

Issued for: Site Plan Review

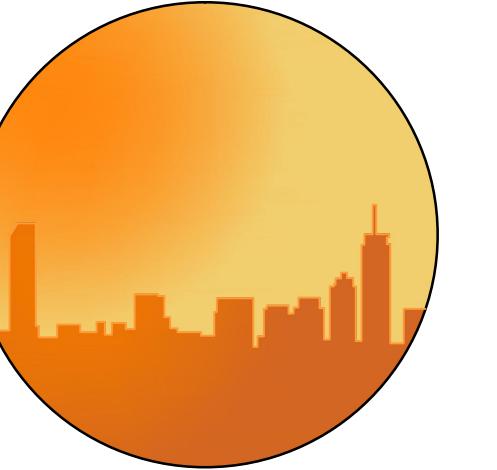
Issued: January 29, 2021

JDE Project Number: 01-2020-040

Site Development Plans Solar Canopy Installation

11 Evans Drive,
Stoughton, Norfolk County, MA 02072

PREPARED FOR:



BOSTON SOLAR

55 Sixth Road,
Woburn,
Massachusetts 01801



PREPARED BY:



Jacobs Driscoll Engineering

Civil Engineering and Land Surveying Professionals
50 Oliver Street
North Easton, MA 02356

CONSTRUCTION NOTES

1. ALL PROPOSED WALKWAYS WILL BE HANDICAPPED ACCESSIBLE. ALL PROPOSED SLOPES ON WALKWAYS TO BE LESS THAN 5%.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY EXISTING INFORMATION OR OTHER PROPOSED IMPROVEMENTS, WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK. THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO JACOBS DRISCOLL ENGINEERING (JDE). CONTRACTOR WILL REFER TO (JDE) FOR ALL TECHNICAL COMMENTS FOR RESOLUTION OF THE CONFLICT.

3. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

4. THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS OR, WHERE APPROPRIATE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE AND RESET". (R&R)

5. JOINTS BETWEEN NEW BITUMINOUS CONCRETE ROADWAY PAVEMENT AND SAWCUT EXISTING PAVEMENT SHALL BE SEALED WITH BITUMEN AND BACKSAND.

6. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THEIR REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE THE START OF ANY WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE THE UTILITIES EXACTLY. THE CONTRACTOR SHALL PRESERVE ALL UNDERGROUND UTILITIES. THE CONTRACTOR MUST CALL "DIG SAFE" (AT 1-888-DIG-SAFE) AND THE TOWN OF STOUGHTON DPW AT LEAST 72 HOURS TO MARK APPROPRIATE UTILITIES BEFORE THE START OF CONSTRUCTION.

7. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND. LAWNS AREAS SHALL HAVE A MODIFIED LOAM BORROW PLACED AND SEDED. THE MODIFIED LOAM BORROW SHALL HAVE A MINIMUM DEPTH OF 4" AND SHALL BE PLACED FLUSH WITH THE TOP OF ADJACENT CURB, EDGING, BERM, OR OTHER SURFACE.

8. THE CONTRACTOR SHALL WATER, MOW, AND FERTILIZE LAWN AREAS UNTIL SATISFACTORY GRASS STANDS, AND/OR THE OWNER OR ITS REPRESENTATIVE IS SATISFIED.

9. THE CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER, AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY FACILITIES DAMAGED BY CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

10. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY PERMITS, PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH SAME, AND COORDINATE WITH THE ENGINEER AS REQUIRED.

11. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.

12. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF OPERATIONS TO THE OWNER AND THEIR REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE OWNER, THEIR ENGINEER OR REPRESENTATIVE.

13. FINAL LAYOUT AND STAKING OF ALL PROPOSED FEATURES AND GRADING SHALL BE REVIEWED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO ANY SITE PREPARATION OR CONSTRUCTION. THE CONTRACTOR SHALL NOT ADJUST OR MODIFY THE LAYOUT AND STAKING OF ANY PROPOSED FEATURES UNTIL FINAL APPROVAL FROM THE OWNER'S REPRESENTATIVE.

14. THE CONTRACTOR SHALL REMOVE ALL STUMPS, RUBBISH, AND DEBRIS FROM THE PROJECT SITE. STORAGE OF THESE ITEMS WILL NOT BE PERMITTED ON THE PROJECT SITE. THE CONTRACTOR SHALL LEAVE THE SITE IN A SAFE, CLEAN, AND LEVEL CONDITION AT THE COMPLETION OF THE SITE CLEARING WORK.

15. ALL ELECTRICAL, TELEPHONE, AND LOCAL FIRE DEPARTMENT CONDUITS ARE TO BE INSTALLED BY THE ELECTRICAL CONTRACTOR. TRENCHING, BACKFILLING, CONCRETE AND STREET REPAIR SHALL BE PERFORMED BY THE GENERAL CONTRACTOR.

16. PROPOSED MANHOLE RIMS & GRATES ARE TO BE SET FLUSH AND CONSISTENT WITH GRADING PLANS. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, GAS GATES, WATER GATES AND OTHER UTILITIES TO FINISHED GRADE WITHIN THE LIMITS OF THE SITE WORK. IF ANY CONFLICTS ARE DISCOVERED NOTIFY OWNER'S REPRESENTATIVE.

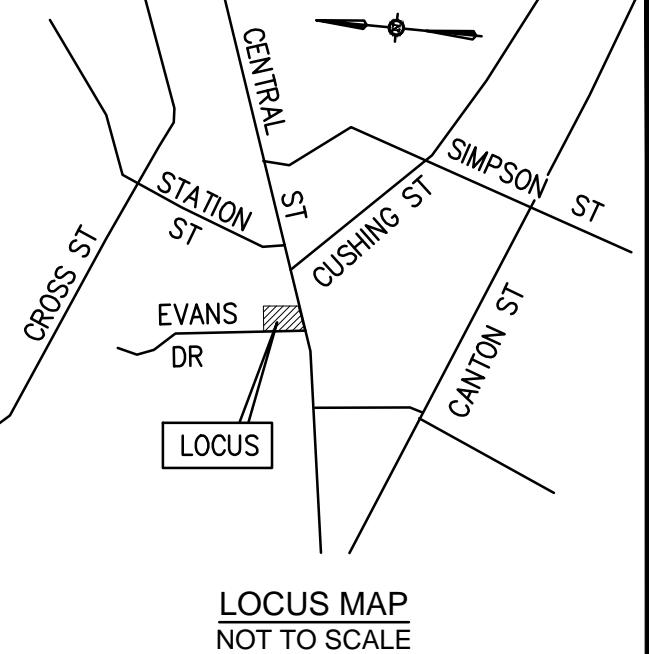
17. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS WITH THE APPROPRIATE UTILITY COMPANIES FOR POLE RELOCATION, AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, AS REQUIRED.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A TOWN OF STOUGHTON PUBLIC WORKS CONSTRUCTION LICENSE.

19. ANY HYDRANT, FIRE PROTECTION WATER SUPPLY LINE AND ASSOCIATED DEVICES ON SUBJECT PROPERTY SHALL BE MAINTAINED TO THE REQUIREMENTS OF NFPA25.

WAIVER REQUEST FROM TOWN OF STOUGHTON ZONING BY LAW CHAPTER 200, SECTION:

1. 10.6.11 - WAVER REQUIREMENT FOR STORMWATER MANAGEMENT PLAN AND REPORT. THE PROPOSED ACCESSORY STRUCTURES WILL NOT INCREASE ANY IMPERVIOUS AREA, NOR WILL THERE BE ANY TYPE OF GRADING CHANGE FROM THE EXISTING SITE CONDITIONS. THE PROPOSED SOLAR CANOPIES ARE THREE (3) SEPARATE STRUCTURES WITH SPACING IN BETWEEN AND NOT ONE CONTIGUOUS IMPERVIOUS STRUCTURE.



PERMITTING SET

REVISIONS		
No.	DATE	DESCRIPTION
1	4-1-2021	PER TOWN COMMENTS
2	5-6-2021	PER TOWN COMMENTS
3	5-20-2021	PER TOWN COMMENTS
4	6-02-2021	PLANNING BOARD DECISION

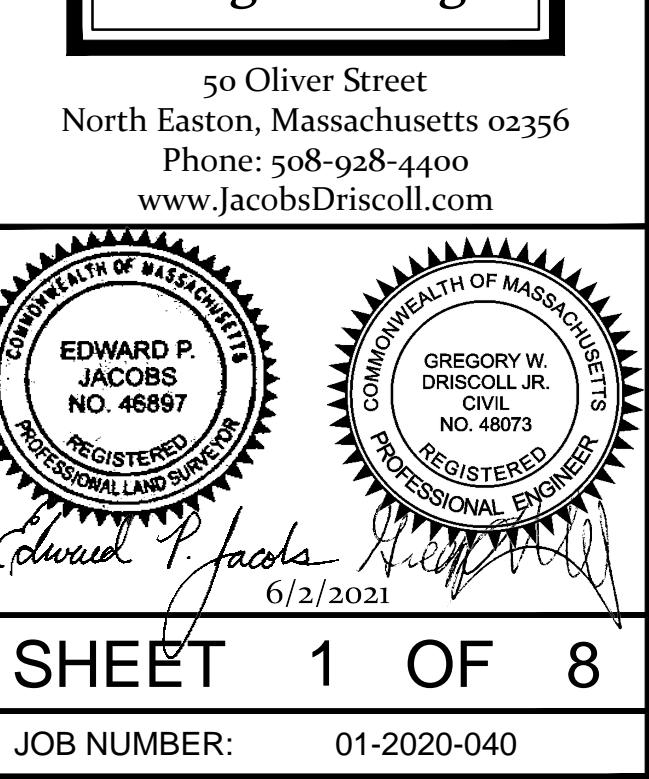
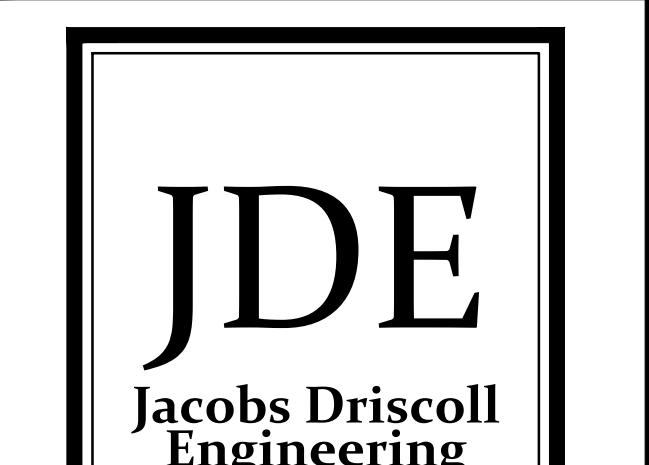
DRAWN BY: TME
CHECKED BY: EPJ
DESIGNED BY: TME/GWD

COVER, GENERAL NOTES AND LEGEND

11 EVANS DRIVE
IN
STOUGHTON
(NORFOLK COUNTY)
MASSACHUSETTS

JANUARY 29, 2021

PREPARED FOR:
THE BOSTON SOLAR
COMPANY, LLC
55 SIXTH ROAD
WOBURN
MASSACHUSETTS
01801



GENERAL NOTES

1.) LOCUS PROPERTY IS COMPRISED OF :
ASSESSOR'S MAP 43 PLOT 58
DEED BOOK 33409 / PAGE 12
OWNER OF RECORD: GREEN FLASH LLC

2.) PLAN REFERENCES :
P-1.) PLAN #708 OF 1968

3.) PROJECT BENCHMARKS :
BM-A MAG NAIL IN PARKING LOT ELEVATION = 202.58
BM-B MAG NAIL IN SIDEWALK ELEVATION = 199.75
(DATUM: NAVD88)

4.) ZONING INFORMATION ZONING DISTRICT : INDUSTRIAL I

MIN. LOT AREA = 80,000 S.F.

MIN. LOT FRONTRAGE = 150'

MIN. BUILDING SETBACKS : FRONT = 25' SIDE = 20' REAR = 40'

MAX. BUILDING HEIGHT = 40' OR 4 STORIES

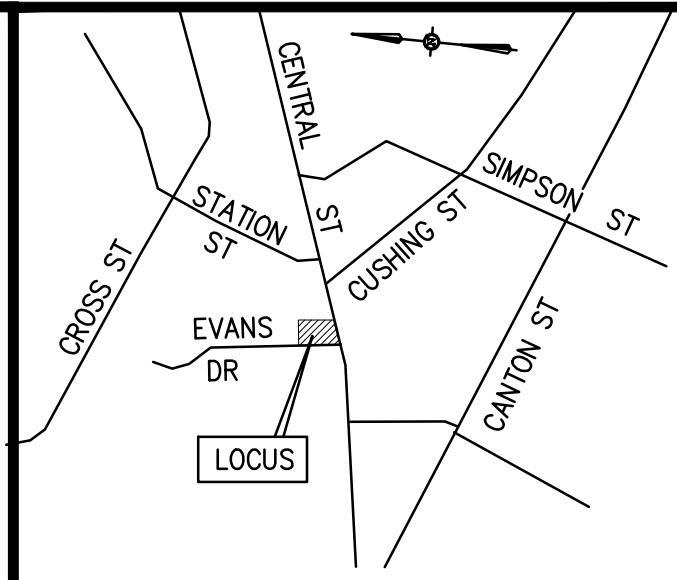
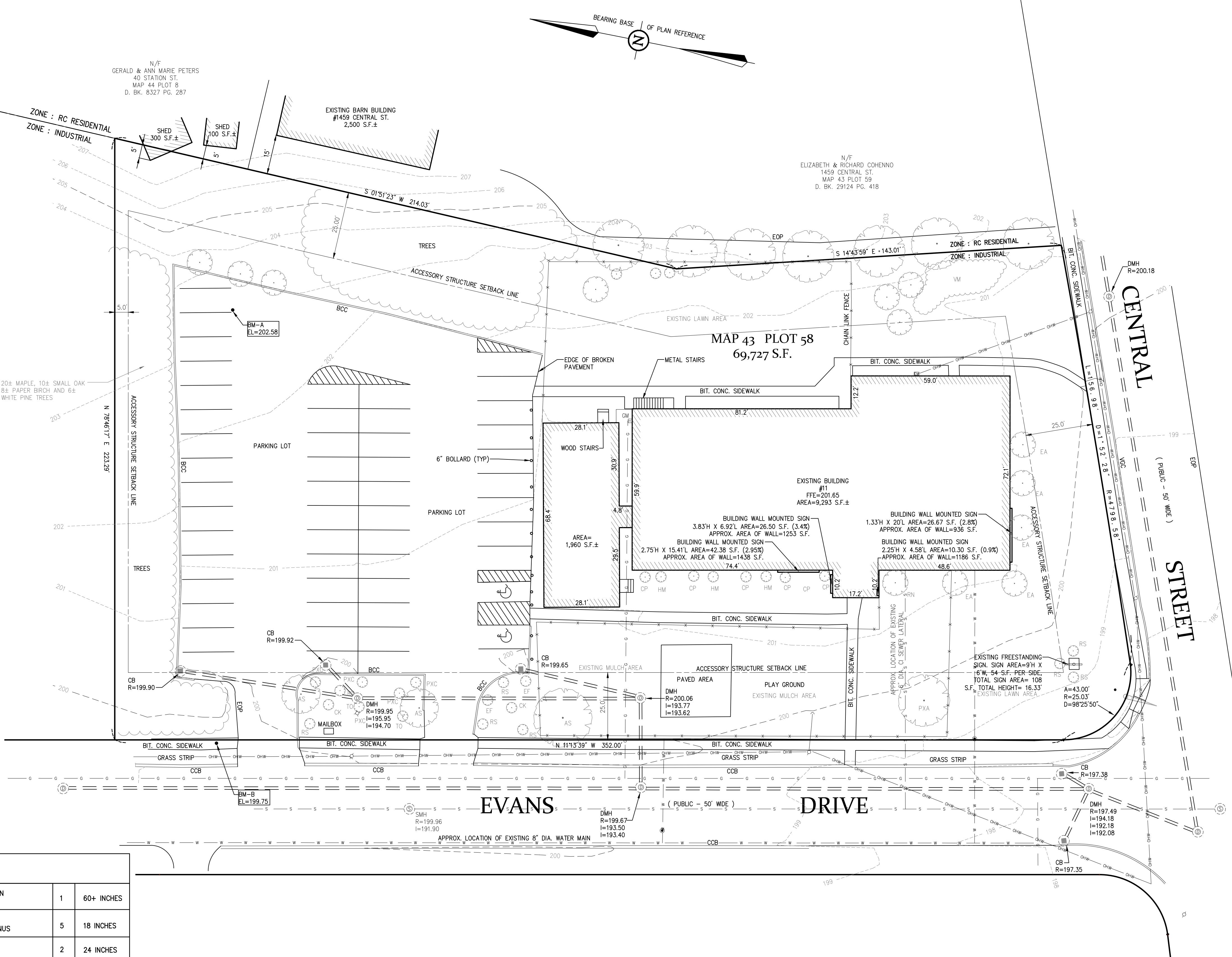
MAX. BUILDING COVERAGE % = 50%

MIN. GREEN SPACE % = 25%

5.) THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS AND AN ACTUAL ON THE GROUND FIELD SURVEY PERFORMED BY THIS FIRM ON 12-4-20.

6.) COMMUNITY PANEL NUMBER: 25021C0213E (DATE: 7-17-12) THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE X, AREA OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN.

7.) UTILITY INFORMATION SHOWN HEREON: THE CONTRACTOR SHALL CONTACT DLSAFE (AT 1-888-DIG-SAFE) AND UTILITY COMPANIES TO LOCATE ALL EXISTING UTILITIES, AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. LOCATION OF EXISTING UNDERGROUND INFRASTRUCTURE, UTILITIES, CONDUITS AND LINES ARE SHOWN IN AN APPROXIMATE WAY ONLY, MAY NOT BE LIMITED TO THOSE SHOWN HEREON, AND HAVE BEEN RESEARCHED BASED ON THE AVAILABLE UTILITY RECORDS NOTED HEREON. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE SAID INFRASTRUCTURE AND UTILITIES EXACTLY. IF FIELD CONDITIONS DIFFER FROM PLAN INFORMATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.



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DRAWN BY: TME
CHECKED BY: EPJ
DESIGNED BY: TME/GWD

EXISTING CONDITIONS PLAN

11 EVANS DRIVE
IN
STOUGHTON
(NORFOLK COUNTY)
MASSACHUSETTS
JANUARY 29, 2021

PREPARED FOR:
THE BOSTON SOLAR
COMPANY, LLC
55 SIXTH ROAD
WOBURN
MASSACHUSETTS
01801

0 20' 40'

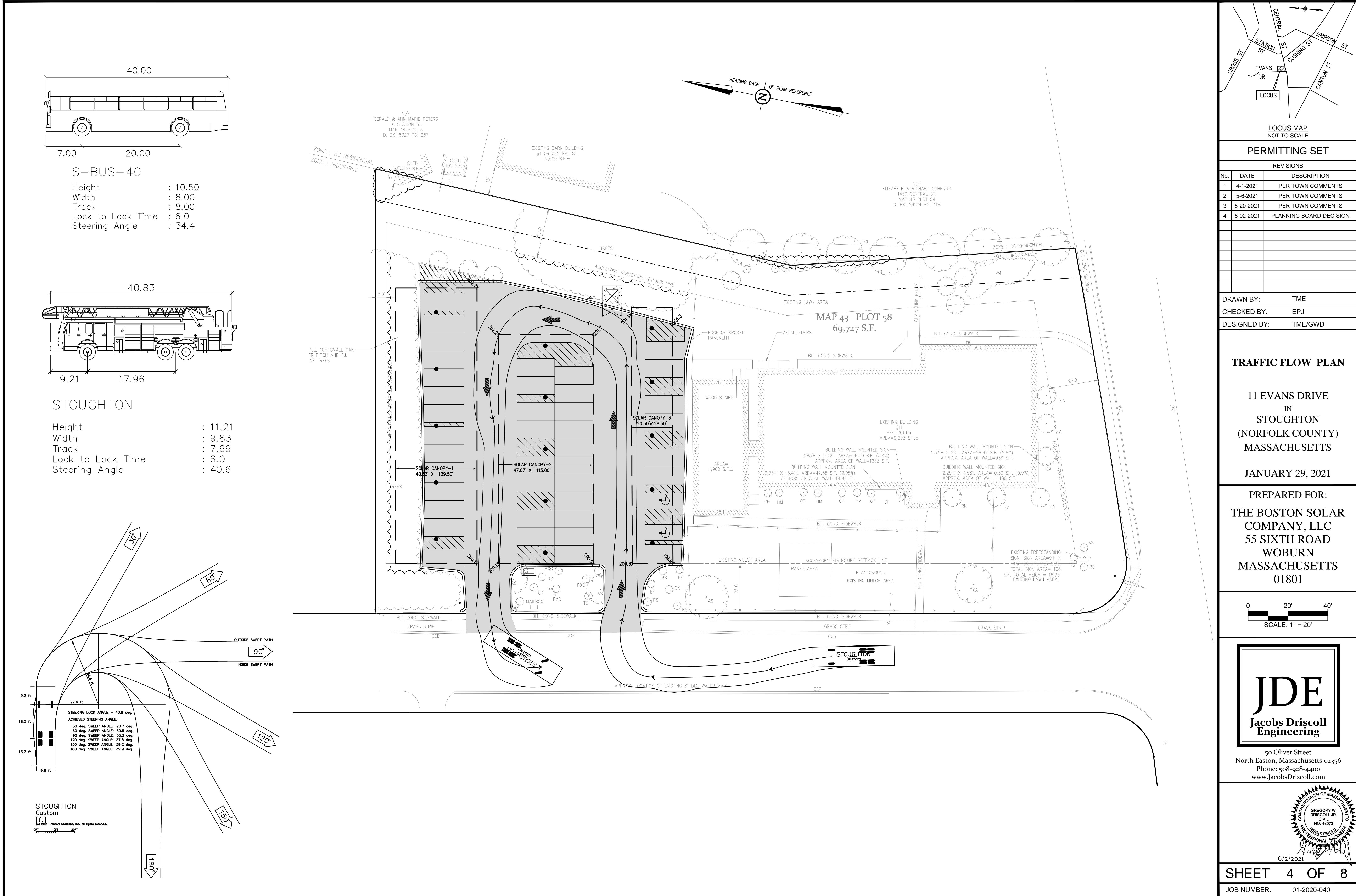
JDE
Jacobs Driscoll
Engineering

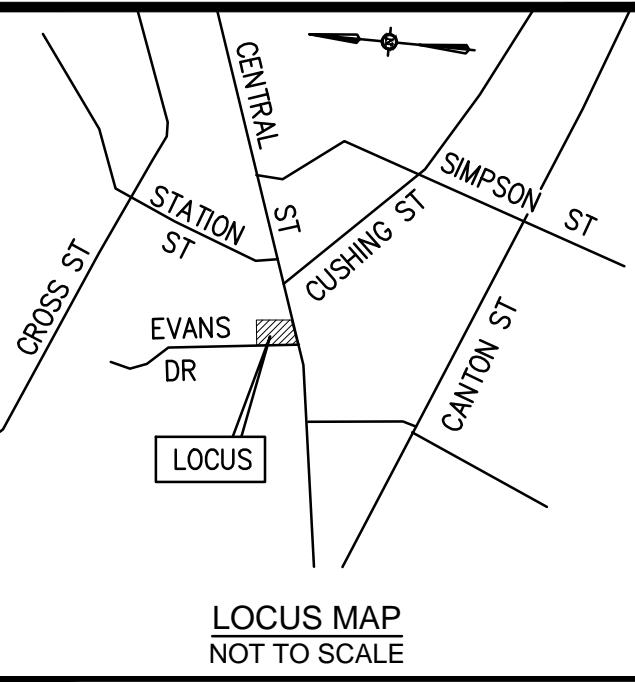
50 Oliver Street
North Easton, Massachusetts 02356
Phone: 508-928-4400
www.jacobsDriscoll.com

EDWARD P.
JACOBS
REGISTERED LAND SURVEYOR
NO. 46897
COM. OF MASSACHUSETTS
GREGORY W.
DRISCOLL JR.
CIVL
NO. 48073
REGISTERED
PROFESSIONAL ENGINEER
Edward P. Jacobs
6/2/2021

SHEET 2 OF 8

JOB NUMBER: 01-2020-040



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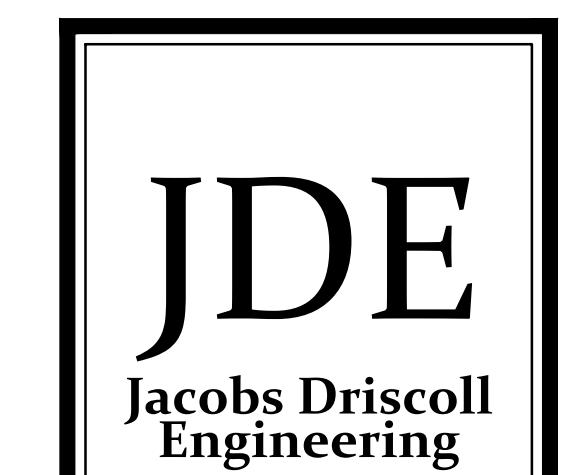
LANDSCAPING PLAN

11 EVANS DRIVE
IN
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(NORFOLK COUNTY)
MASSACHUSETTS

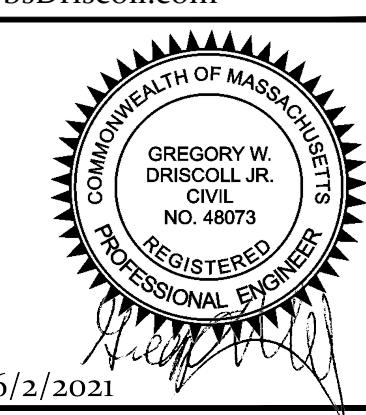
JANUARY 29, 2021

PREPARED FOR:
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0 20' 40'
SCALE: 1" = 20'



50 Oliver Street
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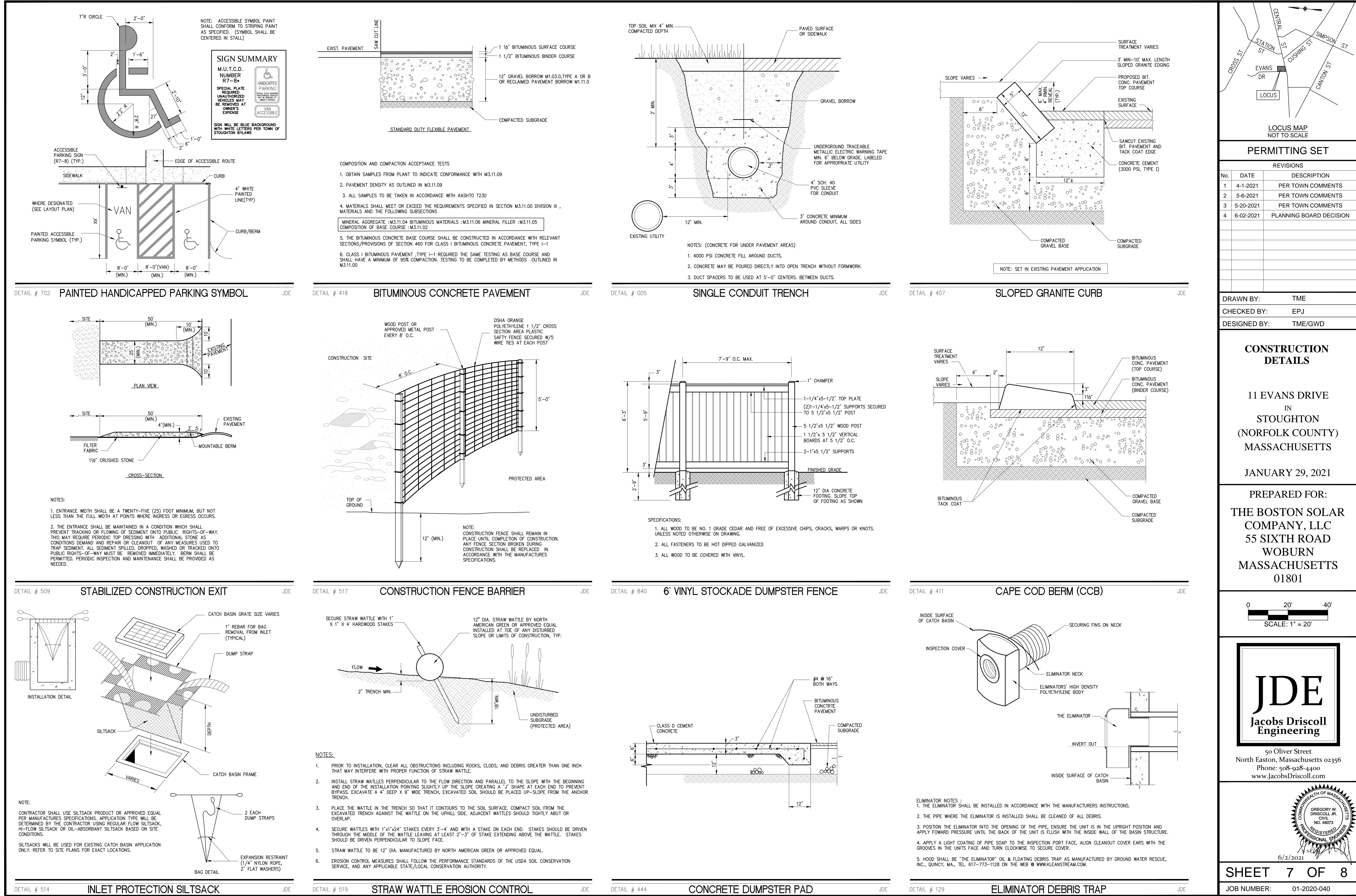


6/2/2021

SHEET 6 OF 8

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DAY LILY
(HEMEROCALLIS LILIOASPHODELUS)BLACK EYED SUSAN
(RUDBECKIA HIRTIA)GOLDEN MOP
(CHAMAECYPARIS PISIFERA)AUTUM SEDUM
(HYLOTELEPHIUM TELEPHIUM)HYDRANGEA
(HYDRANGEA MACROPHYLLA)CREEPING MYRTLE
(VINCA MINOR)





TOWN OF STOUGHTON

Massachusetts
MA 02072

PLANNING BOARD

**Site Plan Approval for
11 Evans Drive
Case # 21-001**

Date: May 27, 2021

Applicant: The Boston Solar Company, LLC
55 Sixth Road
Woburn, MA 01801

Owner: Green Flash, LLC (Susan & David Greenblat)
81 Chase Run Road
Stoughton, MA 02072

Representative: Jacobs Driscoll Engineering, Inc.
50 Oliver Street
Easton, MA 02356

Property: 11 Evans Drive (Assessor's Map 43, Lot 58)

I) Project Summary

The proposed project includes the installation of three (3) solar canopies over the existing parking lot.

II) Procedural History

A) Application for Site Plan Approval was made by the above referenced applicant and owners and filed with the Planning Board on February 12, 2021.

B) The Site Plan submitted for review to the Planning Board is titled "Site Development Plans, Solar Canopy Installation, 11 Evans Drive, Stoughton, Norfolk County, MA 02072" prepared by Jacobs Driscoll Engineering, 50 Oliver Street, North Easton, MA 02346, dated January 29, 2021 and revised through May 20, 2021.

1

RECEIVED
TOWN OF STOUGHTON
PLANNING BOARD
MAY 22, 2021
10:00 AM
JUN 1, 2021
10:00 AM
JUN 1, 2021
10:00 AM
JUN 1, 2021
10:00 AM

C) The land shown on the Site Plan is located off of Evans Drive and shown on Assessor's Map 43, Lot 58 (the "Property") and is located in the Industrial (I) zoning district and consists of approximately 1.60 acres of lot area.

D) A public hearing on the Site Plan Application was held on March 11, 2021, April 8, 2021, May 13, 2021 and May 27, 2021.

II) Application Submittals

1. The Site Plan submitted for review to the Planning Board is titled "Site Development Plans, Solar Canopy Installation, 11 Evans Drive, Stoughton, Norfolk County, MA 02072" prepared by Jacobs Driscoll Engineering, 50 Oliver Street, North Easton, MA 02346, dated January 29, 2021 and revised through May 20, 2021.
2. Application for Site Plan Approval in support of proposed solar canopy installation, 11 Evans Drive, Stoughton, MA 02072.
3. Site Operation & Maintenance Plan in support of proposed solar canopy installation, 11 Evans Drive, Stoughton, MA 02072.

III) Related Documents

1. Copy of the Legal Public Hearing notice from the edition of the Journal-Sun dated February 24, 2021 and March 3, 2021.
2. Certified List of Abutters dated December 29, 2020.
3. Project Narrative dated February 1, 2021.
4. Comment letter received from Scott Breen of the Stoughton Fire Department dated February 12, 2021.
5. Comment letter received from John Charbonneau, Town Planner dated February 23, 2021.
6. First Review comment letter from Craig Horsfall, Assistant Town Engineer dated March 1, 2021.
7. Response to comments letter received from Jacobs Driscoll Engineering dated April 1, 2021.
8. Zoning review letter from John Erickson, Building Commissioner dated May 5, 2021.
9. Response to comments letter received from Jacobs Driscoll Engineering dated May 6, 2021.
10. Recorded Easement Agreement pertaining to the shed on the abutting property at 1459 Central Street dated May 21, 2021, Plan Book 703, Page 17.
11. Recorded Easement Agreement pertaining to the fence on the abutting property at 1459 Central Street dated May 7, 2021, Plan Book 703, Page 18.

B) Special Conditions

13. Any required easements, licenses, permits or grants of usage required as part of the development process for the project shall be obtained by the applicant prior to the issuance of a demolition permit, the issuance of a building permit or the initiation of site work, whichever of these occurs first.
14. The Applicant shall submit final construction plans to the Engineering Department and the Public Works Department prior to the issuance of a demolition permit, the issuance of a building permit or the initiation of site work, whichever of these occurs first.
15. Required soil and erosion control measures shall be erected and serviceable prior to any site activity. For purposes of controlling erosion, all grades exposed for greater than a 30-day period shall be stabilized.
16. The Applicant shall be responsible for ensuring that any trucks involved in hauling materials onto or off-site are properly covered and otherwise secured from spilling material along any street outside the site. Violation of this condition may lead to the discontinuation of construction activities and/or permits and fines.
17. Wetting and stabilization of exposed grades shall occur as necessary to suppress dust generation. The use of municipal water for wetting of exposed grades and for other purposes associated with this approved operation shall require the prior written authorization of the Stoughton Public Works Department. Copies of said authorization must be filed by the Applicant with the Planning Board and the Building Commissioner prior to its use. Otherwise, the potable water shall be transported to the site from a lawful source outside of the Town of Stoughton or provided by private well.
18. A Final As-Built Plan that is stamped and signed by the fully-licensed project engineer shall be submitted to the Engineering Department and the Planning Department along with a letter that details any differences between the as-built plan and the approved plan prior to the issuance any certificate of occupancy.
19. The Applicant shall record the "Operation and Maintenance Plan" and provide proof of recording to the Planning Board and the Engineering Department prior to the issuance of a Building Permit.

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IV) Findings

1. The Planning Board finds that the applicant has submitted the required information for determination of approval of the Site Plan.
2. The Planning Board finds that the proposed use will not be detrimental to this district or the surrounding neighborhood and will not create noise, dust, odor or visual impacts that will have a negative effect.
3. After careful review of this project by the Board of Health, Building Department, Fire Department, Police Department, Conservation Commission, Department of Public Works and the Engineering Department, the Planning Board analyzed all the comments and reports received. There were several productive in-house meetings with the Applicant in conjunction with extensive professional technical reviews completed by the Engineering Department throughout this process and provided due diligence on all aspects with a comprehensive approach to the impact of the development on the community.
4. The Planning Board, in granting the Applicant's request for a Site Plan Approval pursuant to the provisions of Section 10.6 "Site Plan Approval" found that the Applicant has met the conditions and the project will not result in any substantial detriment to the district.

V) Waivers

10.6.11 - Waive requirement to submit a stormwater management plan and report.

VI) Decision

A) General Conditions

1. This decision for Site Plan Approval shall expire in two (2) years from the filing date of this decision unless substantial construction has commenced. The expiration of this decision may be extended, for good cause, upon timely written request by the applicant.
2. Prior to commencement of construction, a revised full set of approved plans and calculations, showing any required changes to the Site Plan required by this decision shall be submitted to the Planning Board for its records. The Planning Board decision shall be scanned onto and incorporated into the approved Site Plan/Special Permit plan set on the last page of the plan and shall be submitted to the Planning Department.
12. The cost of any necessary outside testing, inspectional or other services required by any town department as part of the development process for the project shall be borne by the applicant and the timing of payment thereof shall be determined by the requesting source.

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VI) Record of Vote

The following members of the Planning Board constituting a majority, hereby vote to approve the Site Plan based on the above stated facts, findings and conditions and further vote to authorize the Chair to endorse the decision on their behalf.

On this day of May 27, 2021.

Joseph Scardino, Chairman

Daniel Kelly, Vice Chairman

Jonathan Garland

Senesie Kabba

Paul Demusz

Cc: Town Clerk:
Applicant:
Interested Parties:

CERTIFICATION:

The Planning Board certifies that a copy of this decision has been filed with the Town Clerk of the Town of Stoughton on June 1, 2021.

FOR THE PLANNING BOARD

Joseph Scardino, Chairman

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3. Electronic PDF copies of the approved plans shall be submitted to the Engineering Department and the Planning Department following endorsement and recording. The plans shall also be submitted to the Engineering Department in AutoCAD format.

4. Any modification(s) affecting the approved site plan, this decision or any other action or condition approved under this decision shall be subject to the review and approval of the Planning Board prior to implementing said modification(s) on the ground. Minor modifications may not require an additional public hearing, which is at the discretion of the Planning Board.

5. The Applicant is responsible for the filing of this decision with the Registry of Deeds.

6. The Applicant shall hold a pre-construction meeting with the Engineering Department to coordinate the necessary inspections.

7. All applicable Zoning Bylaw requirements of the Town of Stoughton shall be satisfied.

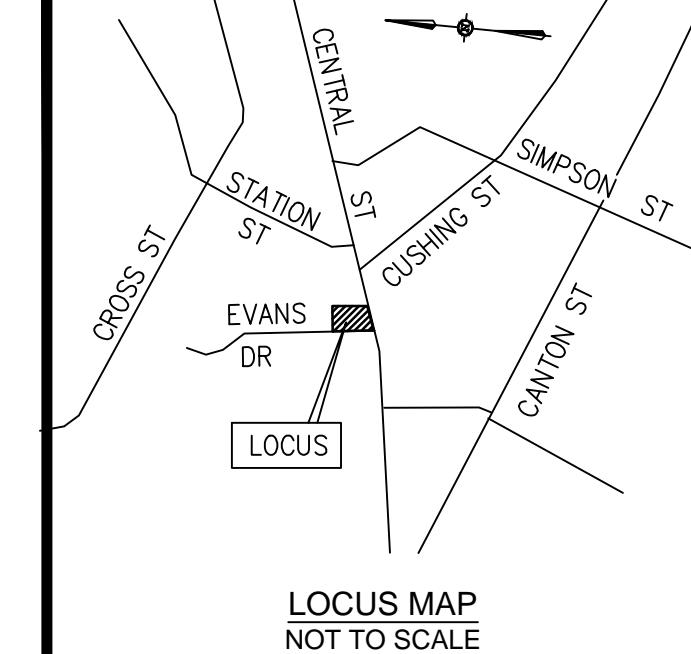
8. The project shall be constructed in accordance with any approvals issued relative to this project from all applicable town boards, departments and commissions, who shall retain their respective authorities and oversight of such permits, approval and decisions.

9. No site activity shall take place at the property under the Site Plan without proper authorization and permitting from all local and state agencies, as required.

10. Construction shall be performed by contractors licensed to perform such work in the Town of Stoughton.

11. All required inspection fees shall be paid through the Engineering Department prior to the issuance of a demolition permit, the issuance of a building permit or the initiation of site work, whichever of these occurs first in accordance with the fee schedule dated March 23, 2017.

12. The cost of any necessary outside testing, inspectional or other services required by any town department as part of the development process for the project shall be borne by the applicant and the timing of payment thereof shall be determined by the requesting source.



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PLANNING BOARD DECISION

11 EVANS DRIVE

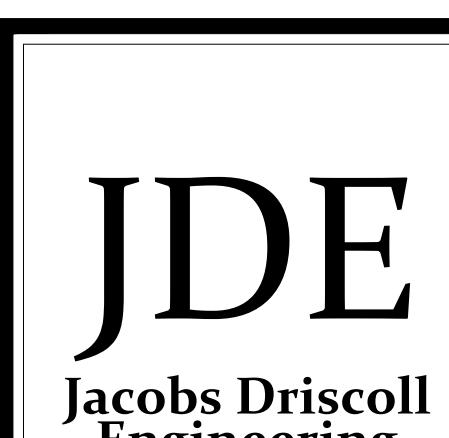
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