

DEFINITIVE SUBDIVISION PLANS  
SHERMAN RESIDENTIAL PROPERTIES

SILVER GLEN ROAD  
STOUGHTON, MA 02072

ISSUED FOR PERMIT: DECEMBER 23, 2020

OWNER/APPLICANT:

STOUGHTON CROSSING LIMITED PARTNERSHIP,  
BENEFICIAL OWNER OF 139 REALTY TRUST.  
475 SCHOOL STREET | SUITE 9  
MARSHFIELD, MA 02050  
TEL: (781) 492-2010

ASSESSOR'S ID:

MAP 82  
PARCEL 57  
LEGAL CERTIFICATE #150667

PROJECT TEAM:

CIVIL ENGINEER:  
HIGHPOINT ENGINEERING  
45 DAN ROAD, SUITE 140  
CANTON, MA 02021  
TEL: (781) 770-0971  
ATTN: NICHOLE DUNPHY  
www.highpointeng.com

LAND SURVEYOR:  
FIELDSTONE SURVEY SERVICES  
45 MELIX AVE  
PLYMOUTH, MA 02360  
TEL: (774) 283-2172  
ATTN: STEPHEN DYER



LOCUS MAP  
1"=200'

REQUESTED WAIVERS

The Applicant, Stoughton Crossing Limited Partnership, respectfully requests waivers from the following regulations listed in the "Town of Stoughton – Land Subdivision Regulations", dated February 17, 1999 (the Regulations) as follows:

Section II – Definitions

1. Dead End Street – "Dead end streets and their extensions, if any, or any combination thereof shall not be longer than 500'. The roadway length shall be measured from the sideline of the intersection roadway to the center point of the cul-de-sac.

Request waiver to allow extension of a dead-end street from 377.4 linear feet to 540.03 linear feet as measured from the centers of existing and proposed cul-de-sacs. Waiver allows roadway to extend 40.03 feet longer than the maximum allowed under the Regulations. The dead-end roadway extension will be for right of way only, and not for constructed roadway.

Section III – General

2. III.C.3 – Filing Fees - Definitive Plan

Request waiver to reduce filing fee from \$4,515 to \$3,000 due to limited scope of design review anticipated for right of way only.

Section IV – Definitive Plan

3. IV.C.2.b.(14-22; 30-32, 39-42, 44-47) – Content

Request waiver to provide general engineering plan content as referenced in this section of the Regulations.

4. IV.C.11 – Environmental Impact Statement

Request waiver from requirement to submit an Environmental Impact Statement as referenced in this section of the Regulations. Subdivision proposes creation of one single-family lot, one conservation lot, and no road construction. The scope of proposed work does not warrant an Environmental Impact Statement.

Section VI – Design and Construction Standards and Required Improvements

5. IV.(A-Z) – General Requirements for Roadway and Utility Construction.

Request waiver from the requirement of this section, inclusive of all roadway design and construction standards in accordance with the Regulations. Street improvements are not proposed, and the single family lot will utilize existing roadway access and municipal services within Silver Glen Road.

APPROVED UNDER THE  
SUBDIVISION CONTROL LAW.

TOWN OF STOUGHTON PLANNING BOARD

Signed in accordance with a

Vote of the Planning Board

on May 27, 2021

DATE: June 1, 2021

THE ABOVE ENDORSEMENT DOES NOT  
CONSTITUTE A DETERMINATION AS TO  
COMPLIANCE WITH ZONING BYLAWS.

INDEX OF DRAWINGS

		ISSUED FOR PERMIT DECEMBER 23, 2020	RESPONSE TO COMMENTS FEBRUARY 18, 2021	RESPONSE TO COMMENTS FEBRUARY 25, 2021	FOR PLANNING BOARD APPROVAL FEBRUARY 25, 2021				
ISSUE HISTORY:									
CIVIL									
TS100	TITLE SHEET	•	•	•	•				
	DEFINITIVE SUBDIVISION LOTTING PLAN (BY OTHERS)	•	•	•	•				
C100	SITE PLAN	•	•	•	•				
C001	SIGNED PLANNING BOARD DECISION				•				

DEFINITIVE SUBDIVISION PLANS  
SHERMAN RESIDENTIAL PROPERTIES - LOT #3

SILVER GLEN ROAD  
STOUGHTON, MASSACHUSETTS

OWNER/APPLICANT: STOUGHTON CROSSING LIMITED PARTNERSHIP,  
BENEFICIAL OWNER OF 139 REALTY TRUST.

HIGHPOINT ENGINEERING, INC.  
LAND PLANNING  
POINT SPACING  
CIVIL ENGINEERING  
CONSULTING  
CANTON CORPORATE PLACE  
40 DAN ROAD, SUITE 140  
CANTON, MA 02021  
www.HighpointEng.com

CLIENT:  
Stoughton Crossing Limited Partnership,  
Beneficial Owner of 139 Realty Trust,  
475 School Street | Suite 9  
Marshfield, MA 02050  
t: (781) 492-2010  
Attn: Roger Sherman

CONSULTANT:

SEAL

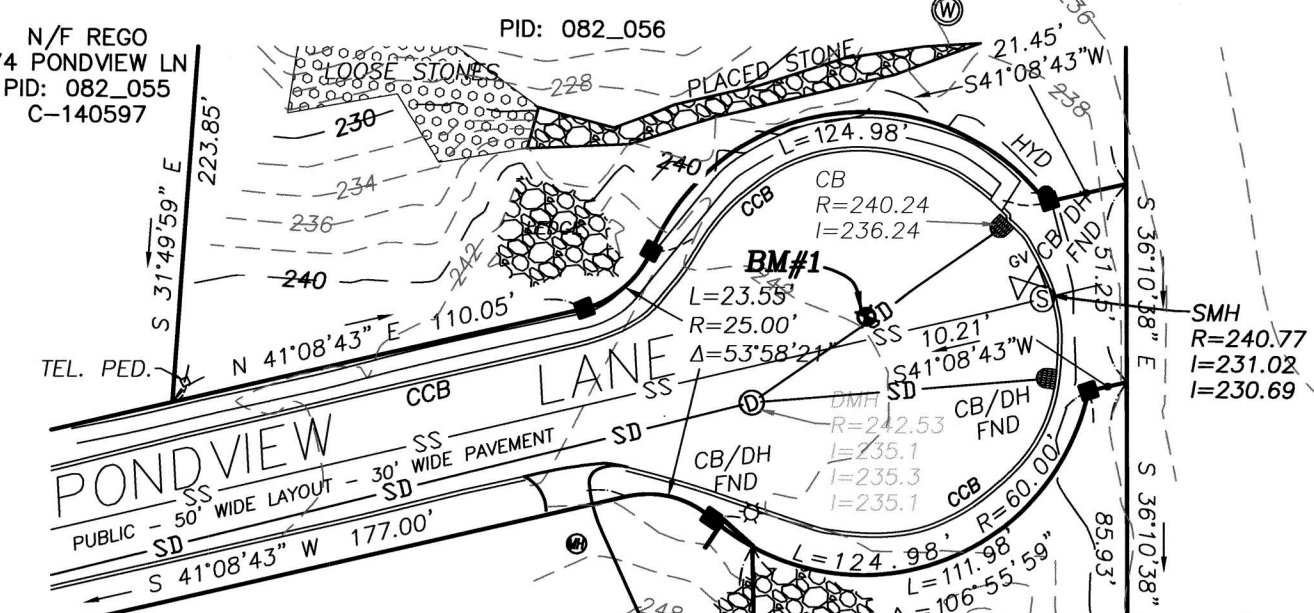
DEFINITIVE SUBDIVISION PLANS  
SHERMAN RESIDENTIAL PROPERTIES - LOT #3  
SILVER GLEN ROAD  
STOUGHTON, MASSACHUSETTS  
OWNER/APPLICANT: STOUGHTON CROSSING LIMITED PARTNERSHIP,  
BENEFICIAL OWNER OF 139 REALTY TRUST.

REV	DATE	DESCRIPTION
3	2-25-2021	FOR PLANNING BOARD APPROVAL
2	2-25-2021	RESPONSE TO COMMENTS
1	2-18-2021	RESPONSE TO COMMENTS

ISSUE TYPE:  
PERMIT  
ISSUE DATE:  
12/23/2020  
PROJECT NUMBER:  
16016

DRAWN BY: CA  
CHECKED BY: NCD  
Copyright (c) by Highpoint Engineering, Inc.  
All Rights Reserved.  
SHEET TITLE:  
TITLE SHEET  
SHEET NUMBER:  
TS100





N/F KAYSERMAN  
107 PONDVIEW LN  
PID: 082\_058  
C-182916

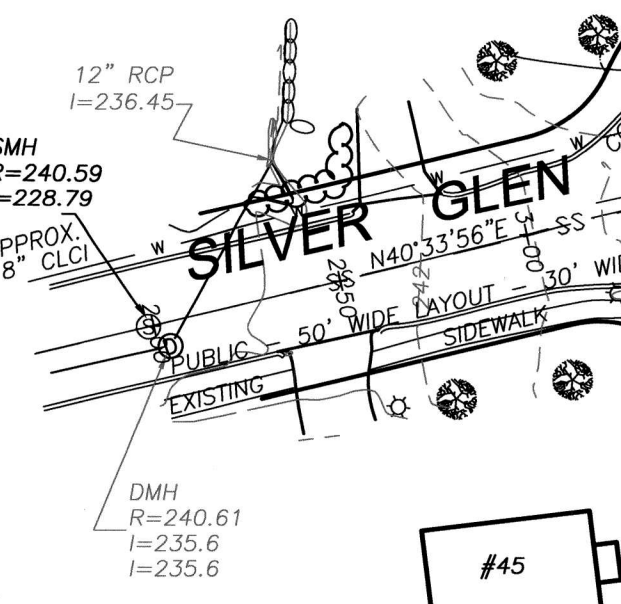
APPROVED UNDER THE  
SUBDIVISION CONTROL LAW.  
TOWN OF STOUGHTON PLANNING BOARD

Signed in accordance with  
a vote of the Planning Board  
on May 27, 2021

DATE: June 1, 2021

THE ABOVE ENDORSEMENT DOES  
NOT CONSTITUTE A DETERMINATION  
AS TO COMPLIANCE WITH ZONING  
BYLAWS.

END OLD LAYOUT  
= STA. 4+42.40



N/F MACKINLAY REALTY TRUST  
55 SILVER GLEN RD  
PID: 082\_066  
C-192911

FOR USE BY REGISTRY OF DEEDS ONLY

BENCHMARKS: ALL ELEVATIONS REFER TO NAVD88 BY  
ON-SITE GPS OBSERVATIONS PROCESSED THROUGH  
NOAA/OPUS.  
BM#1: MAG NAIL SET, PONDVIEW LN  
ELEVATION = 241.87  
BM#2: MAG NAIL SET SILVER GLEN RD  
ELEVATION = 247.64

# LEGEND

CCB - CAPE COD BIT. BERM	— TREE	— SIGN	— DRAIN MANHOLE	— WELL/MON. WELL	— TREE LINE	SRW - STONE RETAINING WALL
EOP - EDGE OF PAVEMENT	— SHRUB	+ 130.5 - SPOT GRADE	— UNKNOWN MANHOLE	— WATER VALVE	— WETLAND LINE	SD - SUBSURFACE STORM DRAIN LINE
VGC - VERTICAL GRANITE CURB	— STREET LIGHT/ LIGHT POLE	— CATCH BASIN	— SEWER MANHOLE	— GAS VALVE	— CB/DH - CONCRETE BOUND WITH DRILL HOLE	SS - SUBSURFACE SEWER LINE

## STOUGHTON TOWN CLERK CERTIFICATION

I, \_\_\_\_\_, CLERK OF THE TOWN OF STOUGHTON, HEREBY  
CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD  
WAS RECEIVED AND RECORDED AT THIS OFFICE ON \_\_\_\_\_ NO  
NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING  
SUCH RECEIPT OF SAID NOTICE.

DATE: \_\_\_\_\_ TOWN CLERK: \_\_\_\_\_

APPROVED, \_\_\_\_\_, SUBJECT TO CONDITIONS SET FORTH IN THE  
CERTIFICATE OF ACTION FILED WITH THE TOWN CLERK ON \_\_\_\_\_

APPROVED \_\_\_\_\_, SUBJECT TO A COVENANT  
EXECUTED BY \_\_\_\_\_, DATE \_\_\_\_\_  
AND TO BE RECORDED HEREWITH.

N/F ROMAN CATHOLIC ARCHBISHOP OF BOSTON  
PID: 083-004  
BK/PG: 3953/421

SEE APPROVAL NOT REQUIRED  
PLAN BY THIS OFFICE DATED  
JULY 27, 2020

PARCEL "A"  
AREA = 130,512 S.F. ±  
= 2.996 ACRES ±

PARCEL "82-57-B"  
TOTAL AREA INCLUDING CUL-DE-SAC  
= 206,194 S.F. ±  
= 4.7336 ACRES ±  
CUL-DE-SAC = 13,380 S.F. ±  
= 0.3072 ACRES ±  
LOT AREA EXCLUDING CUL-DE-SAC  
= 192,814 S.F. ±  
= 4.4264 ACRES ±

ZONE C WATERSHED  
AQUIFER PROTECTION AREA

PARCEL 082-057-0  
TOTAL AREA = 17.204 ACRES ±  
REMAINING AREA = 12.470 ACRES ±

NON-BUILDABLE LOT PENDING TOWN  
OF STOUGHTON CONSERVATION  
COMMISSION DECISION

LINE	BEARING	DISTANCE
L1	N 40°33'56" E	6.27'
L2	S 40°33'56" W	11.80'
L3	S 40°33'56" W	3.41'
L4	N 40°33'56" E	14.93'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.88'	75.00'	28°10'21"	S 26°28'46" W	36.51'
C2	22.84'	30.00'	43°37'11"	S 34°51'51" W	22.29'
C3	21.66'	15.00'	82°44'20"	N 11°08'21" W	15.63'
C4	4.51'	25.00'	10°20'07"	N 35°23'53" E	4.50'

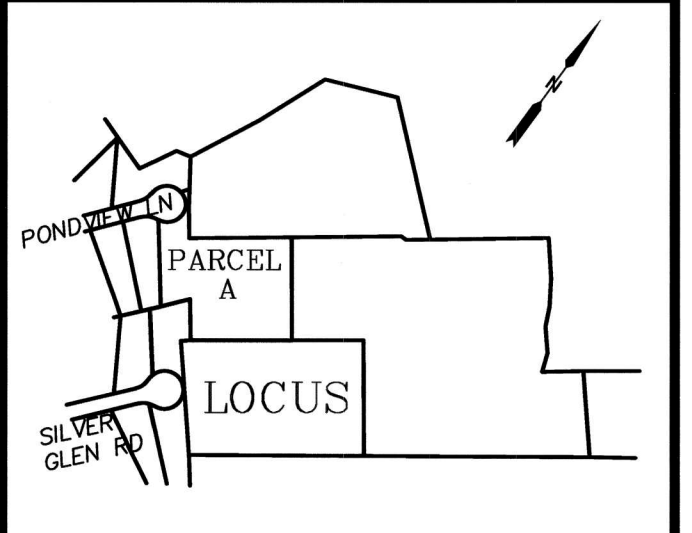
## GENERAL NOTES

- THE LOCUS PROPERTY IS REFERENCED AS THE FOLLOWING  
ASSESSOR'S PARCEL NUMBER:  
PARCEL ID: 082\_057\_0
- TITLE TO LOCUS IS RECORDED AT THE NORFOLK COUNTY  
REGISTRY OF DEEDS REGISTERED LAND SECTION AS  
FOLLOWS:  
139 REALTY CORP. & 139/A CORP.:  
TRUSTEES OF ROUTE 139 REALTY TRUST  
DEED 6928, PAGE 486 (LOT B ON PB #230/197)  
LCC 150667 (LOTS #42 & 43 ON LCP 33535-D)
- PLAN REFERENCES:  
— PLAN BOOK 230, PLAN 197 OF 1972  
— PLAN BOOK 398, PLAN 147 OF 1991  
— LAND COURT PLANS #33535-D; #35510 AND #3649  
— PLAN BOOK 286, PLAN 1095 OF 1980
- BEARING SYSTEM IN USE ON THIS PLAN REFERENCES  
MSPCS NAD83/NAVDB8 BY ON-SITE GPS.
- PROPERTY LINE CONFIGURATION AS SHOWN HEREON WAS  
COMPILED FROM THE ABOVE NOTED PLANS, AND  
SUPPLEMENTED BY ON-THE-GROUND FIELD SURVEY BY  
THIS FIRM THROUGH DECEMBER 2017.
- EXISTING CONDITIONS DETAIL AS SHOWN HEREON WAS  
DERIVED FROM ACTUAL FIELD LOCATION BETWEEN MAY &  
NOVEMBER 2015; AUGUST & DECEMBER 2017; AND IS TIED  
TO MA STATE PLANE COORDINATE SYSTEM BY ON-SITE GPS  
OBSERVATIONS. DATA SHOWN IS REFERENCED TO NAVD88  
VERTICALLY (GEOID12B) AND NAD83 HORIZONTALLY (2001  
MA MAINLAND ZONE).
- NO STRUCTURES OR MAJOR IMPROVEMENTS EXIST ON SITE.  
LOCUS CONTAINS AREAS DENOTED "ZONE X", AREA OF  
MINIMAL FLOODING AND AREAS DENOTED "ZONE A", AREA  
OF 1% ANNUAL CHANCE FLOOD AS SHOWN ON FEMA  
COMMUNITY PANEL No. 25021C0214E, EFFECTIVE DATE  
JULY 17, 2012. FEMA LINES SHOULD BE CONSIDERED  
GRAPHIC AND APPROXIMATE.
- LOCATION AND DEPTH OF UNDERGROUND UTILITIES IS  
APPROXIMATE ONLY, AND IS NOT WARRANTED TO BE  
CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON  
RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES,  
AND HAVE BEEN FIELD INSPECTED WHERE POSSIBLE.  
ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED  
ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE  
VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS,  
ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF  
SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT  
1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY  
CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND  
ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.  
INVERTS ARE READ OUTLET THEN CLOCKWISE AROUND THE  
STRUCTURE.
- ZONE C WATERSHED AQUIFER PROTECTION AREA AS SHOWN  
HEREON IS DERIVED FROM THE TOWN OF STOUGHTON GIS.
- CENTERLINE STATIONING OF SILVER GLEN ROAD AS SHOWN  
IS DERIVED FROM "AS-BUILT STREET ACCEPTANCE PLAN -  
HANA DRIVE & SILVER GLEN ROAD" BY DMG ASSOCIATES  
REVISED THROUGH 4/22/1998 AS PROVIDED BY THE TOWN  
OF STOUGHTON ENGINEERING OFFICE.

N/F MORTGAGE AND REALTY INVESTORS, INC.  
No. STOUGHTON VILLAGE ASSOC. LP  
PID: 095\_008  
C-102290  
LCP #35510-A

N/F STOUGHTON COMMERCE CENTER LLC  
1522-1570 TURNPIKE ST  
PID: 095\_002  
BK/PG: 29925/109

## LOCUS MAP 1" = 600' ±

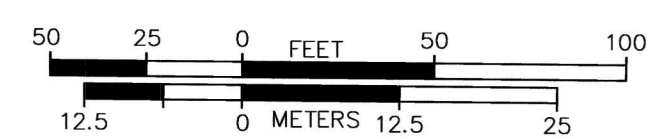


N/F TOWN OF STOUGHTON  
CONSERVATION COMMISSION  
PID: 094\_010  
BK/PG: 5821/590

## DIMENSIONAL REQUIREMENTS

ZONING DISTRICT: RESIDENTIAL-SUBURBAN C

	REQUIRED
AREA	40,000 S.F.
OPEN SPACE % OF LOT	50%
FRONTAGE	100 FEET
MAX. HEIGHT	35 FEET
NUMBER OF STORIES	3
FRONT SETBACK	35 FEET
SIDE SETBACK	15 FEET
REAR SETBACK	40 FEET
MAX. LOT COVERAGE	25%



1 inch = 50 ft.

**FIELDSTONE  
SURVEY SERVICES**  
PROFESSIONAL LAND SURVEYING  
45 MELIX AVENUE  
PLYMOUTH, MA 02360  
C: 774-283-2172  
SDYER@FIELDSTONESURVEY.COM  
REGISTERED IN MA, RI & CT

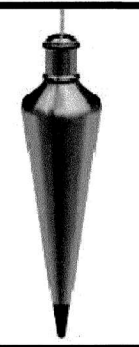
SHEET TITLE:  
**DEFINITIVE SUBDIVISION  
SILVER GLEN ESTATES**  
MAP 82 - LOT 57  
STOUGHTON, MA

PREPARED FOR:  
**HIGHPOINT ENGINEERING, INC.**  
Canton Corporate Place  
45 Dan Road, Suite 140  
Canton, MA 02021

DATE	DRAWN BY	CHECKED BY	APPROVED BY	SCALE	PROJECT NO.	FILE NO.
02/25/21	SPD	HEI	SPD	1"=50'	STOUGHTON	LOTING02r5



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY  
WITH THE RULES AND REGULATIONS OF THE REGISTRAR OF  
DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS AND THE  
PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF  
LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.







A map of the study area showing the location of the existing ledge outcropping and the potential vernal pool. The map includes a north arrow in the top right corner. A solid line indicates the 'APPROX. LOCATION OF EXISTING LEDGE OUTCROPPING', and a dashed line indicates the 'POTENTIAL VERNAL POOL'. The map also shows a network of roads and a river.

1. BUILDING COVERAGE CALCULATIONS:  
 LOT AREA = 176,294 SF, BUILDING FOOTPRINT = 4,000 SF  
 $\text{BUILDING COVERAGE (\%)} = (\text{BUILDING FOOTPRINT} \div \text{LOT AREA}) \times 100\%$   
 $= (4,000 \text{ SF} \div 176,294 \text{ SF}) \times 100\%$   
 $= 2.3\%$

2. OPEN SPACE % CALCULATIONS:  
 LOT AREA = 176,294 SF, OPEN SPACE = 163,575 SF  
 $\text{OPEN SPACE (\%)} = (\text{OPEN SPACE} \div \text{LOT AREA}) \times 100\%$   
 $= (163,575 \text{ SF} \div 176,294 \text{ SF}) \times 100\%$   
 $= 93\%$

3. SHAPE FACTOR CALCULATION  
 $\text{SHAPE FACTOR} = (\text{PERIMETER} \times \text{PERIMETER}) \div \text{AREA}$   
 $= (2212.30 \text{ FT} \times 2212.30 \text{ FT}) \div 192,814 \text{ SF}$   
 $= 25.4$

APPROVED UNDER THE  
 SUBDIVISION CONTROL LAW.

TOWN OF STOUGHTON PLANNING BOARD

Signed in accordance with  
a vote of the Planning  
Board dated May 27, 2021

[Signature]

Response	Percentage
Yes	20
No	80

GRAPHIC SCALE 1 inch = 20

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\_\_\_\_\_





# TOWN OF STOUGHTON

Massachusetts  
MA 02072

## PLANNING BOARD

### Certificate of Approval of a Definitive Subdivision Silver Glen Estates Sub #20-01

Date: February 25, 2021

Applicant: Stoughton Crossing Limited Partnership, Beneficial Owner  
of 139 Realty Trust  
475 School Street, Suite 9  
Marshfield, MA 02050

Owner: Stoughton Crossing Limited Partnership, Beneficial Owner  
of 139 Realty Trust  
475 School Street, Suite 9  
Marshfield, MA 02050

Representative: Nichole Murphy  
Highpoint Engineering, Inc.  
45 Dan Road, Suite 140  
Canton, MA 02021

Property: At the end of Silver Glen Road (Assessors Map 82, Lot 57)

#### I) Project Summary

The proposed project includes the creation of two (2) lots. One of the lots will be designated as a 4.7+ acre single family residential lot with frontage an access off of the proposed Silver Glen Road right-of-way extension and the second lot will be designated as a 12.4+ acre conservation lot with no frontage or access off of the proposed Silver Glen Road right-of-way extension.

#### II) Procedural History

- A) Application for Site Plan Approval was made by the above referenced applicant and owners and filed with the Planning Board on November 16, 2020.
- B) The Site Plan submitted for review to the Planning Board is titled "Definitive Subdivision Plans, Sherman Residential Properties, Silver Glen Road, Stoughton, MA 02072" prepared by Highpoint Engineering, Inc., 45 Dan Road, Suite 140, Canton, MA 02021, dated

1

*[Signature]*

November 11, 2020 and revised through February 25, 2021.

- C) The land shown on the Site Plan is located off of Silver Glen Road and shown on Assessor's Map 82, Lot 57 (the "Property") and is located in the Suburban C (SC) zoning district and consists of approximately 17 acres of lot area.

- D) A public hearing on the Site Plan Application was duly noticed, advertised and held on January 28, 2021 and February 25, 2021.

#### III) Application Submittals

1. The Site Plan submitted for review to the Planning Board is titled "Definitive Subdivision Plans, Sherman Residential Properties, Silver Glen Road, Stoughton, MA 02072" prepared by Highpoint Engineering, Inc., 45 Dan Road, Suite 140, Canton, MA 02021, dated November 11, 2020 and revised through February 25, 2021.

#### III) Related Documents

- Copy of the Legal Public Hearing notice from the edition of the Journal-Sun dated January 13, 2021 and January 20, 2021.
- Certified List of Abutters dated November 9, 2020.
- Waiver request letter from Highpoint Engineering, Inc. dated November 12, 2020.
- Comment letter from John Charbonneau, Town Planner, dated November 19, 2020.
- Comment letter from Sargent James O'Connor of the Stoughton Police Department, dated November 24, 2020.
- Comment letter from Sean Leahy of the Stoughton Board of Health, dated December 2, 2020.
- Response to comments letter from Highpoint Engineering, Inc. dated December 23, 2020.
- Comment letter from Jack Erickson, Building Commissioner, dated December 29, 2020.
- Comment letter from Scott Breen of the Stoughton Fire Department, dated December 29, 2020.
- Technical Engineering Review from Craig Horsfall, Assistant Town Engineer dated December 29, 2020.
- Response to Technical Engineering Review (First Review) letter from Highpoint Engineering dated February 18, 2021.

#### IV) Findings

The Planning Board reviewed all of the evidence submitted during the public hearing process to determine whether the Plan substantially conforms to the Town of Stoughton's Land Subdivision Regulations dated February 17, 1999.

#### REGULATIONS SECTION IV.C DEFINITIVE PLAN SUBMISSION REQUIREMENTS

##### C.1. General Requirement

The Planning Board voted to find that the Plan conforms to this requirement.

##### C.2. Submission Requirements

The Planning Board voted to find that the Plan conforms to this requirement.

2

*[Signature]*

3

*[Signature]*

4

*[Signature]*

5

*[Signature]*

27. Prior to any construction activity, the Applicant shall:

- a) Provide to the Building Department, Planning Department and Engineering Department a final Stormwater Pollution and Prevention Plan (SWPPP) to address specific sedimentation, erosion and dust control, which illustrates, at a minimum, locations of measures such as hay bales, silt fence, sedimentation basins and all other erosion controls on the approved Plans and provides detailed construction sequencing and methods to protect the infiltration capacity of each infiltration system.
- b) Obtain a National Pollutant Discharge Elimination System Permit (NPDES) from the U.S. Environmental Protection Agency (USEPA), as necessary for construction of the project at the property.
- c) Provide procedures that outline the specific operation and maintenance measures for all stormwater/drainage facilities, including any temporary facilities that shall be employed to minimize or eliminate the threat of transmission of mosquito-borne diseases to the residents of the project and nearby residents.

28. All catch basins and detention basins shall be cleaned at the end of construction.

29. An interim as-built plan for drainage and water infrastructure shall be provided to and approved by the Planning Board in consultation with the Engineering Department prior to the installation of the binder course of pavement.

#### B) Special Conditions

- The Plan proposes construction of one (1) single-family dwelling and this approval is subject to the condition that no more than one (1) single-family dwelling shall be constructed on the property without a modification to this approval.
- The way shown on the approved Plan shall not be used to provide access for any other lot located on any land other than the subject property.
- No further subdivision of the property shown on the approved plans shall be allowed in perpetuity.
- All utilities within the project shall be installed underground.
- 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 or vehicle(s) shall be started or run prior to those start times. There shall be no construction activities on Sunday or any state or federal holiday.
- Fire hydrants and pull boxes shall be located as required by the Fire Chief and shall be shown on the approved Plans. The Applicant shall submit final fire alarm/notifications plans to the Fire Chief for review and approval.

6

*[Signature]*

#### VI) Waivers

##### Regulations Section II.D Dead End Street

To allow the extension of a dead-end street from 377.4 linear feet to 540.3 linear feet as measured from the centers of existing and proposed cul-de-sacs. The waiver allows the roadway to extend 40.3 linear feet longer than the maximum allowed under the Regulations. The dead-end roadway extension will be for right-of-way only and not for constructed roadway.

##### Regulations Section III.C.3 Filing Fees - Definitive Plan

Waiver to reduce the filing fee from \$4,515 to \$3,000 due to the limited scope of the design review anticipated for the right-of-way only.

##### Regulations Section IV Definitive Plan

##### Section IV.C.2.b (14-22; 30-32; 39-42 and 44-47) Content

Waiver to provide general engineering plan content as referenced in this section of the Regulations.

##### Section IV.C.11 Environmental Impact Statement

7

*[Signature]*

8

*[Signature]*

9

#### C.2a Submission Requirements (Procedures)

The Planning Board voted to find that the Plan conforms to this requirement.

#### C.2b Submission Requirements (Contents)

The Planning Board voted to find that the Plan conforms to this requirement.

#### C.3. Required Review by Board of Health

The Planning Board voted to find that the Plan conforms to this requirement.

#### C.4. Public Hearing

The public hearing was duly noticed and advertised on January 13, 2021 and January 20, 2021 for the opening of the public hearing on January 28, 2021.

#### V) Decision

##### A) General Conditions

- This decision shall expire if the Applicant has not, for whatever cause, completed installation of the improvements shown on the approved plans with four (4) years from the date that the decision becomes final, unless a request for an extension is requested and granted by the Planning Board. This decision is deemed to have become final upon the expiration of the 30-day appeal period with the Town Clerk if no appeal is filed. If an appeal is filed, the decision is deemed to be final on the date that the last appeal is decided or otherwise disposed of.
- Prior to commencement of construction, a revised full set of approved plans and calculations, showing any required changes to the approved plans 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 Definitive Subdivision 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.
- 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. Instantaneous 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 and the approved plans with the Registry of Deeds.

#### VII) Record of Vote

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

On this day of February 25, 2021.

Joseph Scardino, Chairman

Daniel Kelly, Vice Chairman

Paul Demusz

Jonathan Garland

Senesie 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 March 2, 2021.

#### FOR THE PLANNING BOARD

Joseph Scardino, Chairman

APPROVED UNDER THE  
SUBDIVISION CONTROL LAW.

TOWN OF STOUGHTON PLANNING BOARD

*Signed in accordance*

*With a vote of the*

*Planning Board on February 25, 2021*

*[Signature]*

DATE: June 1, 2021

THE ABOVE ENDORSEMENT DOES NOT  
CONSTITUTE A DETERMINATION AS TO  
COMPLIANCE WITH ZONING BYLAWS.

FOR USE BY REGISTRY OF DEEDS ONLY

HIGHPOINT ENGINEERING, INC.  
LAND PLANNING  
PERMIT EXPEDITING  
CIVIL ENGINEERING  
CONSULTING

CANTON CORPORATE PLACE  
45 DAN ROAD, SUITE 140  
CANTON, MA 02021

www.HighpointEng.com

#### CLIENT:

Stoughton Crossing Limited Partnership,  
Beneficial Owner of 139 Realty Trust.  
475 School Street | Suite 9  
Marshfield, MA 02050  
t: (781) 492-2010  
Attn: Roger Sherman

#### CONSULTANT:

#### SEAL



DEFINITIVE SUBDIVISION PLANS  
SHERMAN RESIDENTIAL PROPERTIES - LOT #3

SILVER GLEN ROAD  
STOUGHTON, MASSACHUSETTS

OWNER/APPLICANT: STOUGHTON CROSSING LIMITED PARTNERSHIP,  
BENEFICIAL OWNER OF 139 REALTY TRUST.

REV	DATE	DESCRIPTION
3	2-25-2021	FOR PLANNING BOARD APPROVAL
2	2-25-2021	RESPONSE TO COMMENTS
1	2-18-2021	RESPONSE TO COMMENTS

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