

RECEIVED
STOUGHTON, MASS.
2023 APR 28 A 9:01

TOWN OF STOUGHTON

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, April 13, 2023**

The Stoughton Planning Board met on Thursday, April 13, 2023 at 7:00 P.M. at the Stoughton Public Library, 2nd floor, Community Room, 10 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: William D. Roth, Jr., Town Planner; Craig Horsfall, Assistant Town Engineer; and Karen Lawlor, Recording Secretary.

Everyone stood as we recited the Pledge of Allegiance.

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 April 13, 2023. The meeting is being taped by SMAC, so everyone should act accordingly. Item #3, IV3 Stoughton Logistics Park LLC, has been continued until May 11, 2023, if anyone present is here for that hearing. Order.

Motion by Mr. Demusz to open Item #2 – Disabilities Commission, seconded by Mr. Terry. All in favor. Motion Approved 5-0.

Item #2. Stoughton Disabilities Commission RE: Working together with Planning Board – Charlotte Mullen, Chair.

Ms. Mullen introduced herself as Chair of the Stoughton Disabilities Commission and she wanted to come to the Board tonight to say hello and let everyone know that they exist. The Commission has been re-formed and we are a source for anything to do with accessibility. If the Board has any questions about ADA, we are here to answer any questions. Jack Ericson is the ADA Coordinator, has his own email, and can be found on the Town website. We meet on the 4th Thursday of each month. Thank you for letting me introduce the Commission to the Board.

(This Hearing has been continued until May 11, 2023) - Item #3. 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).

Motion by Mr. Demusz to open Item #4 – 0 Atkinson Avenue Extension, seconded by Mr. Beliveau. All in favor. Motion Approved 5-0.

Item #4. A New 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, We. 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 4.1.4 (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 District.

Eric Dias, RPE of Strong Point Engineering, introduced himself, along with Stephanie Hoban of Strong Point; and Anthony Ruscito, Developer. He explained that they are proposing a mixed use development containing 33 apartments and a retail store. He explained the existing condition plan, showing Atkinson Avenue Extension and the Dana Barros building. There is Whitman Brook; a small swale formed from the drainage ditch near Rt. 138; and a 250 foot piped culvert. All drainage flows away from the site and discharges under Rt. 138.

Mr. Dias further explained the layout plan showing a 12,000 square foot building which will contain 33 units with retail space on the ground floor. The entrance is located on the garage level with a parking table located on the Plan. There is subsurface infiltration catch basins to catch the roof run-off. They are on municipal water and sewer; with a sewer pump station to the east; and a small sewer pump station to collect ground water for the retail business with an oil separator. Utilities will come in from Atkinson Ave., and they have provided a full erosion plan; landscaping plan; and photometric plan which is dark sky compliant.

In conclusion, they have received comments from Department Heads and there doesn't seem to be any big concerns and everything can be addressed. That is an overall bird's eye view of the project.

Mr. Roth and Mr. Horsfall provided the following comments:

- The proposed size of the parking spaces and isle width under the building shall be labeled on the plans;
- Parking lot paving is not allowed within five (5) feet of the property line or building line. The drive aisle for the parking area south of the building is within five (5) feet of the building face and a parking space is proposed directly adjacent to the building. There appears to be a location along the southern parking line that is within five (5) feet of the property line. The Plan should be revised to meet this requirement;
- The landscape plan is minimal with only two (2) types of shrubs and should be revised to provide a better design;
- The dumpster is elevated and quite visible and more screening should be provided; and
- When submitted, the narrative included the development impact report (DIR) needs to be revised to provide more detail and address all of the DIR requirements.

Stormwater:

- Likes the two (2) separate systems;
- There is a slight increase for the 100-year storm (needs to be tweaked);
- Existing condition plan shall be updated to indicate the invert elevation, size and material of all sewer and drain lines on the plan;
- The proposed sewer connection for the building shall be revised to connect into the sewer man hole within the right-of-way;
- The proposed water service to the building shall not be proposed to be within the existing sewer easement and should be moved;
- Proposed electric transformer shall be relocated outside of the existing sewer easement;
- Existing gas lines shall be added to the plans, if they are using natural gas; and
- Snow storage areas should be added to the Plans.

Chair Kelly wanted to see elevations and proposed colors.

Mr. Demusz had concerns with the elevation of the building; the abutting homes looking directly at this property; screening for the condensers on the roof; and the retail business on the first floor.

Mr. Ruscito passed out three (3) different draft versions of the proposed building. They are proposing twenty-four (24) 1 bedrooms; nine (9) 2-bedrooms; and three (3) studios, along with storage units in the building.

Mr. Beliveau requested the existing conditions to be highlighted, along with being able to see more of the properties around this proposed building. He was also interested in whether solar is an option and charging stations.

Mr. Terry was concerned with the number of trees being taken down; and roofing materials and asphalt (to keep the heat down).

Mr. Ruscito stated that two (2) street trees have to be removed to create the entrance to the building, but they will be replaced.

Chair Kelly took comments from the audience.

Laura Bushell of Atkinson Ave., stated that she has lived here for thirty (30) years and the traffic is terrible. The Applicant should be required to submit a traffic report. She also feels this building belongs in a city and she will sign a petition to stop this project.

Adam Thornton of Summer Gardens stated that the traffic non-stop. It is a residential area and after Dana Barros was put in this area the cars just come whipping down the street. Please keep it residential, not commercial, and the schools will be overflowing.

Peter Murphy, Town Meeting Member Precinct #2 had concerns with 33 units; whether this is private or state funded; how many affordable units will there be; water run-off; the entrance should be 1-way in and 1-way out; and there should be solar panels on the roof to reduce the carbon footprint.

David Petersile, 235 Daly Drive Extension, stated that he submitted letters to the Board and hopes they received and read them. The by-law does not allow a mixed-use building by right nor by special permit in any zone outside of the Stoughton Center District. Mixed use is only defined in the Center of town and please identify other mixed use properties outside of the center.

Chair Kelly stated that he respectfully disagrees with Mr. Petersile and general business is around Town and not limited to downtown. He will review his letter and discuss this with Town Counsel.

Mr. Petersile stated that two (2) other projects with denied on this parcel to the detriment of the residents and putting people in harms way. The Planning Board does not have the right to approve this project and if they do they take on the liability and the neighbors will sue them. There are multiple issues here and the Board needs to protect the residents. The subdivision he lives in was built for the safety of the residents of the Town. Look me in the eye and take on this liability. Further, he stated two (2) cases, both denied by the Zoning Board in order to protect the residents of the Town.

Leanne Curman of Atkinson Ave. Extension, stated, with due respect, please think about what you are doing. This is so much traffic in this area, you are not thinking about what they are proposing.

Laura Bushlow of 277 Atkinson Ave., a life-long resident of Stoughton, creating this building with one (1) small unit with 300 square feet, and calling it mixed use, is just trying to get around the system.

Andrey Ivanov of 159 Lucas Drive stated that he will see this building through his windows. There will be trucks and traffic going in and out; there is no space to play; and the schools will be too much.

Kim and Patrick Jordan of 120 Erica Drive has lived here her whole life and this is absurd and will be an eye-sore. She has two (2) small children and the traffic is dangerous. These streets are used as a cut-through and it is so dangerous now, before this building is even built. There are a lot of young families and they are trying to have a safe environment for their families. This is all about safety.

Melissa McDermott stated that she has two (2) young kids and they can't even ride their bikes on the street because there is too much traffic and it is dangerous. The schools are overloaded and completely out of space.

A resident at 189 Lucas Drive stated that they have lived here for twenty (20) years. There are so many little kids in the area and this building is a problem. All of these houses have wells and they feel their property values will go down.

Janie of 149 Lucas Drive explained that her driveway comes out on Atkinson Way Extension and she has difficulty getting out of her driveway. Her main concern is the curb cut and especially in the winter, it is hard to get up the incline. There is no momentum and cars get stuck all the time. She appreciates the architecture of the building but doesn't want to look out of her house and see a building.

Mr. Petersile suggested that the sliver of land that the Applicant owns on Rt. 138, should be the entrance. They should go to Conservation and get an NOI and obtain a curb cut from the state.

Mr. Demusz statd that he had no idea there was such a traffic issue and the residents should contact the Safety Officer to look into it.

Motion by Mr. Demusz to continue this hearing to the next available hearing, either May 11th or 25th, and seconded by Mr. Beliveau. All in favor, Motion Approved 5 -0.

Motion by Mr. Demusz to open Item #5, Urban Renewal Plan, and seconded by Mr. Beliveau. All in favor, Motion Approved 5 -0.

Item #5. A New 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.

Mr. Reggie Nunnally of 33 Hillside Avenue introduced himself as a member of Stoughton Redevelopment Authority and he is here to present the Stoughton Downtown Redevelopment Plan. He passed out packages and explained that the Redevelopment Authority is undertaking the creation of a Urban Renewal plan for Downtown Stoughton, which allows Redevelopment Authorities, acting as urban renewal agencies, to redevelop substandard, decadent, or blighted open areas for commercial, residential, recreational, education, and other purposes, in accordance with the Master Plan.

Urban Renewal is the process of revitalizing underutilized areas in neighborhoods, towns, and cities for commercial, business, residential, and other uses. This process was established by the Massachusetts Legislature and allows urban renewal agencies to take public actions to help foster growth in communities. This is important because it helps cities and towns restore a character and sense of place that may have been lost over years of disinvestment.

Redevelopment authorities accomplish this by attracting private investment, usually through a series of strategic public actions.

Mr. Nunnally explained the Urban Renewal Process:

Urban Renewal Planning:

Community Engagement; Existing Conditions Analysis; Review of Previous Plans; Determine Eligibility; Formulate Goals and Objectives; Identify Action Plan.

Plans and Approvals:

Planning Board & Redevelopment Authority Findings and Determinations; Public Hearing; Submission to Commonwealth of MA for Approval; Submission of MEPA Filing for Certificate.

They are before the Board tonight to present the final version of the Plan and to be able to move forward with comments. Some of the updates include: greenery; retail; housing; and pleasing visually. There are 30,000 residents of the Town, with 19,000 of the residents are registered voters, with only 4-5% of the residents coming out for elections. 20,000 cars per day go through the center of Stoughton and only 3% of those cars do commerce in Town. This is the gateway to Boston and the only retail area before you enter Boston, with the exception of Mattapan Square.

We have received some comments and the Plan is ten (10) years old and needed updating. We are not looking for tax dollars and we have met with a number of developers and there are opportunities but there are zoning issues. We have had a number of meetings with developers and property owners, but have not met with business owners yet, so as not to create chaos. We want the public to be informed, and we are behind the curve with losing out on over \$3B in earmarks to help with economic development. Next year we hope to apply for some money and move forward with earmarks directed to redevelopment. The purpose of this project is to bring businesses and liveliness to the area. We are looking for a vote of the Planning Board to move forward and then on to the State for Approval. Our intention is to work with the Planning Board and be on the same page.

Jeff Fasser, consultant, of 803 Summer Street, Boston has worked with the Redevelopment Authority and explained that we need a vote to move forward. There are different phases of the Urban Renewal Process which include Urban Revitalization; Planning; Plans; and finally Approval. The benefit of this is to provide a tool for economic investment; framework; and taking action. Our Vision, as stated in the Master Plan is that the Stoughton Downtown should be the municipal, social, and cultural heart of the community, with a strong sense of place and belonging for residents, employees, and business owners. This is a catalyst for revitalization of the downtown.

A concept Plan was presented which will bring new mixed use to area, along with proposed acquisition parcels. Only certain properties will qualify for acquisition which will require two (2) independent appraisals. All properties that are purchased that have existing tenants will be eligible for relocation assistance, with no money used out of their pocket.

Chair Kelly stated that the Board needs time to review and respond to some of these comments, and we will take a vote when we have all the information.

Peter Murphy was concerned with the sidewalks on Turnpike Street, which he feels is a big concern.

David Lerner stated that the Plan has been updated and he requested that this is publicly advertised and presented at a public forum for the residents.

Motion by Mr. Demusz to continue this hearing to May 25, 2023, and seconded by Mr. Beliveau. All in favor, Motion Approved 5-0.

Motion by Mr. Demusz to open Item #6 General Business, Minutes, and seconded by Mr. Terry. All in favor, Motion Approved 5-0.

Item #5. General Business – Minutes

Motion by Mr. Demusz to Approve the Minutes of March 23, 2023, and seconded by Mr. Beliveau. All in favor, Motion Approved 5-0.

Adjournment

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

The meeting adjourned at 9:30pm.