

# Site Plan for Proposed Building 760-770 Washington Street & 6-10 Freeman Street In Stoughton, Massachusetts

MARCH 20, 2014

REVISED: JULY 2, 2014  
REVISED: AUGUST 4, 2014  
REVISED AUGUST 20, 2014

REVISED: OCTOBER 16, 2014  
REVISED: NOVEMBER 3, 2014  
REVISED AUGUST 13, 2015

REVISED: MAY 12, 2016  
REVISED: OCT. 22, 2018  
REVISED: JAN. 16, 2019  
REVISED MARCH 20, 2020  
REVISED: NOV. 10, 2020  
REVISED: DEC. 3, 2020  
REVISED: JAN. 6, 2021  
REVISED: JAN. 21, 2021  
REVISED: JAN. 26, 2021

## Plan Index No.

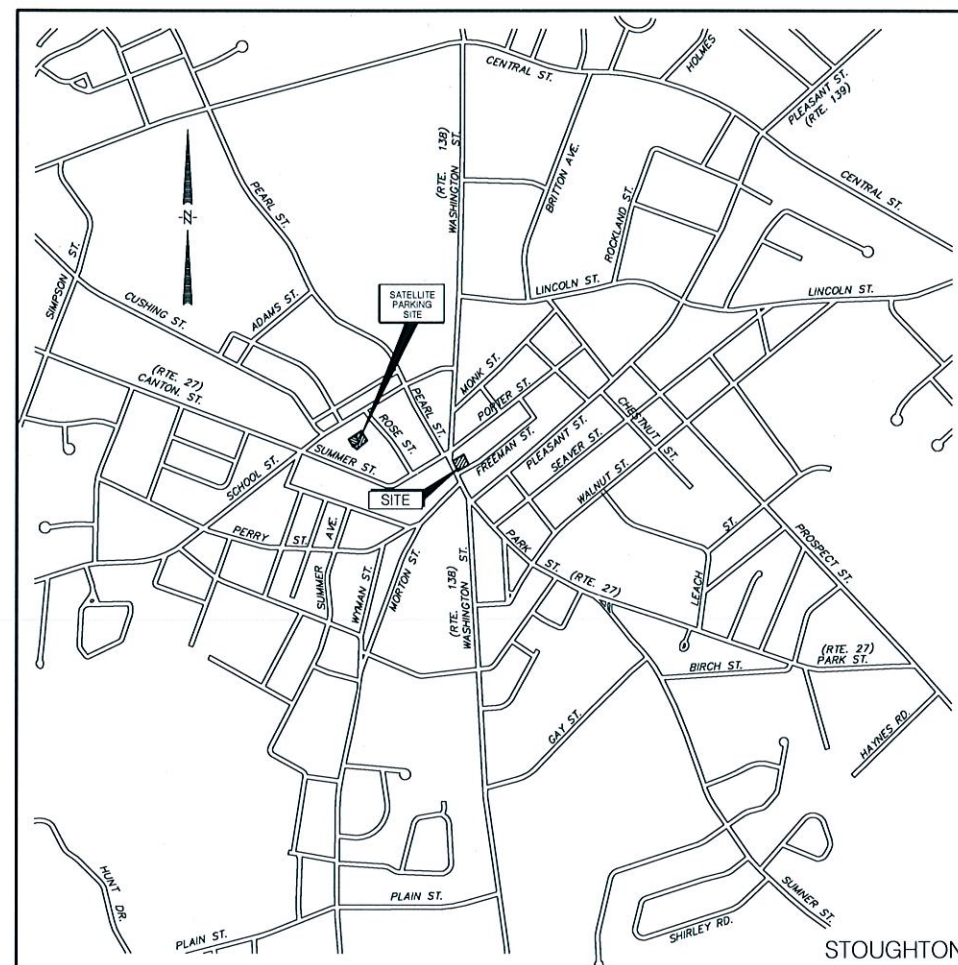
## Drawing Title

1 of 8	Cover Sheet
2 of 8	Existing Conditions Plan
3 of 8	Site Layout Plan
4 of 8	Grading and Utilities Plan
5 of 8	Planting Plan
6 of 8	Site Details
7 of 8	Vicinity Plan of Satellite Parking
8 of 8	Planning Board Decision

APPROVAL UNDER THE STOUGHTON CENTER  
MIXED USE OVERLAY DISTRICT BY-LAW

DATE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STOUGHTON PLANNING BOARD



Vicinity Map

Scale 1"=800'

## Site Design Professionals, LLC

Civil Engineers

One Merchant Street - Suite 110

Sharon, MA 02067

Tel. 781-784-4020 - Fax. 781-784-4022

## Owner:

Freeman Street Corp.

6 Freeman Street

Stoughton, MA 02072

## Applicant:

Freeman Street Trust

1859 Dorchester Avenue

Dorchester, MA 02124





APPROVAL UNDER THE STOUGHTON CENTER  
MIXED USE OVERLAY DISTRICT BY-LAW

DATE: \_\_\_\_\_

STOUGHTON PLANNING BOARD

**UTILITY NOTES:**

BURIED UTILITY LOCATIONS ARE APPROXIMATE ONLY. FIELD  
VERIFY ALL UTILITIES PRIOR TO DEMOLITION/CONSTRUCTION.  
CALL DIG-SAFE AT 1-888-DIG-SAFE.

**F.E.M.A. FLOOD HAZARD INFORMATION:**

F.I.R.M. MAP COMMUNITY #: 250253  
PANEL #: 0213  
SUFFIX: E MAP #: 25021C0213E  
EFFECTIVE DATE: JULY 17, 2012  
ZONE: X

**ASSESSOR'S REFERENCE:**

MAP 54 - PLOT 285

**OWNER:**

FREEMAN STREET CORP.  
6 FREEMAN STREET  
STOUGHTON, MA 02072

**APPLICANT:**

FREEMAN STREET TRUST  
1859 DORCHESTER AVENUE  
DORCHESTER, MA 02124



**"EXISTING CONDITIONS"**

PLAN OF LAND IN STOUGHTON, MA.

760-770 WASHINGTON STREET

& 6-10 FREEMAN STREET

PREPARED FOR: FREEMAN STREET CORP.  
# 6 FREEMAN STREET  
STOUGHTON, MA. 02072

DATE: MARCH 5, 2014 SCALE: 1"=10'

CURLEY & HANSEN SURVEYORS  
160 Pond St. Avon, Ma.  
(508) 580-2117

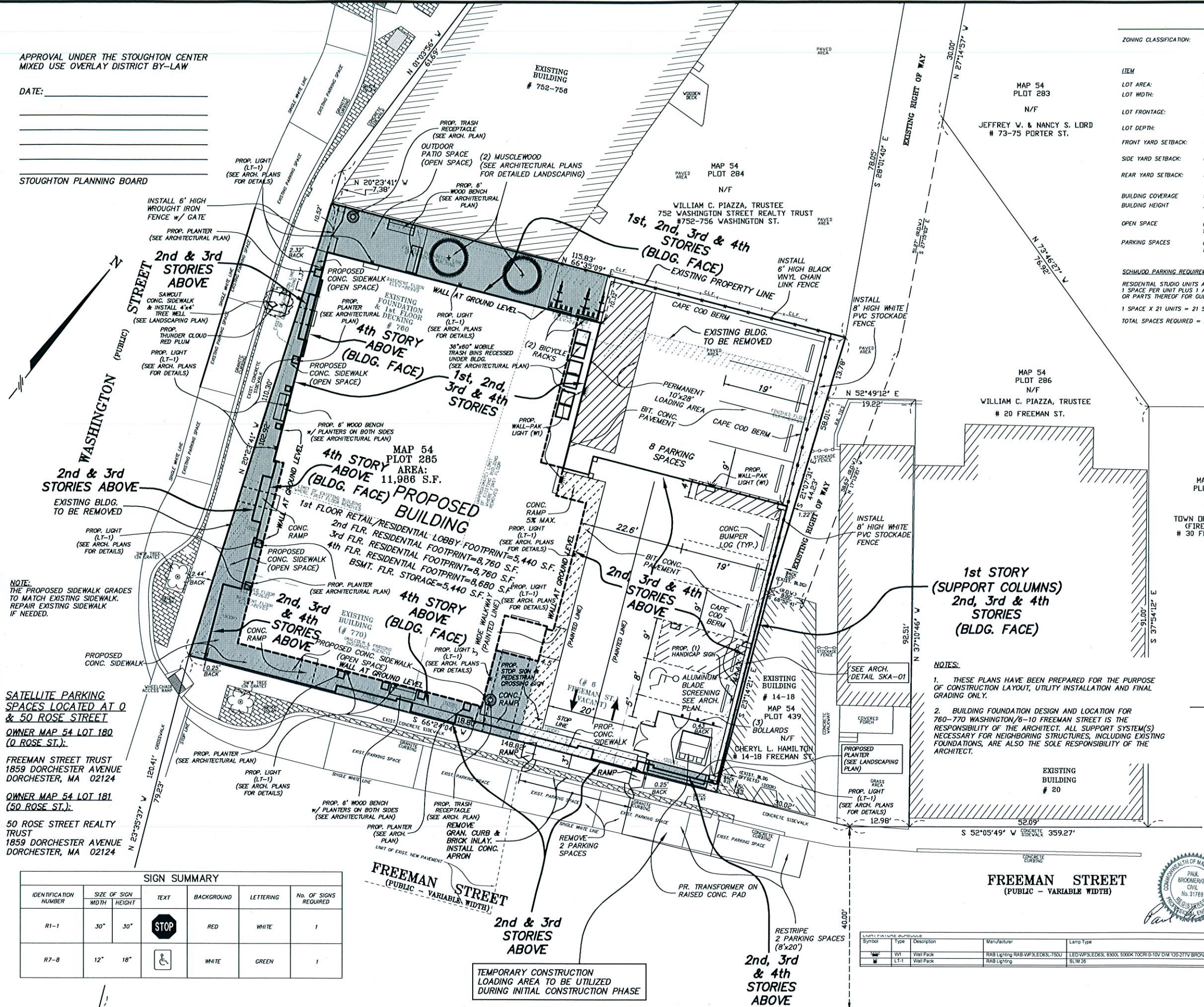
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APPROVAL UNDER THE STOUGHTON CENTER  
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DATE: \_\_\_\_\_

STOUGHTON PLANNING BOARD



# ZONING TABULATION

ZONING CLASSIFICATION: CENTRAL BUSINESS DISTRICT (CBD) AND STOUGHTON CENTER MIXED USE OVERLAY DISTRICT (SCMUOD)

ITEM	REQUIREMENTS	EXISTING	PROPOSED
LOT AREA:	2,500 (CBD) 10,000 (SCMUOD)	11,986 S.F.	11,986 S.F.
LOT WIDTH:	20 FT. MIN.	102.92 FT. (WASHINGTON ST.) 118.8 FT. (FREEMAN ST.)	102.92 FT. (WASHINGTON ST.) 118.8 FT. (FREEMAN ST.)
LOT FRONTAGE:	20 FT. MIN.	102.92 FT. (WASHINGTON ST.) 118.8 FT. (FREEMAN ST.)	102.92 FT. (WASHINGTON ST.) 118.8 FT. (FREEMAN ST.)
LOT DEPTH:	75 FT. MIN. (CBD)	>75 FT.	>75 FT.
FRONT YARD SETBACK:	0 FT. MIN.	0 FT.	1.37 FT. (WASHINGTON ST.) 0.25 FT. (FREEMAN ST.)
SIDE YARD SETBACK:	0 FT. MIN.	0 FT.	0.43 FT. (EASTERLY)
REAR YARD SETBACK:	10 FT. MIN.	0.27 FT.	10.32 FT. (NORTHERLY)
BUILDING COVERAGE:	90% MAX.	94.8%	73.1% 2ND STORY
BUILDING HEIGHT:	3 STORIES/40 FT. MAX. (CBD)	1 STORY	4 STORIES/40 FT.
OPEN SPACE:	0% (CBD) 10% (SCMUOD)	0%	14.2%
PARKING SPACES:	COMMERCIAL: N/A (CBD) RESIDENTIAL: 16 (SCMUOD)*	0	8 SPACES ON-SITE PLUS 16 SATELLITE SPACES

## SCMUOD PARKING REQUIREMENTS:

RESIDENTIAL STUDIO UNITS AND ONE BEDROOM DWELLING UNIT:  
1 SPACE PER UNIT PLUS 1 ADDITIONAL SPACE PER 10 UNITS  
OR PARTS THEREOF FOR GUEST PARKING.  
1 SPACE X 21 UNITS = 21 SPACES PLUS 3 VISITOR SPACES.  
TOTAL SPACES REQUIRED = 24 SPACES

## PLAN NOTE:

EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY INFORMATION FROM A PLAN  
ENTITLED "EXISTING CONDITIONS PLAN", PREPARED BY CURLEY & HANSEN SURVEYORS,  
DATED MARCH 5, 2013.

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1859 DORCHESTER AVENUE  
DORCHESTER, MA 02124

## SITE LAYOUT PLAN

FOR

## PROPOSED BUILDING

760-770 WASHINGTON STREET &  
6-10 FREEMAN STREET

IN

## STOUGHTON, MA

SCALE: 1"=10' MAR. 20, 2014  
Site Design Professionals, LLC

Civil Engineers

One Merchant Street - Suite 110

Sharon, MA 02067

Tel. 781-784-4020 - Fax 781-784-4022

## REVISIONS

DATE	DESCRIPTION	BY	APP'D
JULY 2, 2014	INITIAL DESIGN	SDP	SDP
AUGUST 4, 2014	REVISED DESIGN	SDP	SDP
AUGUST 20, 2014	REVISED DESIGN	SDP	SDP
OCTOBER 16, 2014	REVISED DESIGN	SDP	SDP
NOVEMBER 3, 2014	REVISED DESIGN	SDP	SDP
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DEC. 3, 2020	REVISED DESIGN	SDP	SDP
JAN. 6, 2021	REVISED DESIGN	SDP	SDP
JAN. 21, 2021	REVISED DESIGN	SDP	SDP
JAN. 28, 2021	REVISED DESIGN	SDP	SDP

0 5 10 20 30



APPROVAL UNDER THE STOUGHTON CENTER  
MIXED USE OVERLAY DISTRICT BY-LAW

DATE: \_\_\_\_\_

STOUGHTON PLANNING BOARD

TEMPORARY CHAIN LINK  
CONSTRUCTION FENCE AND  
SAWCUT LINE (LIMIT OF WORK)

INSTALL 4" HIGH  
WROUGHT IRON  
FENCE W/ DOUBLE GATE

TEMPORARY CHAIN LINK  
CONSTRUCTION FENCE AND  
SAWCUT LINE (LIMIT OF WORK)

WASHINGTON STREET  
(PUBLIC)

INSTALL SILT SACK IN  
EXIST. CATCH BASIN

BENCHMARK: (NGVD)  
HYDRANT SPINDLE  
ELEVATION: 237.71

INSTALL SILT SACK IN  
EXIST. CATCH BASIN

14' OF 10" DI  
ROOF DRAIN S=0.01  
I=231.84 AT BLDG.

DRAIN MANHOLE RIM  
ELEV=235.84  
(CEMENTED SHAFT)  
PR. 10" DI=231.70  
(FIELD VERIFY INV.)

BENCHMARK: TOP STONE CORNER POST  
FOR IRON FENCE - NORTHWEST CORNER  
OF FIRST UNIVERSAL CHURCH LOT  
ELEVATION = 236.41 (NGVD 1929)

TEMPORARY CHAIN LINK  
CONSTRUCTION FENCE AND  
SAWCUT LINE (LIMIT OF WORK)

NOTE:  
THE PROPOSED SIDEWALK GRADES  
TO MATCH EXISTING SIDEWALK.  
REPAIR EXISTING SIDEWALK  
IF NEEDED.

THE EXISTING BUILDING SEWER CONNECTION PIPE  
DIAMETER, SLOPE AND CONSTRUCTION MATERIAL  
SHALL BE VERIFIED VIA TEST PIT AND VIDEO OF  
THE LINE PRIOR TO CONSTRUCTION. IF THE  
EXISTING CONNECTION HAS SUFFICIENT CAPACITY  
FOR THE NEW BUILDING USE/DEMAND AND IS  
CONSTRUCTED OF SOUND MATERIALS IT SHALL BE  
RE-USED ONLY IF ALLOWED BY THE TOWN OF  
STOUGHTON. IF THE CONNECTION IS NOT TO BE  
RE-USED THEN IT SHALL BE RE-LAID IN  
ACCORDANCE WITH APPLICABLE REGULATIONS.

EXISTING BUILDING  
# 752-756

TEMPORARY CHAIN LINK  
CONSTRUCTION FENCE AND  
SAWCUT LINE (LIMIT OF WORK)

1st, 2nd, 3rd & 4th  
STORIES  
(BLDG. FACE)

MAP 54  
PLOT 285  
AREA:  
11,986 S.F.

1st, 2nd,  
3rd & 4th  
STORIES

COMPOST  
FILTER BERM

PROPOSED BUILDING  
(2) 4" VENTS  
THROUGH ROOF  
2nd FLR. RESIDENTIAL LOBBY FOOTPRINT=5,440 S.F.  
3rd FLR. RESIDENTIAL FOOTPRINT=8,760 S.F.  
4th FLR. RESIDENTIAL FOOTPRINT=8,680 S.F.  
BSMT. FLR. STORAGE=5,440 S.F.

2nd, 3rd  
& 4th  
STORIES  
ABOVE

2nd, 3rd  
& 4th  
STORIES  
ABOVE

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#### UTILITY NOTE:

BURIED UTILITY LOCATIONS ARE APPROXIMATE ONLY. FIELD  
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CALL DIG-SAFE AT 1-888-DIG-SAFE.

#### FACILITY OPERATION AND MAINTENANCE NOTES (REFER TO OPERATION AND MAINTENANCE PLAN FOR ADDITIONAL INFORMATION):

- ACCESS WAYS AND PARKING AREAS ARE TO BE SWEEPED AT LEAST  
ONCE ANNUALLY. SWEEPING SHALL COMMENCE IMMEDIATELY AFTER  
WINTER SNOW MELT (WHEN SAND AND OTHER ACCUMULATED  
SEDIMENT IS WASHED OFF), AROUND APRIL 30. ADDITIONAL  
SWEEPING SHALL OCCUR AS NEEDED. DISPOSAL OF STREET  
SWEEPINGS SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL,  
STATE AND FEDERAL GUIDELINES AND REGULATIONS.
- PAINT MARKINGS TO BE RE-STRIPED AS NEEDED.
- LANDSCAPED AREAS TO BE KEPT CLEAN OF LITTER, SHRUBS TO BE  
TRIMMED ANNUALLY, MULCH REFRESHED ANNUALLY AND SHRUBS  
WATERED ON AN AS-NEEDED BASIS.
- GARAGE CATCH BASIN/WATER QUALITY INLET TO BE  
HYDRO-VACUUMED ANNUALLY. DISPOSAL OF THE ACCUMULATED  
SEDIMENT AND HYDROCARBONS MUST BE IN ACCORDANCE WITH  
APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES AND  
REGULATIONS. IN THE EVENT OF ANY HAZARDOUS MATERIAL SPILL,  
MAINTENANCE SHALL BE PERFORMED IMMEDIATELY BY A LICENSED  
LIQUID WASTE HAULER AND THE APPROPRIATE REGULATORY  
AGENCIES SHALL BE NOTIFIED AS REQUIRED.

#### CONSTRUCTION SCHEDULE

COMPLETE DEMOLITION	4 WEEKS
EXCAVATE & INSTALL FOOTINGS/FOUNDATION; PLACE FILL IN PARKING LOT & INSTALL DRAINAGE SYSTEM	6 WEEKS
INSTALL STEEL STRUCTURAL FRAME	2 WEEKS
INSTALL ROOF & ENCLOSE BUILDING	4 WEEKS
INSTALL ROUGH PLUMBING, ELECTRIC, HVAC, ETC.	8 WEEKS
FINISH INTERIOR	24 WEEKS
COMPLETE EXTERIOR SITE WORK	4 WEEKS
TOTAL	52 WEEKS

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#### APPLICANT:

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1859 DORCHESTER AVENUE  
DORCHESTER, MA 02124

## GRADING & UTILITIES PLAN FOR PROPOSED BUILDING 760-770 WASHINGTON STREET & 6-10 FREEMAN STREET IN STOUGHTON, MA

SCALE: 1"=10' MAR. 20, 2014

Site Design Professionals, LLC

Civil Engineers

One Merchant Street - Suite 110

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MAY 12, 2016	JAN. 26, 2021
OCTOBER 22, 2018	

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SHEET 4 OF 8

CLIENT: 0138-02 SITE: 00220



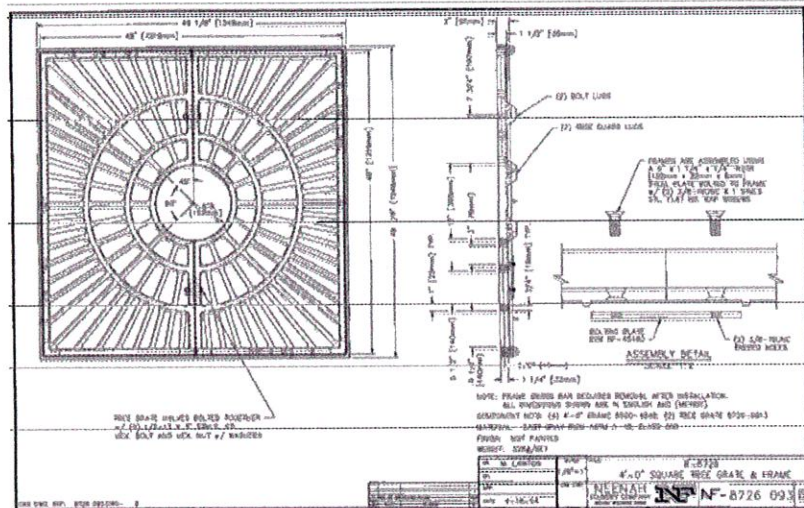
APPROVAL UNDER THE STOUGHTON CENTER  
MIXED USE OVERLAY DISTRICT BY-LAW

DATE: \_\_\_\_\_

STOUGHTON PLANNING BOARD

NOTE:  
THE PROPOSED SIDEWALK GRADES  
TO MATCH EXISTING SIDEWALK.  
REPAIR EXISTING SIDEWALK  
IF NEEDED.

- 9.3 STOUGHTON CENTER MIXED USE OVERLAY DISTRICT (SCMUOD)
- 9.3.12 OPEN SPACE: 14.2% PROVIDED.  
9.3.13 PUBLIC SPACES: OUTDOOR PATIO SPACE PROVIDED  
AT NORTHERLY SITE.  
9.3.14 LANDSCAPE REQUIREMENTS: LANDSCAPING PROVIDED WILL NOT  
ENCROACH ON PUBLIC  
WALKWAYS & ROADWAYS.



MUSCLEWOOD



PENCIL HOLLY TREE

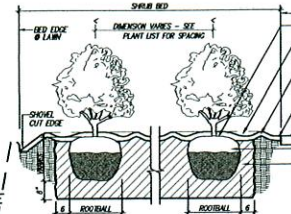


INKBERRY

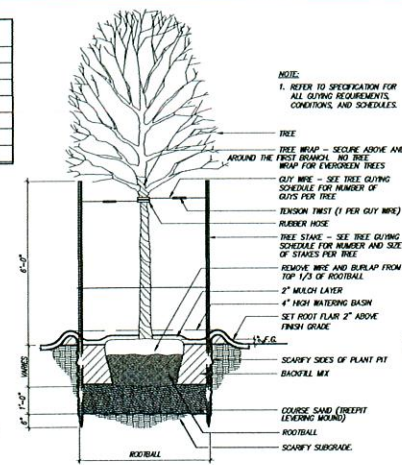


THUNDERCLOUD RED PLUM

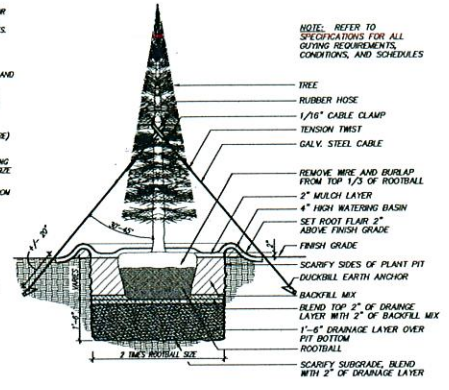
QUAN.	COMMON NAME	BOTANICAL NAME	SIZE	INSTALLED HT.	MATURE HT.
TREES					
1	THUNDER CLOUD RED PLUM	CERASIFERA 'THUNDERCLOUD'	2"-2 1/2" CAL.	10'-12" HT.	15'-25' HT.
2	MUSCLEWOOD	CARPINUS CAROLINIANA	3"-4" CAL.	10'-12" HT.	20'-35' HT.
SHRUBS					
4	SHAMROCK INKBERY	ILEX GLABRA 'SHAMROCK'	3' HT.	3' HT.	4'-5' HT.
10	PENCIL HOLLY TREE	ILEX CRENATA 'SKY PENCIL'	4-6 FT. HIGH	4-6 FT. HIGH	8-10 FT. HIGH



SHRUB PLANTING  
SCALE: N.T.S.



TREE PLANTING  
SCALE: N.T.S.

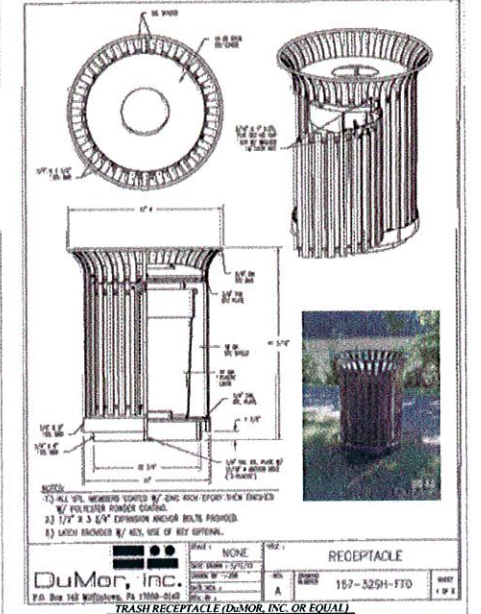
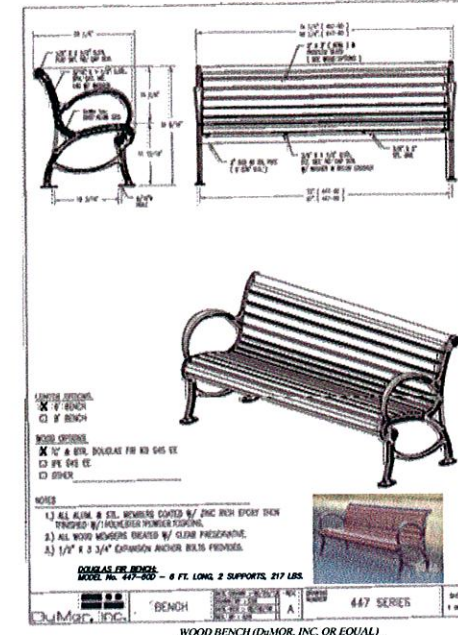


EVERGREEN TREE PLANTING  
SCALE: N.T.S.

ASSESSOR'S REFERENCE:  
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OWNER:  
FREEMAN STREET CORP.  
6 FREEMAN STREET  
STOUGHTON, MA 02072  
APPLICANT:  
FREEMAN STREET TRUST  
1859 DORCHESTER AVENUE  
DORCHESTER, MA 02124

1st STORY  
(SUPPORT COLUMNS)  
2nd, 3rd & 4th  
STORIES  
(BLDG. FACE)



PLANTING PLAN  
FOR  
PROPOSED BUILDING  
760-770 WASHINGTON STREET &  
6-10 FREEMAN STREET  
IN  
STOUGHTON, MA  
SCALE: 1"=10'  
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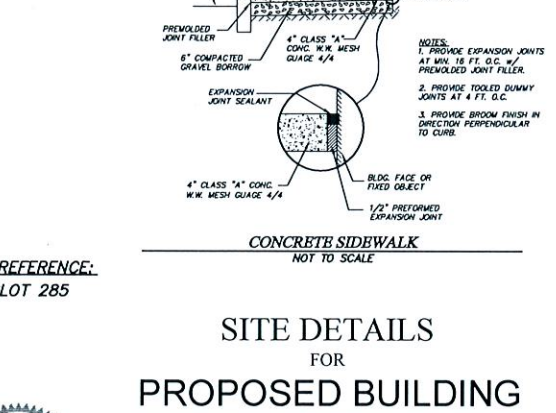
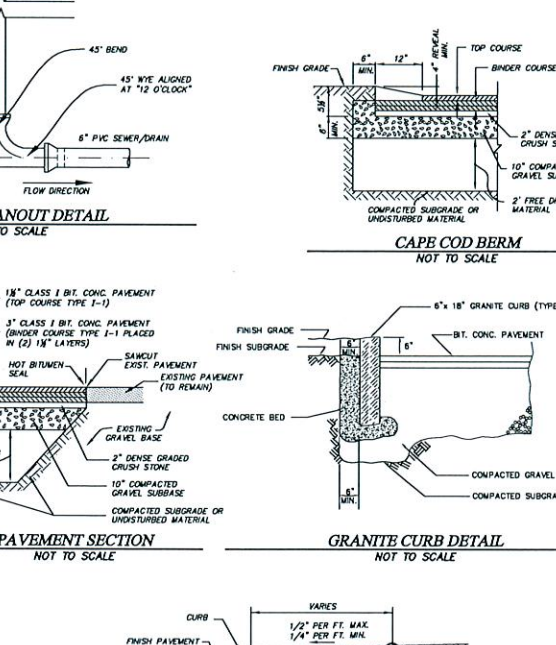
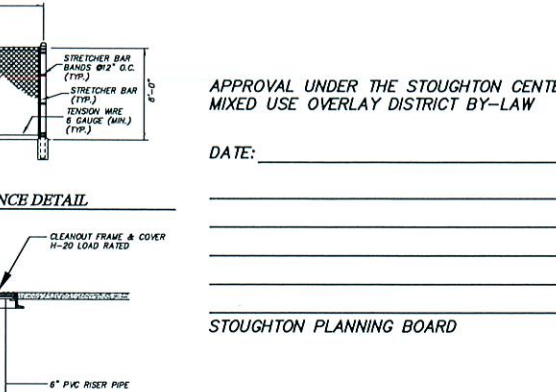
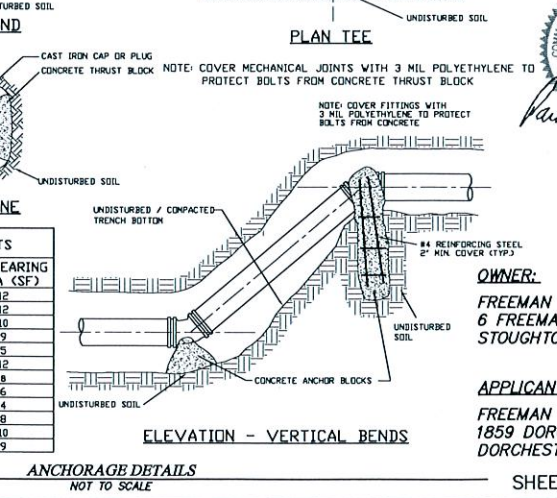
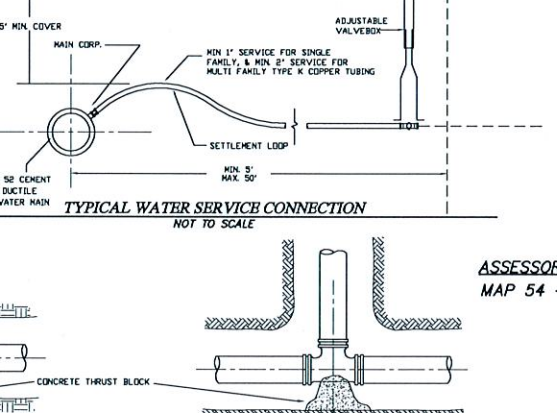
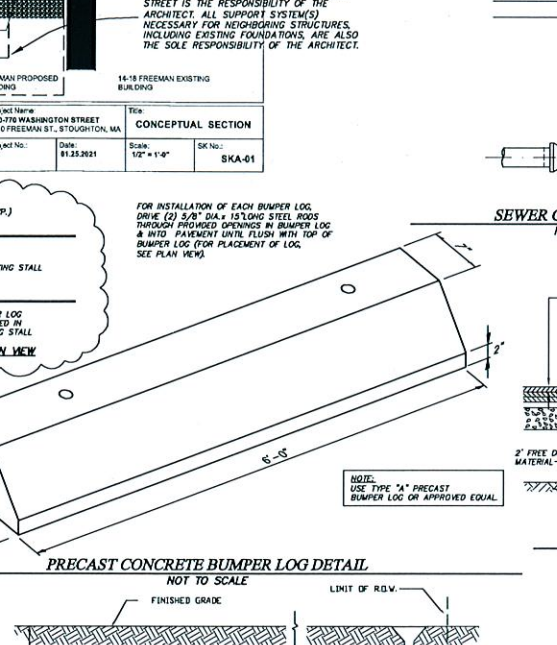
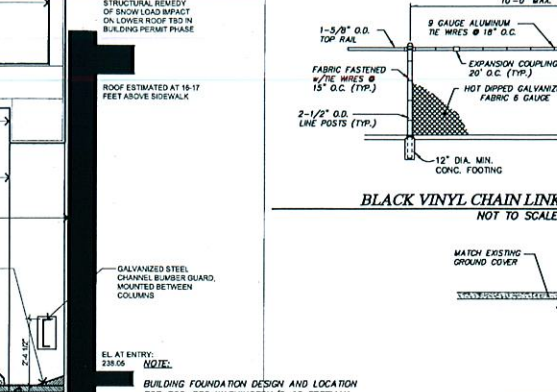
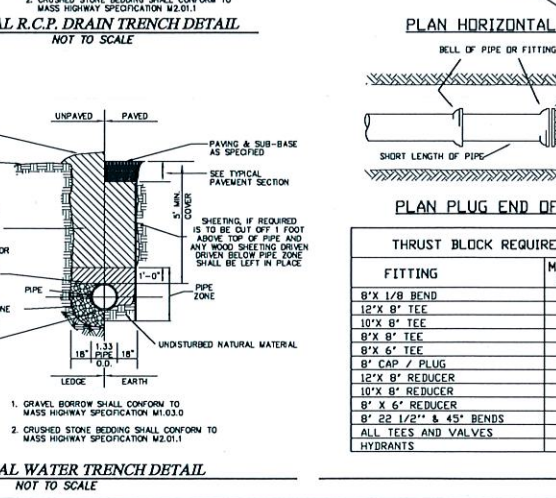
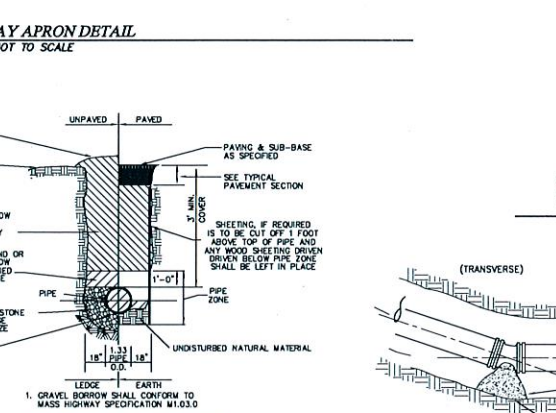
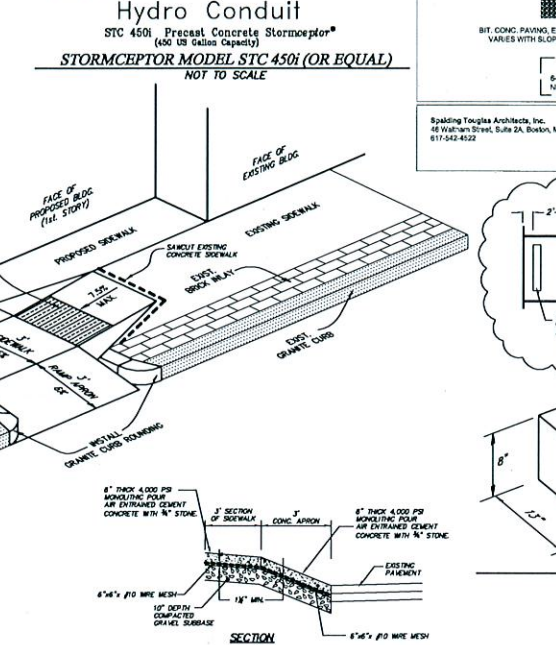
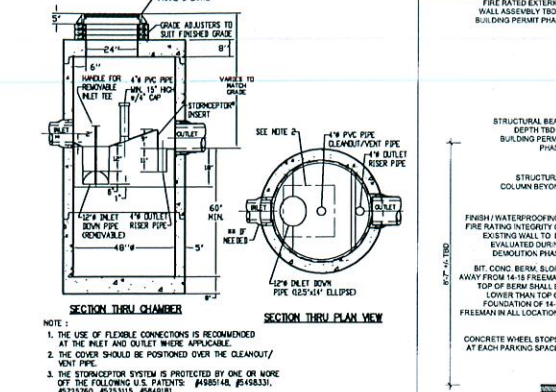
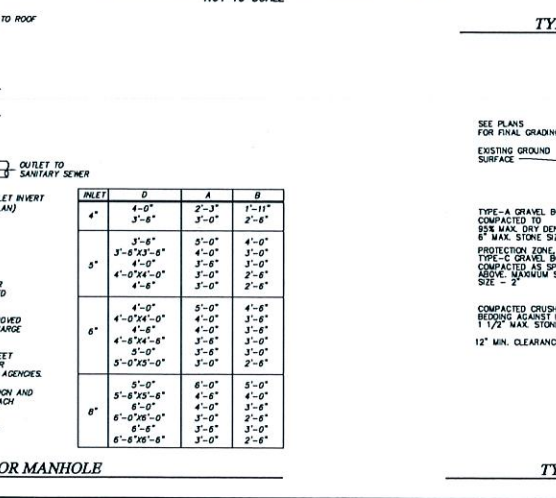
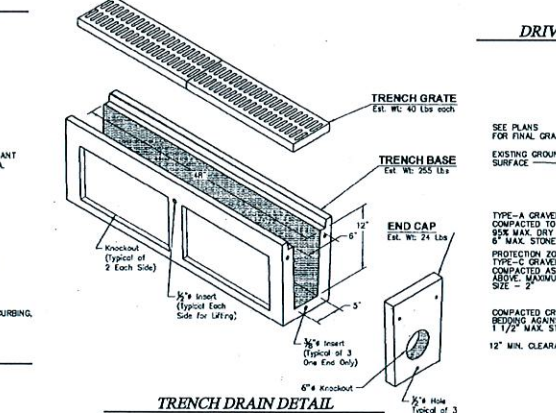
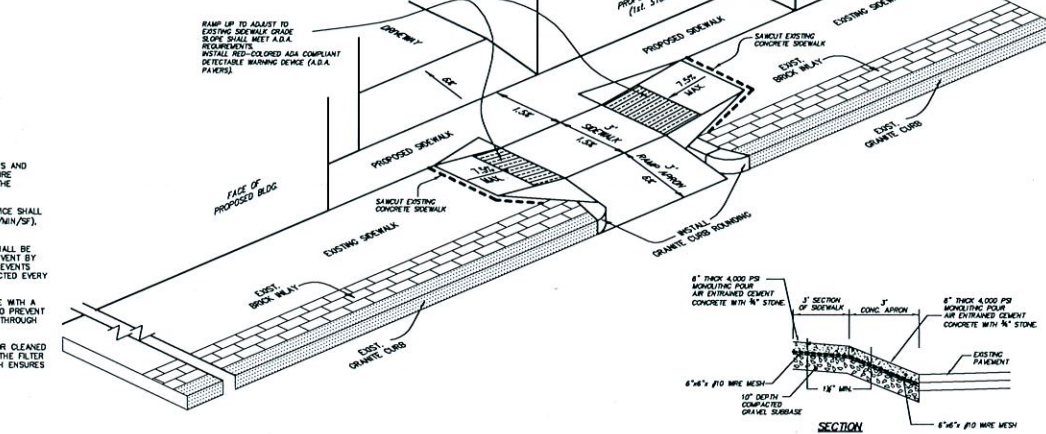
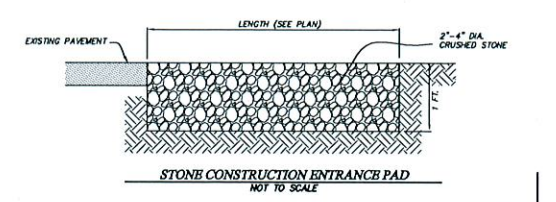
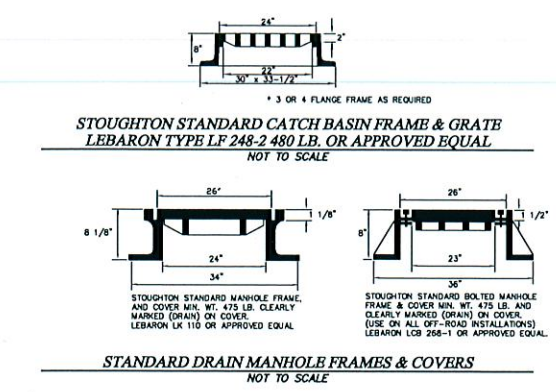
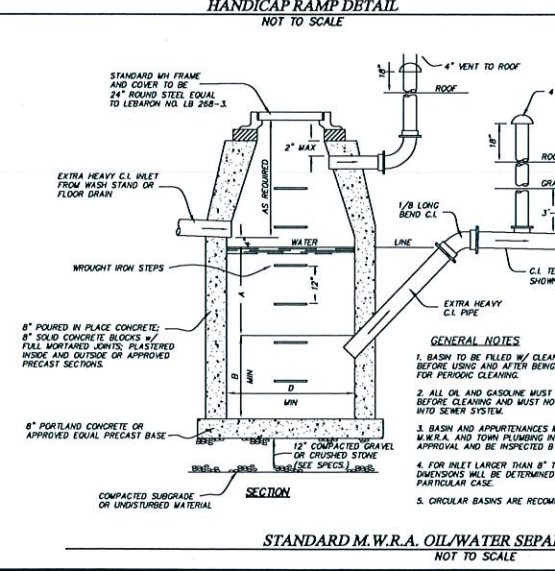
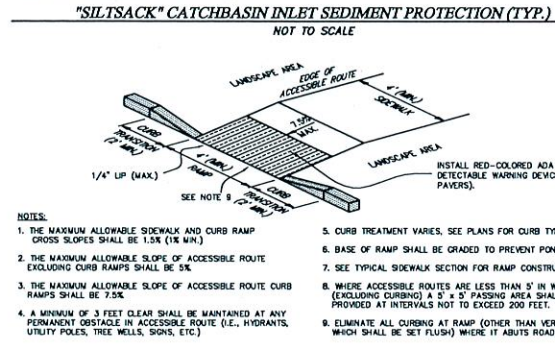
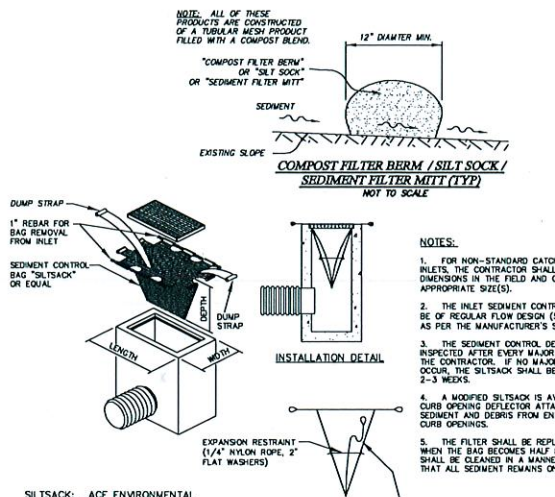
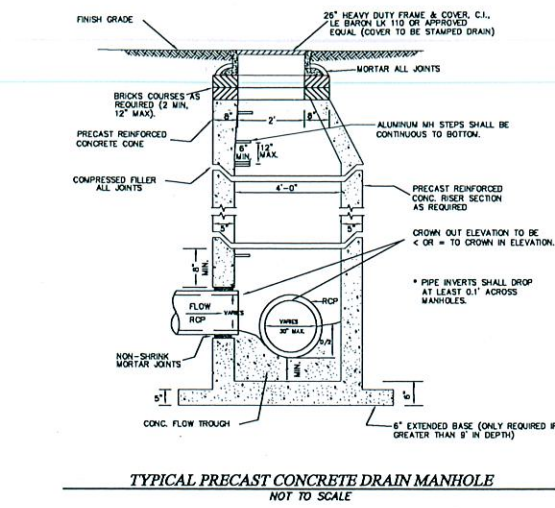
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CLIENT: 0138-02 SITE: 00220

SHEET 5 OF 8





**ASSESSOR'S REFERENCE:**  
MAP 54 - PLOT 285

**SITE DETAILS FOR PROPOSED BUILDING**  
760-770 WASHINGTON STREET & 6-10 FREEMAN STREET  
IN  
**STOUGHTON, MA**  
SCALE: AS SHOWN  
MAR. 20, 2014  
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NOVEMBER 3, 2014	JAN. 6, 2021
AUG. 13, 2015	JAN. 21, 2021
MAY 12, 2016	JAN. 26, 2021
OCTOBER 22, 2018	NO CHANGES TO THIS SHEET

**SHEET 6 OF 8** CLIENT: 0138-02 SITE: 00220



-  HATCHED AREA DESIGNATES 9 PARKING SPACES RESERVED FOR 19 ROSE STREET
-  HATCHED AREA DESIGNATES 10 PARKING SPACES FOR 10 PORTER STREET & 12 ROSE STREET
-  HATCHED AREA DESIGNATES 16 PARKING SPACES FOR 760-770 WASHINGTON STREET & 6-10 FREEMAN STREET

SATELLITE PARKING FOR  
10 PORTER ST. / 12  
ROSE ST. SITE  
AND  
760-770 WASHINGTON ST.  
/ 6-10 FREEMAN ST. SITE  
AND  
19 ROSE ST. SITE

POLICE STATION

EXISTING 3 SPACES  
DESIGNATED FOR  
10 PORTER ST. &  
12 ROSE ST. UNITS

THE RESIDENCES AT  
STOUGHTON JUNCTION  
10 PORTER STREET &  
12 ROSE STREET

PARKING SPACE DESIGNATION			
	ON-SITE PARKING	OFF-SITE PARKING	TOTAL PARKING SPACES
10 PORTER STREET 12 ROSE STREET	11	3 (19 ROSE ST.) 7 (SATELLITE PARKING)	21
19 ROSE STREET	9	9 (SATELLITE PARKING)	18
760/770 WASHINGTON ST. 6/10 FREEMAN ST.	8	16 (SATELLITE PARKING)	24
SPARE PARKING	--	7 (SATELLITE PARKING)	7

1,330± FT. FROM SATELLITE PARKING LOT TO  
760-770 WASHINGTON ST. &  
6-10 FREEMAN ST. SITE

SCHOOL STREET

ROSE STREET

PEARL STREET

THE RESIDENCES AT  
STOUGHTON JUNCTION II  
19 ROSE STREET

TOWN HALL

PROPOSED BUILDING  
760-770 WASHINGTON ST. &  
6-10 FREEMAN ST. SITE

PORTER STREET

PORTER STREET

WASHINGTON STREET

POST OFFICE

WYMAN ST.

WASHINGTON STREET

FREEMAN STREET

NOTE:  
PLAN INFORMATION COMPILED FROM  
VARIOUS SOURCES.

ASSESSOR'S REFERENCE:  
MAP 54 - PLOT 285

OWNER:  
FREEMAN STREET CORP.  
6 FREEMAN STREET  
STOUGHTON, MA 02072  
APPLICANT:  
FREEMAN STREET TRUST  
1859 DORCHESTER AVENUE  
DORCHESTER, MA 02124



VICINITY PLAN OF  
SATELLITE PARKING  
FOR  
PROPOSED BUILDING  
760-770 WASHINGTON STREET &  
6-10 FREEMAN STREET  
IN  
STOUGHTON, MA  
SCALE: 1"=50' NOV. 10, 2020  
Site Design Professionals, LLC

Civil Engineers  
One Merchant Street - Suite 110  
Sharon, MA 02067  
Tel. 781-784-4020 - Fax 781-784-4022

REVISIONS	
NOV. 10, 2020	- SHEET ADDED TO SET
DEC. 3, 2020	
JAN. 6, 2021	
JAN. 21, 2021	
JAN. 28, 2021	

0 25 50 100 150  
CLIENT: 0138-02 SITE: 00220





# TOWN OF STOUGHTON

Massachusetts  
MA 02072

## PLANNING BOARD

### Findings and Decision

#### Special Permits for Mixed Use Building & Off-Site Parking in the SCMUOD

760-770 Washington Street  
Case #SCM 20-01

Date: January 28, 2021  
Applicant: Freeman Street Trust  
1825 Dorchester Avenue  
Dorchester, MA 02124  
Owner: Freeman Street Trust  
1825 Dorchester Avenue  
Dorchester, MA 02124  
Representative: Site Design Professionals, LLC  
One Merchant Street, Suite 110  
Sharon, MA 02067  
Location: 760-770 Washington Street (further identified on Map 54, Lot 285)  
Central Business District/Stoughton Center Mixed Use Overlay District  
(SCMUOD) Area A

#### I) Project Summary

The project proposes construction of a 37,000+ SF four (4) story mixed-use building on the 11,986 SF site at the corner of Washington Street (Route 138) and Freeman Street. The project also includes a satellite off-site parking area located off of Ross Street abutting the existing municipal parking lot next to the Stoughton Police Station.

their respective authorities and oversight of such permits, approval and decisions.

- No site activity shall take place at the property under the Special Permits without proper authorization and permitting from all local and state agencies, as required.
- Construction shall be performed by contractors licensed to perform such work in the Town of Stoughton.
- 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.
- The cost of any necessary outside testing, inspection or other services required by 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 requestor source.
- 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.
- Required soil and erosion control measures shall be erected and serviceable prior to site activity. For purposes of controlling erosion, all grades exposed for greater than 30-day period shall be stabilized.
- 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.
- During construction, the Applicant shall maintain a clean site and shall install the necessary signs at the edge of the property to prevent vehicles leaving the property from tracking sediment off of the property and shall perform the necessary sweeping and dust control measures to protect area property owners and prevent collection of dirt, dust or debris from leaving the site.
- 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.

#### II) Procedural History

- Application for Special Permits was made by the above referenced applicant and owners as filed with the Planning Board on September 1, 2020. The application was submitted by Freeman Street Trust (the Applicant), of 1825 Dorchester Avenue, Dorchester, MA 02124.
- The land shown is located at 760-770 Washington Street and shown on Map 54, Lot 285 (the "Property") and is located within the Central Business District/Stoughton Center Mixed Use Overlay District (SCMUOD) Area "A" District.
- A public hearing on the Special Permit Application was opened by the Planning Board on October 8, 2020.
- The Planning Board also reviewed all prior permit and site plan relief previously granted for the project and the supporting file materials and deliberations.

#### III) Application Submittals and Related Documents

##### A) Application Submittals

- The Site Plan submitted for review by the Planning Board is entitled "Site Plan" for Proposed Building 760-770 Washington Street & 6-10 Freeman Street in Stoughton, Massachusetts" and dated March 20, 2014 and revised through January 26, 2021 and prepared by Site Design Professionals, LLC, Civil Engineers, One Merchant Street, Suite 110, Sharon, MA 02067.
- Site Layout of Satellite Parking for Proposed Building 760-770 Washington Street & 6-10 Freeman Street and The Residences at Stoughton Junction II 19 Ross Street in Stoughton, MA and dated June 18, 2020 and revised through January 26, 2021 and prepared by Site Design Professionals, LLC Civil Engineers, One Merchant Street, Suite 110, Sharon, MA 02067.
- Landscaping Plan of Satellite Parking for Proposed Building 760-770 Washington Street & 6-10 Freeman Street and The Residences at Stoughton Junction II 19 Ross Street in Stoughton, MA and dated June 18, 2020 and revised through January 26, 2021 and prepared by Site Design Professionals, LLC, Engineers, One Merchant Street, Suite 110, Sharon, MA 02067.
- Plan entitled "Mixed Use Project at 6-10 Freeman Street (front) and 760-770 Washington Street, Stoughton, MA" dated March 20, 2020 and revised through January 7, 2021 and prepared by Spalding Trogas Architects, Inc., 241 A Street, Suite 200, Boston, MA 02210.

##### B) Related Documents

- Copy of the Legal Public Hearing notice from the edition of the Journal-Sun dated September 23, 2020 and September 30, 2020.
- Certified List of Abutters dated September 1, 2020.

##### B) Special Conditions

- As a condition of this approval, the applicant agrees to relinquish all prior approvals related to the subject property at 760-770 Washington Street.
- The Applicant shall be required to clean the entire drainage system at the end of construction.
- Any existing or proposed wall mounted lights shall be LED style and shall not shed light onto abutting properties.
- The existing sewer lines shall be inspected using a camera to insure integrity. A camera test will be required of the Applicant's engineer at its own expense and performed during construction for the existing sewer stub and sewer main on Washington Street there are any integrity issues with the stub or main on Washington Street, repairs will be required at the discretion of the Sewer Department in accordance with the Town of Stoughton Standards for Design and Construction of Building Sewers.
- The existing sewer service that is proposed to be re-used for the proposed connection from the oil/water separator shall be replaced with new piping from the 12" diameter manhole to the existing manhole in Freeman Street. A new clean out shall be installed to replace the 12" diameter manhole.
- During construction, the hours of operation shall be from 7:00 am until 6:00 pm Monday through Friday and 8:00 am until 5:00 pm on Saturday. No machinery shall be started or run prior to those start times. There shall be no construction activities on Sunday or any state or federal holiday.
- The Planning Board will require a cash bond in an amount that will cover the full replacement cost of all landscaping prior to issuance of a Certificate of Occupancy. The bond will be held for one growing season after the landscaping is installed for the building site and the off-site satellite parking area.
- Prior to the issuance of a demolition permit, the applicant is responsible for providing information to the Building Commissioner that proves that the "party wall" between the subject property and the abutting property at 14-18 Freeman Street will remain structurally sound and continue functioning as a "fire wall".

- Long Term Operation and Maintenance Plan Stormwater Management System for 760-770 Washington Street & 6-10 Freeman Street and 0 & 50 Ross Street Satellite Parking Lot, Stoughton, MA dated July 2, 2014 and revised through November 12, 2020.
- Zoning review letter from Jack Erickson, Building Commissioner, dated April 13, 2020.
- Comment letter from Sergeant James O'Connor, Safety Officer, dated September 11, 2020.
- Comment letter from Lary Perry, Sanitarian, dated September 29, 2020.
- Technical Engineering Review letter from Craig Horsfall, Assistant Town Engineer, dated September 30, 2020.
- Comment letter from Deputy Chief Scott Breen dated October 2, 2020.
- Comment letter from John Charbonneau, Town Planner, dated October 8, 2020.
- Comment letter from Sergeant James O'Connor, Safety Officer, dated October 16, 2020.
- Comment letter from Attorney David Glod of Rich May Attorneys at Law dated October 26, 2020.
- Letter from Town Counsel dated November 9, 2020.
- Comment letter from Attorney David Glod of Rich May Attorneys at Law dated January 11, 2021.
- Comment letter from Chapin Associates, Inc., Structural Engineers, dated January 13, 2021.
- Comment letter from South Shore Engineering Team, Inc., Mechanical & Electrical Engineers, dated December 30, 2020.
- Comment letter from South Shore Engineering Team, Inc., Mechanical & Electrical Engineers, dated January 13, 2021.
- Comment email from Craig Horsfall, Assistant Town Engineer, dated January 14, 2021.

##### C) Findings

- The Planning Board finds that the applicant has submitted the required information for determination of approval of the Special Permits.
- The Planning Board finds that the proposed use will not be detrimental to this district.
- On January 28, 2021, the Planning Board voted to approve the Special Permits for the Property with conditions.

##### B) Specific Findings

- The Planning Board finds that the applicant has submitted the required information for determination of the Special Permit under the Town of Stoughton Bylaw as amended creating the Stoughton Center Mixed Use Overlay District Area "A" hereinafter (SCMUOD), relative to a Special Permit for a mixed use residential housing develop in the Central Business District.
- The Planning Board finds that the applicant has submitted the required information for determination of the Special Permit under the Town of Stoughton Bylaw as amended Section 9.3.1(6)(2A) "Special Parking Provisions" relative to a special permit for off-parking beyond a 500-foot radius but not more than a 1,300-foot radius.
- The Planning Board is the Special Permit Granting Authority (SPGA) and finds as follows: the property in question contains approximately 11,986 square feet of land a has frontage on Washington Street (102 feet) and Freeman Street (118 feet). The pro

- The owner of the abutting property at 14-18 Freeman Street shall be granted the permanent right of access to enter onto the subject property for the purposes of conducting inspection(s) and/or repair(s) to the existing wall that is located on the property line to the subject property. The owner of the abutting property shall provide the applicant with a minimum of 24 hours' notice prior to entering onto the property for such inspection(s) and/or repair(s). This provision can be waived in the case of emergency repair(s) such as circumstances that constitute imminent danger to health and/or safety of the abutting property. In such an instance, the abutting property owner shall notify the applicant via overnight mail with signature required. In any case, the abutter and his agent(s) are responsible for repairing any resulting damage to the applicant's property.
- The applicant shall install and maintain LED lights on each of the "Pencil Holly Planters" to be lit between dusk and dawn.
- The applicant shall provide a gate at the entrance to the open space area along the northern side of the building from Washington Street. The gate will remain accessible to the public between dawn and dusk.
- The applicant shall work with the Stoughton Police Department on the location and installation of security cameras in the off-site satellite parking area to monitor the lot being created as well as a portion of the adjacent municipal parking lot.
- All HVAC and related equipment shall be screened from view from all vantage points.
- The applicant shall reconstruct the full width of the sidewalks along Washington Street and Freeman Street for the entire length of frontage of the subject property.

##### V) 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. Further, they voted to authorize the Chair to endorse the decision on their behalf.

On this day of January 28, 2021.

Joseph Scardino, Chairman

Daniel Kelly, Vice Chairman

Paul Demusz

Jonathan Garland

Sensie Kabba

Ce: 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 January 29, 2021.

FOR THE PLANNING BOARD

Joseph Scardino, Chairman

##### IV) Decision

This decision conforms to prior permit relief granted for the Property. The grant of this relief is expressly conditioned upon satisfaction of the following requirements. Any relief requested that is not expressly granted herein is hereby denied.

##### A) General Conditions

- This decision for Special Permits 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.
- 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.
- 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.
- A blank sheet shall be incorporated into the plan set. Once Planning Board approval has been obtained, the Planning Board Decision shall be scanned onto this sheet for record set.
- 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.
- The Applicant is responsible for the filing of this decision with the Registry of Deeds and providing proof of recording to the Board.
- At least seven (7) days prior to beginning of any site activity, the Applicant shall hold a pre-construction meeting with the Building Commissioner, the Engineering Department, the Conservation Agent, the Department of Public Works and the Town Planner to coordinate the necessary inspections. At that meeting, the applicant shall provide:
  - The company affiliation, name, address and business telephone number of the construction superintendent who shall have overall responsibility for construction activities on-site; and
  - Proof that "dig-Safe" has been notified at least 72 hours prior to the start of any site work.
- All applicable Zoning Bylaw requirements of the Town of Stoughton shall be satisfied.
- 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

## PLANNING BOARD DECISION

FOR

### PROPOSED BUILDING

760-770 WASHINGTON STREET &  
6-10 FREEMAN STREET

IN

### STOUGHTON, MA

NOT TO SCALE

JAN. 16, 2019

Site Design Professionals, LLC

Civil Engineers

One Merchant Street - Suite 110

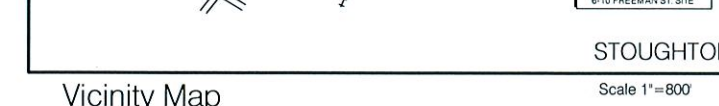
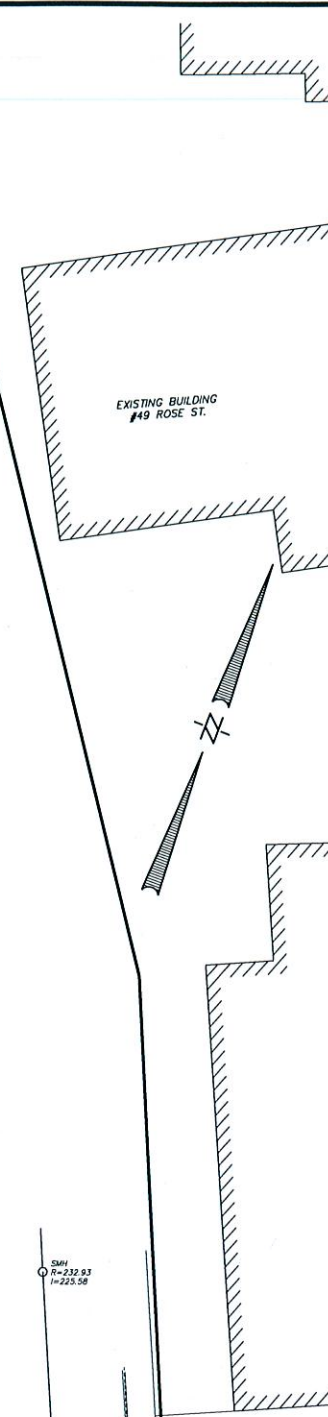
Sharon, MA 02067

Tel. 781-784-4020 - Fax 781-784-4022

#### REVISIONS

JANUARY 16, 2019 - SHEET ADDED TO SET  
MAR. 20, 2020  
NOV. 10, 2020  
DEC. 3, 2020  
JAN. 6, 2021  
JAN. 21, 2021  
JAN. 26, 2021





APPROVAL UNDER THE STOUGHTON CENTER  
MIXED USE OVERLAY DISTRICT BY-LAW

DATE: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

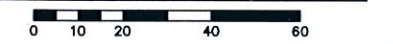
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STOUGHTON PLANNING BOARD


IN  
STOUGHTON, MA  
SCALE: 1"=20' JUNE 18, 2020  
Site Design Professionals, LLC


Civil Engineers  
One Merchant Street - Suite 110  
Sharon, MA 02067  
Tel. 781-784-4020 - Fax 781-784-4022


REVISIONS
NOV. 10, 2020
DEC. 3, 2020
JAN. 6, 2021
JAN. 21, 2021
JAN. 28, 2021



SIGN SUMMARY						
IDENTIFICATION NUMBER	SIZE OF SIGN		TEXT	BACKGROUND	LETTERING	No. OF SIGNS REQUIRED
	WIDTH	HEIGHT				
POROUS PAVEMENT SIGN	12"	18"	<div><div>POROUS PAVEMENT AREA  STOP-ANNUAL VACUUMING REQUIRED  PROHIBIT- SANDING, SEAL COATING  HAZARDOUS WASTE HANDLING HEAVY LOAD VEHICLES</div></div>	BLUE	WHITE	4
R7-8	12"	18"	<div><div></div></div>	WHITE	GREEN	1

 HATCHED AREA DESIGNATES 9 PARKING SPACES  
RESERVED FOR 19 ROSE STREET

 HATCHED AREA DESIGNATES 7 PARKING SPACES  
FOR 10 PORTER STREET & 12 ROSE STREET

 HATCHED AREA DESIGNATES 16 PARKING SPACES  
FOR 760-770 WASHINGTON STREET &  
6-10 FREEMAN STREET

PLAN NOTES:

1. PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS THE RESULT OF A FIELD SURVEY BY ARTHUR F. BORDEN & ASSOCIATES, INC. IN JAN. 2007.
2. UPDATED EXISTING CONDITION INFORMATION BY SITE DESIGN PROFESSIONALS, LLC IN FEB. 2020.
3. BURIED UTILITY LOCATIONS ARE APPROXIMATE ONLY. FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

ASSESSOR'S REFERENCE:  
MAP 54 – PARCEL 180 & 181

ZONING CLASSIFICATION:  
CENTRAL BUSINESS DISTRICT

PARKING SPACES PROVIDED FOR COMBINED LOTS:

EXISTING SPACES:	26 SPACES
PROPOSED SPACES:	14 SPACES
TOTAL:	40 SPACES

OWNER MAP 54 LOT 180  
(O ROSE ST.):

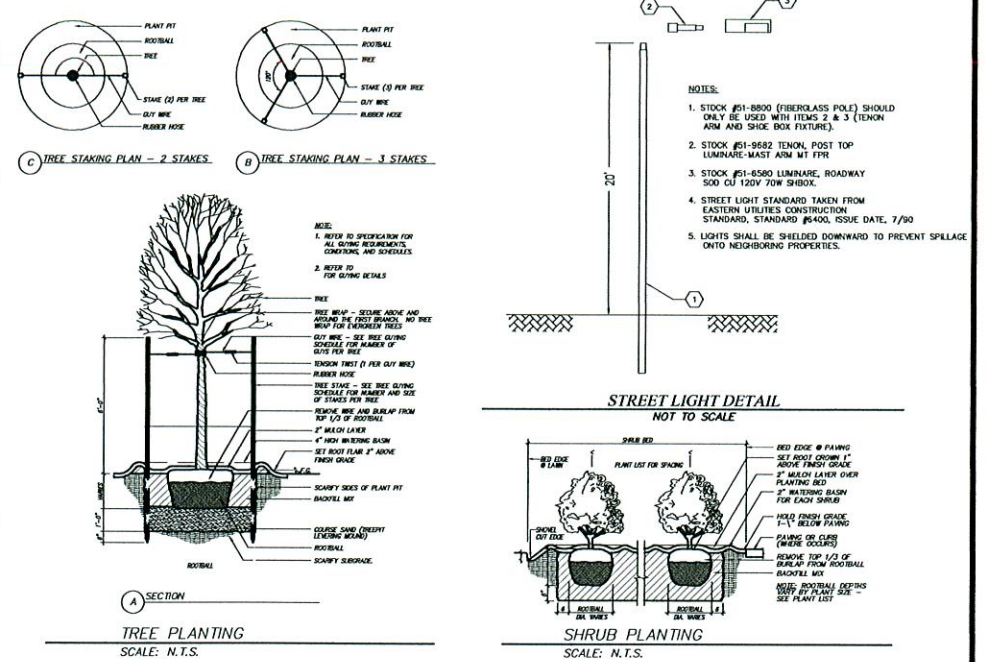
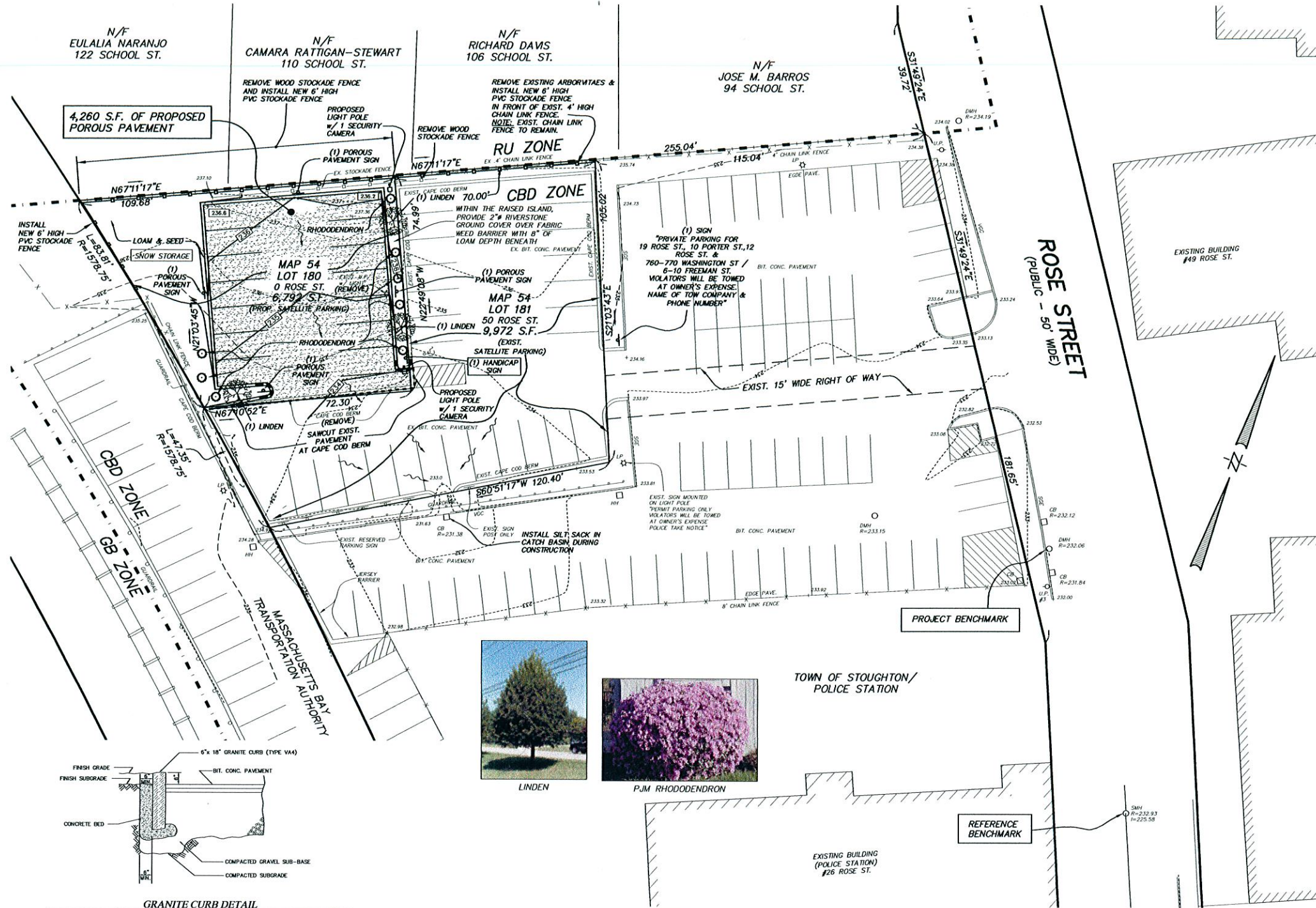
FREEMAN STREET TRUST  
1859 DORCHESTER AVENUE  
DORCHESTER, MA 02124

OWNER MAP 54 LOT 181  
(50 ROSE ST.):

50 ROSE STREET REALTY TRUST  
1859 DORCHESTER AVENUE  
DORCHESTER, MA 02124

APPLICANT:  
FREEMAN STREET TRUST  
1859 DORCHESTER AVENUE  
DORCHESTER, MA 02124





QUAN.	COMMON NAME	BOTANICAL NAME	SIZE	INSTALLED HT.	MATURE HT.
<b>TREES</b>					
3	GREENSPICE LITTLE LEAF LINDEN	TILIA CORDATA	2 1/2" CAL.	8'-10' HT.	40'-50' HT.
<b>SHRUBS</b>					
8	PJM RHODODENDRON	RHODODENDRON PJM	18"-24"	18"-24"	4'-6' HT.

- NOTES:**
- ALL DISTURBED AREAS NOT OTHERWISE PLANTED, PAVED OR CONSTRUCTED ARE TO BE LOAMED AND SOODED.
- PLAN NOTES:**
- PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS THE RESULT OF A FIELD SURVEY BY ARTHUR F. BORDEN & ASSOCIATES, INC. IN JAN. 2007.
  - UPDATED EXISTING CONDITION INFORMATION BY SITE DESIGN PROFESSIONALS, LLC IN FEB. 2020.
  - BURIED UTILITY LOCATIONS ARE APPROXIMATE ONLY. FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
- LIGHTING NOTES:**
- REFER TO PHOTOMETRICS PLAN FOR SPECIFICATIONS.
  - ELECTRICAL SUPPLY CONTINGENT UPON TOWN OF STOUGHTON APPROVAL.

**REFERENCE BENCHMARK:**  
INVERT OF SEWER MANHOLE (STA. 3+50) LOCATED IN ROSE STREET (TOWN OF STOUGHTON ENG. DEPT. RECORDS - SHEET 15) ELEV.=225.58 (N.G.V.D.)

**PROJECT BENCHMARK:**  
DRAIN MANHOLE R/W ELEV.=232.06 (N.G.V.D.)

## GRADING & LANDSCAPING OF SATELLITE PARKING FOR PROPOSED BUILDING

760-770 WASHINGTON STREET & 6-10 FREEMAN STREET

## THE RESIDENCES AT STOUGHTON JUNCTION II

19 ROSE STREET IN STOUGHTON, MA

SCALE: 1"=20' JUNE 18, 2020

**Site Design Professionals, LLC**  
Civil Engineers  
One Merchant Street - Suite 110  
Sharon, MA 02067  
Tel. 781-784-4020 - Fax 781-784-4022

**REVISIONS**

NO.	DATE	DESCRIPTION
1	NOV. 10, 2020	
2	DEC. 3, 2020	
3	JAN. 6, 2021	
4	JAN. 21, 2021	
5	JAN. 26, 2021	

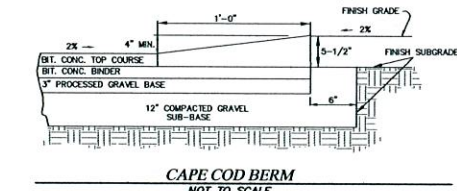
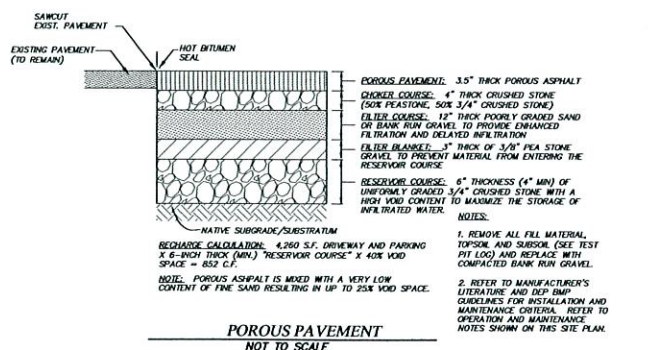
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SHEET 2 OF 2 CLIENT: 0138-02 SITE: 00220

**DRAINAGE NOTES:**

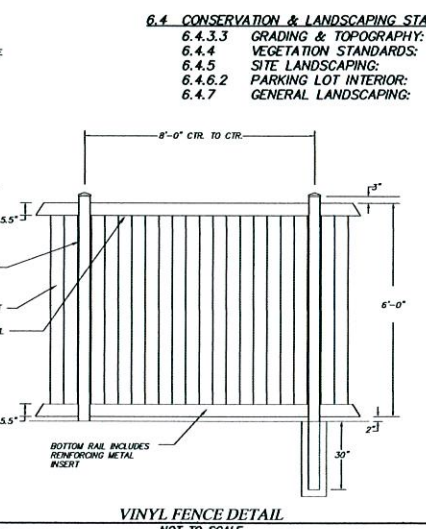
THE SOIL UNDERLYING THE SITE IS CLASSIFIED BY THE NATURAL RESOURCES CONSERVATION SERVICE SOIL MAPPING AS MERRIMAC-URBAN LAND COMPLEX. MERRIMAC SOIL, THE UNDERLYING NATIVE SOIL, IS A "GROUP A" SOIL.

4,260 S.F. POROUS PAVEMENT X 1.0-INCH TREATMENT (A-SOIL)/RECHARGE = 355 C.F. MIN. GROUNDWATER TREATMENT/RECHARGE REQUIRED, 781 C.F. TREATMENT/RECHARGE PROVIDED (SEE POROUS ASPHALT DETAIL AND HYDROCAD REPORT)



POROUS ASPHALT PAVEMENT MIXTURES GRADATION REQUIREMENTS			
SCREEN SIZES	TOP COURSE	BINDER COURSE	GENERAL LIMITS
	GENERAL LIMITS	GENERAL LIMITS	% PASSING
2 INCH	---	---	100
1 1/2 INCH	---	---	75-100
1 INCH	---	---	55-80
3/4 INCH	100	---	---
1/2 INCH	85-100	23-42	---
3/8 INCH	55-75	---	---
1/4 INCH	---	5-20	---
No. 4	10-25	---	---
1/8 INCH	---	2-19	---
No. 8	5-10	---	---
No. 16	---	---	---
No. 30	---	---	---
No. 200	2-4	---	---

**NOTE:** POROUS ASPHALT SHALL CONFORM TO MASTER SPECIFICATION #32-12-43: FLEXIBLE POROUS PAVING



**6.4 CONSERVATION & LANDSCAPING STANDARDS**

6.4.3.3 GRADING & TOPOGRAPHY: MINIMAL CUTTING (LESS THAN 1-FT.) PROVIDED NO MATURE VEGETATION ON-SITE.

6.4.4 VEGETATION STANDARDS: 3 LINDENS FOR SHADE & 8 RHODODENDRON FOR SCREENING INTERIOR RAISED ISLAND FOR PLANTINGS PROVIDED 6-FT HIGH PVC STOCKADE FENCE ALONG NORTHERLY PROPERTY LINE PROVIDED FOR SCREENING

6.4.5 SITE LANDSCAPING: PARKING LOT INTERIOR: GENERAL LANDSCAPING:

**APPROVAL UNDER THE STOUGHTON CENTER MIXED USE OVERLAY DISTRICT BY-LAW**

DATE: \_\_\_\_\_

STOUGHTON PLANNING BOARD

**OWNER MAP 54 LOT 180 (0 ROSE ST.):**  
FREEMAN STREET TRUST  
1859 DORCHESTER AVENUE  
DORCHESTER, MA 02124

**OWNER MAP 54 LOT 181 (50 ROSE ST.):**  
50 ROSE STREET REALTY TRUST  
1859 DORCHESTER AVENUE  
DORCHESTER, MA 02124