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# TOWN OF STOUGHTON

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Massachusetts  
MA 02072

Stoughton Town Hall  
10 Pearl Street  
(781) 341-1300 x9201

Planning Board  
Daniel Kelly, Chairman  
Paul Demusz, Vice Chairman  
Paul Beliveau  
Richard Terry  
Dennis Walsh

## **PLANNING BOARD MEETING MINUTES Thursday, February 9, 2023**

The Stoughton Planning Board met on Thursday, February 9, 2023 at 7:00 P.M. at the Stoughton Public Library, 2<sup>nd</sup> floor, Community Room, 84 Park 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; Craig Horsfall, Assistant 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.

Chair Kelly welcomed everyone to the Planning Board meeting of February 9, 2023. The meeting is being taped by SMAC. He has no comments and he is taking the Agenda out of Order.

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**Item #4. 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 a RU (Residential Urban) Zoning District.**

Chair Kelly read a letter into the record dated February 7, 2023: *"Daniel Kelly, Chair, Planning Board, Town of Stoughton, 10 Pearl Street, Stoughton, MA 02072, RE: 239 Pleasant Street, Assisted Living Facility Site Plan Review. Dear Chair Kelly: I am writing to request a continuance of the Planning Board hearing scheduled for Thursday, February 9, 2023 on the above referenced matter, for the reasons set forth below. The applicant has engaged Glossa Engineering, Inc., to conduct the required soil testing, which has been scheduled for tomorrow, February 8<sup>th</sup>. Shortly thereafter, we would expect to utilize the soil evaluations to revise a set of civil plans that also address comments in the Technical Review Letter from Assistant Town Engineer, Craig Horsfall. With the additional information we are hopeful of a more complete presentation and productive use of the Board's time and energy at its March meeting. Than you and the Board for your understanding and patience in this matter. Sincerely, Terrence P. Morris."*

**Motion** by Mr. Demusz to continue this hearing to March 9, 2023, and seconded by Mr. Beliveau. All in favor, Motion Approved 5 -0.

**Motion** by Mr. Demusz to open Item #2, ANR, Ellsworth Avenue, and seconded by Mr. Terry. All in favor, Motion Approved 5 -0.

**Item #2. Approval Not Required (ANR) Application – Assessors Map 52 Lots 186 & 187 Ellsworth Avenue.**

Mr. Selve introduced himself and explained that the Plan is intended to convey and combine the property at Lot 186 with an area of 10,890 square feet with the abutting property (Lot 187) which has an area of 10,890 Square feet. The new Lot 1 will now have an area of 21,780 square feet. Lot 1 meets the minimum frontage and Shape Factor requirement according to the Bylaw. The lot does not meet the minimum lot area of 40,000 but did receive relief from the Zoning Board. The lot fronts on Ellsworth Avenue which is of adequate width, grade and construction and provides adequate access to the lots. The relief was granted to leave the existing house on one lot and combine the other two.

Mr. Horsfall explained that the ANR met the frontage requirement and has adequate access from a public way; and received relief from the Zoning Board for area.

**Motion** by Mr. Demusz to Approve the ANR as presented, and seconded by Mr. Terry. All in favor, Motion Approved 5 -0.

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**Motion** by Mr. Demusz to open Item #3, 400 Prospect Street, Fire Station, and seconded by Mr. Beliveau. All in favor, Motion Approved 5 -0.

**Item #3. A NEW 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.**

Chair Kelly explained that everything has been put on-line on our website and this hearing has been advertised two (2) times.

Glen, Dore & Whittier Architects, gave a brief update and walk-thru of the history of this project since they had been before the Board a few times. There were two (2) key items still outstanding, which was the traffic and Conservation. They met with Conservation on January 5, 2023 and were approved. We are trying to get the Fire Station modern and up to date. This will enhance the response time and proportional emergency coverage. When this location was chosen as the most central spot, it came to 2/10 of a mile to the perfect location. The Central Street Station will be offices and dorm space. The project site consists of 8.2 acres and was purchased 1 year ago. This station location in terms of response time is very good. This is a two-story 25,200 square foot building, with a small easement which was granted to allow the driveway to be straighter.

Stormwater has been approved by the Conservation Commission and MassDEP. The design was completed and is on file;

Landscaping: This is a simple mix of hearty native species both deciduous and with evergreens as well as restoration seed mixes at periphery.

This was a thoughtful design starting with the entry driveway at Prospect Street, including signage. The Design is: 5 Bays – 80 feet deep; two (2) story; one (1) maintenance bay; proper fire storage and decontamination area; quiet study areas; bathrooms; gym; (2) officer dorms; day room; dining area; and kitchen. This is a durable, bold, 2-color scheme, corrugated metal siding building with a 30 year membrane flat roof.

John of GPI discussed the traffic and showed north and south views; along with video demonstrating a fire truck driving down the street and making turns.

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Mr. Demusz stated that the traffic comes down Prospect Street very fast.

Mr. Horsfall stated that he received the responses to his comments, which had a long list, and all stormwater questions and comments have been answered, and all issues have been addressed.

Paul Doherty of 307 Prospect Street has been a resident for 19 years and wanted to thank the fire fighters and feels that small issues may have been overlooked including: pedestrian safety; road issues; no granite curbing; and an infestation of rodents. His biggest concern is that the building looks terrible, unlike the beautiful fire station they built in Sharon. He feels it is embarrassing for the Town having it in the woods, in a residential area. He is not against it, and if they want a training facility, then build that.

Chair Kelly explained that the Planning Board is only here to discuss Site issues. The location, site selection, and design of this building is out of their purview. They are here for site design and safety issues.

Another resident of Prospect Street stated that his concerns are: the need for curbing; sink holes in the street and in front of his house; intersection needs a light; and there is no way to access Central Street. He is not against this project, just the location and the safety issue. They should just add a training facility, and not a fire station.

Richard Smith stated that he has lived here for 36 years and understands that a new station is needed but trucks should not be allowed to access the center of town.

Another resident, Greg was concerned with the \$27M construction budget but now understands it is \$33M and feels it is more effective to just keep the Freeman Street building.

Chair Kelly explained that this whole process of the new fire station was done through Town Meeting and committees. The Planning Board had nothing to do with any of the process, including the selection of the location. It is only before the Board for Site Plan Review, and he understands that many people wanted the original building to be salvaged and renovated. The Armory Building would have been double the cost to renovate and there was no Proposition 2 override.

The Fire Chief Carroll explained that there are no hook and ladder trucks in Stoughton since there are no high rise buildings, only mid-rise buildings. Also, he stated that we take our driving very serious and safety is a big concern of the Fire Department. Tests are taken and all criteria must be completed in order to drive the trucks. We have to qualify for defensive driving and all apparatus has to come to a complete stop and always proceeds with caution. Seat belts are required and response time is extremely important. When running routes everyone is concerned for residents and children, and everyone has their eyes everywhere.

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Chief Carroll further explained that the Fire House in the center of Town is a historic building and is being brought back to the original jewel it was. This will bring foot traffic back to the center of town and will satisfy the operation needs for the future. The new Fire Station needs to be in this location in order to have response time. Also, there are only eight (8) or nine (9) cars for each 24-hour shift so there is no additional traffic being added to this area.

The direct abutter to the new station requested that a wall or barrier be added to her property for the safety of her children. She also stated that the sidewalks are not safe so people walk in the street.

Chair Kelly stated that fencing for the abutter is still on the table and the street commissioners are the Select Board, so she should talk with them. Also, a new waterline will be put in so all street work repairs will be done later as a recommendation.

Peter Banis, Town Meeting Representation, Precinct 2, stated that he has been working on this for 1 year. The Town has needed a new fire station for forty (40) years and this is the second fire station that will be built in a swamp. This was stated at the October 18<sup>th</sup> Board of Selectmen meeting by Mr. Mokrisky. There has been no coordination with the different Boards, and this whole process has been a total mess.

Chair Kelly explained that we are only looking at the Site Plans and making sure everything meets the criteria before us. Further, the Board of Selectmen picked the site and the budget for this project.

Select Board member, Joe Mokrisky, addressed the residents and stated that he is embarrassed by what he is hearing. He has never stated that the Fire Stations are built on a swamp and these statements do not reflect his views. We have been kicking the can around since 1998 about building a new fire station. It will be located 110 feet from the water and this site has been vetted. There have been public meetings held with the Finance Committee, Board of Selectman, and Conservation. There have been public meetings advertised and shown on cable. Everything has been posted on the website. There was a feasibility study; funding and grants were applied for; many meetings; and we talked and talked about this. The residents of the Town are getting their value, and the Central Street building is getting a complete update. All problems will be solved and he is not happy with all the negative comments on Facebook. All Capital projects have been deferred to next year and all safety issues will be addressed. The comments he has heard are all unfounded facts.

Resident, Ed of 256 Prospect Street wanted to thank the Planning Board for listening to their concerns with the traffic and lack of curbing. He does not believe the Report when it states that the Fire Station will not affect the traffic, and road improvements should be required. He would like to apologize to Mr. Mokrisky.

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Paul Herman of Bramblebush Road stated that he doesn't know how this project got passed and how it got this far without hearing anything about it. There is a vernal pool at this location.

Chair Kelly stated that the Conservation Commission is very thorough and precise regarding the wetland lines.

Firefighter Jim Curtain, stated that they are very responsible when driving the trucks and they are very concerned with safety along Prospect Street and every other street in Town. Mario Andretti does not work for the Fire Department. We look where we are going and we worry about kids and joggers and everyone. In regard to the budget, there is inflation and interest rates and we have a Chief that cares about us. We are finally getting a building that works and the longer we wait the harder it will be.

Greg Proclavor of 318 Prospect Street has lived in Town since 2001 and said there have been no public meetings that he could have spoken at. This location was illegally filled in 1989. He is concerned with the environment, budget, safety, and he has lived there for twenty (20) years. Another question he has is why is it set back so far off the road.

Pat Colburn of the Finance Committee stated that there were public hearings and they are within the budget and the Article specifically states that they cannot spend a penny more. They also received a grant of \$6M.

Dale McDonald of Pomeroy explained that \$27.3M was approved at Town Meeting and \$6.4M was approved from the Federal government. The project is out to bid.

Peter Murphy, Town Meeting Representative thanked the Board for listening and feels we were boxed in to the approved site. He had concerns about the length of the trucks and traffic lights.

Chair Kelly explained that the state has criteria in order to warrant having a traffic light.

Eric of 229 Bramblebush was curious of the timing of the construction; bids; and demolition. He was informed that demolition will begin in either February or March, and the Contractor will start thirty (30) days after that.

Sustainability features were discussed, including: strict energy codes; roof structure loads; variant refrigeration; heating plan; and radiant slab heating.

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John of GPI stated that he will have the Plans stamped, and the building will house a 45 foot fire truck. The property will maintain a salting and fertilizing plan.

Bob Mullen of 19 Clover Lane had concerns with fencing for safety; noise mitigation; and roof top equipment.

Chair Kelly had concerns about any noise mitigation since a sound study was not requested. He explained that all roof top equipment is required to be shielded or screened from all sides.

Burt Brophy of Prospect/Walnut Street is in favor of progress but this is a bad corner and needs blinking lights and a stop sign.

Tom White of Tanglewood Estates stated that there will be an influx of rodents and animals and will decrease the value of their homes.

Peter Murphy explained that there is a long term management plan with extensive rodent control on site. Traps are to be laid out three (3) weeks before any demolition begins. In regard to construction, the hours will be 7:00 a.m. to 3:30 p.m.

Joanne Reilly of Prospect Street had concerns with the lighting plan, snow management, and water quality.

Firefighter Taylor McDonald, wanted to clarify the response time; number of calls taken; data regarding real traffic; and data determined by the number of calls per year. He is not offended but this location meets the four (4) to eight (8) minute response time.

Fire Chief Carroll, stated that we don't want to be a burden on anyone. He has open transparency and does not follow social media. Anyone can visit the station and he has an open door policy. They have scheduled site visits and he apologizes if he dropped the ball on any aspect of this project, and he relied on the experts. He is here to serve the public and appreciates the residents and everyone. He thanked everyone for coming tonight.

Chair Kelly wanted to thank the public and we received a lot of good information. He wants to work on a few issues: limit of construction of the drawings; adding a black chain link fence around the building; mitigation safety; sound barriers (HVAC) so it can't be seen from the ground and possibly having a parapet screen on three (3) sides of the building; recommendation to the town – that the water line be modified and brought up to Town standards along with sidewalks; and needs to know the exact layout of the road. He also wants to know when exactly the site was filled, and wants test pits which are required as part of the process.

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There was 5,500 cubic yards of fill distributed on this property and before construction begins, they will go down to the virgin soil, and the fill will be redistributed in some of the landscape areas. Walnut Street will be upgraded after the Walnut Street project is completed.

In conclusion, Chief Carroll stated that a lot of due diligence went into this project and they want to be good neighbors and the site line is great.

**Motion** by Mr. Demusz to close the Fire Station hearing, and seconded by Mr. Terry. All in favor, Motion Approved 5-0.

At the next meeting will vote on the following issues: Screening around the perimeter on three (3) sides; receiving a roof plan; evergreens, fencing and screening; enhanced landscaping; and a dumpster plan with screening around it.

Glen Golrad requested a continuance.

**Motion** by Mr. Demusz to continue the hearing to February 23, at 7:00 p.m., and seconded by Mr. Terry. All in favor, Motion Approved 5-0.

Mr. Terry presented a letter regarding the CPC and asked the Board to either support or vote on eliminating it. The letter came from state level.

**Motion** by Mr. Demusz to vote against a change to the CPC and to not do anything at this time, and seconded by Mr. Beliveau. All in favor, Motion Approved 5-0.

Board reviewed meeting minutes from December 8<sup>th</sup>.

**Motion** by Mr. Beliveau to accept the meeting minutes from December 8<sup>th</sup>; seconded by Mr. Demusz. All in favor, Motion Approved 5-0.

Ms. McCarthy stated that the annual workshop for the CPTC will be held at Holy Cross on March 18, 2023. Also, an ad has been placed in the paper for a Town Planner.

**Adjournment**

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