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TOWN OF STOUGHTON

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MA 02072

Stoughton Town Hall
10 Pearl Street
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Planning Board
Daniel Kelly, Chairman
Paul Demusz, Vice Chairman
Paul Beliveau
Richard Terry
Dennis Walsh

PLANNING BOARD MEETING MINUTES Thursday, January 26, 2023

The Stoughton Planning Board met on Thursday, January 26, 2023 at 7:00 P.M. at the Stoughton Town Hall, 3rd floor, Great Hall, 10 Pearl Street, Stoughton, MA relative to the following agenda item for the purpose of receiving public comments.

The following members were present:

Daniel Kelly
Paul Demusz
Richard Terry
Dennis Walsh
Paul Beliveau

Also present were: Pam McCarthy, Acting Town Planner; Marc Tisdelle, Town Engineer; and Karen Lawlor, Recording Secretary.

The Planning Board meeting was called to order at 7:00 p.m.

Motion by Mr. Demusz to open the public meeting, seconded by Mr. Terry. All in favor, Chair Kelly, Mr. Demusz, Mr. Terry, Mr. Walsh, and Mr. Beliveau. Motion Approved 5-0.

Everyone stood as we recited the Pledge of Allegiance.

Chair Kelly welcomed everyone to the Planning Board meeting of January 26, 2023. The meeting is being taped by SMAC. He has no comments and he is taking the Agenda out of Order.

Motion by Mr. Demusz to open Item #4, 400 Prospect Street, Fire Station, and seconded by Mr. Beliveau. All in favor, Motion Approved 5 -0.

Item #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 By- Laws; 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.

A continuation has been requested until the February 9, 2023 meeting.

Motion by Mr. Demusz to continue the Fire Station hearing to February 9, 2023 at 7:00 p.m., and seconded by Mr. Terry. All in favor, Motion Approved 5 -0.

Motion by Mr. Demusz to open Item #3, Stoughton Logistics Park, and seconded by Mr. Beliveau. All in favor, Motion Approved 5 -0.

Item #2. 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 Street 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 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).

Attorney R.J. Lyman introduced himself, along with Hillary and Frank Holmes, of Langan Engineering. Attorney Lyman explained that they were last here on November 10, 2022 and have done a lot of work since that meeting with the Town Staff and the Chairman.

He explained that this project will generate 300 -400 new jobs and create 250-300 construction jobs. They have met with Conservation three (3) times; Planning three (3) times; and were granted a variance from the Zoning Board. They are continuing very constructive dialog with the peer reviewers.

Hillary Holmes of Langan gave a brief discussion and showed highlighted areas with key changes that have been made. She pointed out Maple, Turnpike, and Page Streets; showed the Turnpike Street employees only entrance with emergency access only, along with five (5) foot wide sidewalks. They are utilizing mill service from Page and Turnpike Streets all the way to the town line. The main access road for this project will be from Page Street with a 60 foot right of way. They have added some changes to the southeast corner where the wetlands are located and revising the addition of a retaining wall which has a low depression area. And at the intersection of Turnpike & Central Streets they are adding improvements to the roadway at the intersection.

The existing vegetation now is approximately 11.6 acres; vegetation and tree removal with consist of approximately 4.8 acres; and replanting approximately 6.8 acres which will be approximately 18.5 acres of improvements. This is after discussing existing; removing; and replanting. They are removing approximately 730 to 740 trees and replanting approximately 500 trees.

Mr. Beliveau requested that native plants, trees and seedlings be planted.

Ms. Holmes presented a landscape plan showing native plants, including red maple, sugar maple, white oak, lindens, river birch, red cedar, and spruce. She stated that she will work with the staff in making site improvements and linking three (3) vegetative wetland areas together, along with working with the Conservation Commission land and creating a conservation area, which would remain in perpetuity.

Maximo of Langan Engineering stated that since their last meeting, they have revised the traffic study to include recent development on Page Street. He gave a brief explanation of certain areas including, north of the driveway; south of Turnpike Street; North of Turnpike Street; along Pleasant Street; and the majority of the mitigation on Page Street. The traffic has not increased more than 6%. They will be doing a mill overlay along Turnpike Street to the Town line and widening the road. Further, the quantities of traffic do not warrant a full set of lights so they requesting flashing lights. The flashing lights will warn approaching traffic and all for full site access. The stop signs will also flash. Also, Milton Cat will work with them, since they are milling a portion of Page Street and they do not want to overlap the work after the work is completed.

Chair Kelly stated that once the core samples are done, then we will move forward. He explained that the Board is looking at this project from a Town view. He has followed all the meetings including traffic meetings with Mr. Tisdelle and Mr. Horsfall, and is looking for off-site improvements, and improvements on Turnpike Street and reducing ques for the traffic to operate better and more efficiently.

The Applicant presented expected traffic ques with more green time for approaches on Page and Turnpike Streets, with widening on Turnpike on the entrance side., and there will be one (1) lane as a turning lane onto Page Street. He also understands the high crash rates in the area of Turnpike and Central Street.

Chair Kelly stated his concern with safety on Page Street. This might be the best way in for the applicant but he is interest in seeing other routes.

Mr. Tisdelle stated that this is a very good presentation and feels the applicant is in good shape. They have worked with Conservation, Mr. Horsfall, and the Water & Sewer Departments and the purpose tonight is to know what direction the applicant is going in. He is very comfortable with Page Street and the mitigation on Page Street with the flashing lights. There is still an issue with the intersection of Page and Maple with optimizing the signals. The Select Board has to endorse the Plan and if the Planning Board endorses the project, the Select Board will probably endorse it too.

Chair Kelly stated that if the purpose of this warehouse project changes, the applicant will have to come back to the Planning Board due to the difficult traffic situation, and there should be long-term monitoring of the traffic.

Mr. Terry had concerns about the paving was it is a heat sink, much like many city blocks because of the black pavement, as is black rubber roofing. Could this be made solar reflective by adding a lighter colored material to the asphalt and the roofing material be white instead of black.

The Applicant responded by saying permeable pavement is not as durable and would have a shorter service time.

Richard Parolin of Glen Echo Blvd., is trying to protect the homes and maybe the Board can look into rerouting the traffic and not having it go on Page Street. There are water problems that affect this area and he is looking for anything to help with the water and traffic. There are too many trucks now and he appreciates the Board's time.

Motion by Mr. Demusz to continue this hearing until February 23, 2023, and seconded by Mr. Terry. All in favor, Motion Approved 5 -0.

Motion by Mr. Demusz to open Item #4, 445-449 Page Street, and seconded by Mr. Beliveau. All in favor, Motion Approved 5 -0.

Item #3. A Continued public hearing will be held by the Stoughton Planning Board in the Great Hall, Third Floor, 10 Pearl Street, Stoughton, MA on Thursday, October 27, 2022, at 7:00 P.M. on the petition of the applicant, Walnut Tree Service, Inc., 1518 Washington Street, Stoughton, MA 02072 on behalf of the owner Stephen Goulston, 1520 Washington Street, Stoughton, MA 02072 and represented by Barry R. Crimmins, Esquire, Law Office s of Barry R. Crimmins, P.C., 909 Washington Street, Stoughton, MA 02082 for Site Plan Approval under Section 106 for the change of use to include outdoor storage of commercial vehicles and equipment and the construction of 5 parking spaces at the property identified as 1791 Washington Street (further identified on Assessors Plan No. 61, Lot 6) located in the General Business (GB) zoning district and any other relief that may be required relative thereto .

Attorney Barry R. Crimmins of 909 Washington Street, introduced himself, Stephen Goulston, Owner, and John Marshon, of Farland Corp., Engineer for the project. He explained that he represents Walnut Tree Services, Inc., and they were before the Board in October. They are not relocating the operation, just moving the chipping to be in the back of the site, and the single family residence in the front is being converted into an office for employees only. Trucks come and go and drop off logs and they store some of the equipment there. Only chipping is done at this site; most of the operation is done at the main location; and customers won't come to this site.

Mr. Marshon stated that he submitted his revised site plan to Mr. Tisdelle, who did a second technical review and said that all issues were addressed from the first technical review done by Craig Horsfall, or they will be in the Conditions. The most significant issue at this site was relocating four (4) parking spaces to the rear of the site. Stormwater chambers were added to the rear of the building and they have added fencing to the site facing Washington Street. There is a stone retaining wall on the side of the building and the railroad bed is in the rear of the property. Chair Kelly asked what will the buffer be for the other three (3) sides. He said normally on commercial sites we ask for a PVC fence around the whole property.

Mr. Tisdelle stated that all technical review comments have been addressed and are satisfied, and the only two (2) remaining issues is the waiver for the impact statement and the encroachment issue. He explained that it is Town Counsel's opinion that the encroachment is not an issue for the Board and doesn't impact the project.

Attorney Crimmins explained the two (2) remaining issues. One is a waiver from the development impact statement. There is minimal traffic and this has been addressed. The other is the encroachment issue with the neighbor. This has been discussed with Town Counsel and it does not affect the use of the project and this is not for us to resolved. Also, he has spoken with Mr. Goulston on these issues and he is not inclined to grant an easement, it is a small bump out on the property that the abutters park on. This doesn't impact the project and his client is a tenant and this is not an issue with the abutter. He also stated that fencing in front was a condition of approval from Zoning, and that you don't see anything from the site.

Diane Hutchison, the direct abutter, explained that she has lived there for 27 years and has no issue with this project and does not want a fence put up. She enjoys the open look of the property.

The Board discussed the fencing issue and agreed to support the direct abutter who does not want fencing installed.

Mr. Tisdelle said that a separate vote for Environmental Impact Waiver is required.

Motion by Mr. Demusz to waive the Environmental Impact Wavier, and seconded by Mr. Walsh. All in favor, Motion Approved 5 -0.

Motion by Mr. Demusz to approve the Site Plan as presented, along with the waiver for the impact statement, and seconded by Mr. Walsh. All in favor, Motion Approved 3-2.
(Demusz & Beliveau opposed)

Motion by Mr. Demusz to close this public hearing, and seconded by Mr. Beliveau. All in favor, Motion Approved 5 -0.

Motion by Mr. Demusz to open Item #4, General Business, and seconded by Mr. Beliveau. All in favor, Motion Approved 5-0.

Item #4. General Business – Meeting Minutes – September 22, October 27, and November 10, 2022.

Motion by Mr. Demusz to Approve the Minutes of September 22, 2022, and seconded by Mr. Beliveau. All in favor, Motion Approved 5-0.

Motion by Mr. Demusz to Approve the Minutes of October 27, 2022, and seconded by Mr. Terry. All in favor, Motion Approved 5-0.

Motion by Mr. Demusz to Approve the Minutes of November 10, 2022, with changes, and seconded by Mr. Beliveau. All in favor, Motion Approved 5-0.

Ms. McCarthy discussed the MBTA Action Plan, and once the Plan is approved, it will keep our eligibility until 2024. To achieve our full compliance model in order to verify benchmarks being done in a few months. Also, Charlotte Mullen requested to get together with the Planning Board for a presentation regarding disability. This will be put on for a future meeting..

Adjournment

Motion by Mr. Demusz to Adjourn, seconded by Mr. Terry. All in favor, Motion Approved 5-0.