

Stoughton Redevelopment Authority

10 Pearl Street, Stoughton, MA 02072

Michael F. Barrett
Chair

Louis F. Gitto
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Treasurer

Helder Resendes
State Appointee

December 2016

Board of Selectmen
Town of Stoughton
10 Pearl Street
Stoughton, MA 02072

Dear Chairman of the Board of Selectmen and Board Members,

The Stoughton Redevelopment Authority (The "SRA") is pleased to provide you herewith the Stoughton Downtown Redevelopment Plan (the "SDRP"). The SRA together with our consultant, The Cecil Group, has completed a Redevelopment Plan that is consistent with the requirements of the Department of Housing and Community Development ("DHCD") with the exception of the inclusion of a specific renewal project or the designation of specific actions related to the development of a specific property or other public actions (such as regulatory requirements) that could be undertaken by the SRA. The Redevelopment Plan includes a detailed memorandum of existing conditions and other studies compiled by The Cecil Group as well as a significant educational component to insure that any and all interested parties have available to them, the information needed to fully understand the redevelopment process and the steps necessary for the Town of Stoughton to move forward.

We believe that this Redevelopment Plan, which consists of three volumes, gives the Town a workable outline as to how to proceed and who best to involve in the eventual redevelopment of Downtown Stoughton. It is worth noting that the SRA undertook the SDRP at its own expense, thus saving the residents of Stoughton significant tax dollars.

The first volume, referred to as the SDRP, provides a summary of the context surrounding the Study process that the SRA initiated in 2014, the conclusions reached by the study and an implementation plan to guide potential next steps for the Town of Stoughton and the SRA.

The second volume represents a draft urban renewal plan, in the format required by 760 CMR 12.00. The draft is essentially complete with the exception of a specific redevelopment project or other public action and because one or more of these components is necessary, it is therefore not intended to be approved by the Department of Housing and Community Development (DHCD) in its present state. The draft urban renewal plan contains a summary of the most relevant blighted conditions, additional technical information, and analysis gathered during the planning process. It also contains a record of the public process, including analysis of the results of each public workshop and discussion of how those results affected the conclusions in the SDRP. These components are intended to be included in a full urban renewal plan, if and when the Town of Stoughton is prepared to move forward with such an undertaking, if it does so in a timely manner.

The third volume, the Existing Conditions Memorandum, provides the complete underlying technical studies for the determination of blighted conditions required by DHCD for an urban renewal plan, and a detailed exploration of the opportunities and constraints on development in both the Downtown and the wider study area. The appendices to the Existing Conditions Memorandum include a detailed building inventory of every building and site within the study area as well as additional information from state records related to historic sites and environmental conditions.

As a final note and recommended next step, the SRA believes that the Board of Selectmen and Town Manager should designate a specific redevelopment project of their choice to begin the actual downtown redevelopment process. The attached documents identify several potential redevelopment sites including the Stoughton Train Depot, the current Post Office facility, the Freeman Street Fire Station, and the town-owned parking lot on the corner of Freeman and Washington Streets. Preliminary analysis and public vetting of each of these locations is included in the SDRP. Our overall preference is to designate the area bordered by Porter, Wyman, Washington Streets and the existing railroad tracks and/or the town-owned parking area on the corner of Freeman and Washington Streets.

Once the decision is made to designate a specific redevelopment project, there are numerous things that will have to be worked on to develop an approvable Redevelopment Plan. We believe that the SDRP provides an ideal blueprint for identifying these tasks, roles, and responsibilities to ensure success.

Time is, of course, of the essence. Delays in moving forward will likely necessitate the town having to update some of the work that the SRA and our consultants have completed. The residents of Stoughton have been very clear throughout the development of the Master Plan (2011 – 2015) and the Redevelopment Plan (2014 – 2016) that they want (and deserve) a new town center. It is towards this end that the SRA undertook the effort and significant expense of preparing the SDRP. Going forward the responsibility to make this happen lies squarely on the Board of Selectmen. The SRA remains ready, willing, and able to help in whatever way we can.

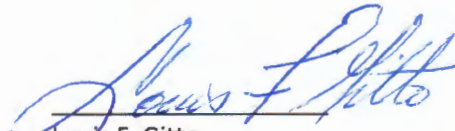
Please let us know if you have any questions or need additional information. We look forward to the opportunity to partner with the Board if and when the decision is made to proceed.

Sincerely,

The Stoughton Redevelopment Authority



Michael F Barrett
Chair



Louis F. Gitto
Vice -Chair



Forrest Lindwall
Treasurer



Helder Resendes
State Appointee

CC: Michael Hartman Stoughton Town Manager, w/ copy of volumes 1, 2, and 3,
Stoughton Planning Board, w/ electronic copy of volumes 1 & 2,
Carlos Vargas (Former SRA Member), w/o attachments,
Roberto Soto (Former SRA State Appointee), w/o attachments,
Emily Innes, The Cecil Group, w/o attachments,
Members of the SDRP Citizens Advisory Group, w/o attachments,
Ashley Emerson, MA Department of Housing & Community Development, w/o attachments