



TOWN OF STOUGHTON
MASSACHUSETTS
02072
PLANNING BOARD

RECEIVED
STOUGHTON, MASS.
2023 OCT 17 P 2:17
OFFICE OF
TOWN CLERK

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

PLANNING BOARD AGENDA
THURSDAY, OCTOBER 26, 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/nba-tbbd-mqj

Phone: 1-575-518-3046

Pin: 392 649 337#

Note: Items may be taken out of order.

7:00PM

- 1. Chairman's Comments**
2. Deliberations on the Sign Special Permit and Minor Site Plan Review decision for 207 Page Street, applicant Milton Real Properties of MA, LLC. Votes may be taken.
3. Deliberations on the Definitive Subdivision decision for 56 Old Page Street (Assessors Map 93, Lot 87), and 156 Page Street (Assessors Map 94, Lot 50), applicant IV3 Stoughton Logistics Park, LLC. Votes may be taken.
4. A **NEW** public hearing will be held on the petition of the applicant Stoughton Recreation Department, 15 Pleasant Street, Stoughton, MA 02072, represented by Matt Cauchon, Recreation & Youth Services Director, for a Site Plan Review under Section 10.6.2 for the proposed development of a new multi-sport court to include basketball and street hockey at Halloran Park with associated drainage improvements. The project is located at Halloran Park, at the southwest corner of Pierce and Leach Streets (Assessors Map 66, Lots 27, 28, 29 & 30) in a RU (Residential Urban) Zoning District.

5. A **NEW** public hearing will be held on the petition of the applicant Seventh Realty LLC, 400 Washington Street, Westwood, MA 02090, represented by Barry R. Crimmins, Esq., 909 Washington Street, Stoughton, MA 02072, for a Site Plan Review under Section 10.6.2 for the proposed development of a 2,050 sf Dunkin Donuts with drive-through and a 2,800 sf retail building with associated parking, landscaping and drainage improvements. Special Permit waivers under Section 6.1.7(9 & 16) and 6.1.9 Off-street Parking and Loading Requirements to allow parking within the front setback and within five feet of a property line; and Section 6.4.6(1 & 2) and 6.4.9 Standards for Landscaping to not provide building foundation plantings or landscape islands within the parking area have been requested. The project is located at 120 Sharon Street (Assessors Map 3 Lots 122 and 123) in a GB (General Business) Zoning District.
6. General Business
 - Meeting Minutes
7. Other Business
8. Adjournment