



TOWN OF STOUGHTON
MASSACHUSETTS
02072
PLANNING BOARD

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PLANNING BOARD
AGENDA
THURSDAY, MARCH 9, 2023

The Stoughton Planning Board will meet on Thursday, March 9th at 7:00 P.M., at the Stoughton Public Library, Community Room, 84 Park Street, Stoughton, MA relative to the following agenda item for the purpose of receiving public comments.

Note: Items may be taken out of order.

7:00PM

1. **Chairman's Comments**
2. Tosca Drive, Central Street, Canton Street Intersection Layout Alteration Review – Craig Horsfall, Assistant Town Engineer
3. A **CONTINUED** public hearing will be held on the petition of the applicant and owner the Town of Stoughton, 10 Pearl Street Stoughton, MA 02072, represented by Dore & Whittier Architects, 260 Merrimac Street, Newburyport, MA 01950, for Site Plan Approval under Section 10.6, "Site Plan Approval," of the Town of Stoughton Zoning Bylaws; for the proposed construction of a 25,200 SF gross floor area Fire Station and 31 parking spaces to be located at 400 Prospect Street (Assessors Map 066 Lots 217 & 218, Assessors Map 077 Lots 025 & 026 and Assessors Map 78 Lots 001 & 002), in an RB (Residential B) Zoning District.
4. A **CONTINUED** public hearing will be held on the petition of the applicant and owner, PVG Five LLC, 164 Washington Street, Plainville, MA 02762 and represented by Barry R. Crimmins, Esquire, Law Offices of Barry R. Crimmins, P.C., 909 Washington Street, Stoughton, MA 02072 for Site Plan Approval under Section 10.6 for the construction of a 5 story 90 room hotel addition for the property located at 445-449 Page Street (further identified on Assessors Plan No. 95, Lot 36) located in the Industrial (I) zoning district and any other relief that may be required relative thereto.
5. A **CONTINUED** public hearing will be held on the petition of the applicant 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 St. 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

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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.

6. A *NEW* 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.
7. General Business
 - Meeting Minutes
8. Other Business
9. Adjournment