

SITE PLAN

288 PLEASANT STREET

STOUGHTON, MASSACHUSETTS

SITE NOTES:

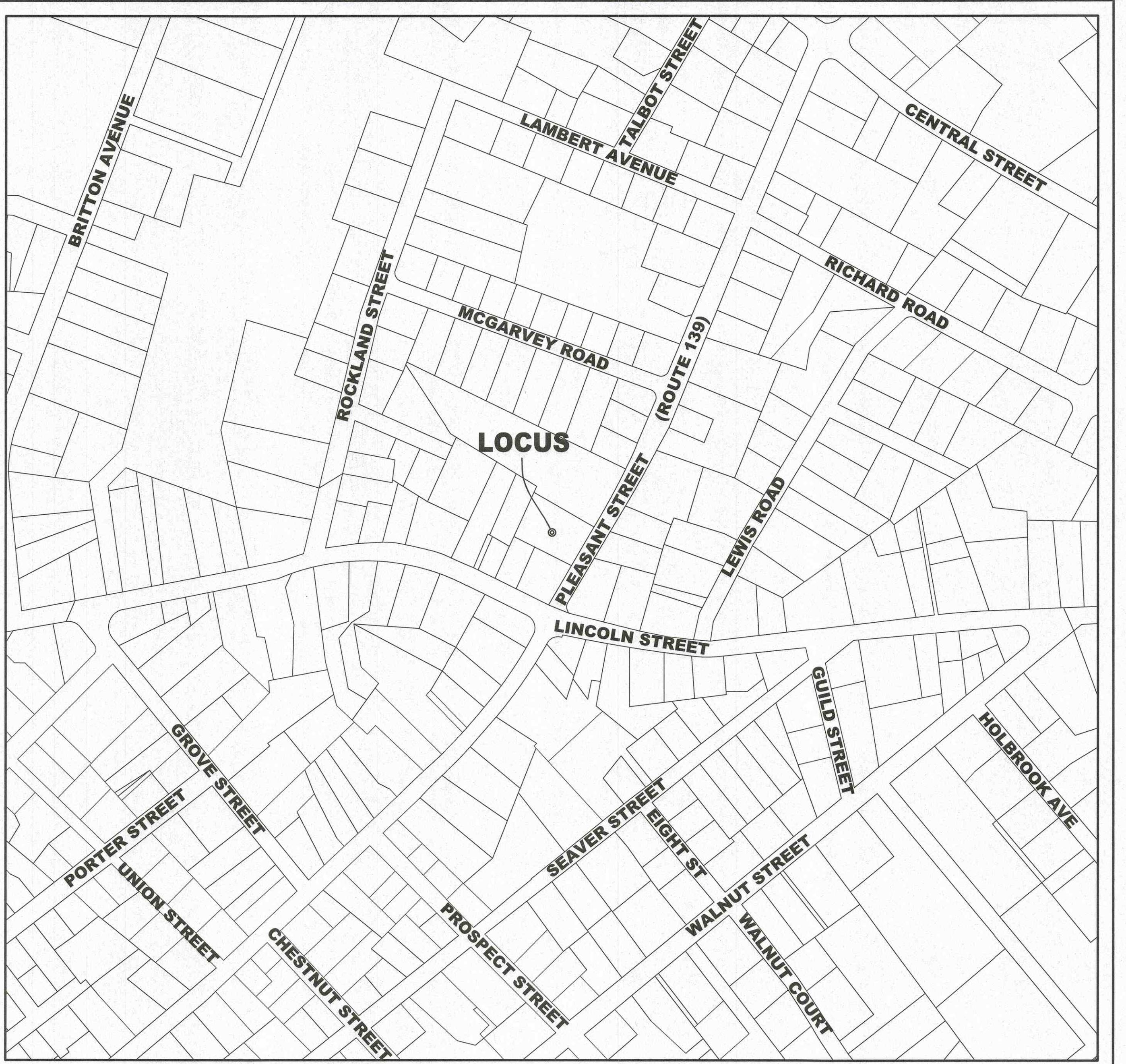
1. THE SITE IS LISTED ON THE TOWN OF STOUGHTON ASSESSORS PROPERTY RECORD CARDS AS PARCEL ID 067-099-0.
2. PROPERTY LINE AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A FIELD SURVEY BY BORDERLAND ENGINEERING, INC.
- 2.1. VERTICAL DATUM: NAVD 88
3. NORFOLK COUNTY REGISTRY OF DEEDS:
DEED REFERENCE: BOOK 40853 PAGE 75
PLAN REFERENCE: BOOK 709 PAGE 31
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 25021C0213E, MAP REVISED 7-17-2012.
5. THE SITE IS NOT LOCATED IN A PRIORITY HABITAT AND ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 15TH EDITION EFFECTIVE DATE AUGUST, 2021.
6. THE PROJECT IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
7. THE SITE IS NOT LOCATED IN A ZONE II TO A PUBLIC WATER SUPPLY WELL.
8. THE SITE IS NOT IN A ZONE A TO A SURFACE WATER SUPPLY AREA.
9. THE SITE IS NOT LOCATED IN AN OUTSTANDING RESOURCE WATER AREA (ORW)
10. THERE ARE NO KNOWN WETLANDS WITHIN 100' OF THE SUBJECT PROPERTY AND NO KNOWN RIVERS, BROOKS OR STREAMS WITHIN 200' OF THE SUBJECT PROPERTY. WETLAND LINE SHOWN WAS SCALED FROM PLAN ENTITLED "PLAN OF LAND 288 & 294 PLEASANT STREET STOUGHTON, MA" BY KLIM LAND SURVEYING DATED 10/11/2021 RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN BOOK 709 PAGE 31.

CONSTRUCTION NOTES:

1. CONTRACTOR TO VERIFY BENCHMARKS FOR CONSISTENCY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ZENITH CONSULTING ENGINEERS, LLC. OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL VERIFY WATER TABLE ELEVATIONS AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES FROM THE PLAN.
3. IT IS THE CONTRACTORS' RESPONSIBILITY TO CONTACT DIG SAFE (1-888-DIG SAFE) PRIOR TO THE COMMENCEMENT OF WORK AND ALL UNDERGROUND UTILITY COMPANIES TO CONFIRM LOCATIONS AND ELEVATIONS.
4. SITE IS SERVICED BY MUNICIPAL WATER AND MUNICIPAL SEWER.
5. PROPOSED UTILITIES AND CONSTRUCTION METHODS UNDER AREAS SUBJECT TO TRAFFIC LOADING SHALL BE INSTALLED TO WITHSTAND H-20 LOADING TRAFFIC STANDARDS. CONTRACTOR SHALL VERIFY THAT ALL STRUCTURES COMPLY TO THIS STANDARD.
6. WHERE ALL CONCRETE STRUCTURES INTERCEPT THE SEASONAL HIGH GROUNDWATER TABLE, THE CONTRACTOR SHALL SEAL THE ENTIRE STRUCTURE WITH WATERPROOF SEALER.
7. IF APPLICABLE, ANY RETAINING WALLS SHALL BE DESIGNED BY A MASSACHUSETTS REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.
8. ALL WORK SHALL CONFORM TO THE TOWN OF STOUGHTON RULES AND REGULATIONS AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY AND BRIDGES, MOST CURRENT VERSION OF PLAN SET.

ZONING SUMMARY AND COMPLIANCE TABLE (ZONE RESIDENTIAL U - RU)		
CRITERIA	REQUIRED	EXISTING
LOT AREA	35,000 S.F.	21,613± S.F.
FRONTAGE	120'	116.33'
FRONT BUILDING SETBACK	25'	2.6'
SIDE BUILDING SETBACK	15'	17.6'
REAR BUILDING SETBACK	40'	72.6'
BUILDING HEIGHT	35'	<35'
MAXIMUM BUILDING AREA	30%	18.2% (3,924± S.F.)
OPEN SPACE	50%	43.6% (9,425± S.F.)

SCHEDULE OF DRAWINGS	
SHEET ID	PLAN TITLE
C	COVER SHEET
X	EXISTING CONDITIONS PLAN
G	GRADING AND DRAINAGE PLAN
E	EROSION CONTROL PLAN
D	SITE DETAILS
PB	PLANNING BOARD DECISION



LOCUS PLAN

SCALE: 1"=200'

**OWNER/APPLICANT
288 PLEASANT ST LLC
P.O. BOX 1641
SAGAMORE BEACH, MA 02562-1641**

LEGEND

EXISTING	DESCRIPTION	PROPOSED
99 / 100	BUILDING	100
100X0	CONTOUR	100X0
■ ■ ■ ■ ■ ■	SPOT GRADE	100X0
— — — — —	DRAINAGE BOUNDARY	■ ■ ■ ■ ■ ■
— — — — —	SILT FENCE/SILT SOCK	— — — — —
— — — — —	SIGN	— — — — —
■ ■ ■ ■ ■ ■	MAILBOX	— — — — —
■ ■ ■ ■ ■ ■	TEST PIT	— — — — —
■ ■ ■ ■ ■ ■	UNKNOWN MANHOLE	— — — — —
— D — D —	DRAINAGE PIPE	— D — D —
— RD — RD —	ROOF DRAIN PIPE	— RD — RD —
— ■ ■ ■ ■ ■ —	CATCH BASIN	■ ■ ■ ■ ■ ■
— (D) —	DRAIN MANHOLE	(D)
— G — G —	GAS MAIN	— G — G —
— GS — GS —	GAS SERVICE	— GS — GS —
— (G) —	GAS MANHOLE	(G)
— (GV) —	GAS GATE/VALVE	(GV)
— (GM) —	GAS METER	(GM)
— C — C —	CABLE	— C — C —
— ETC —	ELEC/TELE/CABLE	— ETC —
— OHW —	OVERHEAD WIRES	— OHW —
— UE — UE —	UNDERGROUND ELECTRIC	— UE — UE —
— UT — UT —	UNDERGROUND TELEPHONE	— UT — UT —
— (EM) —	ELECTRIC METER	(EM)
— (T) —	TRANSFORMER	(T)
— (UP) —	UTILITY POLE	(UP)
— (GP) —	GUY POLE	(GP)
— (+) —	GUY WIRE	(+)
— (LP) —	LIGHT POLE	(LP)
— S — S —	GRAVITY SEWER MAIN	— S — S —
— FSM —	FORCE SEWER MAIN	— FSM —
— SS — SS —	SEWER SERVICE	— SS — SS —
— (S) —	SEWER MANHOLE	(S)
— W — W —	WATER MAIN	— W — W —
— WS — WS —	WATER SERVICE	— WS — WS —
— (H) —	HYDRANT	(H)
— (WV) —	WATER GATE/VALVE	(WV)
— (WS) —	WATER SHUTOFF	(WS)
— (W) —	WELL	(W)
— ~ ~ ~ ~ —	TREELINE	— ~ ~ ~ ~ —
— ○ ○ ○ ○ ○ ○ —	STONEWALL	— ○ ○ ○ ○ ○ ○ —
— —	WETLAND LINE	— —
— 100' B —	100' BUFFER	— 100' B —
— (B) —	BENCHMARK	— (B) —
— (CP) —	CONTROL POINT	— (CP) —
— (MN) —	MAG NAIL	— (MN) —
— (DH) —	DRILLHOLE	— (DH) —
— (CB) —	CONCRETE BOUND	— (CB) —
— (SB) —	STONE BOUND	— (SB) —
— (IP) —	IRON PIPE	— (IP) —
— (RP) —	REBAR	— (RP) —

CONSULTING ENGINEERS, LLC
111 STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208

SHEET NAME:	COVER SHEET	
PROJECT SITE:	288 PLEASANT STREET STOUGHTON, MASSACHUSETTS	DESIGNED BY: WBC
CLIENT INFO:	288 PLEASANT ST LLC P.O. BOX 1641 SAGAMORE BEACH MA 02562-1641	DRAWN BY: WBC
	DATE: 10-29-24	REV. 1
	PROJECT NUMBER 1243-01-01	DA 2
	DRAWING SCALE NCZ	2
	AS NOTED	NCZ
	APPROVED BY SHEET ID	NCZ



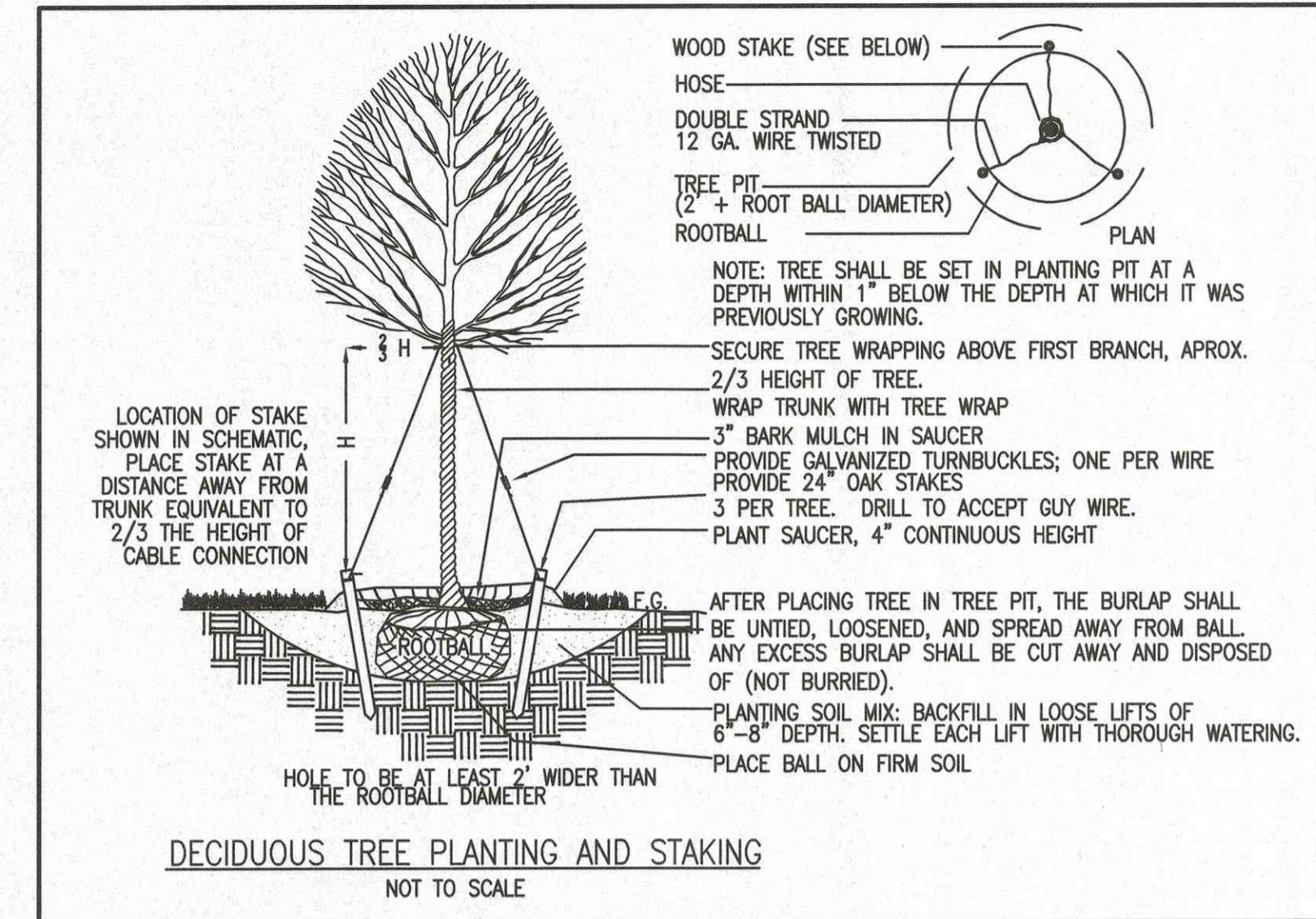
ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208

W
N

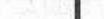
A diagram of a circle with a radius drawn from the center to the circumference. A dashed line segment is shown inside the circle, representing a chord. The circle is shaded with diagonal lines.

SHEET NAME:	EXISTING CONDITIONS PLAN	DRAWN BY: WBC	DATE:
PROJECT SITE:	288 PLEASANT STREET STOUGHTON, MASSACHUSETTS	DESIGNED BY: RMF	PROJECT 1
CLIENT INFO:	288 PLEASANT ST LLC P.O. BOX 1641 SAGAMORE BEACH, MA 02562-1641	CHECKED BY: NCZ	DRAWING :
		APPROVED BY NCZ	SHEET ID

SAGAMORE BEACH, MA 02562-1641 NCZ



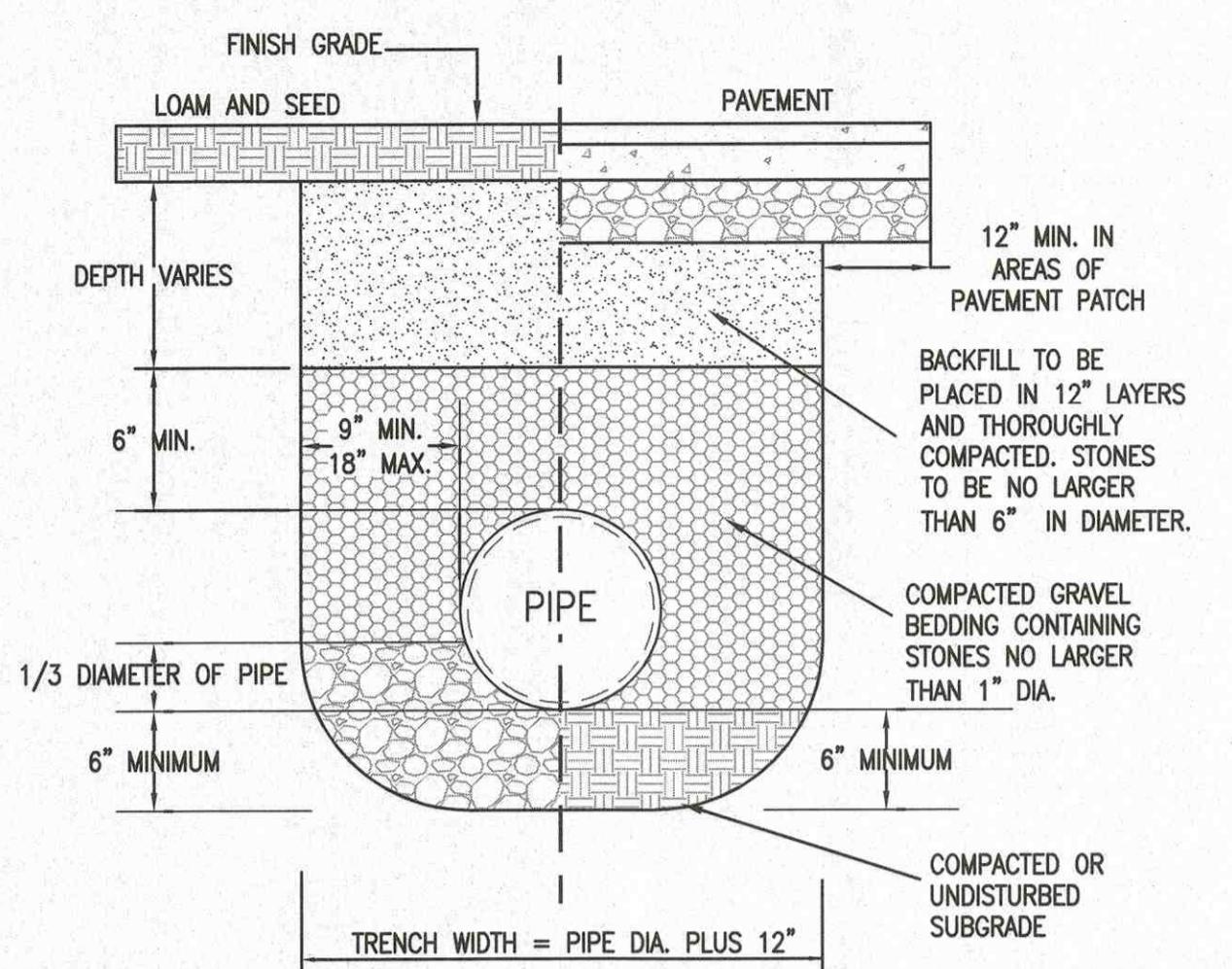
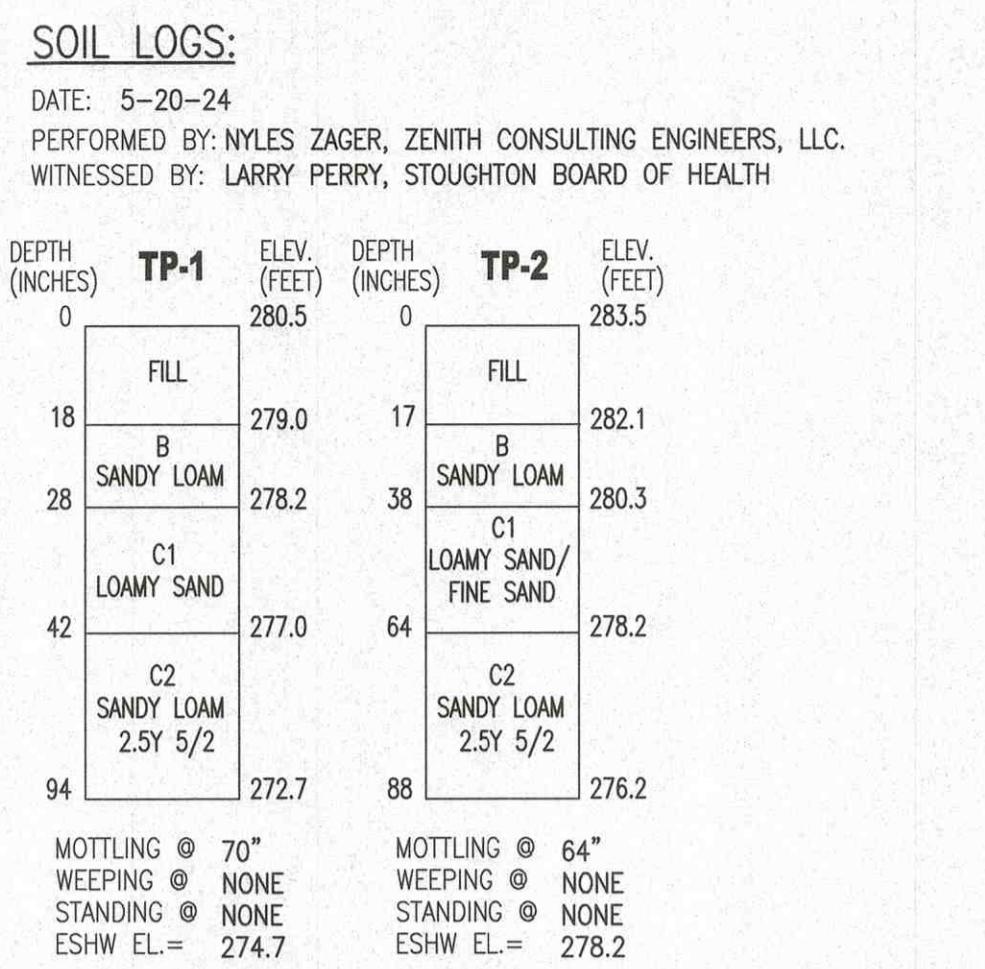
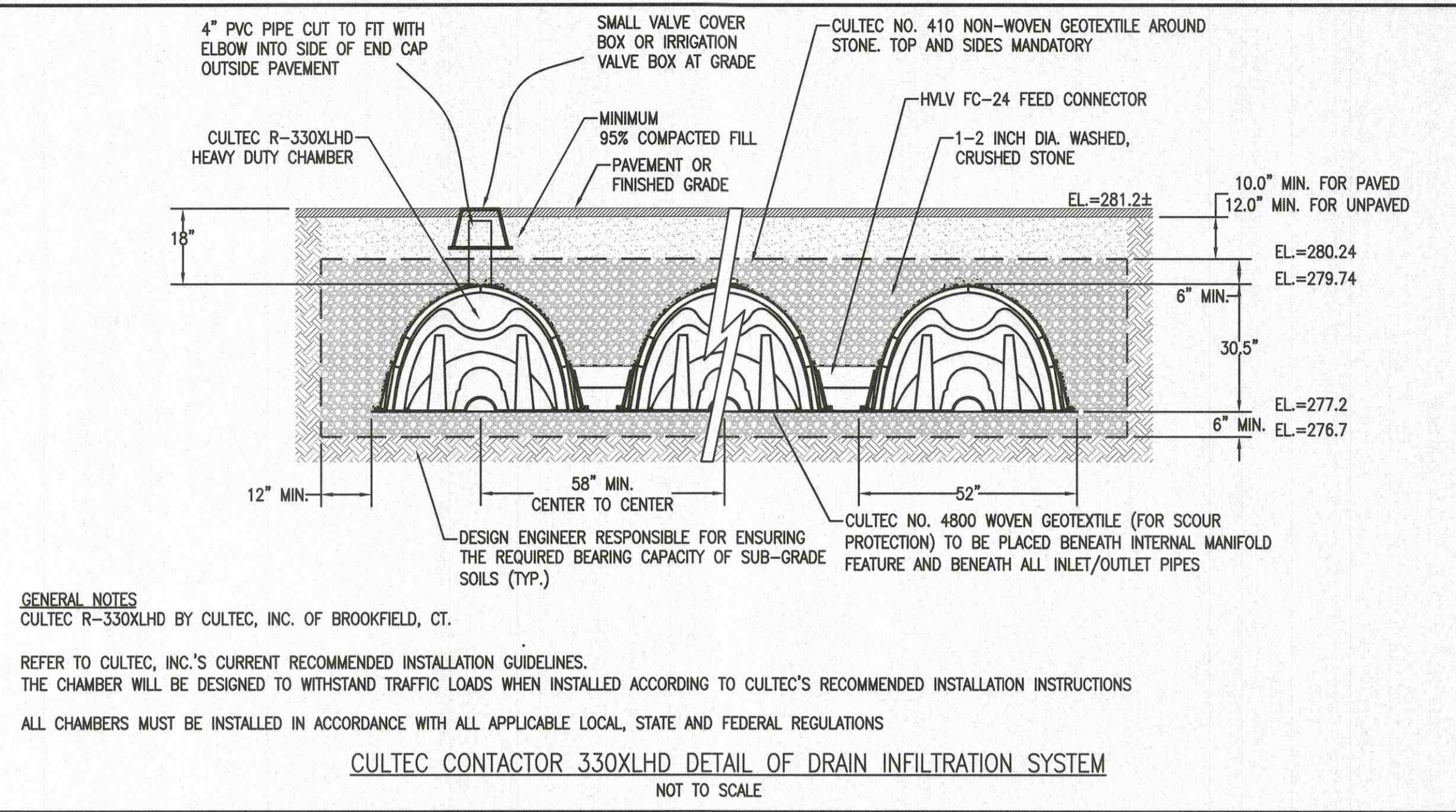
PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	ACER RUBRUM	RED SUNSET MAPLE	10' HEIGHT (MIN.) 2.5" CALIPER (MIN.)

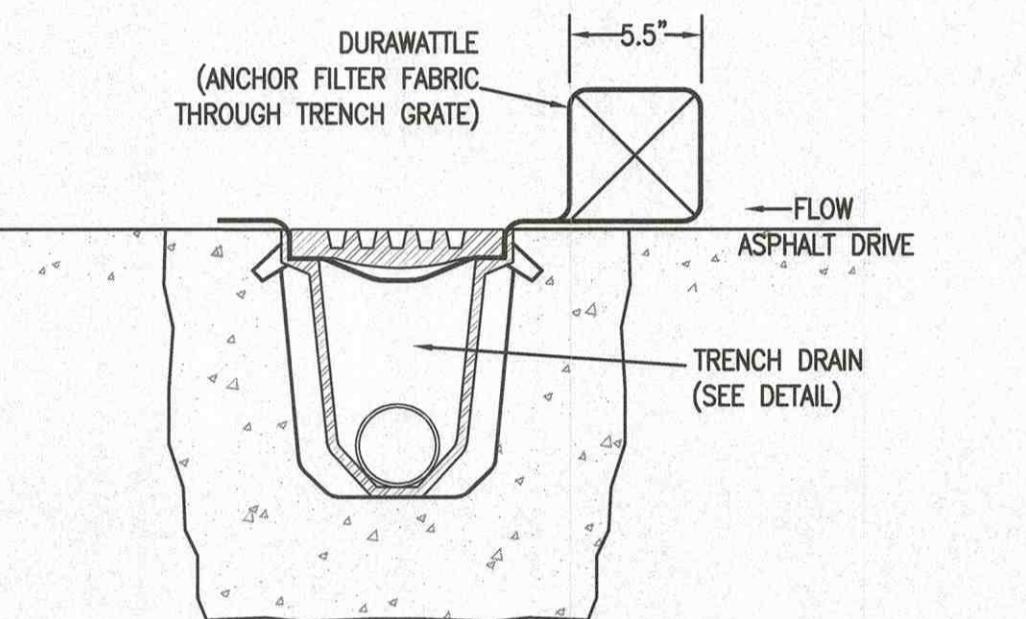


SHEET NAME:	GRADING AND DRAINAGE PLAN		
PROJECT SITE:	288 PLEASANT STREET STOUGHTON, MASSACHUSETTS		
CLIENT INFO:	288 PLEASANT ST LLC P.O. BOX 1641 SAGAMORE BEACH, MA 02562-1641		
DRAWN BY:	WBC	DATE:	
DESIGNED BY:	RMF	PROJECT NO:	1
CHECKED BY:	NCZ	DRAWING S/N:	
APPROVED BY:	NCZ	SHEET ID:	12-17-24

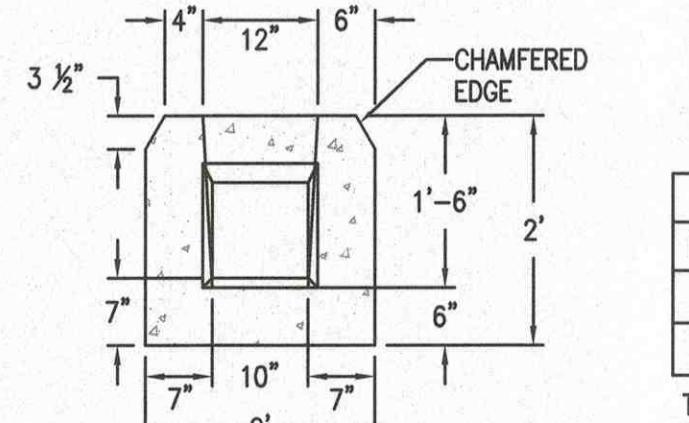
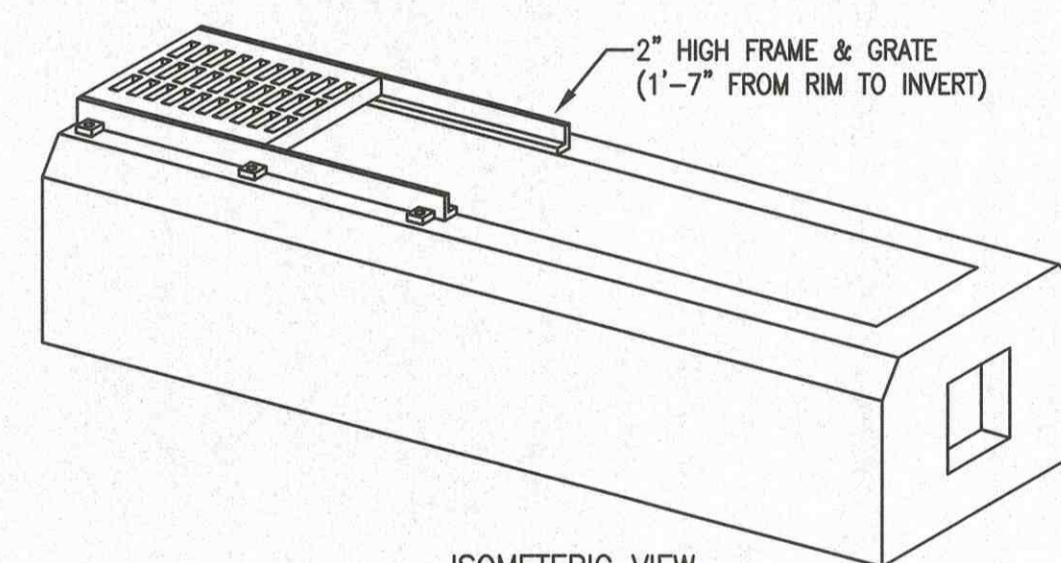
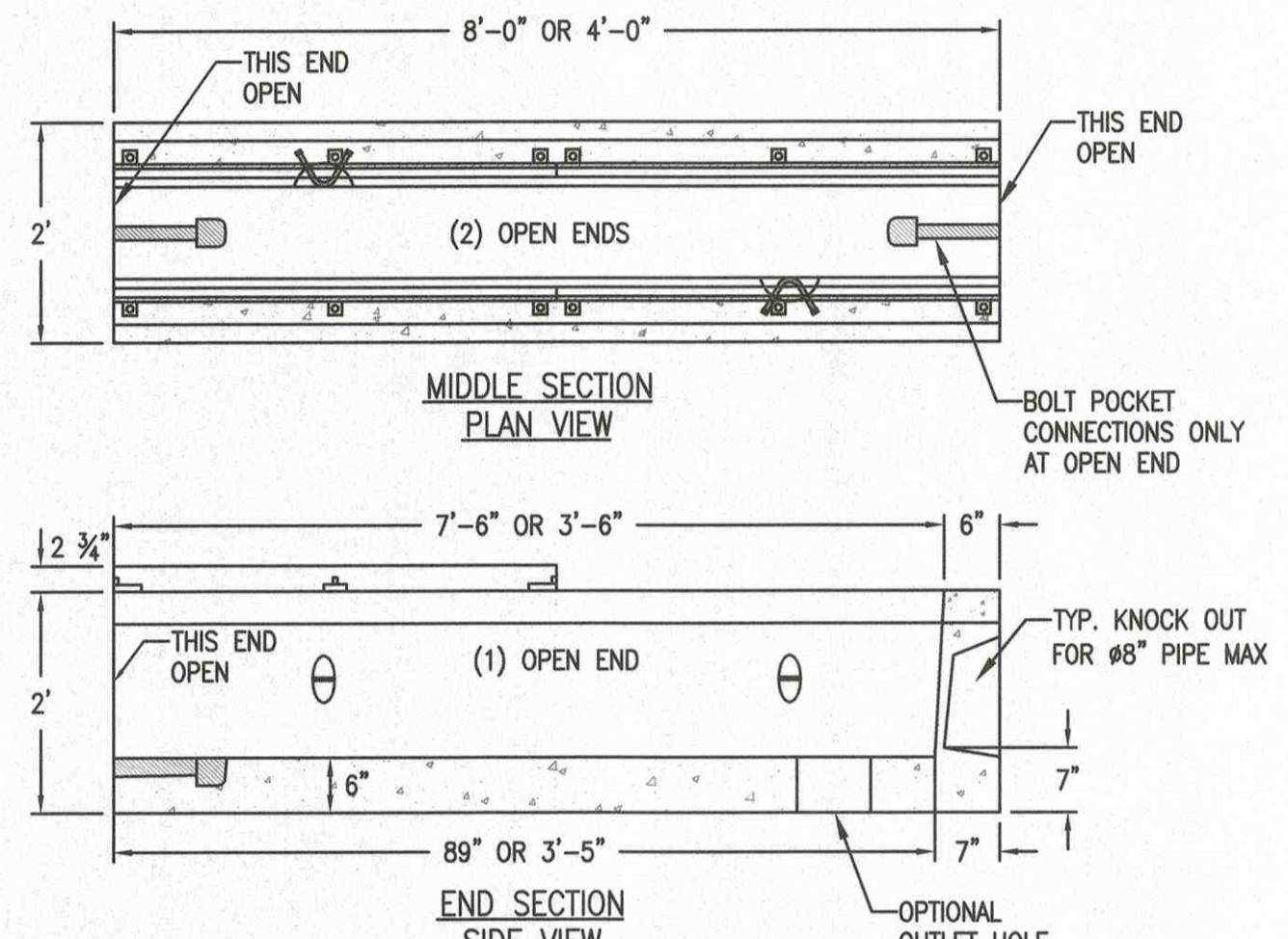
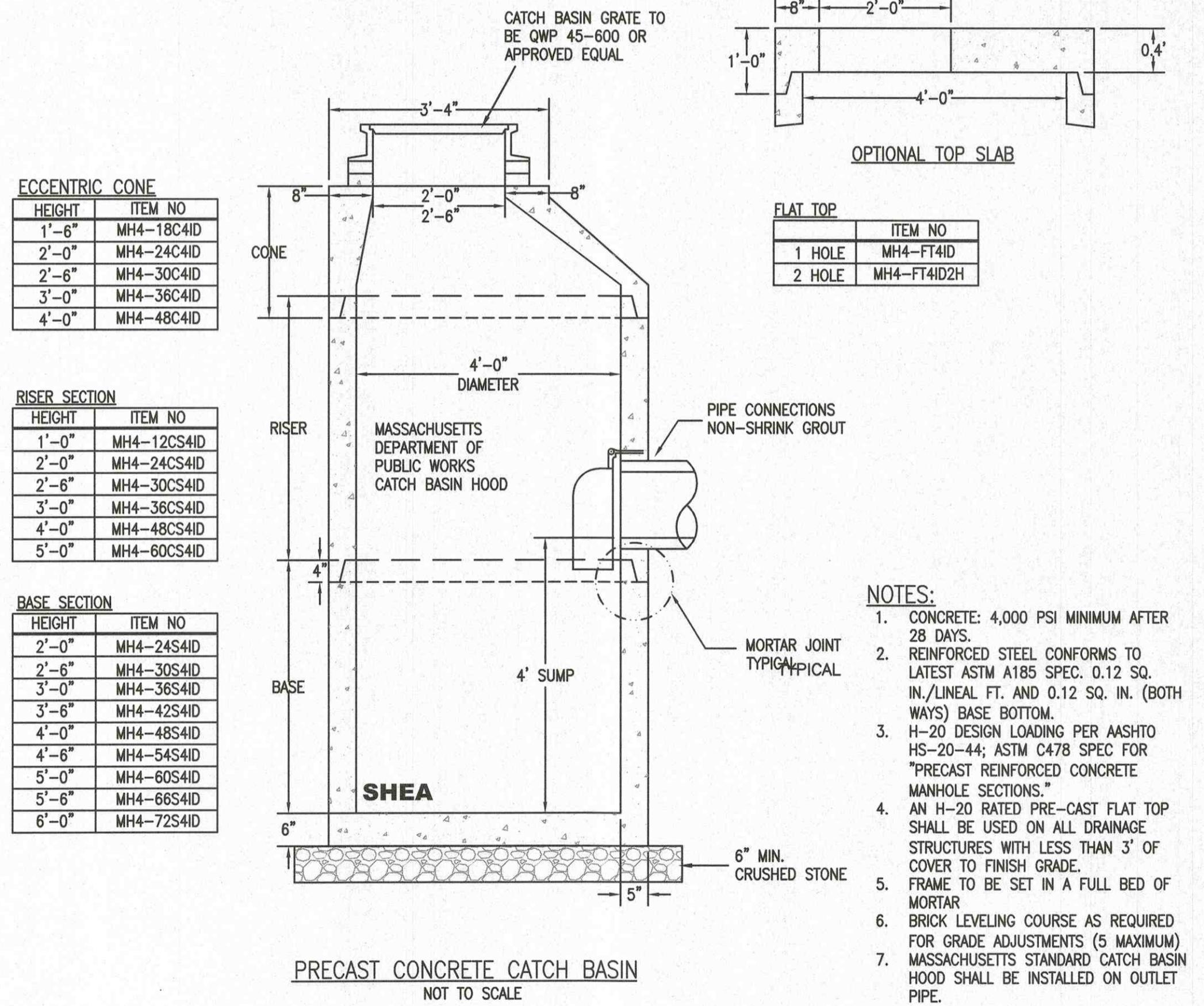
SAGAMORE BEACH, MA 02562-1641 Projects\Stoughton\Pleasant Street\288 Pleasant St\DMC Site Plan = 288 Pleasant Street - Stoughton 12-17-24.dwg NCZ



DRAINAGE PIPE TRENCH DETAIL
NOT TO SCALE



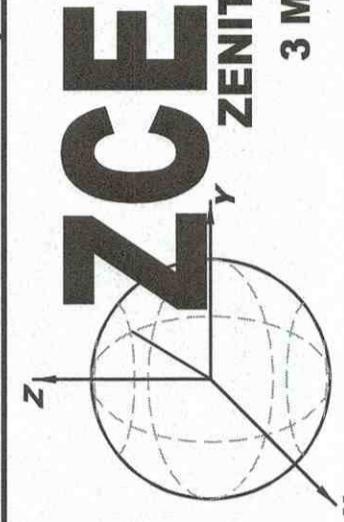
ENCH GRATE/DURAWATTLE SEDIMENT CONTROL
NOT TO SCALE



12" x 18" TRENCH DRAIN		
CODE	SECTION TYPE	WEIGHT
-8	MIDDLE	3,000#
-8	END	3,030#

GRATE BY SHEA CONCRETE SHOWN.
ACTOR MAY USE APPROVED EQUAL
K WITH ENGINEER).

CH GRATE DETAIL

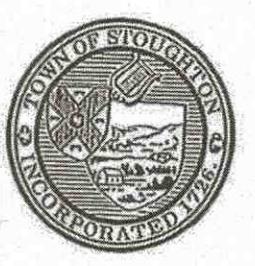


CONSULTING ENGINEERS, LLC
11 N STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4202

DRAWN BY: WBC	DATE: 10-29-24	REV. 1
SIGNED BY: RMF	PROJECT NUMBER 1243-01-01	2
CHECKED BY: NCZ	DRAWING SCALE 1"=20'	
APPROVED BY NCZ	SHEET ID	D

DR	DE	CH	AP
DETAILS	ENT STREET ASSACHUSETTS	ENT ST LLC	X 1641 H, MA 02562-1641

SHEET NAME:	SITE DE
PROJECT SITE:	288 PLEASA STOUGHTON, MA
CLIENT INFO:	288 PLEASA P.O. BOX SAGAMORE BEACH



TOWN OF STOUGHTON

Massachusetts

MA 02072

PLANNING BOARD

Site Plan Approval
288 Pleasant Street, LLC
288 Pleasant Street
for
Case # SP24-011*[Signature]*I hereby certify that no appeal has been filed with
the Office of the Town Clerk within the twenty
day appeal period.Town Clerk
1/9/2025

Date: January 9, 2025

Applicant: 288 Pleasant Street, LLC
PO Box 1641
Sagamore Beach, MA 02562Owner: 288 Pleasant Street, LLC
PO Box 1641
Sagamore Beach, MA 02562Representative: Nyles Zager
Zenith Consulting Engineers, LLC
3 Main Street
Lakeville, MA 02347Property: 288 Pleasant Street
Stoughton, MA 02072
Assessors Map 67 Lot 99
Book: 40853, Page: 75

I) Introduction

On November 14, 2024, applicant, 288 Pleasant Street, LLC (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 parking lot addition that was installed without approvals. The property is located on the 288 Pleasant Street, Stoughton MA 02072, (Assessors Map 67, Lot 99) in the Residential Urban (RU) Zoning District.

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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 21,613 SF. This site is an existing 7-unit apartment building. The Project an "after the fact" Site Plan for a parking lot (already installed) and installation of drainage improvements. The Property is located within the Residential Urban (RU) Zoning District.

III) Procedural History

- Application for Site Plan Approval was made by the above referenced applicant and owner and filed with the Planning Board on November 14, 2024.
- The land shown on the Site Plan is located at 288 Pleasant Street and shown on Assessors Map 67, Lot 99. The property is zoned Residential Urban (RU) Zoning.
- Public hearing on the Site Plan Application was held on December 19, 2024. The hearing was advertised on December 4, 2024 and December 11, 2024 in the Patriot-Ledger.
- On December 19, 2024, the public hearing was closed and the Planning Board requested that the Town Planner prepare a set of findings and conditions for the January 9, 2025 meeting date for the Board to review.

IV) Application Submittals

- Site Plan entitled "Site Plan - 288 Pleasant Street" prepared by Zenith Consulting Engineering, LLC, dated October 10, 2024 and revised through December 17, 2024.
- Site Plan Application submitted on November 14, 2024.
- Site Plan Narrative, prepared by Zenith Consulting Engineering, LLC, dated September 25, 2024.
- Stormwater Management Report prepared by Zenith Consulting Engineering, LLC, dated November 8, 2024.

V) Related Documents

- Copy of the Legal Public Hearing notice from the edition of the Patriot-Ledger dated December 4, 2024 and December 11, 2024.
- Technical Engineering Review Letter dated November 26, 2024 submitted by Craig Horsfall, Assistant Town Engineer and William D. Roth, Jr., Town Planner.

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, inspection 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.

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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.

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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 January 9, 2025.
[Signatures]
 Daniel Kelly, Chairman
 Paul Dequus, Vice Chairman
 Paul Beliveau

Richard Terry
[Signature]
 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 1-10-25.

FOR THE PLANNING BOARD

[Signature]
 Daniel Kelly, Chairman

Case #: SP24-011- 288 Pleasant Street, LLC288 Pleasant Street

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Case #: SP24-011- 288 Pleasant Street, LLC288 Pleasant Street

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PLANNING BOARD DECISION	
PROJECT SITE:	DESIGNED BY: DATE: DRAWN BY: SHEET NAME:
288 PLEASANT STREET	10-29-24 PROJECT NUMBER: 1243-01-01 RF: 2-6-25
STOUGHTON, MASSACHUSETTS	GENERAL COMMENTS: ADDED PLANNING BOARD DECISION
288 PLEASANT ST LLC P.O. BOX 1641 SAGAMORE BEACH, MA 02562-1641	BY APP. NCZ CHECKED BY: DRAWING SCALE: 1=20' APPROVED BY: SHEET ID: D APPROVED BY: NCZ

Sheet Name: SP24-011-288 Pleasant Street, LLC288 Pleasant Street

Project Site: 288 Pleasant Street

Client Info: S. Bell Engineering Projects (Stoughton) Project SP24-011-288 Pleasant Street, LLC288 Pleasant Street

