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Stoughton Town Hall
10 Pearl Street
(781) 341-1300 x9201

Planning Board
Daniel Kelly, Chairman
Paul Demusz, Vice Chairman
Paul Beliveau
Richard Terry
Dennis Walsh

PLANNING BOARD MEETING MINUTES Thursday, May 25, 2023

The Stoughton Planning Board met on Thursday, May 25, 2023 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.

The following members were present:

Daniel Kelly
Paul Demusz
Richard Terry
Dennis Walsh
Paul Beliveau

Also present were: William D. Roth, Jr., Town Planner; and Karen Lawlor, Recording Secretary.

Everyone stood as we recited the Pledge of Allegiance.

The Planning Board meeting was called to order at 7:00 p.m.

Motion by Mr. Demusz to open the public meeting, seconded by Mr. Beliveau. All in favor, Chair Kelly, Mr. Demusz, Mr. Terry, Mr. Walsh, and Mr. Beliveau. Motion Approved 5-0.

Chair Kelly welcomed everyone to the Planning Board meeting of May 25, 2023. The meeting is being taped by SMAC, so everyone should act accordingly.

Item #1 - Chairman's Comments. Chair Kelly discussed how at the last meeting which went until 11:00 p.m. there needs to be some policy changes regarding how meetings are handled with outbursts and arguments from the audience. The policy changes include: (1) One time at the microphone for each resident, maximum of 5 minutes; (2) arguments will be banned; and (3) no comments of advertisement of meetings or lack of notification.

Motion by Mr. Demusz to adopt the policy changes on how the Board handles the public portion of the meeting, seconded by Mr. Terry. All in favor. Motion Approved 5-0.

The Board is taking the Agenda out of order.

Motion by Mr. Demusz to open Item #3 – 0 Atkinson Avenue Extension, seconded by Mr. Beliveau. All in favor. Motion Approved 5-0.

Item #3. A New Public Hearing will be held on the petition of the applicant, Corvo Properties, 4 Porter Street, Stoughton, MA 02072 and owner Endriunas Bros. LLC, 466 Sumner Street, Stoughton MA 02072 represented by Strong Point Engineering Solutions, Inc., 340 Manley Street, Unit 2, We. Bridgewater, MA 02072 for Site Plan Approval under Section 10.6, "Site Plan Approval," of the Town of Stoughton Zoning Bylaws; and certain Special Permits under Section 4.1.4 (A10) Mixed Use Building, for the proposed development of a Mixed Use Building containing a retail store and 33 apartments located at 0 Atkinson Avenue Extension (Assessors Map 061 Lot 060 & 061) in a GB (General Business) and RC (Residential Suburban C) Zoning District.

Chair Kelly read a letter dated May 25, 2023 into the record from Strong Point Engineering: "RE: Site Plan Review and Special Permit for Atkinson Ave. Extension Request for Continuance of Public Hearing – Map 61 Lots 60 & 61. Dear Members of the Board, Strong Point Engineering Solutions, is pleased to provide this letter on behalf of our client Corvo Properties to request a continuance of the public hearing scheduled for May 25, 2023, for the above referenced project. The Applicant respectfully requests that the public hearing be rescheduled to the first available meeting of the Planning Board following June 15, 2023, which is anticipated to be held on July 13, 2023. The reason for the request is to allow the project team additional time to address all comments received from various Town Departments in as effective a manner as possible. If you have any questions or would like to discuss this matter further, please feel free to contact our office at (508) 682-0229. Kind Regards, Eric Dias, P.E. President /Owner."

Motion by Mr. Demusz to continue Item #3 – 0 Atkinson Avenue Extension, without testimony, until July 13, 2023, seconded by Mr. Beliveau. All in favor. Motion Approved 5-0.

Motion by Mr. Demusz to open Item #2 – Stoughton Logistics Park, seconded by Mr. Terry. All in favor. Motion Approved 5-0.

Item #2. A CLOSED PUBLIC HEARING - Planning Board Deliberation on a request for the proposed development of (3) Industrial Warehouses from IV3 Stoughton Logistics Park LLC, (c/o Tyler Mordas of Brookfield Properties) 1 Meadowlands Plaza, Suite 301 , East Rutherford, New Jersey 07073 and owners: T.L. Edwards, Inc. and Edwards Acquisition LLC 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 Street Suite 1310 Boston, MA 02114 for Site Plan Approval under Section 10.6, "Site Plan Approval," of the Town of Stoughton Zoning Bylaws; and certain Special Permits under Section 6.1 Off Street Parking and Loading and Section 6.4.4.1 Vegetation Standards, for the proposed development of (3) Industrial Warehouse Buildings to be located at 0 Maple Street (Assessors Map 093 Lot 011), 45 Maple Street (Assessors Map 093, Lot 012), 0 Turnpike Street (Assessors Map 093, Lot 014), 1157-1185 Turnpike Street (assessors Map 093, Lot 016) , 0 Page Street (Assessors Map 093 Lot 017), 162 page Street (Assessors Map 094 Lot 050) and 56 Old Page Street (Assessors Map 093, Lot 007) in an I (Industrial) Zoning District). Votes May Be Taken.

R.J. Lyman and Frank Holmes introduced themselves and discussed the remaining issues including the acoustical study; sound in the loading areas; background noise; and everything meets the DEP standards.

Mr. Terry stated that he read the report twice and they did a good job which included idling and backup beeping. They are well within the range of sound and he is very impressed with their report.

Rebecca Brown at GPI worked on the traffic report and had very positive replies. When asked by Mr. Beliveau about the small section near Target at the lights near Page Street, and would it be possible to have a 15-20 mph zone. She explained that MassDOT would have to do a speed study to justify if a major speed issue is creating a safety problem.

Motion by Mr. Demusz to Approve Waiver – Special Permit – The Applicant requested Special Permit Waivers pursuant to the provisions of Sections 6.1.6.8 – Parking, 6.4.4.1 – Vegetation Standards, 6.4.5.5 & 6.4.7.2 – Site Landscaping Parking Lots, 10.6.10.C.4 – Earthwork. Section 6.1.6.8 Parking Reduction request: The applicant has provided for possible future expansion of the parking area if needed. Therefore, the Board finds that there will be no detriment will result in granting the Special Permit, seconded by Mr. Beliveau. All in favor. Motion Approved 5-0.

Motion by Mr. Demusz to Approve Waiver – Special Permit – Section 6.4.4.1 Vegetative Standards. The applicant has provided a replacement plan and is replacing the total of all of the trees larger than six inches in diameter proposed to be removed. The replacement plan proposes new landscape trees throughout the site, restoration and wetland enhancement trees. Therefore, the Board finds that there will be no detriment will result in granting the Special Permit, seconded by Mr. Beliveau. All in favor. Motion Approved 5-0.

Motion by Mr. Demusz to Approve Waiver – Special Permit – Section 6.4.5.5 & 6.4.7.2 Site Landscaping Parking Lots. The applicant has proposed that the vehicular parking areas meet this standard. The employee parking areas have visual screening and landscape islands. However, the applicant has requested a waiver to this requirement for the truck loading areas. The reason for this request is that adding landscaped islands in the truck loading areas would cause obstructions for the tractor trailers and limit maneuvering and turning movements. In addition, the loading areas are mainly internal to the sight and between the buildings; therefore, not visible to adjacent properties or the public. Due to the way trucks move onsite and their size, the Board finds that maintaining this amount of landscaping would not be possible. Therefore, the Board finds that there will be no detriment in granting the Special Permit, seconded by Mr. Beliveau. All in favor. Motion Approved 5-0.

Motion by Mr. Demusz to Approve Waiver – Special Permit – Section 10.6.10.C.4 Earthwork. The applicant has proposed grading of more than 4-feet over the site. The site is an existing quarry and extensive excavation has occurred as well as mounding of excess material; therefore, in order to make the site useable excavation and filling in excess of 4-feet will need to occur. In this particular instance, the Board finds that the previous use of the site as a quarry necessitates such grading and earthwork so as to make the site useable for the proposed project. Therefore, the Board finds that there will be no detriment in granting the Special Permit, seconded by Mr. Beliveau. All in favor. Motion Approved 5-0.

Chair Kelly wanted to add in the Decision: “All work within this Decision should be completed prior to the issuance of an Occupancy Permit.” This shall be added as Condition #16. Along with Condition #9 which states: “GPI shall oversee implementation of all traffic mitigation measures outlined in their letter dated March 16, 2023. Which the conditions are made apart of the decision and are attached. All costs associated with their third-party oversight shall be paid for by the project proponents. An escrow account to cover the initial oversight shall be established prior the issuance of a Building Permit. The account shall be replenished as needed by the Applicant”.

Motion by Mr. Demusz to Approve the Site Plan as presented and adding Condition #16 - “All work within this Decision should be completed prior to the issuance of an Occupancy Permit”, and adding “attachment of the GPI Report to the Decision in Condition #9, seconded by Mr. Beliveau. All in favor. Motion Approved 5-0.

Mr. Lyman wanted to thank everyone and praises the staff, and especially Craig, Bill, and Mark, all of which are very remarkable.

Motion by Mr. Demusz to open Item #4 – Stoughton Redevelopment Authority’s Urban Renewal Plan, seconded by Mr. Terry. All in favor. Motion Approved 5-0.

Item #5. A Continued Public Hearing – Stoughton Redevelopment Authority’s Urban Renewal Plan – A public hearing will be held for the Stoughton Redevelopment Authority to present the final draft of the Urban Renewal Plan to the Planning Board for review to ensure that the Urban Renewal Plan conforms with the Town of Stoughton Master Plan.

Mr. Reggie Nunnally of 33 Hillside Avenue introduced himself as a member of Stoughton Redevelopment Authority and explained that he had surgery and had sent out an email and asked if the Board had time to read it. He explained that we have lots of traffic but no stoppage and we need to attract companies, businesses, and shoppers to Town. We have been seeing a great deal of interest from developers and we need to get approval of this Plan.

Chair Kelly explained that at the last meeting they were given considerable paperwork to go through and he believes that more committees need to be involved in this study. This Plan can't be achieved without the full cooperation of all Boards. More improvements are needed and identification of financial resources need to be determined. He still has a lot of questions and is trying to understand what this plan is trying to do. The old outline was thrown out and why is this Plan different?

Jeff Fassar explained that the outline is the same and the boundary was set five (5) years ago by another consultant. There is a new district with the Zoning change, but the outline didn't change. There are two (2) different changes with B1 and B2 (with B1 being existing) and (B2 the proposed change).

Other issues discussed: eminent domain and acquisition of properties; how is the structure being handled; is this by volunteer boards or hiring staff; if the Redevelopment Authority is taking on this project, everything needs to be spelled out; will an assistant be hired; and a business plan needs to be put together.

Mr. Roth explained that he did his comments with Ms. McCarthy and sent them on April 7, 2023. Mr. Fassar did not receive them and didn't think that Mr. Roth had responded. It was agreed that everyone needs to work together, along with Ms. McCarthy since comments were never received.

Chair Kelly stated that he still has too many outstanding issues and the Board agreed not take a vote and think about this; do more research over the summer and then come back to the Board. Further, he stated that he has worked on the Master Plan for eight (8) years and never had one (1) question from the SRA.

Mr. Nunnally stated that he would like to sit down with the Select Board, Town Staff, and members of the Planning Board. He will send out an invite after he speaks with the Select Board.

Mr. Roth suggested sitting down with him, Ms. McCarthy and Chair Kelly to get things started since he has worked on, and has experience with urban renewal. He feels we should re-advertise a public hearing in the future, work on this, and the SRA needs to communicate with the Select Board.

Item #4. MAPC presentation on the Campanelli Rezoning Study.

Andrea Harris Long introduced herself and explained that they have been working hard on this study. They have done updates; will be doing additional outreach; and are now looking for comments from the Board. Once additional information is gathered they will come back to the Board with additional updates.

The purpose of the study was to support and retain industrial growth and economic development. Leverage is depending upon maximizing sewer improvements along Route 27; expanding industrial growth for more jobs and tax revenues; retaining existing industrial uses to grow and expand; and leveraging regional bus service and connecting commuter rails. They are also accessing current zoning and providing recommendations for improving zoning based on land use, and zoning analysis, along with industrial market assessment. They have three (3) main goals, including:

- Land Use/Zoning Assessment: Comparable industrial park selection in consultation with Real Estate Expert and existing land use, parcel level comparison across selected parks.
- Industrial Market Assessment: Business conditions analysis including industry types, employment, building stock. Real estate conditions analysis including rents and occupancy.
- Zoning Recommendations: Proposed I-2 Zoning District.

As part of the study, a regional South Shore commercial real estate expert was consulted identify three (3) comparable study areas. The following selected industrial parks were identified as comparable in terms of having sewer improvements in place and their proximity as industrial market competitors: (1) Commerce Center, Canton; (2) Will Drive, Canton; and (3) York Industrial Park, Randolph.

Campanelli is more affordable; has a comparable amount of real estate; has fewer total businesses; and has a single vehicular access point with limited frontage and visibility from major roads and highways. Dimensional and parking regulations are more restrictive compared to other industrial parks.

Chair Kelly explained that he likes some of the ideas, along with the creativity for the economy. This allows more flexibility in height and allows for over four (4) feet with a special permit. Also, the lot size is very different with many different lot sizes.

Mr. Terry was concerned with the different in costs for real estate and having no direct access to the highway. There is a cost differential on the different industrial parks and we need to check on this.

Mr. Beliveau had concerns with the minimum setbacks; vegetated and landscape buffers. Also, size of trees; time for development of screening; lack of sidewalks; and the conditions of the roads. Also of concern was access of the workers to work by transit; shuttle; and bus.

MAPC explained that they are looking for feedback from Boards, Committees, Town Meeting members, along with more outreach to property owners. They plan on doing a Rt. 27 engagement and keep track of all questions, and then come back and do another presentation.

The proposed timeline will be:

- Focus groups will share the Campanelli Report recommendations with Town Officials, Property and Business owners (in and near the study area);
- Share report recommendations with the public as the project progresses;
- Go through with the public hearing process;
- Collection questions and feedback to be addressed during the process;
- Make tweaks to the draft bylaw;
- Have the Board will see the full matrix; and
- The Goal is to present at Fall Town Meeting.

Mr. Terry requested doing some research on comparing similar industrial parks to Campanelli, including Reebok in Canton.

Mr. Roth explained that they are trying to increase and make this area a higher density with more available uses; versus what is currently out there such as small businesses with few employees; creating higher property values, along with creating larger businesses and buildings. He stated that he will put this study up on the website for the residents to view.

Motion by Mr. Demusz to open Item #5 – 239 Pleasant Street (Assisted Living), and seconded by Mr. Terry. All in favor. Motion Approved 5-0.

Item #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.

John Glossa, Engineer, from Walpole, MA, introduced himself, along with the Applicant, Ms. Louis. He explained that the attorney couldn't be present tonight. They moved the parking from the rear to the side; have taken no trees down; no added sidewalk; handicapped space is closer to ramp; drainage was moved from the rear to the parking area; soil evaluation has been done and there are much better soils in this area. He has received comments from Engineering and there are no issues with making these changes.

A few comments from Engineering are:

- The size and material of the existing water service shall be labeled on the Plan. The applicant shall verify the water service is sufficient to meet domestic and fire suppression demands for the project;

- The ZBA approval for the site required the applicant to construct a sidewalk at the front of the site and obtain a curb cut on Pleasant Street. The plans shall be revised to indicate a new 5' wide sidewalk and curbing to be constructed on Pleasant Street along the entire frontage of the property. The plans shall include sufficient information and detail to install the sidewalk per the construction details within the Subdivision Rules & Regs. The Applicant states that they would prefer not to construct the sidewalk due to safety issues and physical constraints. The Applicant will need to return to the ZBA to request to modify the decision if the sidewalk is eliminated from the Plan;
- Vertical granite curb rounds shall be provided throughout the proposed parking area; and
- The location for all proposed site lighting and construction details shall be added to the plans. A Photometric Plan shall be included in the plan set to ensure that the site lighting does not exceed the limits set forth in the By-law. The Applicant is proposing to utilize the existing lights on the Building. The Board shall consider if this is acceptable.

Mr. Roth explained that the Landscape Plan was received yesterday and it has the color renderings on it. All Special Conditions are amenable and the Applicant has to have everything back to us by Thursday before the meeting.

Bob Mullen of 19 Clover Lane had concerns about this project being ADA compliant.

Motion by Mr. Demusz to continue this hearing until July 13, 2023, and seconded by Mr. Beliveau. All in favor. Motion Approved 5-0.

Motion by Mr. Demusz to open Item #6 – 776-770 Washington Street, seconded by Mr. Terry. All in favor. Motion Approved 5-0.

Item #6. A New public hearing will be held on the petition of the Applicant Freeman Trust, 1859 Dorchester Avenue, Dorchester, MA 02124 represented by Spaulding Tougias Architects, Inc., 241A Street, Boston, MA 02210, for Site Plan Review under Section 10.6.2 to modify the proposed building height of an approved mixed use development to be located at 760-770 Washington Street (Assessors Map 054, Lot 285), in an SCD (Stoughton Center District) Zoning District.

George Tougias of Spaulding Tougias Architects introduced himself and explained that the application is a modification requested to a previously approved Site Plan. The Applicant proposes to modify the building height to forty-five (45) feet, which is the new height limit in the new Stoughton Center District (SCD) Core Sub-district. No other modification of the approved site plan is proposed. They are proposing to add two (2) feet to the ground floor; and one (1) foot to each residential floor. Everything remains the same and this is better for the occupants and they have better ceiling heights.

This project was reviewed by the Board of Health, Building Department, Fire Department, Police Department, Department of Public Works, Engineering Department, Planning Department, and Planning Board. There were meetings and consultations with the Applicant in conjunction with the professional technical reviewed completed by Engineering and Planning Departments

throughout this process. They have provided due diligence on all aspects with a comprehensive approach to the impact of the development on the community.

Motion by Mr. Beliveau to Approve this Modification and accept all orders of conditions, and seconded by Mr. Demusz. All in favor. Motion Approved 5-0.

Motion by Mr. Demusz to open Item #7 – General Business, seconded by Mr. Terry. All in favor. Motion Approved 5-0.

Item #7. General Business – Minutes

Motion by Mr. Demusz to Approve the Minutes of March 9, 2023, seconded by Mr. Terry. All in favor. Motion Approved 5-0.

Motion by Mr. Demusz to Approve the Minutes of April 27, 2023, seconded by Mr. Beliveau. All in favor. Motion Approved 5-0.

Motion by Mr. Demusz to Approve the Minutes of May 11, 2023, seconded by Mr. Beliveau. All in favor. Motion Approved 5-0.

Item #7. General Business – Train Depot Reuse Survey

The Train Depot Reactivation for Community Use Provide Your Input Survey is online. Please review and fill this out. The Town is working to rehab and activate the long vacant Train Depot.

The Summer Schedule for the Planning Board is as follows:

- June 8th
- July 13th
- August 10th

Adjournment

Motion by Mr. Demusz to Adjourn, seconded by Mr. Beliveau. All in favor, Motion Approved 5-0.