

LOCUS
SCALE: 1"=1500'

DIMENSIONAL REQUIREMENTS

ZONING: GENERAL BUSINESS (GB)	REQUIRED	PROVIDED
*MIN. LOT AREA	10,000 S.F.	84,897 S.F.
MIN. LOT FRONTAGE	50'	50'
MIN. LOT DEPTH	75'	465'±
MIN. LOT WIDTH	50'	50'
MIN. FRONT SETBACK	15'	175'
MIN. SIDE SETBACK	5'/25'±	8'/27'
MIN. REAR SETBACK	30'	214'
MAX BLDG HEIGHT	40'	28'±
MAX STORIES	3	1
MAX BLDG AREA	70%	5.4%
MIN. OPEN SPACE	10%	62%
SHAPE FACTOR (P²/A)	30	26

*A MAXIMUM OF 25% OF THE MINIMUM REQUIRED LOT AREA MAY BE LOCATED IN A FLOOD HAZARD OR WETLAND DISTRICT PER SECTION II.E.4.C(III) OF THE ZONING BY-LAWS.

**5' FROM COMMERCIAL USE; 25' FROM RESIDENTIAL

***PER SECTION 5.5 OF THE SITE PLAN REVIEW BY-LAW, A MINIMUM OF 20% OF THE TOTAL LOT AREA SHALL BE LANDSCAPED.

GENERAL NOTES:

- PROPERTY LINE INFORMATION TAKEN FROM "FORM A PLAN OF PLAN WASHINGTON STREET" DATED JANUARY 3, 2019 RECORDED AT THE NORFOLK REGISTRY OF DEEDS PLAN BOOK 679, PAGE 20. TOPOGRAPHIC AND WETLAND LINE INFORMATION TAKEN FROM SUBDIVISION PLANS: "THE VILLAGES AT GODDARD HIGHLANDS IN STOUGHTON, MASSACHUSETTS" DATED JULY 31, 2002 AND REVISED THRU 8/30/10, BY OUTBACK ENGINEERING, INC. AND FROM FIELD SURVEYS BY OUTBACK ENGINEERING IN 2018 DURING SEWER PUMP STATION CONSTRUCTION. WETLAND FLAGS WERE REFRESHED IN FALL 2018.
- LOCATION AND ELEVATION OF UTILITIES IS BASED ON AS-BUILT PLANS AND INFORMATION PROVIDED BY CONTRACTOR; INFORMATION SHOWN MAY NOT REFLECT ACTUAL CONDITIONS AT TIME OF CONSTRUCTION. CONTRACTORS SHALL NOTIFY DIGSAFE (800-344-7233) AT LEAST 72 HOURS PRIOR TO THE ONSET OF CONSTRUCTION TO HAVE ALL EXISTING UTILITIES LOCATED AND CLEARLY MARKED. CONTRACTOR MUST VERIFY SEWER STUB AND WATER SERVICE ELEVATIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
- EXISTING UTILITIES DEPICTED ON THIS SITE PLAN ARE A COMPILATION OF FIELD SURVEY, COMPREHENSIVE PERMIT DESIGN PLANS, AND TIES FURNISHED BY THE CONTRACTOR AND ARE NOT WARRANTED TO BE CORRECT OR THAT ALL EXISTING UTILITIES ARE SHOWN.
- THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE. THE PROPERTY IS LOCATED ENTIRELY IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER THE FLOOD INSURANCE RATE MAP FOR NORFOLK COUNTY, MA (MAP NUMBER 25021C0379E, EFFECTIVE DATE: JULY 17, 2012)
- ALL DRIVEWAY /SIDEWALK INTERFACES SHALL CONFORM TO ADA REQUIREMENTS.
- THE PROPOSED SITE GRADING SHALL NOT ADVERSELY AFFECT ABUTTING PROPERTIES OR THE ROADWAY DRAINAGE SYSTEM.

PARKING SUMMARY

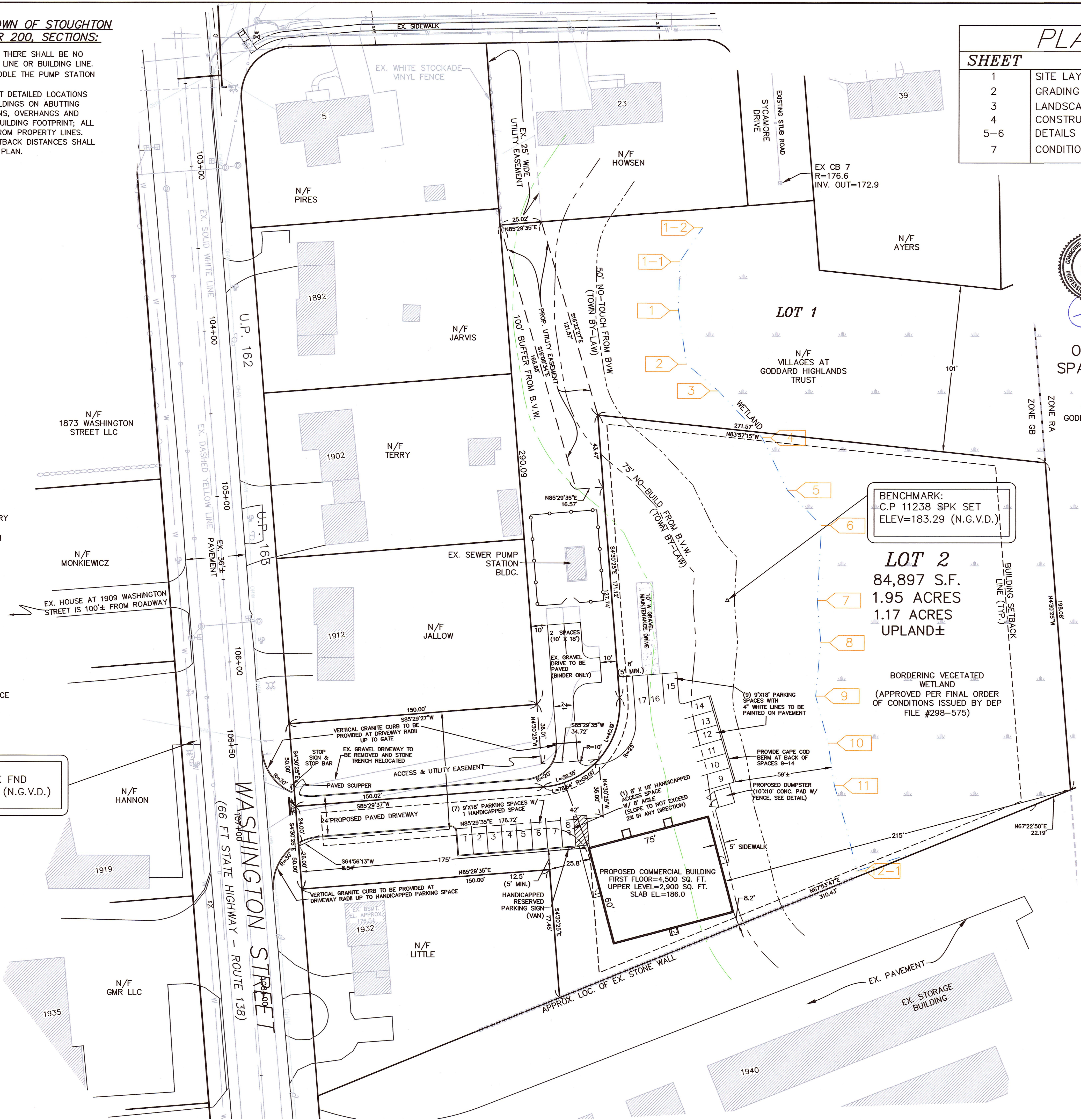
USE	GROSS FLOOR AREA	PARKING REQUIRED
WAREHOUSE/ STORAGE ESTABLISHMENT	4,500 S.F.	1 SPACE/1000 S.F. X 4,500 S.F. = 5 SPACES
RETAIL/SERVICE/ OR OFFICE	2,900 S.F.	1 SPACE/300 S.F. X 2,900 S.F. = 10 SPACES
TOTALS	7,000 S.F.	15 SPACES REQUIRED*

*17 SPACES PROVIDED

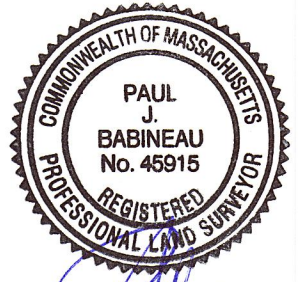
WAIVER REQUESTS FROM TOWN OF STOUGHTON
ZONING BY LAW CHAPTER 200, SECTIONS:

- 6.1.7(16) - WAIVE REQUIREMENT THAT THERE SHALL BE NO PAVING WITHIN FIVE FEET OF ANY LOT LINE OR BUILDING LINE. PROPOSED 24' DRIVEWAY SHALL STRADDLE THE PUMP STATION AND LOT 2 LOT LINE.
- 10.6.9(16) - WAIVE REQUIREMENT THAT DETAILED LOCATIONS AND DIMENSIONS OF ALL EXISTING BUILDINGS ON ABUTTING PROPERTIES, INCLUDING SILL ELEVATIONS, OVERHANGS AND EXTERIOR DETAILS RELATING TO THE BUILDING FOOTPRINT; ALL EXISTING AND PROPOSED SETBACKS FROM PROPERTY LINES. ANY MINIMUM, OR BELOW MINIMUM, SETBACK DISTANCES SHALL BE CLEARLY NOTED AS SUCH ON THE PLAN.

BENCHMARK:
C.P. 3004 P.K. FND
ELEV=177.62 (N.G.V.D.)



SHEET	DESCRIPTION
1	SITE LAYOUT
2	GRADING & UTILITIES
3	LANDSCAPING & LIGHTING
4	CONSTRUCTION PERIOD EROSION CONTROL
5-6	DETAILS
7	CONDITION OF APPROVAL



OPEN
SPACE B

N/F
VILLAGES AT
GODDARD HIGHLANDS
TRUST

BENCHMARK:
C.P. 11238 SPK SET
ELEV=183.29 (N.G.V.D.)

LOT 2
84,897 S.F.
1.95 ACRES
1.17 ACRES
UPLAND±

BORDERING VEGETATED
WETLAND
(APPROVED PER FINAL ORDER
OF CONDITIONS ISSUED BY DEP
FILE #298-575)

NO.	DATE	DESCRIPTION
1	7/17/19	TOWN COMMENTS
2	10/11/19	PB AND ENG. DEPT. COMMENTS
3	12/23/19	SCC COMMENTS

OWNER:
THE VILLAGES AT GODDARD HIGHLAND
TRUSTEE
10 OWL DRIVE
SHARON, MA 02067

APPLICANT:
OXFORD DEVELOPMENT LLC
10 OWL DRIVE
SHARON, MA 02067
ASSESSORS MAP 060 LOT 023

COMMERCIAL SITE PLAN
SITE LAYOUT
LOT 2
WASHINGTON STREET
IN
STOUGHTON,
MASSACHUSETTS

Outback Engineering
Incorporated

165 EAST GROVE STREET
MIDDLEBORO, MA 02346
TEL: (508)-946-9231

DATE: MAY 6, 2019

REVISID:

SCALE: 1"=30' PROJECT No. 742

DRAWN BY: C.J.V. CHECKED BY: J.A.P.

LOT 2 SITE PLAN.DWG SHEET 1 OF 7

0' 30' 60' 90'

WATER SERVICE NOTES:

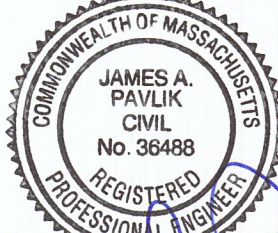
- 1.) WATER SERVICE SHALL BE 1" POLYETHYLENE (SDR-9), RATED FOR 250 PSI, WITH NO COUPLINGS.
- 2.) WATER SERVICE SHALL HAVE A MIN. 4.5' COVER, BEDDED ON 6" OF SAND AND BACKFILLED WITH 12" OF SAND.
- 3.) PROVIDE AND ATTACH 12 GAUGE TRACER WIRE TO THE PIPE AND TERMINATE THE WIRE AT THE BALL VALVE BEFORE THE METER AND UP INTO THE TOP OF THE GATE BOX.
- 4.) PROVIDE LOCATOR TAPE ON TOP OF THE SAND BACKFILL FOR THE FULL LENGTH OF TRENCH.
- 5.) PLUMBER SHALL PROVIDE 1/4 TURN BALL VALVES BEFORE AND AFTER THE WATER METER.
- 6.) CONTRACTOR SHALL NOTIFY THE DPW WATER DEPT. FOR INSPECTION PRIOR TO BACKFILL.

SEWER SERVICE NOTES:

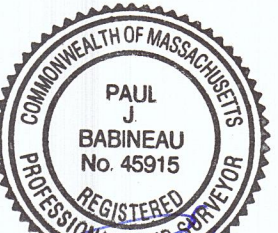
- 1.) SEWER SERVICE TO BE INSTALLED PER THE TOWN OF STOUGHTON ENGINEERING DEPARTMENT REGULATIONS. WITHIN 10' OF THE BUILDING FOUNDATION, THE SEWER PIPE SHALL COMPLY WITH THE MASSACHUSETTS PLUMBING CODE.
- 2.) CONTRACTOR TO VERIFY EXISTING SEWER STUB ELEVATION AND FIELD ADJUST SEWER SERVICE ELEVATIONS SHOWN TO PROVIDE S=0.02 FT/FT MINIMUM TO BUILDING.

NOTE:

SEWER HAS BEEN DESIGNED IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE "STOUGHTON STANDARDS FOR DESIGN AND CONSTRUCTION OF BUILDING SEWERS" AND ALL OTHER APPLICABLE STATE AND TOWN REGULATIONS.



P.E. STAMP 1-3-2020



P.L.S. STAMP 1-5-20

WAIVER REQUEST

TO ALLOW DRIVEWAY GRADE GREATER THAN 3% FOR THE FIRST 25' FROM ROADWAY. PROPOSED GRADE IS APPROX. 6.0% FROM EDGE OF ROADWAY FOR THE FIRST 25'

KELSEY DRIVE

ALL DISTURBED AREAS TO BE LOAMED & SEED

USE WATER SLEEVE (3" SCH 40 PVC) OR CONCRETE ENCASMENT 10' EACHWAY IF WATER SERVICE IS CLOSER THAN 18" VERTICAL FROM FORCE MAIN

UTILITY EASEMENT

BENCHMARK:
C.P. 3004 P.K. FND
ELEV=177.62 (N.G.V.D.)

BENCHMARK:
C.P. 11238 SPK SET
ELEV=183.29 (N.G.V.D.)

LOT 2
84,897 S.F.
1.95 ACRES
1.17 ACRES
UPLAND±

BORDERING VEGETATED
WETLAND
(APPROVED PER FINAL ORDER
OF CONDITIONS ISSUED BY DEP
FILE #298-575)

LEGEND		
DESCRIPTION	SYMBOL	
	EXISTING	PROPOSED
DRAINAGE MANHOLE		
CATCH BASIN		
WATER LINE		
WATER SERVICE		
SERVICE SHUT-OFF		
WATER GATE		
HYDRANT		
UTILITY POLE		
EX. MINOR CONTOURS		
EX. MAJOR CONTOURS		
WETLAND		
WETLAND FLAG		
GAS LINE		
WORK LIMIT		
SINGLE HAYBALES		
SILT FENCE W/ DOUBLE HAYBALES		
TREELINE		
SEWER SERVICE		
ELEC./TEL./CABLE		
TEST PIT		

OPEN
SPACE B

N/F
VILLAGES AT
GODDARD HIGHLANDS
TRUST

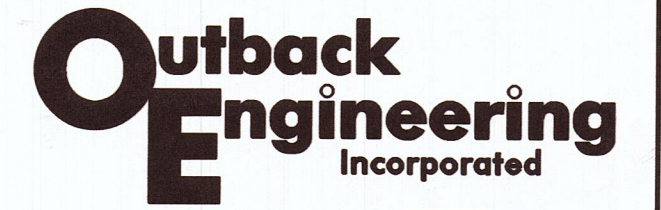
REVISIONS

NO.	DATE	DESCRIPTION
1	7/17/19	TOWN COMMENTS
2	10/11/19	PB AND ENG. DEPT. COMMENTS
3	12/23/19	SCC COMMENTS

OWNER:
THE VILLAGES AT GODDARD HIGHLAND
TRUSTEE
10 OWL DRIVE
SHARON, MA 02067

APPLICANT:
OXFORD DEVELOPMENT LLC
10 OWL DRIVE
SHARON, MA 02067
ASSESSORS MAP 060 LOT 023

COMMERCIAL SITE PLAN
GRADING & UTILITIES
LOT 2
WASHINGTON STREET
IN
STOUGHTON,
MASSACHUSETTS



165 EAST GROVE STREET
MIDDLEBORO, MA 02346
TEL: (508)-946-9231

DATE: MAY 6, 2019

REVISED:

SCALE:	PROJECT No. 742
DRAWN BY: C.J.V	CHECKED BY: J.A.P.
LOT 2 SITE PLAN.DWG	SHEET 2 OF 7

SCALE AS SHOWN

UTILITY LAYOUT

SCALE 1"=40'

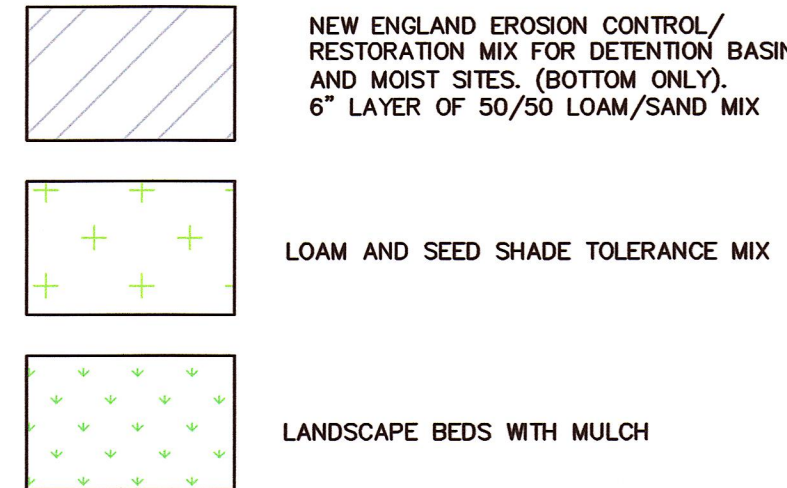
GRADING & DRAINAGE PLAN

SCALE 1"=30'

PLANTING SCHEDULE

PLAN SYMBOL	COMMON NAME (SCIENTIFIC NAME)	SIZE & FORM	SIZE @ PURCHASE	QUANTITY
	BRADFORD PEAR (PYRUS CALLERYANA)	MED-SIZED TREE	10-12 FEET	2
	EASTERN ARBORVITAE (THUJA OCCIDENTALIS)	TALL COLUMNAR SHRUB	8 FEET	12
	BUSH HONEYSUCKLE (DIERVILLA LONICERA)	SMALL-SIZED SHRUB	24"-36"	2
	STEWART AZALEA (AZALEA STEWARTSONIAN)	SMALL-SIZED SHRUB	24"-36"	6
	RHODODENDRON (RHODODENDRON FERRUGINEUM)	SMALL-SIZED SHRUB	24"-36"	1

NOTES:
1. ALL DISTURBED AREAS TO BE MULCHED OR LOAMED AND SEED.
2. BOTTOM OF INFILTRATION BASINS TO BE SEED WITH NEW ENGLAND EROSION CONTROL/ RESTORATION MIX FOR DETENTION BASIN AND MOIST SITES. SIDE SLOPES SHALL BE SEED WITH 4" OF NEW ENGLAND CONSERVATION/WILDLIFE MIX.



NIGHTGLOW DIERVILLA



STEWARTSTONIAN AZALEA



RHODODENDRON



BRADFORD PEAR

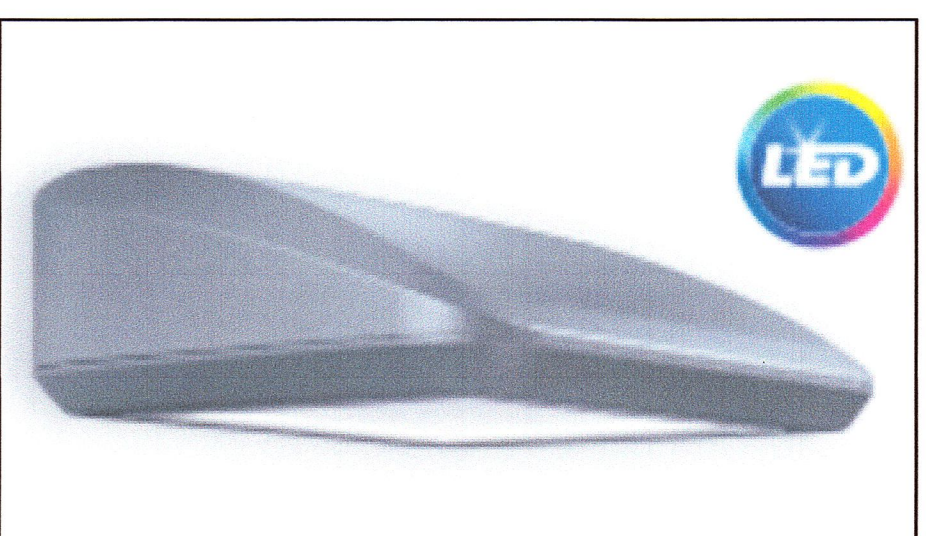


EASTERN ARBORVITAE
(MATURE PLANTINGS)

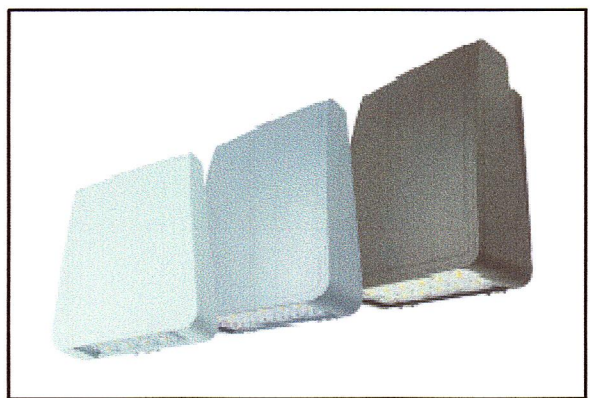
PROPOSED SITE LIGHTS

Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
3	WP1	SINGLE	6064	52.2	0.765	B2-U0-G2	GARDCO PWS-140L-1150-WW-G2-3-UNV-FINISH / WALL MOUNTED @ 18FT AFG TO BOF
3	WP2	SINGLE	1509	15.1239	0.842	B1-U0-G1	TRACELITE WLZ1-3-3K-FINISH / WALL MOUNTED @ 10FT AFG TO BOF
2	B1	SINGLE	1872	16.8	0.748	B0-U0-G0	GARDCO BR840-42-14L-350-WW-G2-3-UNV-FINISH

Calculation Summary	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
Label						
1.7 (FOOTCANDLES)	0	0.13	3.4	0.0	N.A.	N.A.



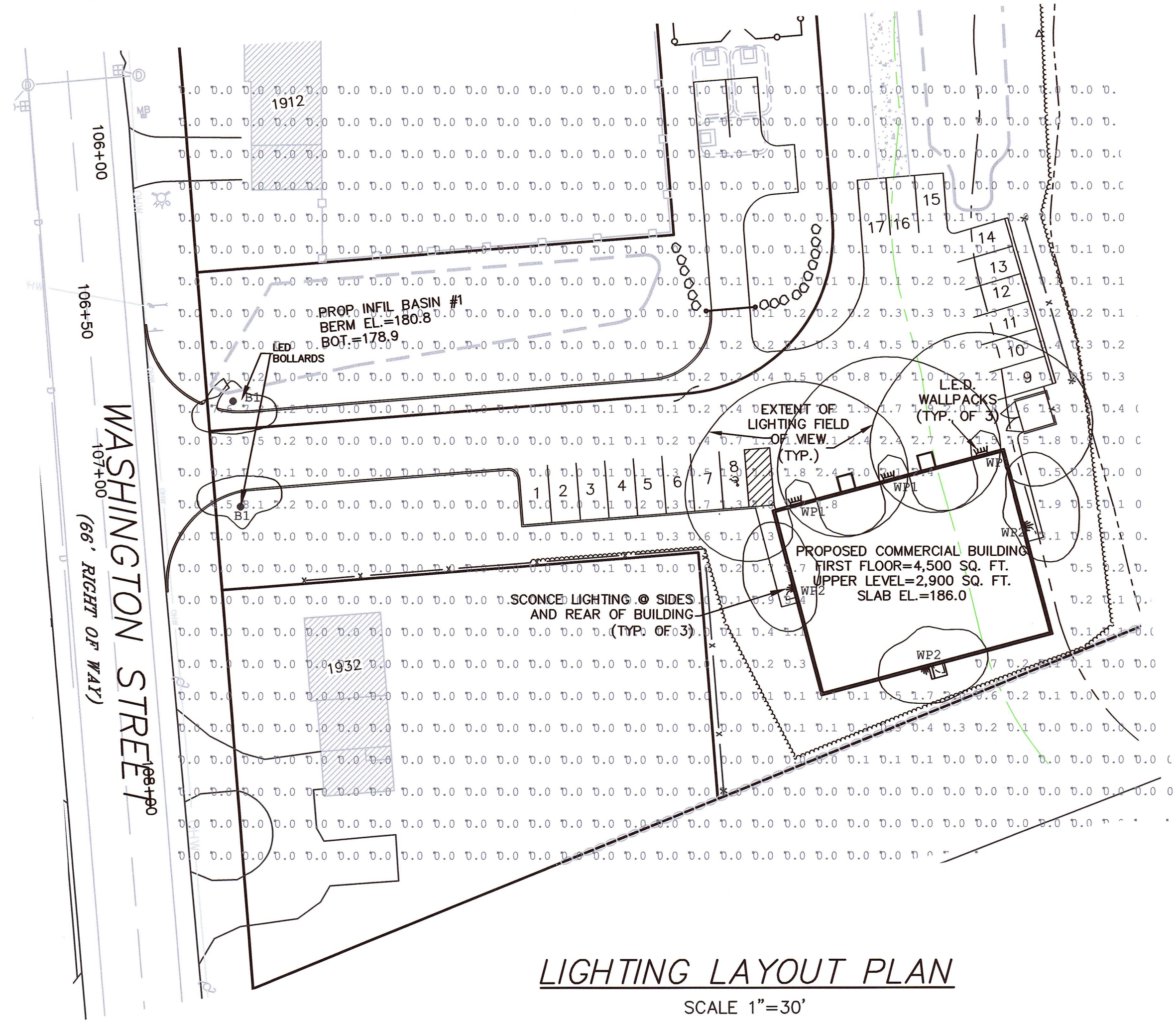
PHILIPS GARDCO WALL MOUNT LED OR APPROVED EQUAL TO BE INSTALLED ON FRONT OF BUILDING AS SHOWN TYPE WP1- PWS-140L-1150-WW-G2-3-UNV-FINISH



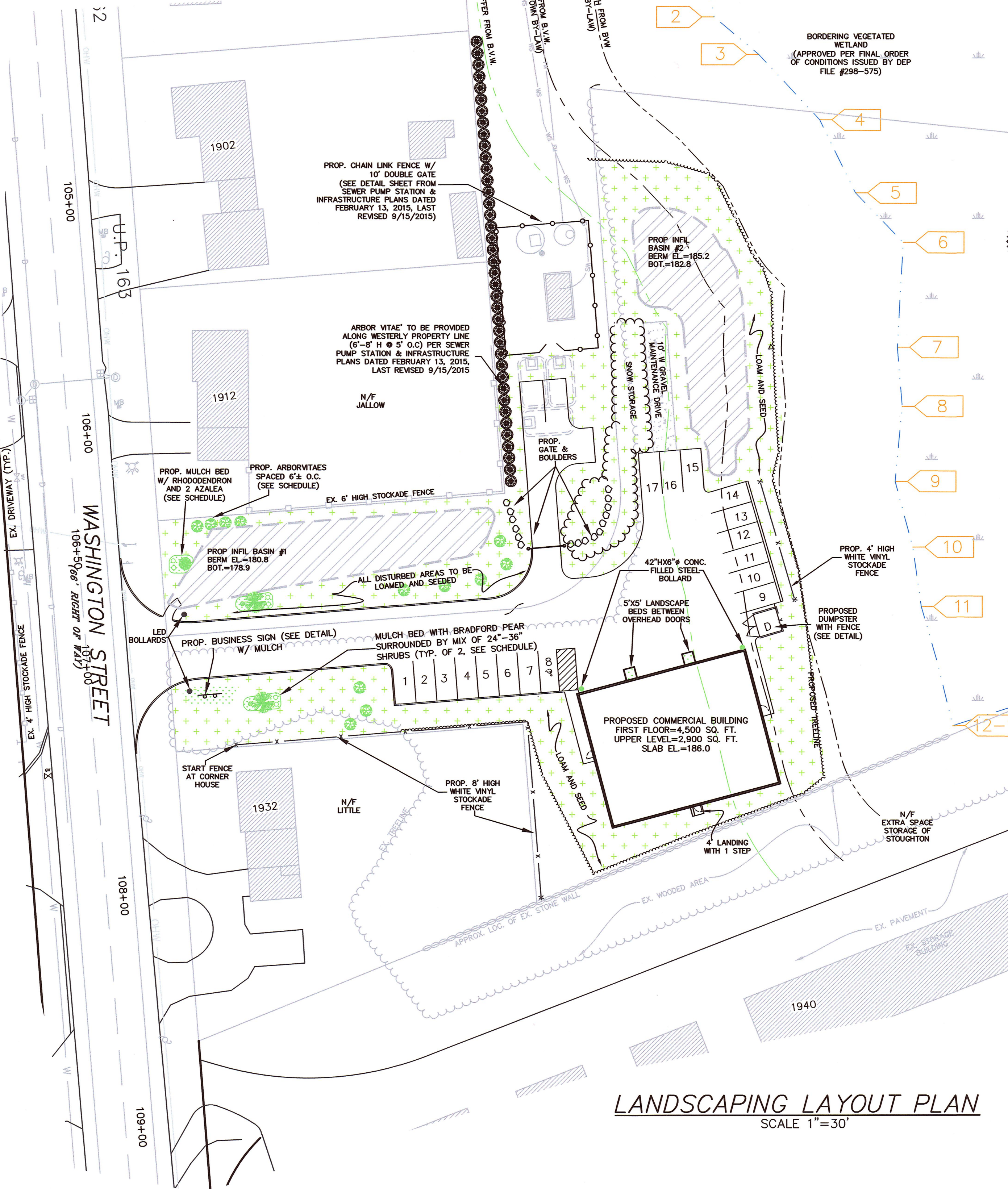
TRACELITE WLZ SERIES ZERO UPLIGHT LED WALL PACK OR APPROVED EQUAL TO BE INSTALLED ON SIDES AND REAR OF BUILDING TYPE WP2- WLZ1-3-3K-FINISH



GARDCO BR840 LED ROUND FULL CUTOFF BOLLARD OR APPROVED EQUAL TO BE INSTALLED AT SITE ENTRANCE AS SHOWN GARDCO BR840-42-14L-350-WW-G2-3-UNV-FINISH



LIGHTING LAYOUT PLAN
SCALE 1"=30'



LANDSCAPING LAYOUT PLAN
SCALE 1"=30'

PAUL J. BABINEAU
No. 45915
REGISTERED PROFESSIONAL LAND SURVEYOR
1-3-2020

PAUL J. BABINEAU
No. 45915
REGISTERED PROFESSIONAL LAND SURVEYOR
1-3-20

NO.	DATE	DESCRIPTION
1	7/17/19	TOWN COMMENTS
2	10/11/19	PB AND ENG. DEPT. COMMENTS
3	12/23/19	SCC COMMENTS

OWNER:
THE VILLAGES AT GODDARD HIGHLAND TRUSTEE
10 OWL DRIVE
SHARON, MA 02067

APPLICANT:
OXFORD DEVELOPMENT LLC
10 OWL DRIVE
SHARON, MA 02067
ASSESSORS MAP 060 LOT 023

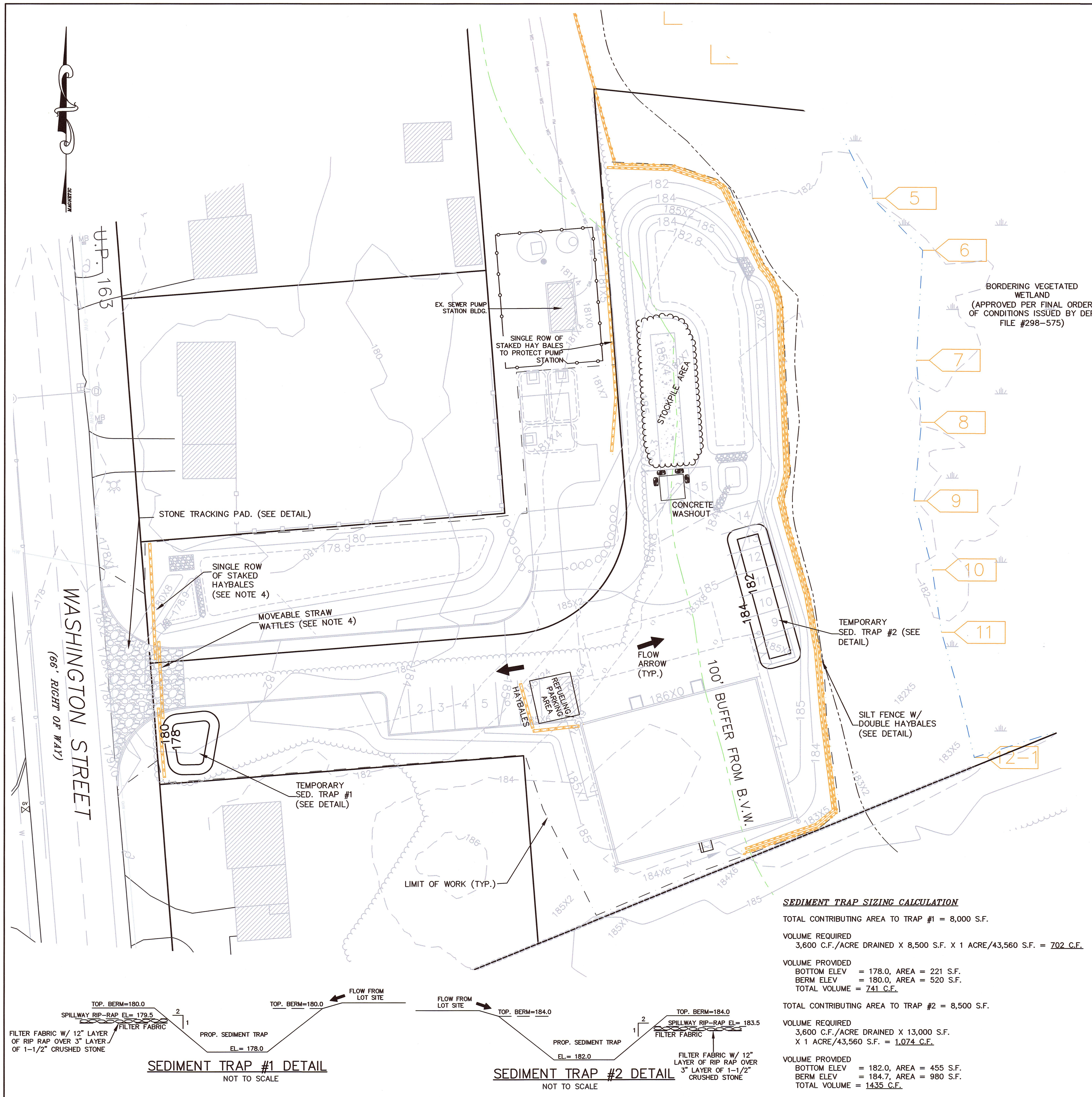
COMMERCIAL SITE PLAN
LANDSCAPING AND
LIGHTING PLAN
LOT 2
WASHINGTON STREET
IN
STOUGHTON,
MASSACHUSETTS

Outback Engineering
Incorporated

165 EAST GROVE STREET
MIDDLEBORO, MA 02346
TEL: (508)-946-9231

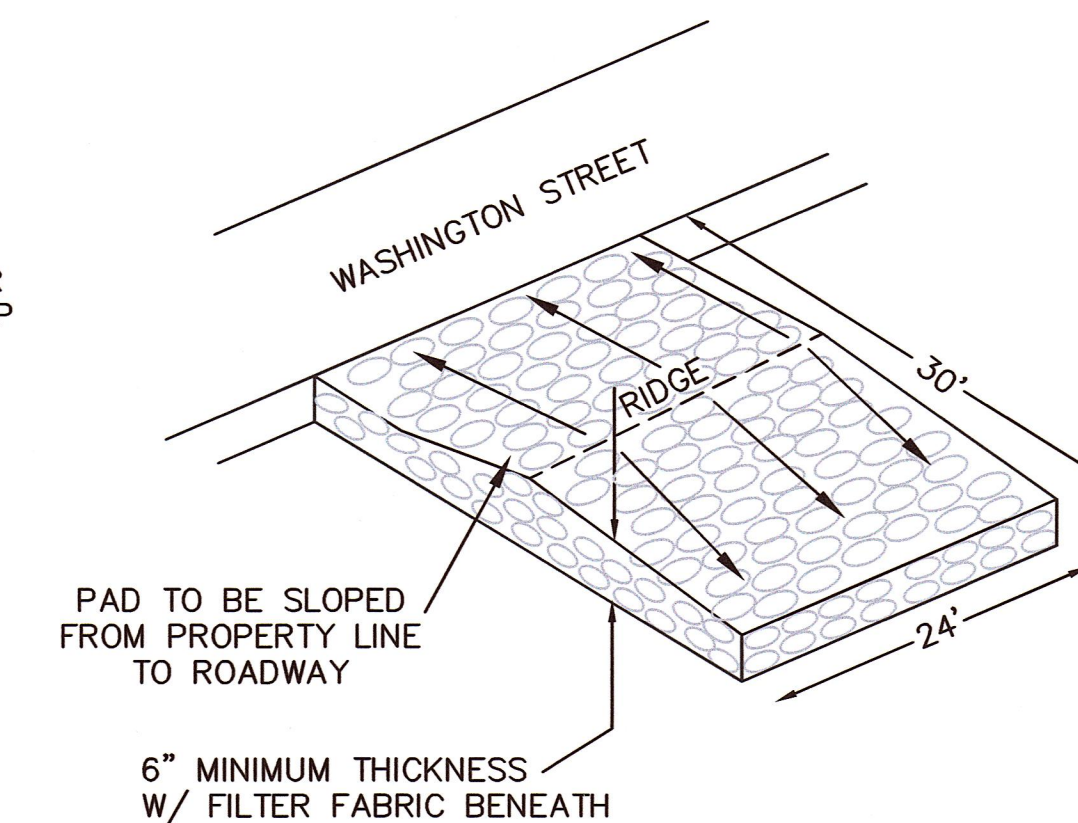
DATE: MAY 6, 2019
REVISD:
SCALE: AS SHOWN PROJECT No. 742
DRAWN BY: C.J.V. CHECKED BY: J.A.P.
LOT 2 SITE PLAN.DWG SHEET 3 OF 7

SCALE AS SHOWN



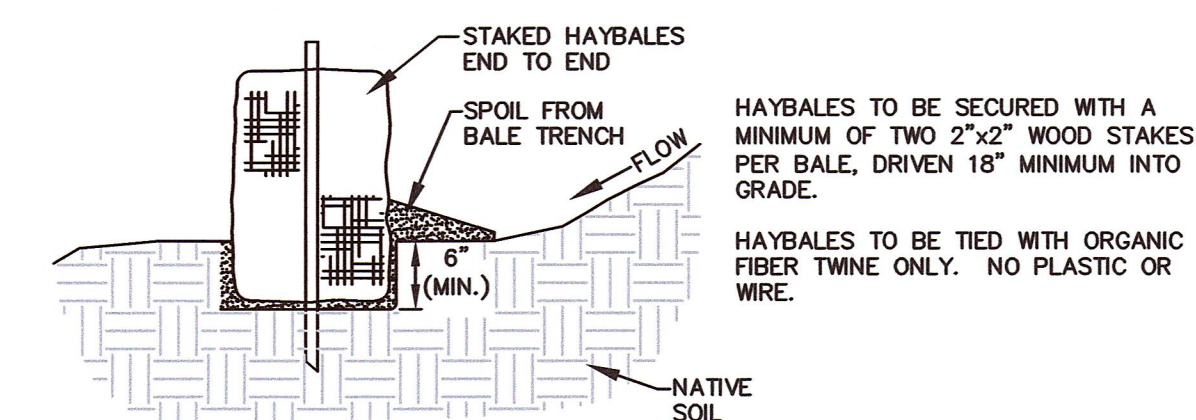
CONSTRUCTION SEQUENCE AND EROSION CONTROL MEASURE NOTES:

- 1.) CLEAR TREES TO LIMIT OF WORK SHOWN. (APPROX. 2 DAYS)
- 2.) INSTALL SILT FENCE & HAYBALES. (1 DAY)
- 3.) CLEAR AND GRUB THE SITE. AS FILL IS BROUGHT IN, THE FILL SHALL BE SLOPED TOWARDS THE 2 SEDIMENT TRAPS THAT MUST BE INSTALLED. (1-2 WEEKS)
 - INSTALL STRAW WATTLES ACROSS STONE ENTRANCE PAD AT NIGHT AND PRIOR TO RAIN EVENTS
 - INSTALL STONE ENTRANCE PAD. (SEE DETAIL).
- 4.) WHERE SITE IS GRADED TOWARDS ROADWAY, A ROW OF STAKED HAYBALES IS TO BE PLACED AT PAVEMENT EDGE/PROPERTY LINE. (AS NECESSARY DURING CONSTRUCTION)
 - MAINTAIN ALL HAYBALES/ SILT FENCE DURING CONSTRUCTION.
- 5.) CONTRACTOR TO USE STREWN STRAW OR STUMP GRINDINGS ATOP BARE SOILS AS NECESSARY TO MINIMIZE POTENTIAL EROSION. (AS NECESSARY DURING CONSTRUCTION)
- 6.) CONTRACTOR MAY UTILIZE ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY, SUCH AS HAYBALES, STRAW WATTLES, CRUSHED STONE, EARTHEN BERMS, TO CONTAIN SOILS ON SITE. MODIFICATIONS MAY BE IMPLEMENTED AS CONSTRUCTION PROGRESSES. (AS NECESSARY DURING CONSTRUCTION)
- 7.) CONTRACTOR TO CONSTRUCT BUILDING, PARKING, UTILITIES AND OTHER INFRASTRUCTURE. (APPROX. 6 MONTHS)
 - CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES DURING CONSTRUCTION UNTIL SITE IS FINISH LANDSCAPED AND SOILS ARE STABILIZED.
 - SEDIMENT TRAPS MAY BE REMOVED PRIOR TO PAVING AND AFTER INFILTRATION BASINS ARE IN PLACE.



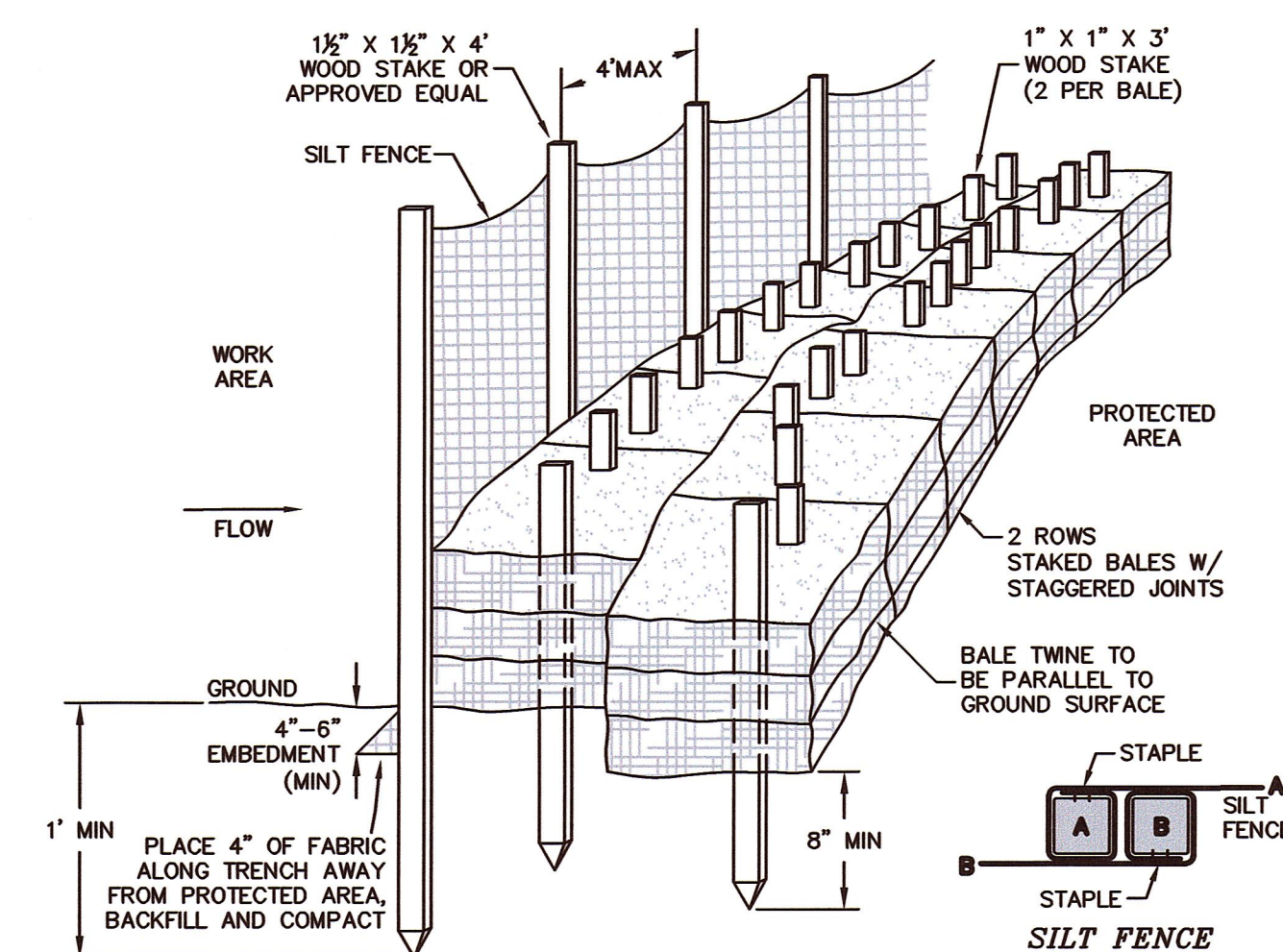
TEMPORARY SITE CONSTRUCTION ENTRANCE PAD

N.T.S.



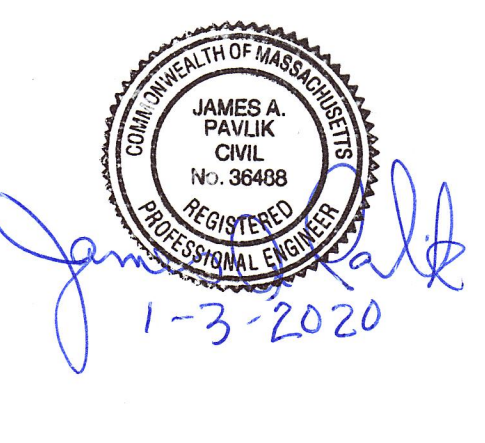
SINGLE HAYBALE DETAIL

NOT TO SCALE

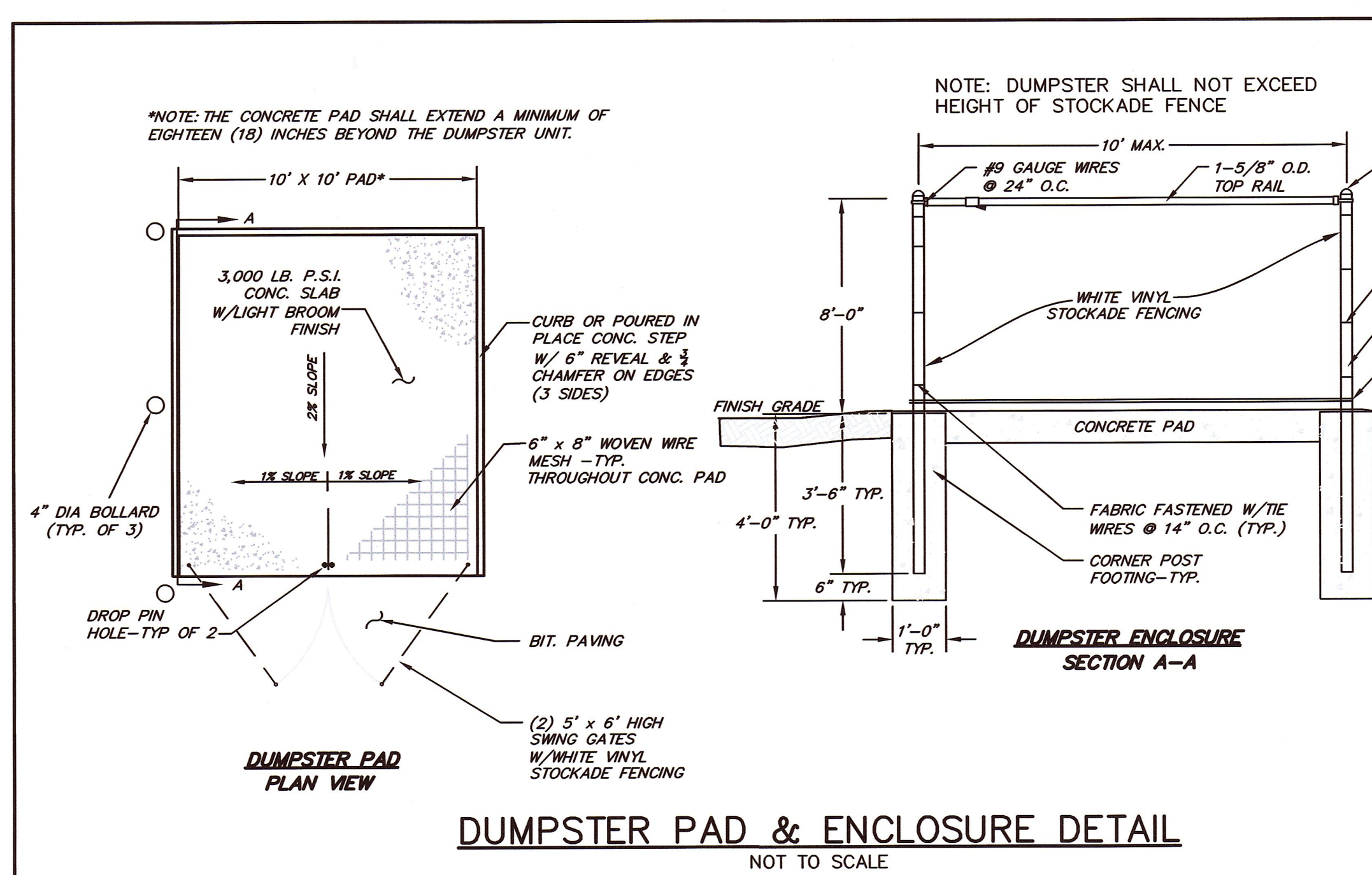


SILT FENCE W/ DOUBLE HAYBALE DETAIL

NOT TO SCALE



REVISIONS		
NO.	DATE	DESCRIPTION
1	7/17/19	TOWN COMMENTS
2	10/11/19	PA AND ENG. DEPT. COMMENTS
3	12/23/19	SCC COMMENTS
OWNER:		
THE VILLAGES AT GODDARD HIGHLAND TRUSTEE		
10 OWL DRIVE		
SHARON, MA 02067		
APPLICANT:		
OXFORD DEVELOPMENT LLC		
10 OWL DRIVE		
SHARON, MA 02067		
ASSESSORS MAP 060 LOT 023		
CONSTRUCTION PERIOD		
EROSION CONTROL PLAN		
LOT 2		
WASHINGTON STREET		
IN		
STOUGHTON,		
MASSACHUSETTS		
Outback Engineering Incorporated		
165 EAST GROVE STREET		
MIDDLEBORO, MA 02346		
TEL: (508)-946-9231		
DATE: MAY 6, 2019		
REVISED:		
SCALE: 1"=20'	PROJECT No. 742	
DRAWN BY: C.J.V.	CHECKED BY: J.A.P.	
LOT 2 SITE PLAN.DWG	SHEET 4 OF 7	
0'	20'	40'
60'		

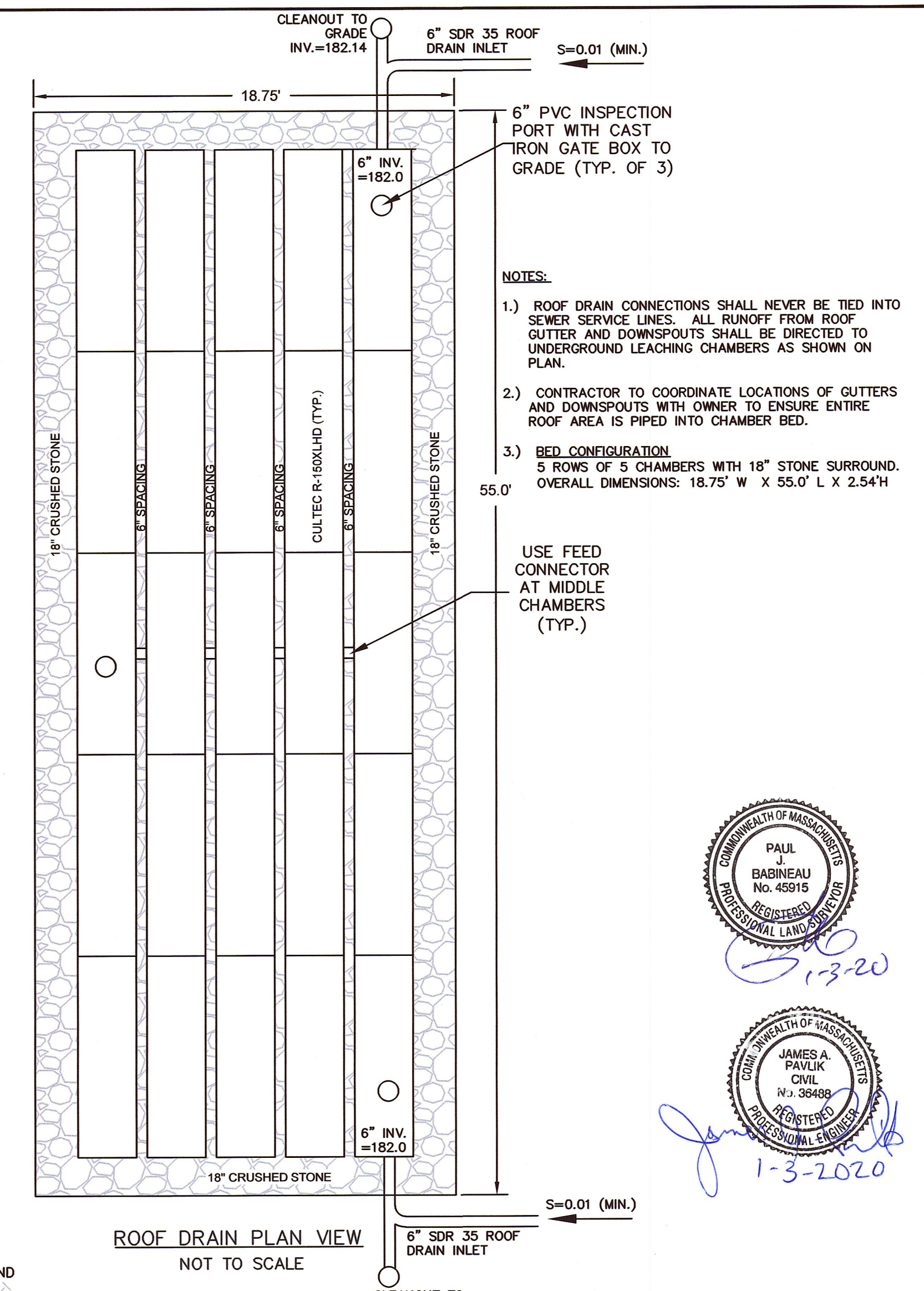
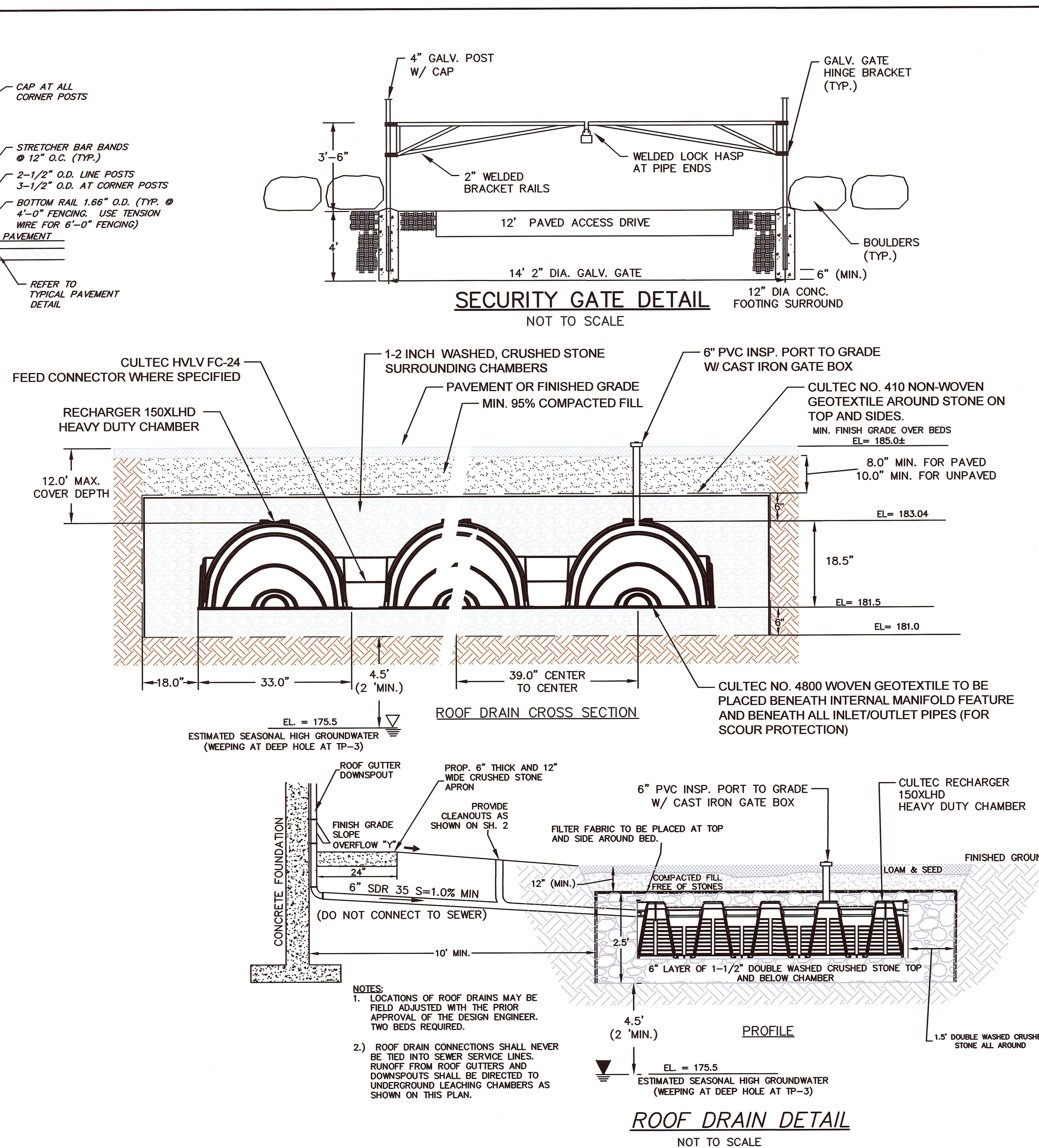
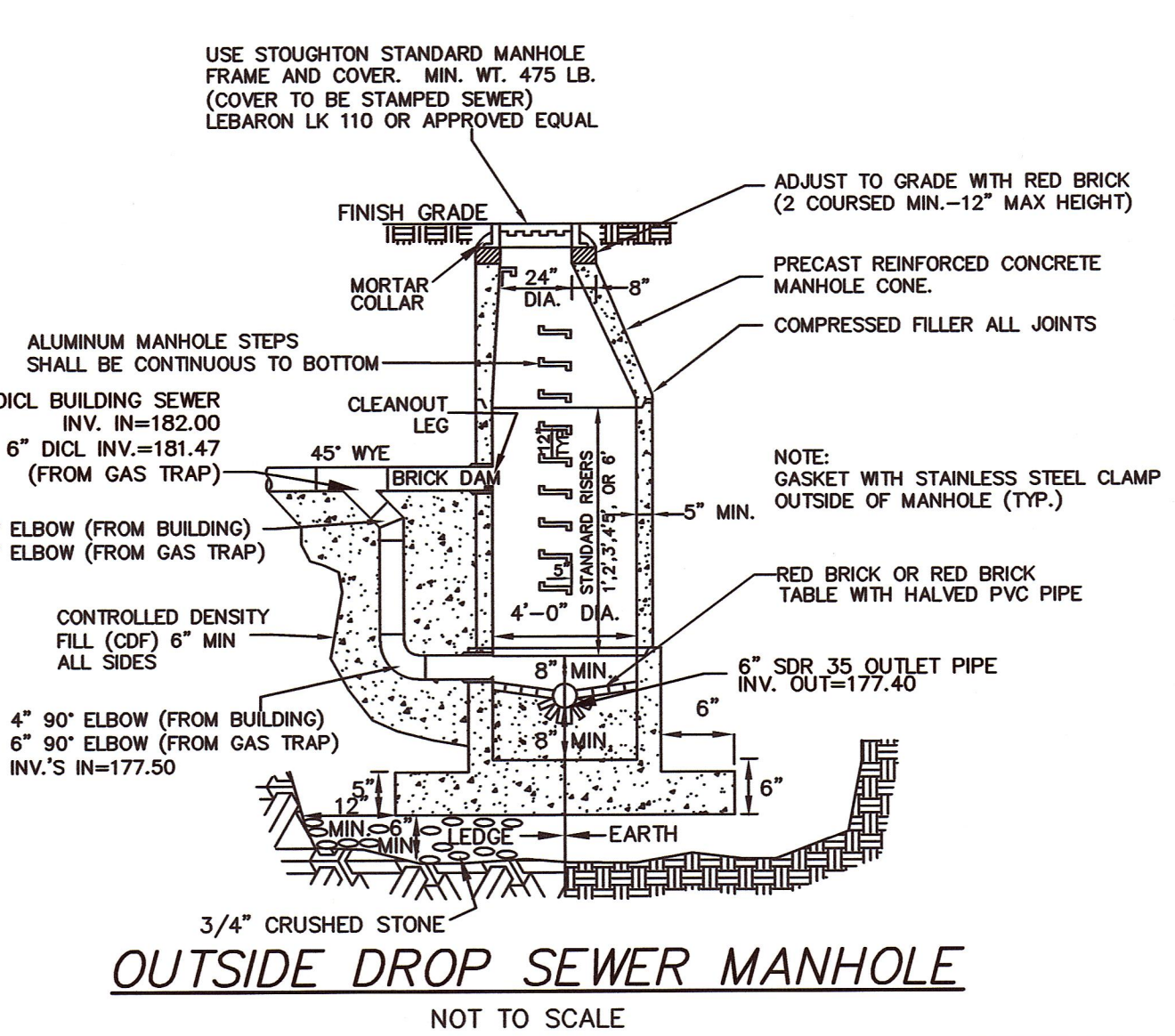
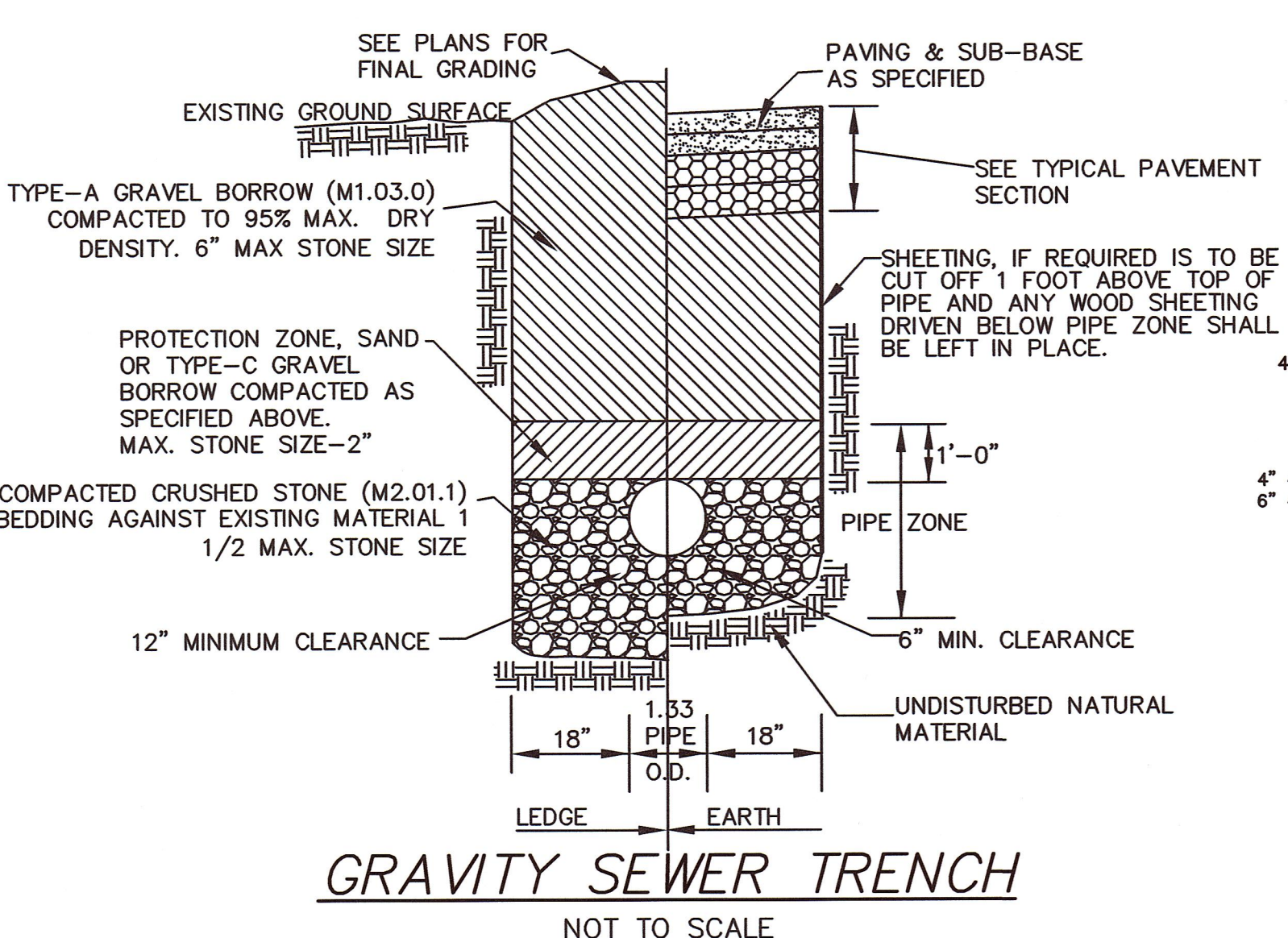
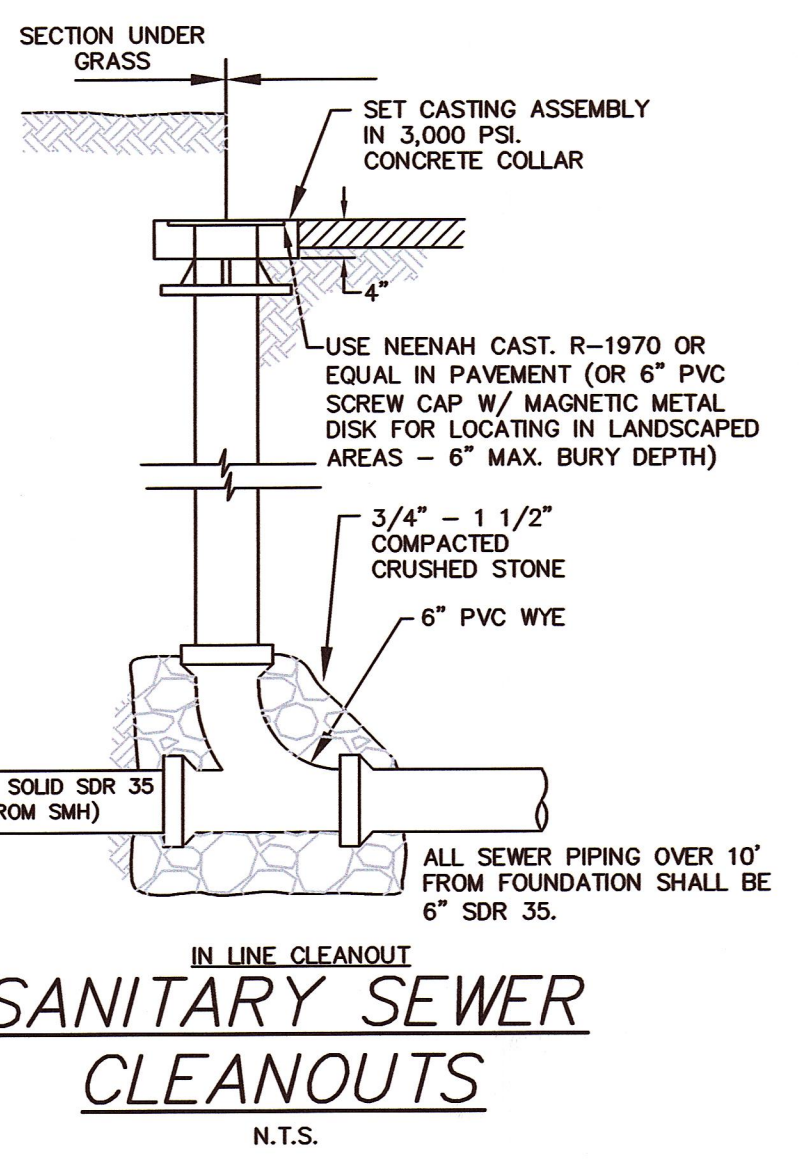
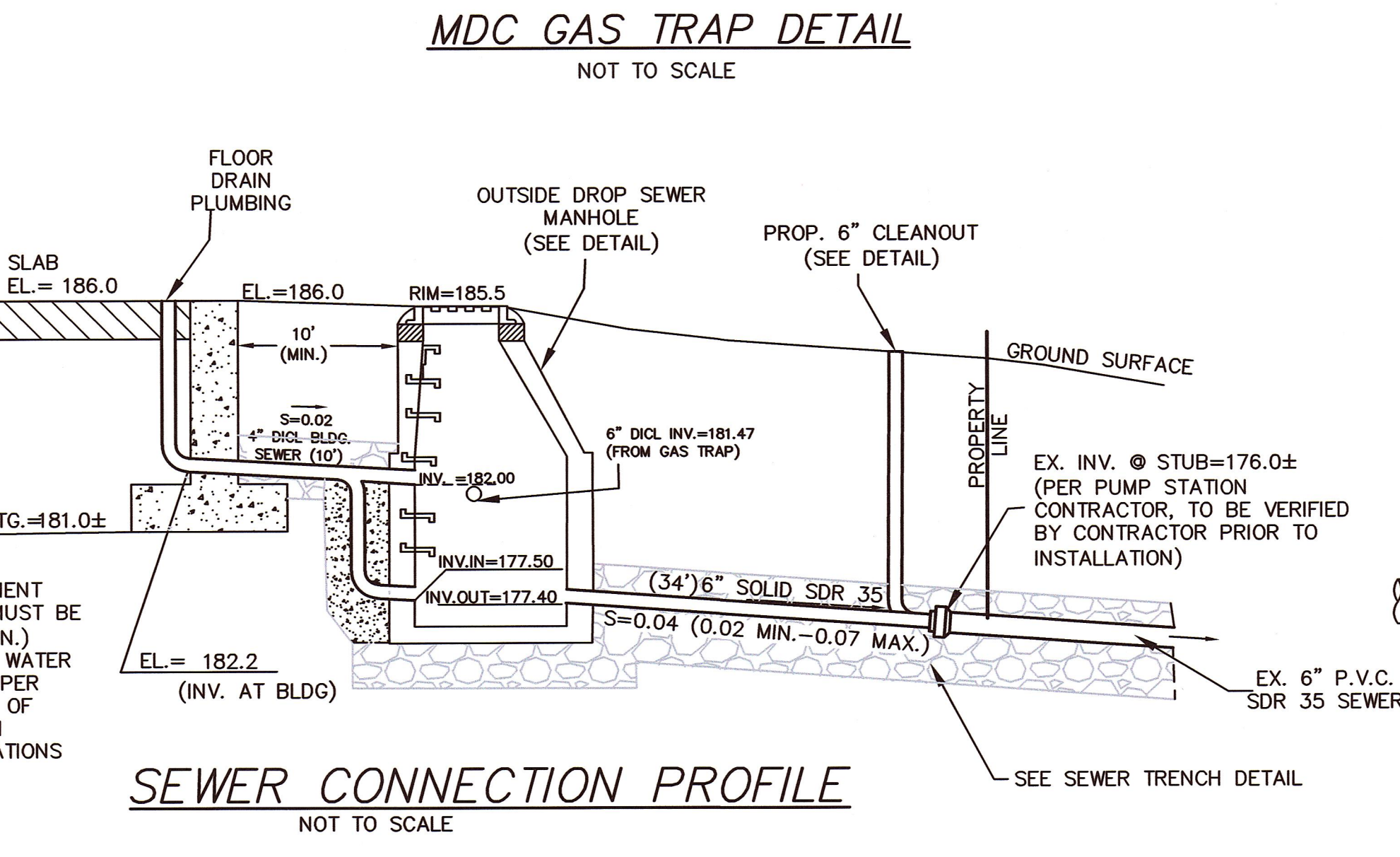
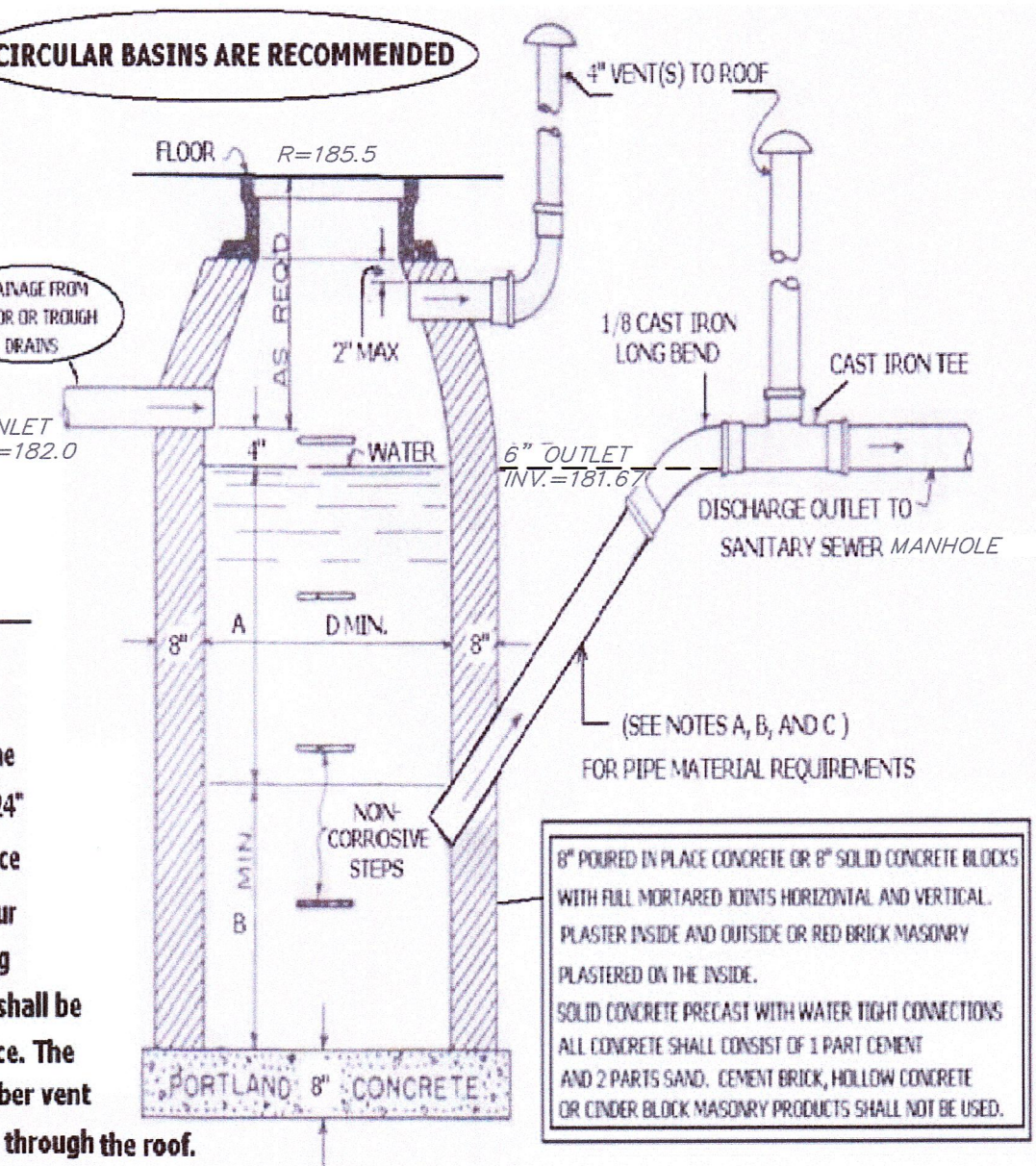


INLET	D	A	B
4"	3'-6"	3'-0"	2'-6"
5"	3'-6" x 3'-6"	4'-0"	3'-0"
	4'-0" x 4'-0"	3'-6"	3'-0"
	4'-0" x 4'-0"	3'-0"	2'-6"
6"	4'-0" x 4'-0"	5'-0"	4'-6"
	4'-0" x 4'-0"	4'-0"	3'-6"
	4'-0" x 4'-0"	3'-6"	3'-0"
	5'-0" x 5'-0"	3'-0"	2'-6"
8"	5'-0" x 5'-0"	6'-0"	5'-0"
	6'-0" x 6'-0"	3'-0"	3'-6"
	6'-0" x 6'-0"	3'-0"	3'-0"
	6'-0" x 6'-0"	2'-6"	2'-6"

The Commonwealth of Massachusetts
Board of Examiners of Plumbers and Gasfitters
Gasoline, Oil and Sand Separator Design

• In open parking garages or open parking area(s) ONLY the inlet pipe may extend below the water line a maximum distance of 6'-inches.

CIRCULAR BASINS ARE RECOMMENDED



REVISIONS		
NO.	DATE	DESCRIPTION
1	7/17/19	TOWN COMMENTS
2	10/11/19	PB AND ENG. DEPT. COMMENTS
3	12/23/19	SCC COMMENTS

OWNER:
THE VILLAGES AT GODDARD HIGHLAND TRUSTEE
10 OWL DRIVE
SHARON, MA 02067

APPLICANT:
OXFORD DEVELOPMENT LLC
10 OWL DRIVE
SHARON, MA 02067
ASSESSORS MAP 060 LOT 023

DETAILS SHEET
LOT 2
WASHINGTON STREET
IN
STOUGHTON,
MASSACHUSETTS

Outback Engineering Incorporated

165 EAST GROVE STREET
MIDDLEBORO, MA 02346
TEL: (508)-946-9231

DATE: MAY 6, 2019
REVISED:

SCALE: PROJECT No. 742
DRAWN BY: C.J.V. CHECKED BY: J.A.P.
LOT 2 SITE PLAN.DWG SHEET 6 OF 7

SCALE AS SHOWN



I hereby certify that no appeal has been filed with the Office of the Town Clerk within the twenty day appeal period.
Stoughton, Mass.
TOWN OF STOUGHTON

Massachusetts
MA 02072

2020 FEB 18 P 2:47

PLANNING BOARD

Site Plan Approval for Lot 2 Washington Street Case # 19-004

A True Copy

Attest:

Stoughton Town Clerk, 02072

Date: February 13, 2020

Applicant: Oxford Development, LLC
10 Owl Drive
Sharon, MA 02067

Owner: The Villages at Goddard Highland Trustee
10 Owl Drive
Sharon, MA 02067

Representative: Outback Engineering, Inc.
165 East Grove Street
Middleboro, MA 02346

Property: Lot 2 Washington Street (Assessor's Map 60, Portion of Lot 23)

I) Project Summary

The proposed project includes the construction of a commercial building with associated infrastructure and surface parking with a total of 16 parking spaces in the General Business (GB) zoning district.

II) Procedural History

- Application for Site Plan Approval was made by the above referenced applicant and owners and filed with the Planning Board on May 20, 2019.
- The Site Plan submitted for review to the Planning Board is titled "Commercial Site Plan, Lot 2 Washington Street in Stoughton, Massachusetts" prepared by Outback Engineering, Inc., 165 East Grove Street, Middleboro, MA 02346, dated May 6, 2019 and revised through December 23, 2019.

- 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.
- 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.
- 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.
- 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.
- 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 Applicant shall record the "Operation and Maintenance Plan," attached hereto as Exhibit "A," and provide proof of recording to the Planning Board and the Engineering Department prior to the issuance of a Building Permit.

B) Special Conditions

- The project shall be built in compliance with the Order of Conditions DEP # 298-0806 issued by the Conservation Commission and dated January 17, 2020.
- 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

- The land shown on the Site Plan is located off of Washington Street and shown on Assessor's Map 60, a portion of Lot 23 (the "Property") and is located in the General Business (GB) zoning district and consists of approximately 3.12 acres of lot area.

- A public hearing on the Site Plan Application was held on September 12, 2019, October 10, 2019, November 14, 2019, December 12, 2019, January 9, 2020 and January 23, 2020.

II) Application Submittals

- The Site Plan submitted for review to the Planning Board is titled "Commercial Site Plan, Lot 2 Washington Street in Stoughton, Massachusetts" prepared by Outback Engineering, Inc., 165 East Grove Street, Middleboro, MA 02346, dated May 6, 2019 and revised through December 23, 2019.

III) Related Documents

- Copy of the Legal Public Hearing notice from the edition of the Journal-Sun dated August 28, 2019 and September 4, 2019.
- Certified List of Abutters dated May 7, 2019
- Project Narrative dated May 13, 2019.
- Comment letter from John Charbonneau, Town Planner dated June 12, 2019.
- Revised comment letter from John Charbonneau, Town Planner dated November 14, 2019.
- First Review comment letter from Craig Horsfall, Assistant Town Engineer dated August 14, 2019.
- Final Review comment letter from Craig Horsfall, Assistant Town Engineer dated October 21, 2019.
- Response to Comments Letter from Outback Engineering dated August 2, 2019.
- Response to Comments Letter (Review # 2) from Outback Engineering dated October 15, 2019.
- Comments received from the Conservation Commission dated June 17, 2019.
- Comments received from the Board of Health and Police Department dated June 17, 2019.
- Comments received from the Board of Health dated August 26, 2019.
- Comments received from the Building Department dated October 15, 2019.
- Comments received from the Board of Health dated October 17, 2019.
- Comments received from the Police Department dated October 15, 2019.
- Comments received from the Police Department dated October 30, 2019.

shall be no construction activities on Sunday or any state or federal holiday.

IV) Findings

- The Planning Board finds that the applicant has submitted the required information for determination of approval of the Site Plan.
- 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.
- 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.
- 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) Decision

A) General Conditions

- 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.
- 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.

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.

On this day of February 13, 2020.

Joseph Scardino, Chairman

Daniel Kelly, Vice Chairman

Lynne Jardin

Jonathan Garland

Senesie Kabba

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 February 14, 2020.

FOR THE PLANNING BOARD

Joseph Scardino, Chairman

REVISIONS

NO.	DATE	DESCRIPTION
1	7/17/19	TOWN COMMENTS
2	10/11/19	PB AND ENG. DEPT. COMMENTS
3	12/23/19	SCC COMMENTS

OWNER:
THE VILLAGES AT GODDARD HIGHLAND
TRUSTEE
10 OWL DRIVE
SHARON, MA 02067

APPLICANT:
OXFORD DEVELOPMENT LLC
10 OWL DRIVE
SHARON, MA 02067
ASSESSORS MAP 060 LOT 023

CONDITION OF APPROVAL
LOT 2
WASHINGTON STREET
IN
STOUGHTON,
MASSACHUSETTS

Outback Engineering
Incorporated

165 EAST GROVE STREET
MIDDLEBORO, MA 02346
TEL: (508)-946-9231

DATE:	MAY 6, 2019
REVISED:	
SCALE:	PROJECT No. 742
DRAWN BY: C.J.V	CHECKED BY: J.A.P.
LOT 2 SITE PLAN.DWG	SHEET 7 OF 7

SCALE AS SHOWN