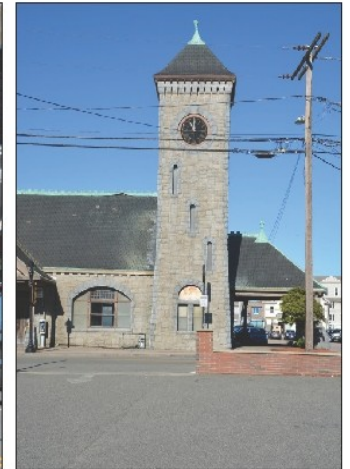
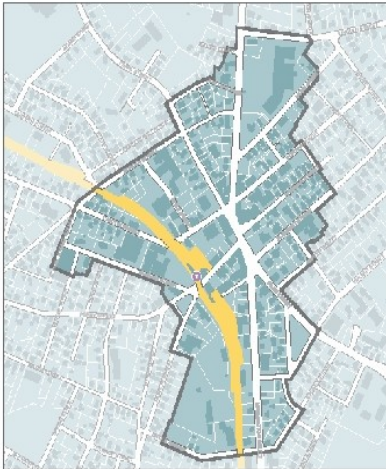


# *Stoughton Redevelopment Authority*

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## Downtown Stoughton Redevelopment Plan (SDRP)

February 13, 2018



# *STOUGHTON REDEVELOPMENT AUTHORITY*

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## **2016 Membership**

Michael Barrett, Chairman  
Louis F. Gitto, Vice Chairman  
Forrest Lindwall, Treasurer  
Carlos Vargas

Cheryl Barrett, Secretary

## **2018 Membership**

Michael Barrett, Chairman  
Louis F. Gitto, Vice Chairman  
Forrest Lindwall, Treasurer  
Pam Lennon Carr  
Helder Resendes

Cheryl Barrett, Secretary



# *Special Thanks to the following:*

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## **CITIZENS ADVISORY GROUP**

Steven Bernstein	Sung Pak
Paul Carpinella	Nick Pirelli
Pam Lennon Carr	Katherine Price
George Dyroff	Noreen Ruggiero
Dori Frankel	Francois Sarofeen
Joyce Hussein	Michael Sullivan
Kevin Kosh	Stanley Zoll
Janice McKenna	

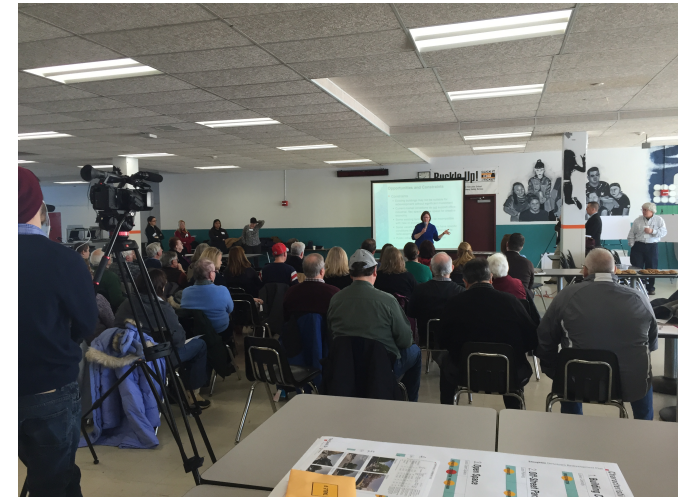
## **Town Officials & Consultants**

- ✧ Michael Hartman, Town Manager
- ✧ Noreen O'Toole, Town Planner
- ✧ Pamela McCarthy, Economic Development Coordinator
- ✧ Marc Tisdelle, P.E. Town Engineer
- ✧ Howard/Stein-Hudson Associates, Inc.  
(Town Square Traffic Improvements Project)
- ✧ Brown Walker Planners, Inc. (Master Plan)
- ✧ McCabe Enterprises LLC (economic development reports)

# Stoughton Downtown Redevelopment Plan (SDRP) Timeline

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- April 2014 – RFP Issued
- June 2014 – Consultant Selected
- July 2014 through 2016
  - 17 meetings with Stakeholders
  - 4 Meetings with Town Officials
  - 5 Advisory Group Meetings
  - 3 Public Forums
  - Plan Development
- December 2016 – Plan Delivery





# Original Purpose of the SDRP

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- To identify and clarify the role of the Stoughton Redevelopment Authority (SRA) as an effective partner with other Town Boards and Committees in the revitalization of the Downtown
- To identify specific actions that could be undertaken by the SRA to address existing conditions in the Downtown in terms of redevelopment of land and buildings
- Recommended as an implementation action of the Master Plan
- Initially proposed as an urban renewal plan under MGL Chapter 121B

# Findings of the SDRP

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During the study process for the Stoughton Downtown Redevelopment Plan (SDRP), **no specific project emerged that had the consensus of the community and elected officials.**

The SDRP, as presented, does not include a specific urban renewal project or identify a specific public action related to land development as required by the legislation.

In other words, the SDRP is not an urban renewal plan - However it does follow the requirements of the Department of Housing and Community Development (DHCD).

# Focus on Key Questions

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- What is a redevelopment authority and what authority could it exercise if it had a full urban renewal plan?
- What is the advantage of having a redevelopment authority undertake real estate development?
- What are the roles and responsibilities of the various Town bodies in terms of redevelopment?
- Is having a Redevelopment Authority in Stoughton helpful, useful, and/or necessary.
- Are there alternatives to having a Redevelopment Authority?

# More Specifically

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- What can the Stoughton Redevelopment Authority do under this SDRP?
- What is the Stoughton Redevelopment Authority not allowed to do under this SDRP?



# What a Redevelopment Authority Can Do

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A Redevelopment authority may:

- Undertake specific development projects
- Work to create the conditions under which the private market will undertake those projects

# Redevelopment Authority Tools

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**Redevelopment Authority tools to encourage private investment include the following:**

- Establish regulatory controls that guide development under the goals and objectives of a redevelopment plan.
- Undertake public infrastructure improvements that create incentives for the private market to invest.
- Assemble parcels that are too small to be economically developed into a larger parcel for development.

# *Stoughton Redevelopment Authority*

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- Not an agency of the Town, however four of the members are elected by Stoughton residents.
- By design, Redevelopment Authorities have a high degree of autonomy when it comes to planning and implementing redevelopment and revitalization projects
- The development and approval of an Urban Redevelopment Plan by the Department of Housing and Community Development (DHCD) is necessary for a Redevelopment Authority to undertake a specific project.

# *Stoughton Redevelopment Authority*

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- The SRA has continued to work with and invest in the Town,
- We helped fund the Rapid Response Beacons,
- We have helped fund studies for the Economic Development Coordinator .
- During the SDRP process we had a community outreach program and provided funds for the Friends of Stoughton Center and Farmers Market.
- We provided funds to support the Community Development Block Grant.
- We have had discussions with the Town regarding support for a storefront and façade program.



# The Role of the SRA

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Under the SDRP, the SRA may:

- Acquire, lease, and dispose of land
- Issue bonds, borrow money, and invest funds
- Receive grants and loans
- Accept gifts or requests
- Conduct additional planning studies to identify a specific project or projects

# The Role of the SRA

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Under the SDRP, the SRA may not do the following

- We cannot acquire properties using the process of eminent domain
- We cannot define and administer regulatory controls on development within an the redevelopment area.

The above actions require a fully approved Urban Renewal Plan including Planning Board Certification, Board of Selectman and DHCD approval.

# Recommended Future Actions (Public Forum Exercises)

## The good news is that we can do most of these today

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- Work with other Town Boards and Committees to be an effective partner in the continued revitalization of the Downtown
- Purchase property or acquire property through gifts
- Develop land or buildings by itself or in partnership with a designated developer
- Assemble smaller parcels of land within the Downtown to create lots that are developable under the existing zoning
- Partner with the Planning Board to develop additional regulatory controls for the area that would be administered by the Planning Board
- Act as the Town's parking authority
- Provide funding for storefront and façade improvements

# Remaining Steps to complete a full fledged Urban Renewal Plan

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The remaining portions of the draft urban renewal plan must be completed and the SRA must approve the plan and send it to the Planning Board, Town Counsel, and Board of Selectmen.

The **Planning Board** must determine whether or not the urban renewal plan is consistent with the requirements of the municipality's comprehensive plan, in this case, the *Stoughton Master Plan*.

Town Counsel must determine whether or not the plan conforms with all applicable laws.

The **Board of Selectmen** must approve a draft urban renewal plan for submission to DHCD.

DHCD must review and approve the plan.

The SRA cannot undertake actions under an urban renewal plan that has not been approved by DHCD.



# Priority Actions (Public Forum Exercises)

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## **Assemble land for private developers to redevelop/Redevelop land owned by the Town of Stoughton**

- (Each action was identified as the number one priority by five respondents. Both were also identified as priority number two by three respondents each.)

## **Develop regulatory controls, such as design guidelines, in partnership with the Planning Board (**

- Identified as the number one priority by four respondents; identified as the number two priority by three respondents.)

## **Provide funding for storefront and façade improvements/ Acquire parcels by eminent domain in order to redevelop them**

- (Each action was identified as the number one priority by three respondents, identified as the number two priority by only one respondent each)

# Potential Projects for the SRA

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**Sites that could benefit from coordinated action from the Board of Selectmen, the SRA, and the Planning Board.**

**These potential projects are discussed in detail in the SDRP**

- The United States Post Office
- The historic train depot
- The fire station on Freeman Street
- The police station on Rose Street
- The municipal parking lot on Freeman Street

# Next Steps

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## Board of Selectmen

- Identify and prioritize specific project(s) to include in the redevelopment plan.
- Identify tasks for the SRA and other Town Boards to assist in meeting these priorities.
- Coordinate the approval process with the Planning Board and DHCD

# Thank You

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## Additional Information

More detailed information about the project is available at:

<http://www.stoughton.org/Redevelopment>

<https://www.facebook.com/groups/StoughtonMARA/>

## The End