



# TOWN OF STOUGHTON

MASSACHUSETTS  
02072

## PLANNING BOARD

TOWN HALL  
10 PEARL STREET  
TELEPHONE: (781) 341-1300  
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### PLANNING BOARD AGENDA

**THURSDAY, January 22, 2026 AT 6:30PM**  
**THE GREAT HALL, 10 PEARL ST, 3<sup>ND</sup> FLOOR**  
**STOUGHTON, MA 02072**  
**& VIRTUALLY VIA GOOGLE MEETS**

In accordance with Chapter 2 of the Acts of 2025, which extends the Governor's March 12, 2020 "Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A § 20," until June 30, 2027, this meeting will be conducted both in person and virtually via Google Meets.

**To Join via Google Meets:** [meet.google.com/itu-yxdg-yzq](https://meet.google.com/itu-yxdg-yzq)

**Phone: 1-720-526-2656**

**Pin: 240 015 096#**

*Note: Items may be taken out of order.*

#### 6:30PM

1. **Chairman's Comments**
2. **SPP24-001 – Turnpike Street (800 Block)** – Applicant request the Board to modify a condition of approval and allow occupancy of the first house without installing the required sidewalk on Turnpike Street.
3. **SP25-004 – 501 Technology Center Drive** – Applicant request modifications to the interior landscaping and other site changes from the approved site and landscape plans.
4. A **CONTINUED** public hearing for a Sign Special Permit (Case File: SPP25-006) will be held on the petition of the applicant Sign Design on behalf of the owner Maltby & Company. The applicant request Special Permit under Section 6.2.7. The applicant is seeking to allow a freestanding sign to be 3.2' from the property line. The Zoning Bylaw requires a 15-foot setback per Section 6.2.4.2. The project is located on the **614 Park Street (Assessors Map 77 Lot 106)** in an Industrial (I) Zoning District. **Continued from 12/18/25**
5. A **NEW** public hearing will be held on the petition of the applicant, Stoughton Planning Board, to consider and hear public comment on a proposed amendment the Town of Stoughton Zoning Bylaw and the Zoning Map as amended through October 29, 2025 by rezoning the following:
  - a. To rezone the portions of 574 and 584 Pearl Street as identified on Assessors Map 45, Lots 47, 48 and 49 currently zoned RC (Residential-Suburban C) Zone to GB (General Business) Zone as shown in Figure 1.

- b. To rezone the portion of 531 Pearl Street as identified on Assessors Map 45, Lot 179 currently zoned RC (Residential-Suburban C) Zone to GB (General Business) Zone as shown in Figure 2
- c. To rezone the portion of 2121 Central Street as identified on Assessors Map 17, Lot 26 currently zoned GB (General Business) Zone to RC (Residential-Suburban C) Zone as shown in Figure 3.
- d. To rezone the portions of 452 Canton Street as identified on Assessors Map 43, Lots 5, 6 and 7 currently zoned RC (Residential-Suburban C) Zone to GB (General Business) Zone as shown in Figure 4.
- e. To rezone the portions of 600 and 614 Park Street as identified on Assessors Map 77, Lots 105 and 106 currently zoned RB (Residential-Suburban B) Zone to I (Industrial) Zone as shown in Figure 5.

6. A **NEW** public hearing will be held on the petition of the applicant, Stoughton Planning Board, to consider and hear public comment on a proposed amendment to Town of Stoughton Zoning Bylaws to provide for the establishment of a new Section 7.6 Senior Housing Development to establish regulations and definitions including changes to Section 3.1.4 Table of Use Regulations and section 11 Definitions.

7. General Business

- Meeting Minutes

8. Other Business

9. Adjournment