

SITE DEVELOPMENT PLANS

FOR



PROPOSED SITE MODIFICATIONS

LOCATION OF SITE

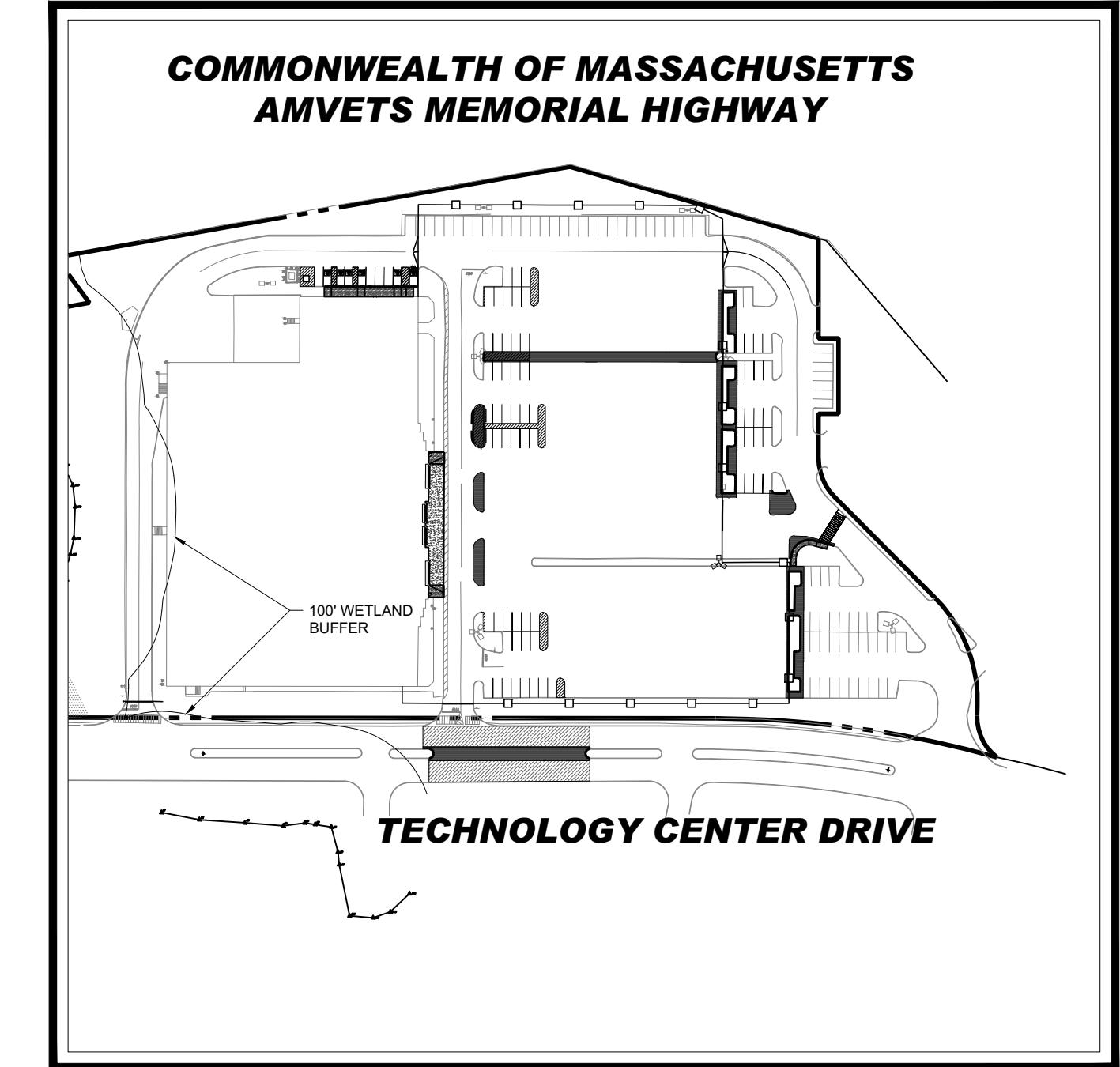
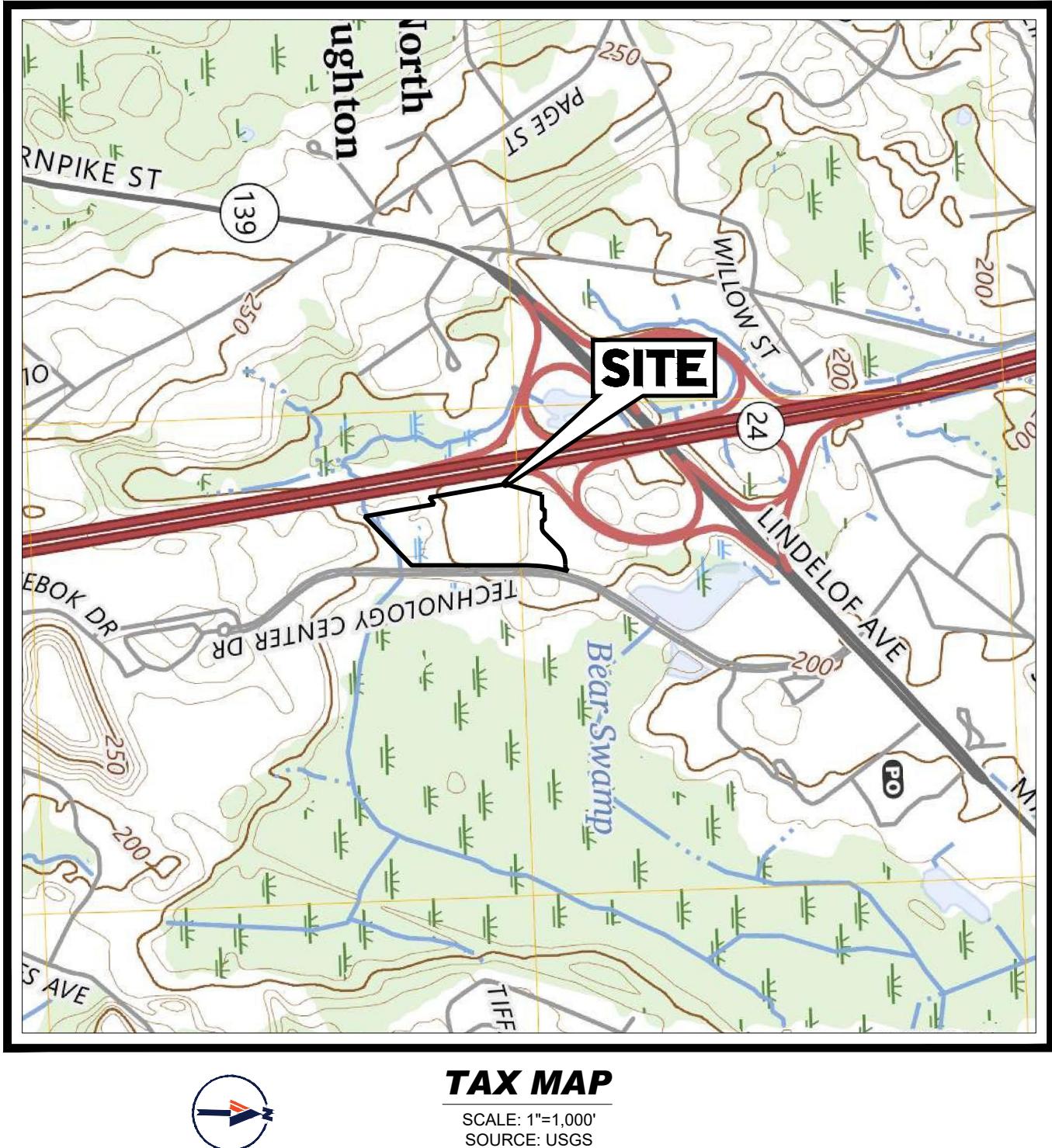
501 TECHNOLOGY CENTER DRIVE, TOWN OF STOUGHTON
NORFOLK COUNTY, MASSACHUSETTS

MAP 96, LOT 52

REFERENCES AND CONTACTS

REFERENCES
◆ BOUNDARY & TOPOGRAPHIC SURVEY: CONTROL POINT ASSOCIATES, INC. 302 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 DATED: 11/26/2024 SURVEY JOB #03-14090-00 ELEVATIONS: NAVD 1988

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.



PREPARED BY

BOHLER //

CONTACT: RANDY MIRON

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PERMIT SET

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PROJECT No.: MAA240302.00-5A
DRAWN BY: JVT
CHECKED BY: NPD/RMM
DATE: 08/14/2024
CAD I.D.: P-CIVL-PROP

SITE DEVELOPMENT PLANS



PROPOSED
SITE MODIFICATIONS
MAP: 96 | LOT: 52
501 TECHNOLOGY CENTER DRIVE
NORFOLK COUNTY
STOUGHTON, MASSACHUSETTS

BOHLER //
352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com



SHEET TITLE:

**COVER
SHEET**

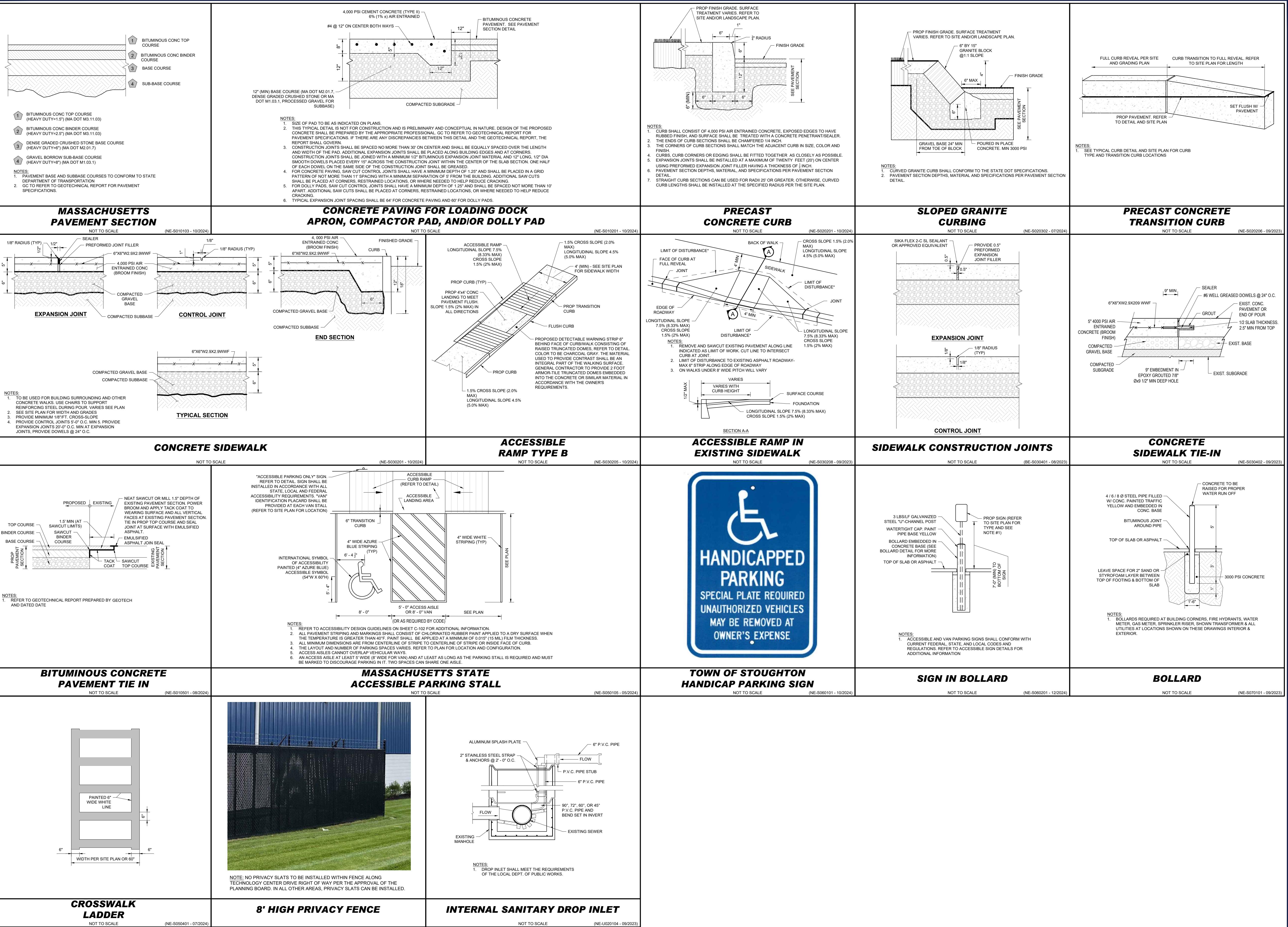
SHEET NUMBER:
C-101

REVISION 5 - 06/11/2025

BOHLER //
TM
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRADE CONTRACTOR SERVICES
LANDSCAPE ARCHITECTURE
PERMITTING SERVICES
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REVISIONS			
REV	DATE	COMMENT	DRAWN BY
1	12/19/2024	PER ZBA COMMENTS	JVT ND/RM
2	02/11/2025	PER TOWN COMMENTS	JVT ND/RM
3	04/07/2025	PER TOWN COMMENTS	JVT ND/RM
4	04/29/2025	PER PLANNING BOARD APPROVAL	JVT ND/RM
5	06/11/2025	PER PLANNING BOARD DECISION	JVT ND/RM





COMMONWEALTH OF MASSACHUSETTS AMVETS MEMORIAL HIGHWAY

(MA STATE HIGHWAY ROUTE 24)
(PUBLIC VARIABLE WIDTH)
(1956 STATE HIGHWAY LAYOUT - LAYOUT NO. 4510)

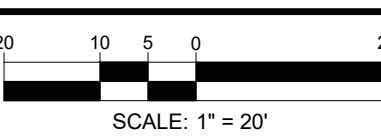
↔ TWO WAY
(ASPHALT ROADWAY)



PLANT SCHEDULE

PHOTO	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES						
	AROG	9	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5"-3" CAL.	B&B
SHRUBS						
	CA	63	CEANOTHUS AMERICANUS	NEW JERSEY TEA	24-30"	CONTAINER
	CSF	63	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	24-36"	CONTAINER
	IGC	23	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24-30"	CONTAINER
	RAG	99	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	15-18"	CONTAINER
	RAS	10	RHODODENDRON X 'APRIL SNOW'	APRIL SNOW RHODODENDRON	18-24"	CONTAINER
GRASSES						
	PAH	30	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL.	CONTAINER
	PVS	79	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.	CONTAINER
GROUNDCOVER						
	EGW	49	EUONYMUS FORTUNEI 'EMERALD GAIETY'	EMERALD GAIETY WINTERCREEPER	15-18" SPRD	CONTAINER

THIS PLAN TO BE UTILIZED
FOR LANDSCAPE
PURPOSES ONLY



PERMIT SET

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DRAWN BY: JVT
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CAD I.D.: P-CIVL-LSCP

PROJECT:

SITE DEVELOPMENT PLANS

FOR
SHAUGHNESSY
CRANE SERVICE
PROPOSED SITE MODIFICATIONS
MAP: 96 | LOT: 52
501 TECHNOLOGY CENTER DRIVE
NORFOLK COUNTY
STOUGHTON, MASSACHUSETTS

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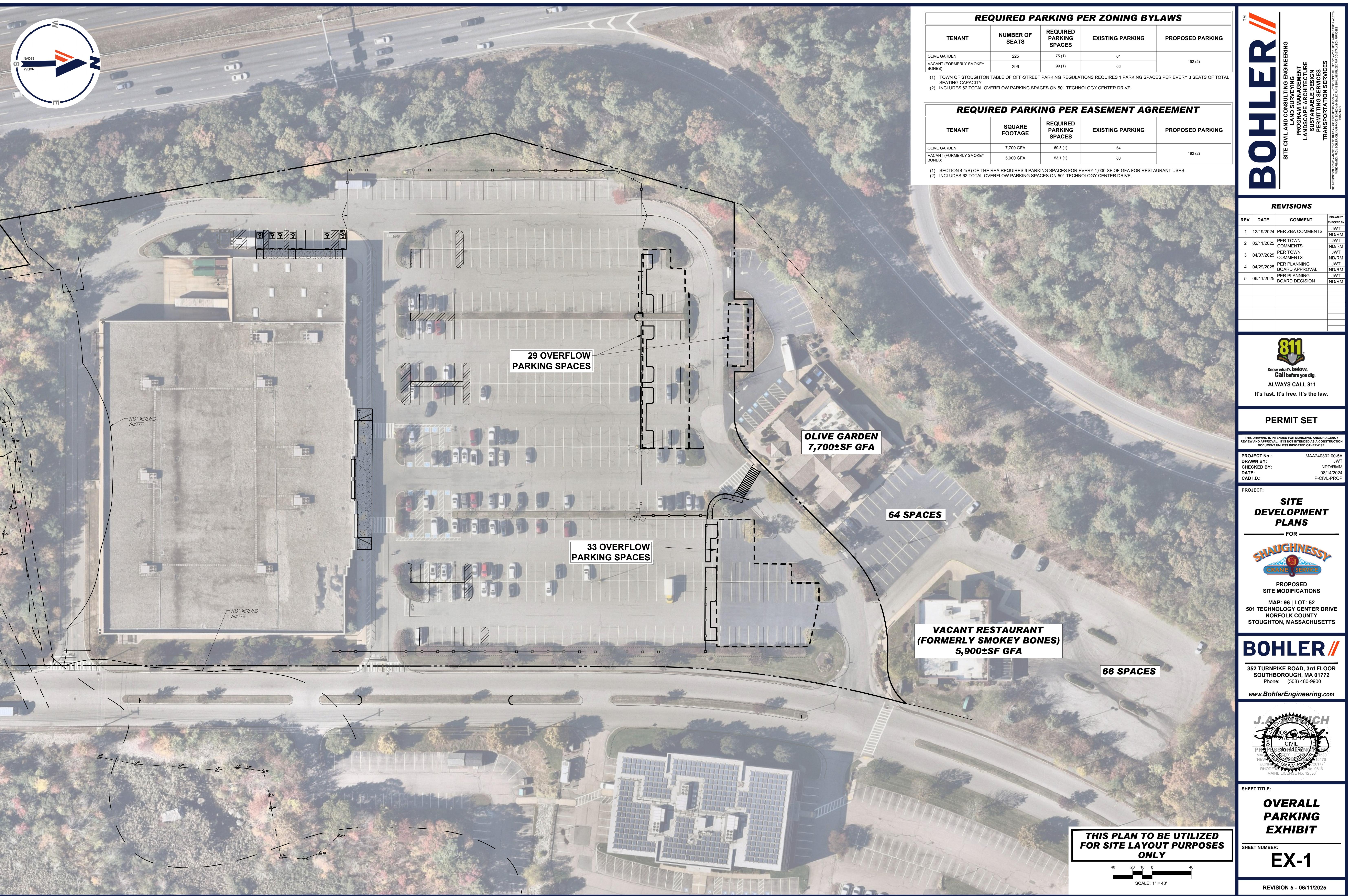
LANDSCAPE PLAN

SHEET NUMBER:
L-101

REVISION 5 - 06/11/2025

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
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Bk 42450 Pg220 #37019
06-09-2025 @ 03:28p

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STOUGHTON, MASS.

TOWN OF STOUGHTON 2025 MAY 9 A.M. 03

Massachusetts
MA 02072
OFFICE OF
TOWN CLERK

PLANNING BOARD

Site Plan Approval
Shaughnessy Crane Service, Inc.
501 Technology Center Drive
Avon, MA 02322
Case # SP25-004

Date: May 8, 2025
I hereby certify that no other has been filed with the Office of the Town Clerk within the twenty day appeal period.

Applicant: O.J. Shaughnessy Crane Service Inc.
520 Bodwell Street Extension
Avon, MA 02322
Town Clerk: *[Signature]* Date: *05/09/2025*

Owner: C.J. Shaughnessy Crane Service Inc.
520 Bodwell Street Extension
Avon, MA 02322

Representative: Bohler Engineering
352 Turnpike Road
Southborough, MA 01772

Property: 501 Technology Center Drive
Stoughton, MA 02072
Assessors Map 96 Lot 52
Book: 42166, Page: 550

I) Introduction
On February 12, 2025, applicant, C.J. Shaughnessy Crane Service Inc. (the "Applicant"), filed an application for Site Plan Approval under Section 10.6 Town Zoning Bylaw ("Zoning Bylaw") to re-use the former "Kho's Department Store and turn it into a commercial warehouse with outside storage of construction vehicles, equipment and palletized equipment. Site modifications consist of security fencing, re-striping parking, modifications to loading doors, minor landscaping changes and removal of approximately 150-feet of the center landscaped median within Technology Center Dr. The Property is located within the Highway Business (HB) Zoning District.

Case #: SP25-004- C.J. Shaughnessy Crane Service Inc.- 501 Technology Center Drive

WILLIAM P. O'CONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
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Bk 42450 Pg221 #37019

II) Project Summary
As described in the application materials and the below referenced Site Plan, the Property is a total of 11.815 Acres SF. This site is owned by C.J. Shaughnessy Crane Service Inc., LLC. The Project is to reuse the former "Kho's Department Store and turn it into a commercial warehouse with outside storage of construction vehicles, equipment and palletized equipment. Site modifications consist of security fencing, re-striping parking, modifications to loading doors, minor landscaping changes and removal of approximately 150-feet of the center landscaped median within Technology Center Dr. The Property is located within the Highway Business (HB) Zoning District.

III) Procedural History
A) A Pre application meeting was held on January 9, 2025.
B) Application for Site Plan Approval was made by the above referenced applicant/owner and filed with the Planning Board on February 12, 2025.
C) The land shown on the Site Plan is located at 501 Technology Center Drive and shown on Assessors Map 96, Lot 52. The Property is located within the Highway Business (HB) Zoning District.
D) Public hearings on the Site Plan Application were held on March 13, 2025 and April 24, 2025. The hearing was advertised on February 26, 2025 and March 5, 2025 in the Patriot-Ledger.
E) On April 24, 2025, the public hearing was closed and on May 8, 2025, the Planning Board voted to approve the Site Plans dated February 11, 2025 revised through April 29, 2025.

IV) Application Submittal
A. Site Plan Application submitted February 12, 2025.
B. Site Plan entitled "Site Development Plans for Shaughnessy Crane Service, Stoughton, Massachusetts" prepared by Bohler Engineering dated February 11, 2025 and revised April 29, 2025.
C. Architectural Elevation Plans and color renderings prepared by DUSA Architects with no date.
D. Site Plan Review Project Narrative, prepared by Bohler Engineering dated February 11, 2025.
E. Technical Review Response letter, prepared by Bohler Engineering dated April 7, 2025.
F. Stormwater C&M Plan was submitted on April 7, 2025.
G. BMP Map prepared by Bohler Engineering dated February 11, 2025 and revised April 7, 2025.
H. Truck Turn Exhibit prepared by Bohler Engineering dated February 11, 2025 and revised April 7, 2025.

Case #: SP25-004- C.J. Shaughnessy Crane Service Inc.- 501 Technology Center Drive

Bk 42450 Pg222 #37019

V) Related Documents
1. Copy of the Legal Public Hearing notice from the edition of the Patriot-Ledger dated February 26, 2025 and March 5, 2025.
2. Two Technical Engineering Review Letters dated March 4, 2025 and April 16, 2025 submitted by Craig Horsfall, Assistant Town Engineer and William D. Roth, Jr., Town Planner.
3. Abater comment letter from Darden Restaurants, Inc. with an attachment of the Declaration of Easement and Protective Covenants, recorded in Book: 21390, Page: 523.

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:
1. 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.
2. Adjacent properties are sufficiently protected from nuisance(s) caused by noise, traffic, odors, noxious or harmful fumes, stormwater runoff and glare of lights.
3. 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.
4. 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.
5. 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 and the proposal is a reuse of the site and existing infrastructure.
6. Additionally, the Board finds that the Applicant has submitted the required information for determination of approval of the Site Plan.
7. 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

Case #: SP25-004- C.J. Shaughnessy Crane Service Inc.- 501 Technology Center Drive



REVISIONS		
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5	06/11/2025	ND/RMM PER PLANNING BOARD DECISION JVT



Bk 42450 Pg223 #37019

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.

8. 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.

VII) Conditions
A) General Conditions
1. This decision for Site Plan Approval shall expire in two (2) years from the filing date of this decision if no substantial construction has commenced. The expiration of this decision may be extended, for good cause, upon timely written request by the applicant.
2. 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.
3. 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 prior to the issuance of a Building Permit.
4. The applicant shall record the Site Operation & Maintenance Plan at the Registry of Deeds. Proof of record shall be submitted to the Board and the Engineering Department prior to the issuance of a Building Permit. **SEE EXHIBIT A ATTACHED HERETO**
5. The Applicant shall hold a pre-construction meeting with the Engineering Department to coordinate the necessary inspections.
6. All applicable Zoning Bylaw requirements of the Town of Stoughton shall be satisfied.
7. 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.
8. 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.
9. Construction shall be performed by contractors licensed to perform such work in the Town of Stoughton.

Case #: SP25-004- C.J. Shaughnessy Crane Service Inc.- 501 Technology Center Drive

Bk 42450 Pg224 #37019

10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. All construction shall be in strict conformance with the approved Site Plan entitled "Site Development Plans for Shaughnessy Crane Service, Stoughton, Massachusetts", prepared by Bohler Engineering dated February 11, 2025 and revised April 29, 2025.

B) Special Conditions
1. A Final As-built Plan shall be submitted for review by the Engineering Department prior to the Certificate of Occupancy.
2. The Planning Board requires a cash bond in the amount to cover 50% of the 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.

Case #: SP25-004- C.J. Shaughnessy Crane Service Inc.- 501 Technology Center Drive

Bk 42450 Pg225 #37019

VIII) Record of Vote
The following members of the Planning Board constituting a majority, hereby vote to approve the Site Plan 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 May 8, 2025.

[Signatures]
Daniel Kelly, Chairman
Paul Demusz, Vice Chairman
Peter Murphy
Paul Beliveau
Richard Terry
John Baskin

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 May 9, 2025.

FOR THE PLANNING BOARD
[Signature]
Daniel Kelly, Chairman

352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9300
www.BohlerEngineering.com

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CONTRACTOR
RHODE ISLAND
MAINE
LICENSE NO. 12553
SHEET TITLE:
**PLANNING
BOARD
DECISION**
SHEET NUMBER:
PBD
REVISION 5 - 06/11/2025

