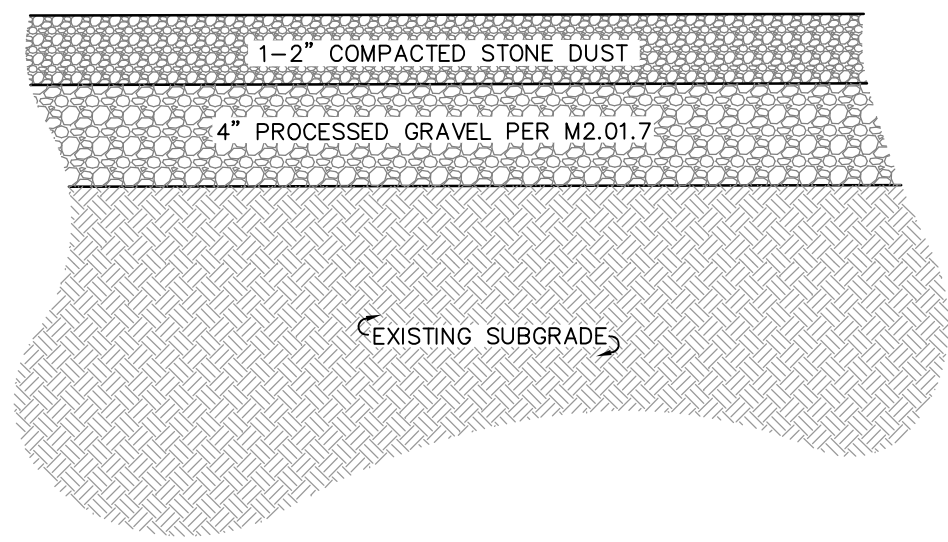
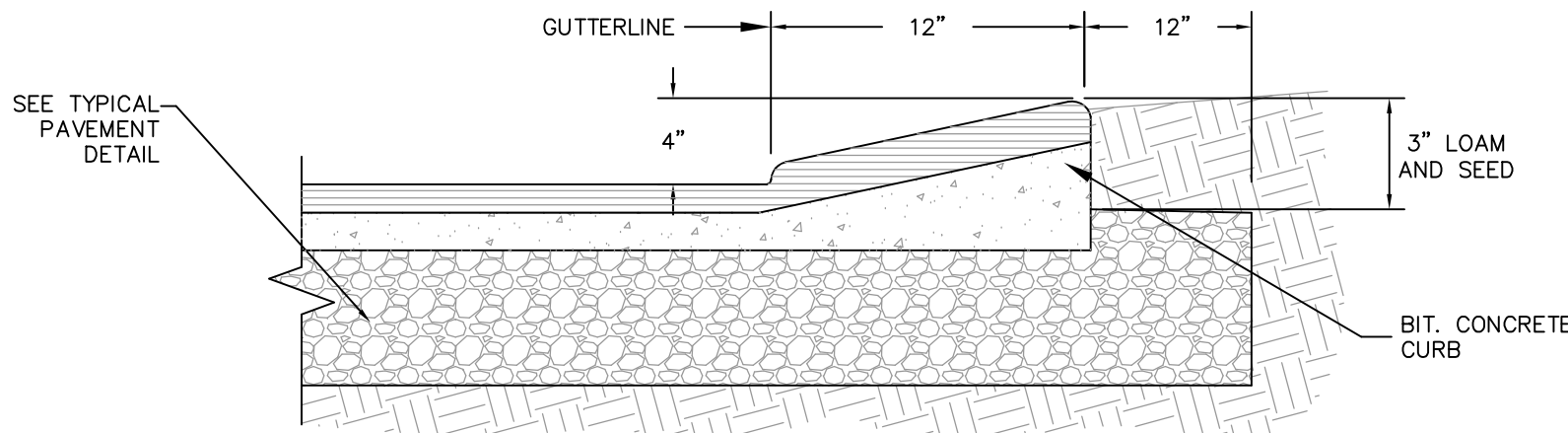


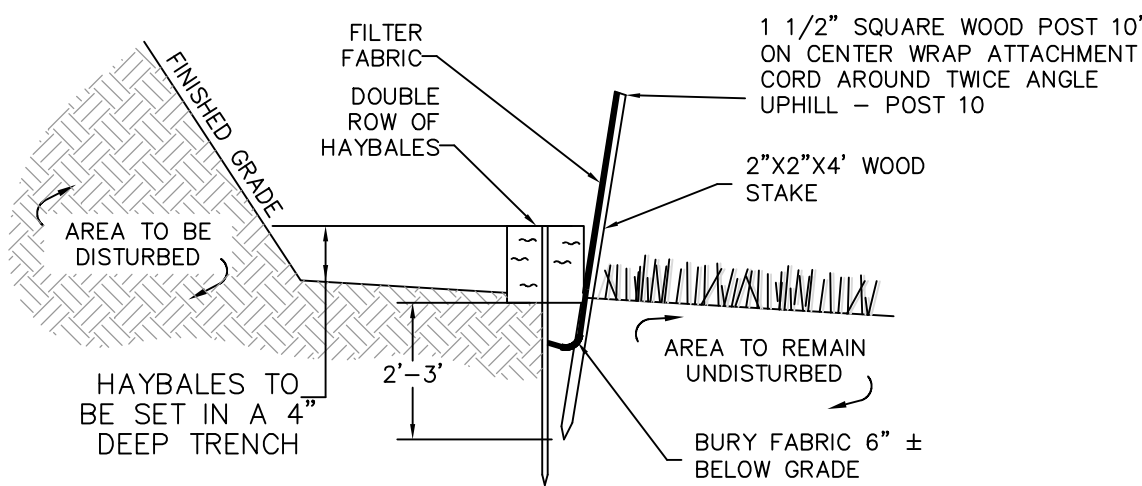
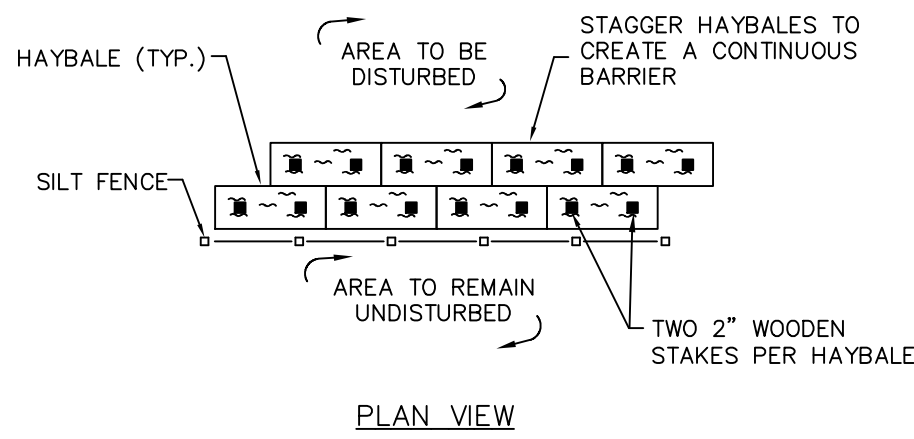
TYPICAL STANDARD PAVEMENT SECTION
NOT TO SCALE



TYPICAL STONE DUST WALKWAY SECTION
NOT TO SCALE

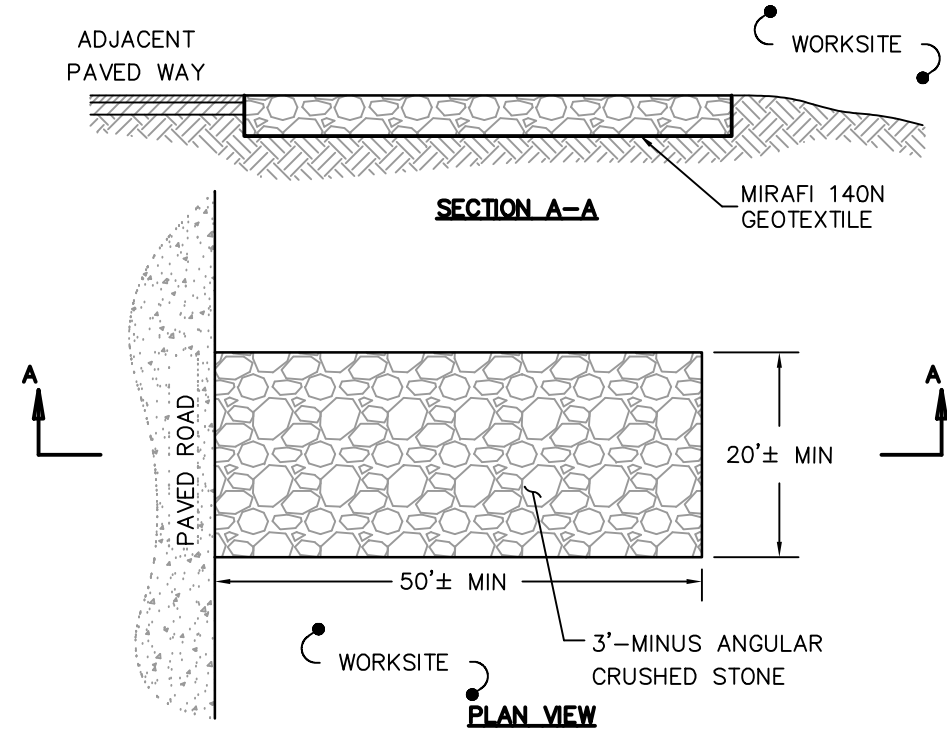


BITUMINOUS CURB DETAIL
NOT TO SCALE

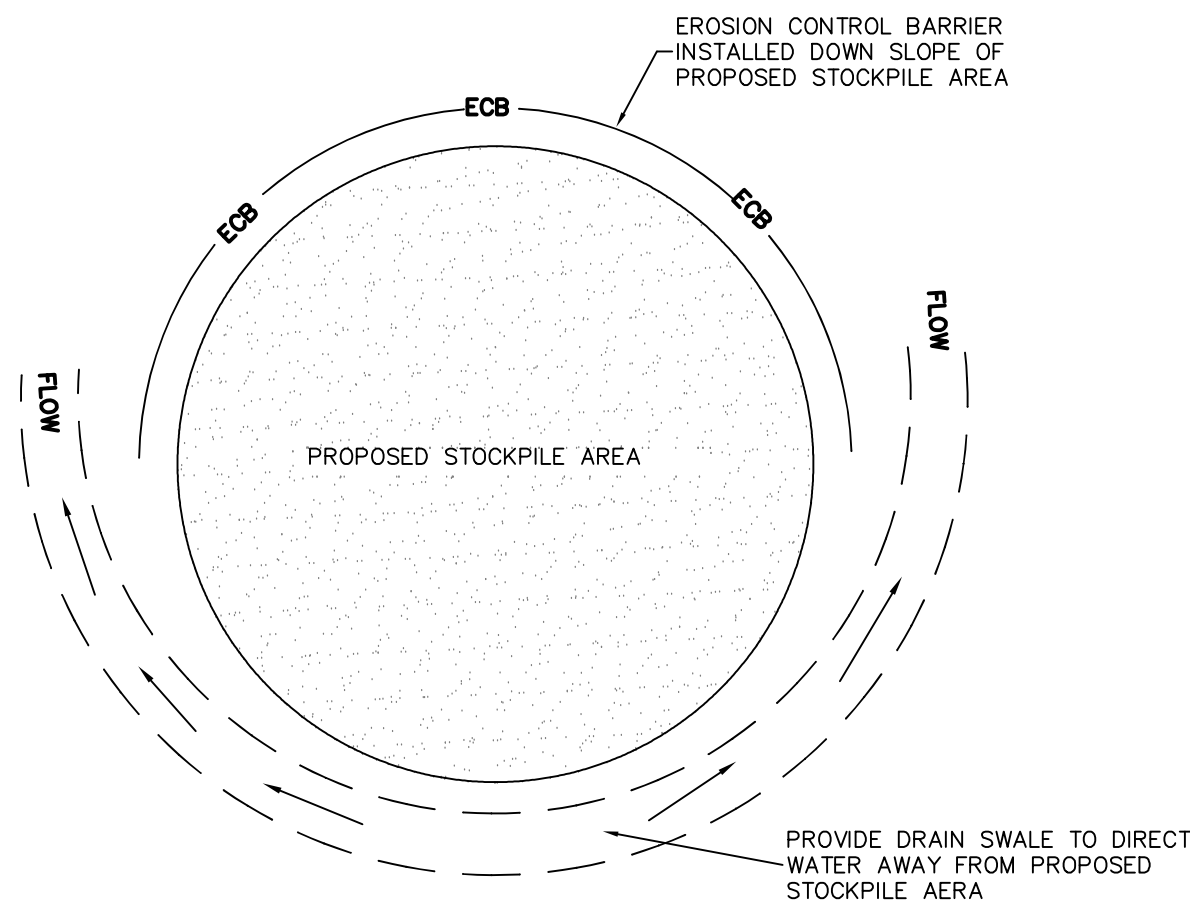


NOTE:
1. DEPTH TO BE 2' UNLESS POST IS TO BE SET IN PEAT THEN 3' OR DEPTH POSSIBLE BY PUSHING BY HAND SHALL BE REQUIRED.
2. EROSION CONTROL BARRIER SHALL COMPLY WITH ALL APPLICABLE TOWN OF STOUGHTON REQUIREMENTS.

STANDARD PERIMETER EROSION CONTROL DETAIL
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTES:
1. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR LESS THAN 90 DAYS SHALL BE COVERED WITH HAY AND MULCH (AT 100LBS/1,000 SF), OR WITH AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
2. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR 90 DAYS OR MORE SHALL BE SEEDED WITH WINTER RYE (FOR FALL SEEDING AT 1LB/1,000 SF) OR OATS (FOR SUMMER SEEDING AT 2LB/1,000 SF) AND THEN COVERED WITH HAY MULCH (AT 100LB/1,000 SF) OR AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.

STOCKPILE PROTECTION DETAIL
NOT TO SCALE



PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, INC

4	BOARD/STAFF COMMENTS	09/11/24
3	TOWN ENG. COMMENTS	08/27/24
2	COMMISSION COMMENTS	07/17/24
1	REMOVE 2ND COURT	07/09/24
REV	DESCRIPTION	DATE
<div><div></div><div>STRONGPOINT ENGINEERING SOLUTIONS, INC. 340 MANLEY STREET, UNIT 2 WEST BRIDGEWATER, MA 02379 (508) 682-0229</div></div>		
PROJECT NUMBER: 2402-003		
DATE OF ISSUE: MAY 28, 2024		
SCALE: AS NOTED		
DESIGNED BY: ED CHECKED BY: SH		
PREPARED ON BEHALF OF: FRANKLIN SPORTS, INC. 17 CAMPANELLI PARKWAY STOUGHTON, MA 02072		
SITE IMPROVEMENTS PLAN		C-2
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TOWN OF STOUGHTON

Massachusetts
MA 02072

PLANNING BOARD

Site Plan Approval
Franklin Sports
17 Campanelli Parkway
for
Case # SP24-008

A True Copy

Regina Daniels
Stoughton Town Clerk, 02072

Date: October 17, 2024

Applicant: Franklin Sports, Inc.
17 Campanelli Parkway
Stoughton, MA 02072

Owner: Franklin Sports, Inc.
17 Campanelli Parkway
Stoughton, MA 02072

Representative: Eric Dias
Strongpoint Engineering, Inc.
340 Manley Street, Unit 2
West Bridgewater, MA 02379

Property: 17 Campanelli Parkway
Stoughton, MA 02072
Assessors Map 88 Lot 146
Book: 5870, Page: 438

I) Introduction

On July 9, 2024, applicant, Franklin Sports, Inc. (the "Applicant"), filed an application for Site Plan Approval under Section 10.6 Town of Stoughton's Zoning Bylaws (the "Zoning Bylaws") for an "after the fact" Site Plan for a sports court (already installed) and modification to the parking and loading area on the west side of the building adjacent to the sports court with access to Turnpike Street. The property is located on the 17 Campanelli Parkway, Stoughton MA 02072, (Assessors Map 88, Lot 146) in an Industrial (I) Zoning District.

I hereby certify that no appeal has been filed with the Office of the Town Clerk within the twenty day appeal period.
Regina Daniels
Town Clerk
Date 11/14/2024

Case #: SP24-008- Franklin Sports, Inc. - 17 Campanelli Parkway

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II) Project Summary

As described in the application materials and the below referenced Site Plan, the Property is a total of 7.35 acres. This site is the home to Franklin Sports, Inc. The Project an "after the fact" Site Plan for a sports court (already installed) and modification to the parking and loading area on the west side of the building adjacent to the sports court with access to Turnpike Street. The Property is located within the Industrial (I) Zoning District.

III) Procedural History

- A Pre Application meeting was held on June 13, 2024.
- Application for Site Plan Approval was made by the above referenced applicant and owner and filed with the Planning Board on July 9, 2024.
- The land shown on the Site Plan is located at 17 Campanelli Parkway and shown on Assessors Map 88, Lot 146. The property is zoned Industrial (I) Zoning District.
- Public hearings on the Site Plan Application were held on August 28, 2024, October 10, 2024 and October 17, 2024. The hearing was advertised on August 13, 2024 and August 20, 2024 in the Patriot- Ledger.
- On October 17, 2024, the public hearing was closed and on October 17, 2024, the Planning Board voted to approve the Site Plan plans dated May 28, 2024 revised through September 11, 2024.

IV) Application Submittals

- Site Plan entitled "Site Improvements Plan - Franklin Sports, Inc" prepared by Strongpoint Engineering, dated May 28, 2024 and revised through September 11, 2024.
- Site Plan Application submitted on July 9, 2024.
- Site Plan Narrative and Waiver Request, prepared by prepared by Strongpoint Engineering, dated July 9, 2024.
- Stormwater Management Report prepared by prepared by Strongpoint Engineering, dated July 9, 2024.
- Planting Plan prepared by Wagner Hodgson dated August 22, 2024.

V) Related Documents

- Copy of the Legal Public Hearing notice from the edition of the Patriot- Ledger dated August 13, 2024 and August 20, 2024.
- Technical Engineering Review Letter dated August 21, 2024 submitted by Craig Horsfall, Assistant Town Engineer and William D. Roth, Jr., Town Planner.

Case #: SP24-008- Franklin Sports, Inc. - 17 Campanelli Parkway

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VI) Findings and Determinations

After carefully weighing the testimony and evidence at the public hearing and upon careful consideration of the public comments and professional opinions given by the Applicant's representative(s) and by Town staff, the Board finds that the Project meets Section 10.6.1 as well as 10.6.9 through 10.6.12. Specifically, the Board has examined each of the criteria set forth in Section 10.6.1 and finds as follows:

- The location of the parking area, uses and other site development(s) are properly and legally located on the Property as prescribed by the Zoning Bylaw.
- Adjacent properties are sufficiently protected from nuisance(s) caused by noise, traffic, odors, noxious or harmful fumes, stormwater runoff and glare of lights.
- Adequate facilities for off street parking and loading, drainage, snow storage and/or removal, fire protection and methods of solid waste disposal are provided. As demonstrated by the Site Plan and accompanying submissions, the Project amply satisfies these interests.
- Pedestrian ways, access/egress driveways, internal circulation, loading areas and parking facilities are properly designed and operated for public convenience, universal accessibility and public safety. As demonstrated by the Site Plan and accompanying submissions, the Project amply satisfies these interests.
- Economic development is promoted by "smart" land use decisions. The proposed project is within an area of Town that is developed and water and sewer serve the site. The property is currently developed for the current use and the proposal is a minor addition to the site.
- Additionally, the Board finds that the Applicant has submitted the required information for determination of approval of the Site Plan.
- After careful review of this project by the Board of Health, Building Department, Fire Department, Police Department, Department of Public Works, Engineering Department and the Planning Department, the Planning Board analyzed all the comments and reports received. There were meetings and consultations with the Applicant in conjunction with extensive professional technical reviews completed by the Engineering and Planning Departments throughout this process and provided due diligence on all aspects with a comprehensive approach to the impact of the development on the community.
- The Planning Board, in granting the Applicant's request for a Site Plan Approval pursuant to the provisions of Section 10.6 "Site Plan Review," found that the Project will not result in any substantial detriment to the district for all of the reasons stated above.

Case #: SP24-008- Franklin Sports, Inc. - 17 Campanelli Parkway

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VII) Conditions

A) General Conditions

- This decision for Site Plan Approval shall expire in two (2) years from the filing date of this decision unless substantial construction has commenced. The expiration of this decision may be extended, for good cause, upon timely written request by the applicant.
- Any modification(s) affecting the approved site plan, this decision or any other action or condition approved under this decision shall be subject to the review and approval of the Planning Board prior to implementing said modification(s) on the ground. Minor modifications may not require an additional public hearing, which is at the discretion of the Planning Board.
- The Applicant is responsible for the filing of this decision with the Registry of Deeds and shall provide proof of recording to the Planning Board.
- The applicant shall record the Site Operation & Maintenance Plan at the Registry of Deeds. Proof of recording shall be submitted to the Board and the Engineering Department prior to the issuance of a Building Permit.
- The Applicant shall hold a pre-construction meeting with the Engineering Department to coordinate the necessary inspections.
- All applicable Zoning Bylaw requirements of the Town of Stoughton shall be satisfied.
- The project shall be constructed in accordance with any approvals issued relative to this project from all applicable town boards, departments and commissions, who shall retain their respective authorities and oversight of such permits, approval and decisions.
- No site activity shall take place at the property under the Site Plan without proper authorization and permitting from all local and state agencies, as required.
- Construction shall be performed by contractors licensed to perform such work in the Town of Stoughton.
- All required inspection fees shall be paid through the Engineering Department prior to the issuance of a demolition permit, the issuance of a building permit or the initiation of site work, whichever of these occurs first in accordance with the fee schedule dated March 23, 2017.
- The cost of any necessary outside testing, inspectional or other services required by any town department as part of the development process for the project shall be borne by the applicant and the timing of payment thereof shall be determined by the requesting source.

Case #: SP24-008- Franklin Sports, Inc. - 17 Campanelli Parkway

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- Any required easements, licenses, permits or grants of usage required as part of the development process for the project shall be obtained by the applicant prior to the issuance of a demolition permit, the issuance of a building permit or the initiation of site work, whichever of these occurs first.
- Electronic copies of the approved site plans in PDF and AutoCAD format shall be submitted to the Engineering Department prior to the issuance of a Building Permit.
- A blank sheet shall be incorporated into the plan set for future inclusion of the Planning Board Decision. The Planning Board Decision shall be scanned onto that sheet prior to issuance of a Building Permit.
- All construction shall be in strict conformance with the approved Site Plan entitled "Site Improvements Plan - Franklin Sports, Inc." prepared by Strongpoint Engineering, dated May 28, 2024 and revised through September 11, 2024 and Planting Plan prepared by Wagner Hodgson dated August 22, 2024.

B) Special Conditions

- A Final As-built Plan shall be submitted for review by the Engineering Department prior to the Certificate of Occupancy.
- The Planning Board requires a cash bond in the amount to cover the full replacement cost of all landscaping prior to final sign off. The bond will be held by the Planning Board for one full growing season after the landscaping is installed.
- In the event that the landscape berm and plantings adjacent to the north side of the properties Turnpike driveway entrance conflicts with the future planned sidewalk, the applicant, at their own expense, shall move the berm and landscaping to accommodate the construction of said sidewalk.

Case #: SP24-008- Franklin Sports, Inc. - 17 Campanelli Parkway

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VIII) Record of Vote

The following members of the Planning Board constituting a majority, hereby vote to approve the Site Plan and Special Permit based on the above stated facts, findings and conditions. The Board further voted to allow the Chair to endorse the decision on their behalf.

On this day of October 17, 2024.

Daniel Kelly, Chairman
Daniel Kelly, Chairman

Paul Demusz, Vice Chairman
Paul Demusz, Vice Chairman

Paul Bejeveau
Paul Bejeveau

Richard Terry
Richard Terry

Peter Murphy
Peter Murphy

Cc: Town Clerk
Applicant
Interested Parties

CERTIFICATION:

The Planning Board certifies that a copy of this decision has been filed with the Town Clerk of the Town of Stoughton on 10-18-24.

FOR THE PLANNING BOARD

Daniel Kelly, Chairman
Daniel Kelly, Chairman

Case #: SP24-008- Franklin Sports, Inc. - 17 Campanelli Parkway

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PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, INC

5	BOARD DECISION	11/18/24
4	BOARD/STAFF COMMENTS	09/11/24
3	TOWN ENG. COMMENTS	08/27/24
2	COMMISSION COMMENTS	07/17/24
1	REMOVE 2ND COURT	07/09/24
REV	DESCRIPTION	DATE



PROJECT NUMBER:		2402-003	
DATE OF ISSUE:		MAY 28, 2024	
SCALE:		AS NOTED	
DESIGNED BY:		ED	CHECKED BY: SH

PREPARED ON BEHALF OF:
FRANKLIN SPORTS, INC.
17 CAMPANELLI PARKWAY
STOUGHTON, MA 02072

SITE IMPROVEMENTS PLAN	C-1
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