



TOWN OF STOUGHTON
MASSACHUSETTS
02072
PLANNING BOARD

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TOWN HALL
10 PEARL STREET
TELEPHONE: (781) 341-1300
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PLANNING BOARD AGENDA
THURSDAY, NOVEMBER 9, 2023 AT 7PM
THE GREAT HALL, 10 PEARL ST, 3RD FLOOR
STOUGHTON, MA 02072
& VIRTUALLY VIA GOOGLE MEETS
****AMENDED NOVEMBER 6, 2023**

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/frr-knmr-zta
Phone: 1-402-603-2083
PIN: 997 127 323#

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: 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.**
- 3. 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.**

4. A **NEW** public hearing will be held on the petition of the applicant – the petition of the applicant and owner, VFW Brucewood LLC, 540 VFW Parkway, Suite 3, West Roxbury, MA 02132, represented by Attorney Barry R. Crimmins, 909 Washington Street, Stoughton, MA 02072 for a Definitive Subdivision Approval, under MGL Ch. 41, Sec. 81K-81GG and the Stoughton Land Subdivision Regulations of February 17, 1999. The proposal is to create an 18 lot residential subdivision with related infrastructure. Waivers have been requested to Section IV – Procedures for Submission and Approval of Plans and Section VI – Design and Construction Standards. The property is located at 0 Eagle Rock Road (Assessors Map 8, Lots 16 and 17) in the Residential A (“RA”) zoning district.
5. Deliberations on the Site Plan Review decision for Halloran Park, Stoughton Recreation Department – Pierce and Leach Streets. Votes may be taken.
6. Extension Request for 1580 Turnpike Street, Site Plan (SP20-005) and Special Permit (SPP 21-08), applicant Titanium Group, LLC. Votes may be taken.
7. ** - Lot Release – Ledgebrook II Subdivision - Lot 37 – 48 Freeley Drive. Votes may be taken.
8. General Business
 - Meeting Minutes
 - SRA – URP committee – 2 Planning Board members requested (vote may be taken)
9. Other Business
10. Adjournment