOWN OF STOUGHTON
MASSACHUSETTS
02072
PLANNING BOARD

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TOWN HALL
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PLANNING BOARD AGENDA
THURSDAY, OCTOBER 12, 2023 AT 7PM
THE GREAT HALL, 10 PERAL 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/mkj-xzkh-rsa

Phone: 1-561-331-6585

Pin: 381 818 542#

Note: Items may be taken out of order.

7:00PM

1. **Chairman's Comments**
2. 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.
3. 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.
4. A **CONTINUED** 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.

5. A *NEW* public hearing will be held on the petition of the applicant, IV3 Stoughton Logistics Park, LLC (C/O Tyler Mordas, Brookfield Properties) 1 Meadowlands Plaza, Suite 301, East Rutherford, NJ 07073 and the owners T.L. Edwards, Inc. 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 Definitive Subdivision approval; under MGL Ch. 41, Sec. 81K-GG and the Stoughton Land Subdivision Regulations of February 17,1999. The proposal is to create a right-of-way and new road to provide access to the abutting properties. Waivers to Section IV – Procedures for Submission & Approvals and Section VI – Design & Construction Standards & Required Improvements have been requested. The properties are located at 56 Old Page Street (Assessors Map 93, Lot 87), and 156 Page Street (Assessors Map 94, Lot 50) in the Industrial A (I) zoning district.
6. Deliberations on Stoughton Redevelopment Authority's Urban Renewal Plan. Votes may be taken.
7. General Business
 - Meeting Minutes
8. Other Business
9. Adjournment