



TOWN OF STOUGHTON  
MASSACHUSETTS  
02072  
**PLANNING BOARD**

TOWN HALL  
10 PEARL STREET  
TELEPHONE: (781) 341-1300  
FAX: (781) 341-1086

PLANNING BOARD  
AGENDA  
MAY 25, 2023

The Stoughton Planning Board will meet on Thursday, May 25th at 7:00 P.M., at the Stoughton Town Hall, Great Hall, 3<sup>rd</sup> Floor, 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. A **CLOSED PUBLIC HEARING** – Planning Board Deliberation on a request for the proposed development of (3) Industrial Warehouse from IV3 Stoughton Logistics Park LLC, (c/o Tyler Mordas of Brookfield Properties) 1 Meadowlands Plaza, Suite 301, East Rutherford, New Jersey 07073 (Applicant) - for Site Plan Approval under Section 10.6, Site Plan Approval, and Special Permit approvals under Sections: 6.1.6.8 Off Street Parking and Loading, 6.4.4.1 Vegetation Standards, 6.4.5.5. Site Landscaping and 6.4.7.2 General Landscape, 10.6.10.C Earthwork of the Town of Stoughton Zoning Bylaws. The project is located at 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 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. **Votes may be taken.**
3. A **CONTINUED** public hearing will be held on the petition of the applicant, Corvo Properties, 4 Porter Street, Stoughton, MA 02072 and owner Endriunas Bros. LLC, 466 Sumner Street, Stoughton, MA 02072 Represented by Strong Point Engineering Solutions, Inc., 340 Manley Street, Unit 2, W. Bridgewater, MA 02072 for Site Plan Approval under Section 10.6, "Site Plan Approval," of the Town of Stoughton Zoning Bylaws; and certain Special Permits under Section 3.1.4 (A10) Mixed Use Building, for the proposed development of a Mixed Use Building containing a retail store and 33 apartments located at 0 Atkinson Avenue Extension (Assessors Map 061 Lot 060 & 061) in a GB(General Business) and RC (Residential Suburban C) Zoning Districts.
4. A **CONTINUED** Public Hearing - Stoughton Redevelopment Authority's Urban Renewal Plan - A public hearing will be held for the Stoughton Redevelopment Authority to present the final draft of the Urban Renewal Plan to the Planning Board for review to ensure that the Urban Renewal Plan conforms with the Town of Stoughton Master Plan.

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5. A **CONTINUED** 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.
6. A **NEW** public hearing will be held on the petition of the applicant Freeman Trust, 1859 Dorchester Avenue, Dorchester, MA 02124 represented by Spalding Tougias Architects, Inc., 241 A Street, Boston, Massachusetts 02210, for Site Plan Review under Section 10.6.2, to modify the proposed building height of an approved mixed use development to be located at 760-770 Washington Street (Assessors Map 054 Lot 285), in an SCD (Stoughton Center District) Zoning District
7. General Business
  - Meeting Minutes
  - Train Depot Reuse Survey
8. Other Business
9. Adjournment