

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

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No.

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Site Layout Plan

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Grading and Utilities Plan

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Planting Plan

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Site Details

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Vicinity Plan of Satellite Parking

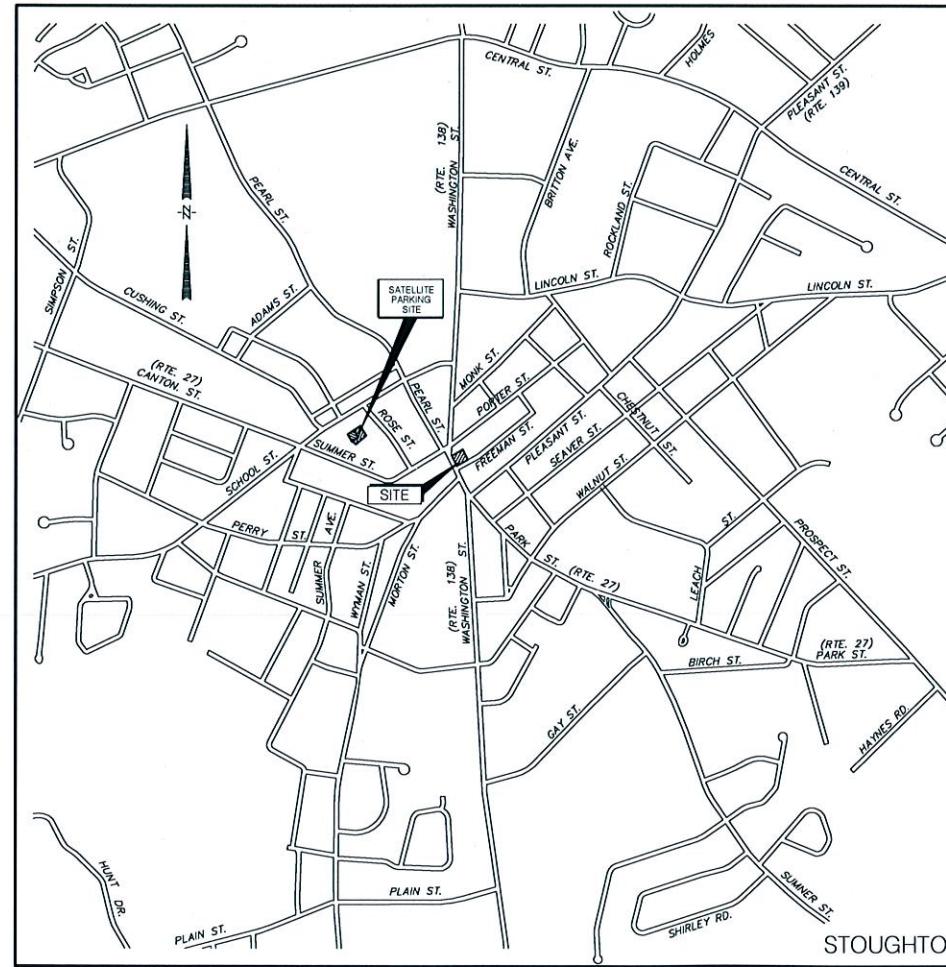
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Planning Board Decision

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

DATE: _____

STOUGHTON PLANNING BOARD



Vicinity Map

Scale 1"=800'

SHEET 1 OF 8



Paul Broomekole

CLIENT: 0138-02 SITE: 00220

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

DATE: _____

STOUGHTON PLANNING BOARD

WASHINGTON (PUBLIC) STREET
DRAIN MAIN ELEV. CAT. R.R. ELEV.

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

EX. WATER GATE VALVE &
15' SERVICE

FREEMAN STREET
(PUBLIC - VARIABLE WIDTH)

FREEMAN STREE
(PUBLIC - VARIABLE WIDTH)

"EXISTING CONDITIONS"

PLAN OF LAND IN STOUGHTON, MA.

760-770 WASHINGTON STREET

PREPARED FOR: FREEMAN STREET CORP.
6 FREEMAN STREET

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

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

ML-2151

UTILITY NOTES:

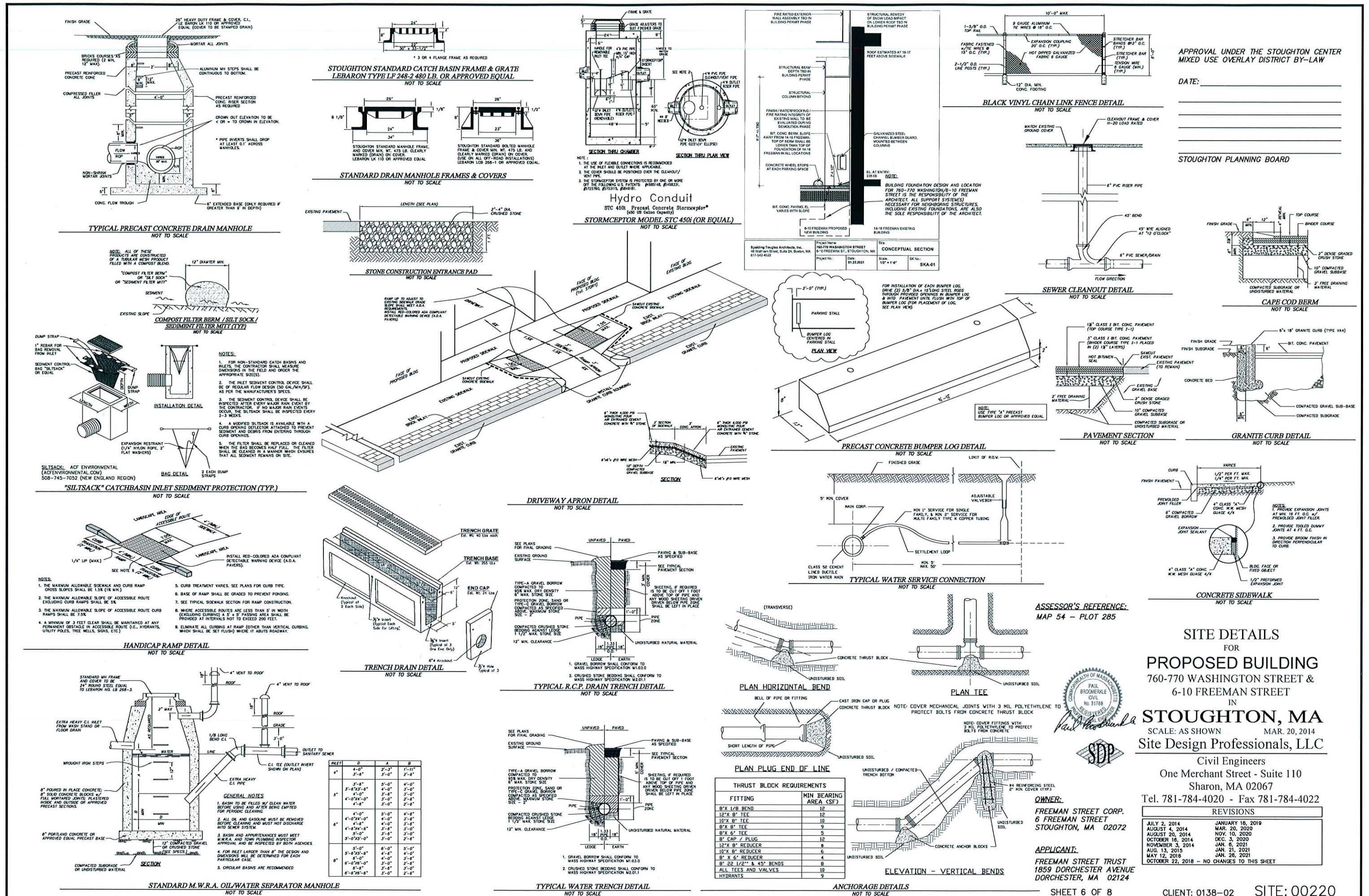
**BURIED UTILITY LOCATIONS ARE APPROXIMATE ONLY. FIELD
VERIFY ALL UTILITIES PRIOR TO DEMOLITION/CONSTRUCTION.
CALL DIG-SAFE AT 1-888-DIG-SAFE.**

CLIENT: 0138-02 SITE: 00220

1.38-02

SITE 0

TE: 00220



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

DATE:

STOUGHTON PLANNING BOARD

REVISIONS	
4	JANUARY 16, 2019
2014	MAR. 20, 2020
2014	NOV. 10, 2020
2014	DEC. 3, 2020
3, 2014	JAN. 6, 2021
15	JAN. 21, 2021
6	JAN. 26, 2021
, 2018 - NO CHANGES TO THIS SHEET	

ENT: 0138-02 SITE: 00220

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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 Rose 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.
- 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.
- The Applicant shall submit final construction plans to the Engineering Department: 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.
- 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 disconnection of construction activities and/or permits and fines.
- During construction, the Applicant shall maintain a clean site and shall install the necessary aprons at the edge of the property to prevent vehicles leaving the property from tracking sediment off 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 and control erosion. The wetting of exposed grades and for other purposes associated with this proposed operation shall require the 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 119 Rose 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.
- Landscape Plan of Satellite Parking for Proposed Building 760-770 Washington Street & 6-10 Freeman Street and The Residences at Stoughton Junction 119 Rose 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 Tougias 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.

- 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.
- The Long Term Operation and Maintenance Plan shall be submitted to the Engineering Department for review and approval prior to the issuance of a Building Permit. Proof recordings shall be submitted to the Planning Board and the Engineering Department prior to issuance of a Building Permit. The revised Long Term Operation & Maintenance Plan shall include all site items such as walls, fences, striping and plantings.

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. If 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 start 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 Rose Street Satellite Parking Lot, Stoughton, MA dated July 2, 2014 and revised through November 12, 2014 Zoning review letter from Jack Erickson, Building Commissioner, dated April 13, 2014 Zoning review letter from Jack Erickson, Building Commissioner, dated April 21, 2014 Comment letter from Sergeant James O'Connor, Safety Officer, dated September 11, 2020.
- Comment email 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 Chabotneau, Town Planner, dated October 8, 2020.
- Comment letter from Sergeant James O'Connor, Safety Officer, dated October 16, 2020.
- Comment letter from Attorney David Glad of Rich May Attorneys at Law dated October 26, 2020.
- Letter from Town Counsel dated November 9, 2020.
- Comment letter from Attorney David Glad 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 development 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 creating the Stoughton Center Mixed Use Overlay District Area "A" hereinafter (SCMUOD) pursuant to Section 9.3 "Stoughton Center Mixed Use Overlay District". (SCMUOD) found that the Applicant has met the conditions and the project will not result in any substantial detriment to the district.
- The Planning Board is granting the Applicant's request for Special Permits pursuant to the provisions of Section 9.3 "Stoughton Center Mixed Use Overlay District" (SCMUOD) found that the Applicant has met the conditions and the project will not result in any substantial detriment to the district.
- The proposed use will not be detrimental to this district.

is identified as Map 54 and Lot 285 and is located in the Central Business District as defined by the Zoning Bylaw and the Stoughton Center Mixed Use Overlay District "A" hereinafter (SCMUOD).

- The project as proposed seeks to construct 21 residential units of housing, nine (9) bedroom units and twelve (12) two bedroom units.

5) The SCMUOD District was established for the accomplishment of the following purposes:

- To maintain the cultural and architectural integrity of the Center;
- To promote a range and balance of residential and commercial uses in the C
- To promote efficient use of land within the Town;
- To facilitate integrated physical design and synergies between activities;
- To facilitate an increase in the variety of housing stock available in the Cen
- To enhance vitality in the Center during both day and night time;
- To promote a pedestrian-friendly living and working environment that encourages transit use and bicycling;
- To facilitate economic development of the Center while remaining consiste
- To encourage building reuse and appropriate infill development; and
- To promote innovative and sustainable building and site design.

- All uses allowed by right in the underlying zoning district are allowed by Special Per
- in a SCMUOD unless listed as being prohibited.

- The project as proposed seeks to allow 21 residential units of housing located over mixed-use retail/office/restaurant space.

- After careful review of this project by the Board of Health, Building Department, Police Department, Conservation Commission, Department of Public Works, Engineering Department and the Planning Board analyzed all these comments and reports of the departments and commissions. There were several in-house meeti
- 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.

- The Planning Board, in granting the Applicant's request for Special Permits pursuant to the provisions of Section 9.3 "Stoughton Center Mixed Use Overlay District" (SCMUOD) found that the Applicant has met the conditions and the project will not result in any substantial detriment to the district.

- The proposed use will not be detrimental to this district.

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

Sensis Kabba

C: 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 resulting from 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 supervisor/agent 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 &

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

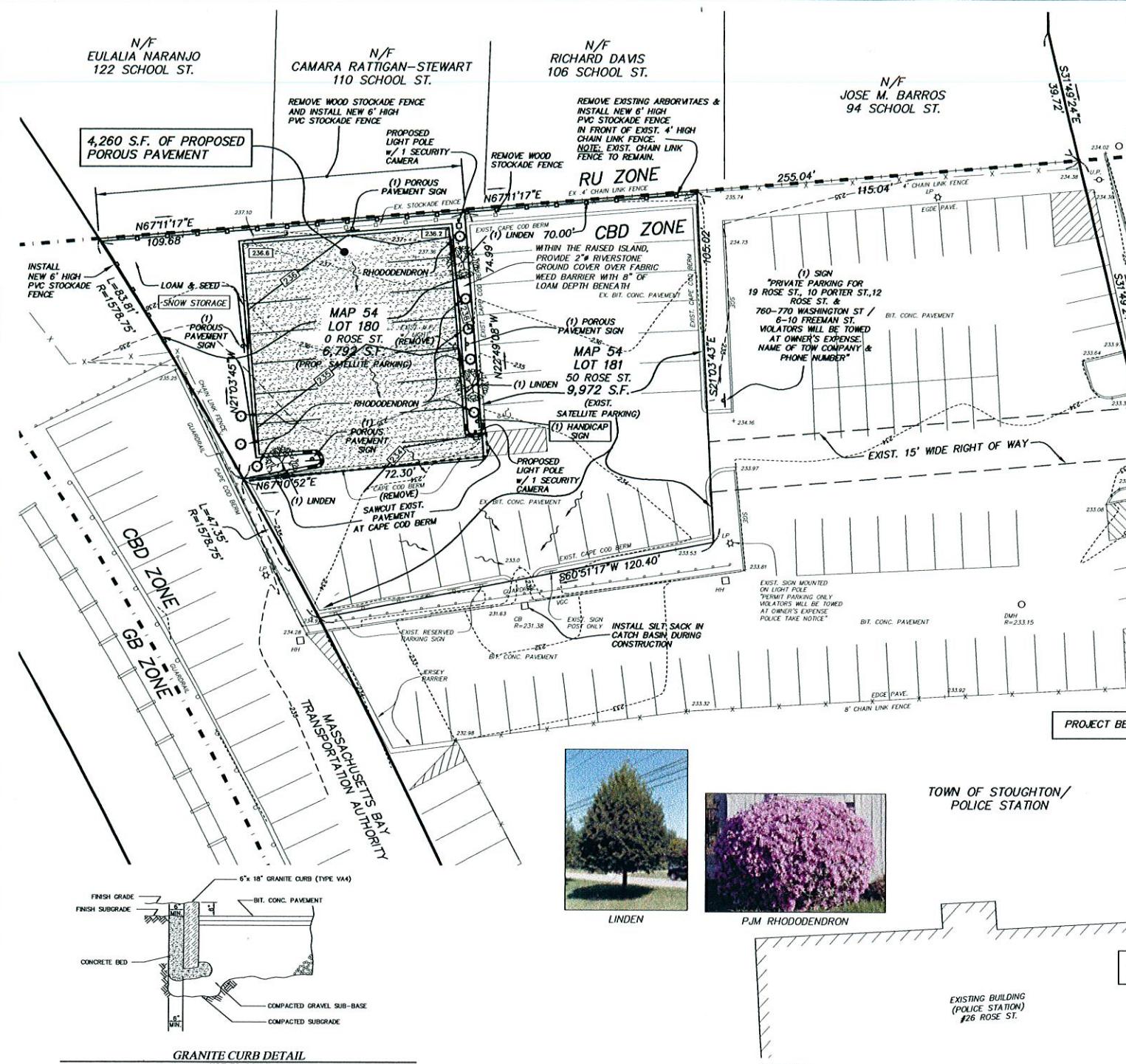
NOV. 10, 2020

DEC. 3, 2020

JAN. 6, 2021

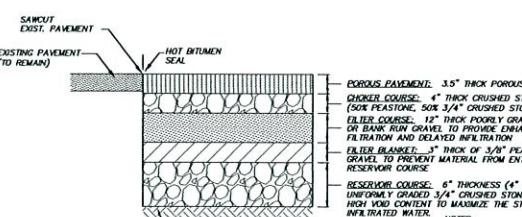
JAN. 21, 2021

JAN. 26, 2021



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 PAVEMENT
NOT TO SCALE

POROUS ASPHALT PAVEMENT MIXTURES GRADATION REQUIREMENTS		
SCREEN SIZES	TOP COURSE	BINDER COURSE
	GENERAL LIMITS % PASSING	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	---	2-15
No. 8	5-10	---
No. 16	---	---
No. 30	---	---
No. 200	2-4	---

NOTE: POROUS ASPHALT SHALL CONFORM TO
MASTER SPECIFICATION #32-12-A3: FLEXIBLE
POROUS PAVING

VINYL FENCE DETAIL
NOT TO SCALE



STOUGHTON PLANNING BOARD

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

DATE: _____

STOUGHTON PLANNING BOARD

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

FREEMAN STREET TRUST
1859 DORCHESTER AVENUE
DORCHESTER, MA 02124

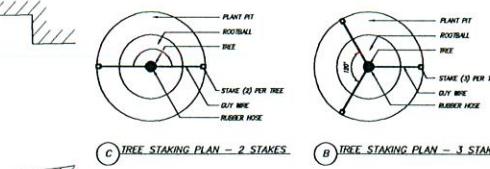
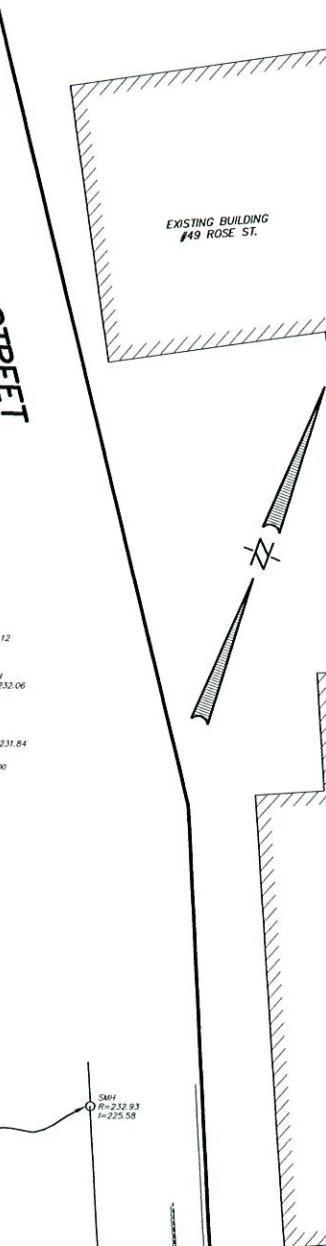
OWNER MAP 54 LOT 181
(50 ROSE ST.):

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

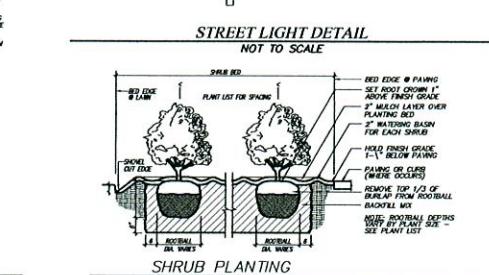
SHEET 2 OF 2

CLIENT: 0138-02 SITE: 00220

ROSE STREET
(PUBLIC - 50' WIDE)



NOTES:
1. DUCK JEL-BK50 (FIBERGLASS POLE) SHOULD ONLY BE USED WITH TIEOFF 2 & 3 (TEKNO ARM AND SHOE BOX FIXTURE).
2. STOCK #51-582 TENOL POST TOP LUMINAIRE-MAST ARM MT FPR
3. STOCK #51-580 LUMINAIRE, ROADWAY 500 CU 120V TOW SHROB.
4. STREET LIGHT STANDARD TAKEN FROM EASTERN UTILITIES CONSTRUCTION STANDARD, STANDARD #400, ISSUE DATE, 7/90
5. LIGHTS SHALL BE SHIELDED DOWNWARD TO PREVENT SPILLAGE ONTO NEIGHBORING PROPERTIES.



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

NOTES:
1. ALL DISTURBED AREAS NOT OTHERWISE PLANTED, PAVED OR CONSTRUCTED ARE TO BE LOAMED AND SODDED.

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.

LIGHTING NOTES:

1. REFER TO PHOTOMETRICS PLAN FOR SPECIFICATIONS.
2. 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
RIM ELEV.=232.08 (N.G.V.D.)

GRADING & LANDSCAPING OF SATELLITE PARKING FOR PROPOSED BUILDING
760-770 WASHINGTON STREET & 6-10 FREEMAN STREET

AND 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

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0 10 20 40 60



PAUL BRODICKLE
CIV
No. 31789
REG'D PROFESSIONAL ENGINEER
MASSACHUSETTS
BOSTON, MASSACHUSETTS
JUN 18 2020

SITE: 00220