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**TOWN OF STOUGHTON**

01/09/2023

Massachusetts  
MA 02072

Stoughton Town Hall  
10 Pearl Street  
(781) 341-1300 x9201

Planning Board  
Daniel Kelly, Chairman  
Paul Demusz, Vice Chairman  
Paul Beliveau  
Richard Terry  
Dennis Walsh

**PLANNING BOARD  
MEETING MINUTES**  
**Thursday, OCTOBER 27, 2022**

The Stoughton Planning Board met on Thursday, October 27, 2022 at 7:00 P.M. at the Stoughton Police Station, 26 Rose Street, Stoughton, MA relative to the following agenda items for the purpose of receiving public comments.

**The following members were present:**

Daniel Kelly  
Paul Demusz  
Dennis Walsh  
Paul Beliveau

**Also present were:** Pam McCarthy, Acting Town Planner; and Karen Lawlor, Recording Secretary.

The Planning Board meeting was called to order at 7:00 p.m.

**Motion** by Mr. Demusz to open the public meeting, seconded by Mr. Beliveau. All in favor, Chair Kelly, Mr. Demusz, Mr. Walsh, and Mr. Beliveau. Motion Approved 4-0.

Chair Kelly welcomed everyone to the Planning Board meeting of October 27, 2022. SMAC is not here tonight to record, but we are trying to record on Ms. McCarthy's laptop. We have a busy Agenda tonight, and has no comments, so we will begin with Item #2.

**Motion** by Mr. Demusz to open Item #2, Forest green Bond Release, and seconded by Mr. Beliveau. All in favor, Motion Approved 4 -0.

**Item #2. Forest Green Bond Release.**

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A memo from Craig Horsfall, Acting Town Engineer, was read into the record by Chair Kelly. *"The Forest Green Subdivision, (Bergeron Way), has been completed in its entirety. The Town voted to accept the road at Town Meeting dated May 23, 2022. The Notice of Taking and the Easement plans were recorded on September 8, 2022. A contingency amount of \$10,000 remains and has been requested for release by Al Endruinas of Wrap Realty, LLC. It is recommended that the remaining contingency amount of \$10,000 be released."*

**Motion** by Mr. Demusz to approve the release of the Final Surety Bond for the Forest Green Subdivision in the amount of \$10,000 to Mr. Endruinas, and seconded by Mr. Beliveau. All in favor, Motion Approved 4-0.

**Motion** by Mr. Demusz to open Item #3, Page Street Minor Modification, and seconded by Mr. Beliveau. All in favor, Motion Approved 4 -0.

### **Item #3. Minor Modification Request – 421-425 Page Street, Landscaping modification.**

Austin Turner of Bohler Engineering introduced himself and explained they are making a minor adjustment to the approved plans. They are requesting to increase the variety of ornamental trees while maintaining the same quantity of trees as originally approved, and additional tree varieties at the street frontage provides enhanced visual interest. In high traffic areas, such as the sidewalk between the building and parking lot, and along the new south driveway truck path, smaller drought tolerant shrubs are proposed due to owner concerns related to snow removal, service access, and winter plowing and salting. Also, the areas adjacent to the building should remain free of plants where rodents and pests may attempt to nest or burrow. This additional ground coverage, due to the high traffic area and plowing in the winter, also discourages rodents from nesting. There will be no reduction in the number of plantings and will be the same size and height with eight (8) trees in front, spaced appropriately.

**Motion** by Mr. Demusz to approve the minor modification for landscaping at 421-425 Page Street, and seconded by Mr. Beliveau. All in favor, Motion Approved 4 -0.

Chair Kelly explained that for the next Item #4, 400 Prospect Street, there was an error in the advertisement and they need to re-advertise. They have conferred with Town Counsel and it is up to the Board if we move forward tonight. We spoke with the Applicant and they want to open the hearing, explain their proposal, and then we will continue until our next meeting, so we can re-advertise properly.

**Motion** by Mr. Demusz to open Item #4, 400 Prospect Street, and seconded by Mr. Beliveau. All in favor, Motion Approved 4 -0.

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**Item #4. A New Public Hearing will be held by the Stoughton Planning Board in the Great Hall, Third Floor, 10 Pearl Street, Stoughton, MA on Thursday, October 27, 2022, at 7:00 P.M. on the petition of the applicant and owner the Town of Stoughton, 10 Pearl Street, Stoughton, MA 02072, represented by Dore & Whittier Architects, 260 Merrimac Street, Newburyport, MA 01950, for Site Plan Approval under Section 10.6, "Site Plan Approval," of the Town of Stoughton Zoning By-Laws; for the proposed construction of a 25,200 SF gross floor area Fire Station and 31 parking spaces to be located at 400 Prospect Street (Assessors Map 066 Lots 217 & 218, Assessors Map 077, Lots 025 & 026 and Assessors Map 78 Lots 001 & 002), in an RB (Residential B) Zoning District.**

Dick Pomeroy of Pomeroy Associates, along with the Architects, Dore & Whittier introduced themselves and explained they are looking to build a new Fire Station at 400 Prospect Street where the existing American Legion building is located. This will be located at the end of a very long driveway, and will be obtaining an easement for a small piece of land. There is a 36" culvert which is in very good condition, they will be receive a letter from a structural engineer after his review. Soil test pits will be performed on the site, and added to the plans, along with the soil log information, and catch basin inlet capacity calculations. This is a very balanced site and needs no fill or removal of fill. Some trees have been taken down, and the Engineering Department has approved a 6" from a 8" water line. There will be a new gas line; electricity; phone lines (on the existing sets of poles); and underground lines will be added. No part of the building will be located in the wetlands, and are not near the 50' no touch zone. There is a good combination of fill, soil and ledge; the main infiltration will be addressed properly; the rear of the property will be leveled off; and the driveway will be repaved at the end of the project. The photometric plan is done and complete, and this is a well suitable 8.2 acre site.

The Plans of the proposed building were shown and explained. The first floor of the new building will consist of five (5) bays, two (2) deep, and one bay for the ladder truck, and for support of operations, supplies, and materials. This is a staff only building with no offices. The second floor will have a flat roof, a living room, kitchen, study rooms, bedrooms, and a gym. It is a basic steel frame building meeting all energy codes; durable; special sturdy doors; wind resistant; and cost efficient.

Chair Kelly was interested in the required screening plan, including roof top units; transformers; dumpster enclosure (white PVC or powder coated steel, higher than the dumpster); and the mechanical systems. He was concerned with the traffic especially when the engines pull out; how twelve (12) streets enter into the downtown area; he also requested a traffic study; a trip generator; and maybe a traffic light will be needed. He also had concerns with the look of the building and understands they are working on a budget, but there needs to be some improvements done with the appearance of this new building.

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Chair Kelly requested that the Applicant have everything addressed for the next meeting. He opened the questions to the residents and requested that only comments referring to the site plan be asked at this meeting.

The Deputy Chief explained that all administration offices and foot traffic will be located at 30 Freeman Street, and they will be doing a traffic study. They are working within a budget, doing regular estimates, and costs have increased due to COVID. Both buildings, the new proposed building and the updates to the Freeman Street building are in the same budget.

Peter Banis of 41 Walnut Court stated that he has lived there since 1960 and wanted to make sure the Planning Board received his letters in opposition to this project. This project has been a non-transparent process and there were no meetings or announcements and there is no place for the residents to be involved. He has a lot of questions about this project and the land selection.

Kristina Murphy stated that she has young children and lives adjacent to this project. There is no wall and she would like some type of barrier put up. She has questions about the lighting, having a reusable rainwater system, and the aesthetics of the building.

Joanna Riley of 356 Prospect Street had concerns about snow removal and the overall project.

Ed Quigley of 256 Prospect Street stated that this road is like a race track and not very wide. He would like an independent study and would like the Board to take a closer look at the traffic impact, along with steps taken to have traffic mitigation done.

**Motion** by Mr. Demusz to continue this hearing to the December 8<sup>th</sup> meeting, and seconded by Mr. Beliveau. All in favor, Motion Approved 4 -0.

**Motion** by Mr. Demusz to open Item #5, 1791 Washington Street, and seconded by Mr. Beliveau. All in favor, Motion Approved 4-0.

Chair Kelly stated that this hearing will also be advertised for the next meeting but will be opened tonight.

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**Item #5. A New Public Hearing will be held by the Stoughton Planning Board in the Great Hall, Third Floor, 10 Pearl Street, Stoughton, MA on Thursday, October 27, 2022, at 7:00 P.M. on the petition of the applicant, Walnut Tree Service, Inc., 1518 Washington Street, Stoughton, MA 02072 on behalf of the owner Stephen Goulston, 1520 Washington Street, Stoughton, MA 02072 and represented by Barry R. Crimmins, Esquire, Law Office s of Barry R. Crimmins, P.C., 909 Washington Street, Stoughton, MA 02082 for Site Plan Approval under Section 106 for the change of use to include outdoor storage of commercial vehicles and equipment and the construction of 5 parking spaces at the property identified as 1791 Washington Street (further identified on Assessors Plan No. 61, Lot 6) located in the General Business (GB) zoning district and any other relief that may be required relative thereto .**

Attorney Barry R. Crimmins of 909 Washington Street, introduced himself, along with Mr. Marshon, of Farland Corp., Engineer for the project. He explained that he represents Walnut Tree Services, Inc., and the project consists of the construction of an open storage area to the rear of the property to house various raw materials and commercial vehicles, logs, and wood chips associated with the applicant's existing tree service business. There will be no new structures construct as part of this project. They are located now at 1518 Washington Street, and they are moving a small portion of the company to serve the wood chipping part of the company, and free up some space at the original site. They are seeking a Special Permit for the use through the Zoning Board and have made some revisions to the plans after talking with Mr. Horsfall. They have an acre of land at this site and are surrounded by one (1) resident to the north; conservation land across the street; and railway station across the street. This property was previously owned by David Moore.

He further explained that they are adding a handicapped ramp; utilizing and paving the parking to the north; using storage in the rear of the property; and there are subsurface chambers to the rear where run off is collect and the overflow flows to the retaining wall, which is 4' to 5' feet high. They have a proposed site lighting plan; a sign in the front; a row of Leland cypress and low shrubs on the property; and a berm around the parking lot. They are not changing the utilities and have received Mr. Horsfall's comments but have not had time to address them.

Two of the waivers were discussed from Mr. Horsfall's reports:

#11 – A waiver for the submission of a development impact statement for this project. If a waiver is granted, the applicant shall, at a minimum, submit information relative to the number and types of vehicles that are expected on the site and the expected number of trips per day for these vehicles to access/egress the site. The types and volumes of materials to be handled and/or stored on the site shall be identified. This is based on current operations; and

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#13 – A waiver had been requested for relief from fees, but the Applicant did pay this.

Further, an easement was discussed. The driveway to the residential property to the north of the site encroaches on to the subject property. If this condition is to remain, an access easement should be created and recorded at the registry of deeds, if it is the intent of this plan to use the abutting driveway as a means of access/egress, or to/or from the site. The intended traffic flow patterns shall be shown on the plans. If the intent is to use the abutting driveway for this proposed development, an access Easement shall be created . This will be on the Owner, not the tenant.

The direct abutter, Diane, of 1781 Washington Street, was concerned with truck traffic. Mr. Goulston owns this property and she has never met him. She has a private driveway and has lived there for over twenty (20) years, and understands it is not on her property. She loves living there and does not care about parking cars, but does not want truck traffic.

**Motion** by Mr. Demusz to continue this hearing to the December 8<sup>th</sup> meeting, and seconded by Mr. Beliveau. All in favor, Motion Approved 4 -0.

**Motion** by Mr. Demusz to open Item #6, Campanelli Zoning Amendments, and seconded by Mr. Terry. All in favor, Motion Approved 5 -0.

### **Item #6. Review of Campanelli Zoning Amendment Recommendations.**

Ms. McCarthy explained that she has met with Town Counsel and they are working on various issues. We need to do more public outreach and the public has to be brought in. She suggests, along with Town Counsel, that if we want to be placed on the May Town Meeting Warrant, we need to submit material by November 29<sup>th</sup>. We have to show intent and need to insert a placeholder for the warrant. Town Counsel explained the process is to present to the Town Manager, and then to the Select Board. We move forward with a public hearing, all within a certain number of days as required by the Attorney General's Office.

Ms. McCarthy further explained that we have to have a public meeting and do a presentation either at the Recreation Center or the Police Station. She has money in her line item to go forward with the MAPC report and continue with the updated comments. We have to follow these steps in order for this to pass at Town Meeting. She will work with Town Counsel to get a timeline set up. In order to get a placeholder, we need to work on this at the November 10<sup>th</sup> meeting.

**Motion** by Mr. Demusz to open Item #7 – General Business, and seconded by Mr. Beliveau. All in favor, Motion Approved 4-0.

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**Item #7. General Business.**

Ms. McCarthy explained that Class registrations are now open and she can register Board members. She will send out a schedule by Monday of all upcoming classes. She is requesting more money for education for the Planning Board budget.

The MBTA Committee is meeting tomorrow night. We can discuss at the end of the year if we will need to hold hybrid meetings, if the COVID numbers increase.

The Board discussed the future Planning Board schedule, and we will tentative meet on November 10<sup>th</sup>, December 8<sup>th</sup>, January 5<sup>th</sup>, (and maybe January 12<sup>th</sup> & 26<sup>th</sup> which would be our regular schedule).

**Adjournment**

**Motion** by Mr. Demusz to Adjourn, seconded by Mr. Beliveau. All in favor, Motion Approved 4-0.