

# 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, April 27, 2023**

The Stoughton Planning Board met on Thursday, April 27, 2023 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.

### **The following members were present:**

Daniel Kelly  
Paul Demusz  
Richard Terry  
Dennis Walsh  
Paul Beliveau

**Also present were:** William D. Roth, Jr., Town Planner; 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. Beliveau. 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 27, 2023. The meeting is being taped by SMAC, so everyone should act accordingly. He had no Chairman's Comments, and requested a motion to open Item #2, 1530 Estates.

**Motion** by Mr. Demusz to open Item #2 – 1530 Estates-Lot Release, seconded by Mr. Terry. All in favor. Motion Approved 5-0.

**Item #2. 1530 Estates – Subdivision - Lot 1 – Form G Lot Release.**

Mr. Roth explained that in 2019 the Planning Board released Lot #1 and the Applicant never recorded the Lot Release, and we are trying to clean this matter up. There are no engineering issues, and we can sign this at the end of the meeting.

**Motion** by Mr. Demusz to Release Lot #1 for 1530 Estates Subdivision, seconded by Mr. Terry. All in favor. Motion Approved 5-0.

**Motion** by Mr. Demusz to open Item #3 – 445-449 Page Street, seconded by Mr. Terry. All in favor. Motion Approved 5-0.

**Item #3. Item #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.**

Attorney Barry R. Crimmins, 909 Washington Street, Stoughton, MA, introduced himself, along with Brian Dunn, Project Engineer, on behalf of his client, PVG Five, LLC. He was before the Board in November and had requested a continuance for his Site Plan Approval. This was sent to the Police Department for their review and they requested a minor modification. The Plans were revised and sent in on April 12, 2023 and reviewed by the Town Planner and Engineering, and a Decision has been drafted.

The were minor changes made to the entrance of the property; new signage; “do not enter” and “one way” signs were added; and plans were presented showing the entire site. A waiver is no longer needed for the compact spaces; and only a waiver for reduced parking from 190 to 177 spaces. They have filed an O&M Plan, and will recorded it after approval, provided all documentation; and provided documentation that the drainage system had been cleaned out.

Mr. Roth stated that he has received the Plans and reviewed all required information. He has drafted a Decision for approval.

**Motion** by Mr. Demusz to Approve the 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; not requiring a Development Impact Report; and granting a Waiver under Section 6.6.7 for a Special Permit for reduction from 190 to 177 parking spaces, seconded by Mr. Beliveau. All in favor. Motion Approved 5-0.

**Motion** by Mr. Demusz to Accept the drawings as provided for 445-449 Page Street, and seconded by Mr. Walsh. All in favor. Motion Approved 5-0.

**Motion** by Mr. Demusz to open Item #4 – 239 Pleasant Street, and seconded by Mr. Terry. All in favor. Motion Approved 5-0.

**Item #4 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.**

Mr. Roth stated that he received a Request for a Continuance from the Application to the May 25, 2023 Planning Board Meeting.

**Motion** by Mr. Terry to Continue this hearing until May 25, 2023, and seconded by Mr. Terry. All in favor. Motion Approved 5-0.

**Motion** by Mr. Demusz to open Item #5, 214 Washington Street, and seconded by Mr. Terry. All in favor. Motion Approved 5-0.

**Item #5. A Continued Public Hearing will be held on the petition of the applicant, A.A. Will Materials Corp., 198 Washington Street, Stoughton, MA 02072 represented by Francis C. Crimmins, Jr., AB Initio Elder Law Solutions, LLC, 247 Washington Street, Unit Tow, Stoughton, MA 02072 for Site Plan Approval under Section 10.6 for the change of use including the addition or relocation of five (5) or more parking spaces (grading and paving of retail landscape display area, material storage and parking areas with required drainage systems) at the property identified as 214 Washington Street (further identified on Assessors Plan No. 57, Lot 112) located in the General Business (GB) zoning district and any other relief that may be required relative thereto.**

Attorney Francis Crimmins, Jr., introduced himself, along with Frank Wills, President of AA Will, and Ron Tyberi, Project Engineer. All corrections and changes requested by the Board and by Engineering have been made including:

- Moving the pavement back;
- Eliminating wall and changing it to fencing (from 7' to 6' high), along the U-Haul property;
- Extending the handicap walkway, adding handicapped signage;
- Paving;
- Benchmarks;
- Spot grades;
- Edits to drainage;
- Amending O&M Plan to include drainage;
- Fencing; and
- Plantings.

Also, there is no wall on Washington Street in accordance with Mass DOT due to the creation of a bike path and grading. The State is taking 15 to 20 feet of his property and coming very close to the existing building.

Mr. Roth explained that he reviewed this with Mr. Horsfall and the fencing was changed from 7' to 6' feet high which is screening of the materials; and a new O& M Plan has been submitted. He has incorporated the 2<sup>nd</sup> Review Letter into the document. A few other items requested to be charged were:

- One-way traffic into the site;
- Trucks allowed on one side, with shoppers on the other side;
- Looking for safety for the homeowners since this is a very congested area;
- Pedestrian Crossing/Walkway will be colorized and painted; and
- Corrections to be made on the landscape plan (mistakes and misspellings).

**Motion** by Mr. Terry to Accept the Order of Conditions for the Site Plan and a designated parking area to the existing gravel area for cars only and an area for pickup and small trucks; and a new adjacent walk way at 214 Washington Street, 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 #6. General Business – Minutes**

**Motion** by Mr. Demusz to Approve the Minutes of January 26, 2023, and seconded by Mr. Beliveau. All in favor, Motion Approved 5-0.

**Motion** by Mr. Demusz to Approve the Minutes of April 13, 2023, and seconded by Mr. Beliveau. All in favor, Motion Approved 5-0.

Mr. Terry discussed the issue of the Community Preservation Committee and the concerns with opposition to changing the rules. He presented two letters, one from Mr. Zamanian and one he drafted for Chair Kelly for review. Both letters clearly oppose any such attempt to undermine the CPA whether in Stoughton or statewide.

**Motion** by Mr. Demusz to Approve the short version of the letter to sign in Opposition to any changes to the CPA and authorize the Chair to sign the letter for the Planning Board, and seconded by Mr. Beliveau. All in favor, Motion Approved 5-0.

#### **Adjournment**

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

Meeting Adjourned at 7:45pm