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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, December 8, 2022**

The Stoughton Planning Board met on Thursday, December 8, 2022 at 7:00 P.M. at the Stoughton Town Hall, 3<sup>rd</sup> floor, Great Hall, 10 Pearl Street, Stoughton, MA relative to the following agenda item for the purpose of receiving public comments.

**The following members were present:**

Daniel Kelly  
Paul Demusz  
Richard Terry  
Dennis Walsh  
Paul Beliveau

**Also present were:** Pam McCarthy, Acting Town Planner; Craig Horsfall, Acting Town Engineer; 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. Terry. All in favor, Chair Kelly, Mr. Demusz, Mr. Terry, Mr. Walsh, and Mr. Beliveau. Motion Approved 5-0.

Chair Kelly opened the meeting with the Pledge of Allegiance.

Chair Kelly welcomed everyone to the Planning Board meeting of December 8, 2022, and stated that the meeting is being recorded and broadcast by SMAC.

**Motion** by Mr. Demusz to open Item #2, Walnut Tree Service , Inc., seconded by Mr. Beliveau. All in favor, Motion Approved 5 -0.

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**Item #2. A Continued Public Hearing will be held 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 .**

**Motion** by Mr. Demusz to accept the Continuance for Walnut Tree Service until January 26, 2023, seconded by Mr. Beliveau. All in favor, Motion Approved 5 -0.

**Motion** by Mr. Demusz to open Item #3, 400 Prospect Street, Fire Station, and seconded by Mr. Beliveau. All in favor, Motion Approved 5 -0.

**Item #3. A Continued Public Hearing will be held 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, introduced himself and explained that the material for this project fits in with the Conservation Commission Requirements and a Traffic Study has been requested. There are concerns with site distance, and not allowing right hand turns. GPI has done a Traffic Impact Report and Analysis and was supposed to be here tonight for a presentation. Their report states that there is "minimal impact" to the area with the proposed Fire Station. The traffic report, based on the traffic data and the flow of traffic, has determined that there will be no adverse effect at any of the intersections and no sight line issues. A small easement has to be created to straighten out the driveway, which the abutter has agreed to.

Craig Horsfall, the Assistant Town Engineer provided comments from his review of the project.

Mr. Beliveau had concerns with the traffic report, and it was recommended that the recommendations should be incorporated into the Final Design.

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Mr. Walsh feels that street lights should be added at the intersections, and if not, we will see the effect of no lights and problems in five (5) to (10) years.

Peter Banis of Precinct 2 stated that there has been no discussion about this project and read a letter into the record: "please enter into the record these questions and issues that need attention from the Engineering Department, Planning Board and Conservation Committee. This letter follows up two previous packets that I have distributed to these town boards. The select board also has the same packets of information re: this nontransparent process that has taken place for the last two years. I just found out about this meeting this morning at 7:00 a.m. and have made every effort to document issues since 1/24/22. Tonight the taxpayers and residents need to be aware of issues that surround this project. My attempt to bring this project to Special Town Meeting on 11/28/22 was unsuccessful. The original Fire station Committee was dissolved earlier. Public Hearing for Planning Board on 11/17/22 was posted incorrectly. Presentation was allowed to the Planning Board by Glen Gollrad, Dore and Whittier and Richard Pomroy, Pomroy Associates. The questions asked by the board were answered but answers were very general. The Prospect Street residents had no chance to speak at a posted hearing. Vaughn Enokian, Finance Committee chair said the project is now "at least" \$3 million dollars over budget already. I have other information to share from my personal discussions with James Conlon Environmental Affairs Officer and Craig Horsfall, assistant Town Engineer. Respectfully yours, Peter E. Banis, cc: requested to Conservation Committee, Selectboard members." He further stated that this whole project was fast tracked

Ed Quigley stated that Prospect Street is a raceway and this will add another layer of traffic to this area. He also had concerns with the width of the road which is too narrow for a fire truck. This is adding a new wrinkle into an existing problem and he would like to see details of the traffic report.

Richard Pomroy of Pomroy Associates explained that the traffic study was done at two (2) peak periods: 6:00 a.m.-9:00 a.m. and 4:00 p.m. to 7:00 p.m.

Bob Mullen of 19 Clover Lane stated that he is coming before the Board as a resident. Mr. Mullen questioned there being no traffic lights. Chairman Kelly said that the traffic engineer said there will be no lights but there will be signage. Mr. Mullen said that if we accept this Traffic Report, then shame on the Board. This is a safety issue. Please do not accept this study. GPI was supposed to be present to answer our questions, so he requested that the Board continue this hearing until they can present their report and explain and answer questions. He also asked that the Traffic Report be put on the Planning Board website.

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Michael Carroll, Fire Chief explained that he doesn't think this report was about lights, and all about traffic since it is a "traffic impact study". He doesn't feel this is a burden on anyone and he wouldn't say they would never take a right hand turn. Chief Carroll said that they are not allowed to go more than 10 miles over the speed limit. He said that on Central Street there is no light and that they have to wait for cars and the train to go by. He said that they are supposed to be able to control the light but it has never worked. They have minutes to respond, so they take the quickest and safest way possible. The Department is very cautious and the Prospect concerns have been around forever and have always been a problem. He has no resistance to putting in lights but we have no authority on Rt. 27 since that is a state highway.

Mr. Pomroy stated that they will have GPI at the next meeting and to explain their report. The residents will be able to review the report and GPI can widen the report to add in safety issues.

Mr. Quigley stated that as a point of clarification, he never said "right hand turn."

Joanne O'Reilly stated that as first responders, the need to have the best location, and we need to be concerned about the wetlands. If the wetlands are disturbed, we will have a rodent problem which becomes a health issue.

**Motion** by Mr. Demusz to accept the Continuance for the Fire Station until January 26, 2023, seconded by Mr. Beliveau. All in favor, Motion Approved 5 -0.

**Motion** by Mr. Demusz to open Item #4, 1 Hawes Way, Target, and seconded by Mr. Beliveau. All in favor, Motion Approved 5 -0.

**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, December 8, 2022, at 7:00 P.M. on the petition of the applicant, Samiksha Poudel of Kimley-Horn 404 Wyman Street, Waltham, MA, 02451 on behalf of the owner Target corporation, 50 South 10<sup>th</sup> Street, Suite 400, Minneapolis, MN 55403 for Site Plan Approval under Section 106 for the relocation of Drive-Up parking stalls, ADA parking stalls and site improvements for a new parking garage elevator and for a Special Permit under Section 6.2.4.1 of the Town of Stoughton Zoning Bylaws to allow more than one wall sign per establishment and to exceed the maximum allowed size of wall signs at the property identified as 1 Hawes Way Stoughton, Mam 02072 (further identified on Assessors Map 95, Lot 30) located in the Industrial (I) zone district and any other relief that may be required relative thereto.**

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The representative for Target, Casey Lieberman, explained she is filling in for Ms. Poudel who could not make it tonight. She explained they are relocating the drive-up stalls; ADA parking stalls; and site improvements for a new elevator. The existing ADA stalls will be restriped; eight (8) drive-up stalls will be removed and restriped; addition of 24 new drive-up stalls in the garage; and adding an elevator. There will be a five (5) foot access aisle and signage at the beginning of all stall with columns with signs mounted on the columns, which will be numbered.

Chairman Kelly asked where the elevator is. The new elevator will be built in a new area with an elevator and foyer for employees to bring goods out for curb side delivery and they are not touching the stairwell.

Craig Horsfall, Assistant Town Engineer explained that the shuffling and restriping of the spaces will cause the loss of four (4) spaces, leaving an excess of 24 spaces as required by Zoning.

Ms. Lieberman stated that the on the North side of the building, the existing 12' diameter Target bullseye sign will be removed and moved to another area where it will be changed to a 15' diameter sign. Where the sign will be moved to is an existing CVS sign that will be relocated over one wall. The Bullseye sign above the garage entrance will be removed and replaced with directional signage for pickup. The southern side will have no changes; east side sign will be refurbished; and the west side will be replacing the sign with the exact same kind, giving the building a facelift.

Mr. Kelly said that there is a net increase in signage so we are beyond where we are supposed to be.

Ms. Lieberman responded Yes, net increase is based on the North elevation where there is a 12' bullseye with text that is 154 s.f. and we are proposing a 15' diameter sign with text that is 176 s.f.; a 22 s.f. difference. There is an allowable maximum of 150 s.f. We are proposing almost 211 s.f.

Chair Kelly said what was there before was 170 s.f.; already over and now we want to go up again?

Mr. Walsh quested the need for a larger sign.

Ms. Lieberman commented that it's a Target standard that they've been implementing. The original signage on the building was twenty (20) square feet and now it is forty (40) square feet. This will increase the visibility and it is standard for all of the Target stores.

Mr. Kelly agrees with the relocation but was concerned with the painting of the panels down the road if Target ever leaves, and there was already a Special Permit with an increase of 40 s.f. on signage.

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Mr. Horsfall said that we are adding about 40 s.f.; it was 154 s.f. before.

Chair Kelly said that the Zoning Code allows for 150 s.f..

Ms. Lieberman said that the code is per building face. For the North elevation it would be a 60.9 s.f. increase. She said they are still okay on other elevations – not changing those, just refurbishing.

Chair Kelly said it was at 167 s.f. and now going to 210 s.f.

Mr. Horsfall said that on the North face there is a total of 44.34 s.f. of additional signage.

Chair Kelly said that when the building was built there was a Special Permit for increasing signage of 40 s.f. Now they are relocating to an area of the building with a larger façade on the far side of the entrance where there is more wall space.

Mr. Beliveau said that unless there is a special reason why the sign should be larger he questions deviating from the Special Permit.

Chair Kelly agrees that there is no hardship on their part.

Mr. Demusz agrees that we don't need to go up to 15'.

Ms. Lieberman said that they are eliminating the 4' bullseye above the parking garage and replacing it with drive up signage. There will be no changes to the monument sign.

Ms. McCarthy read from the pre-application meeting notes and stated that the Building Commission said that directional signage would not count toward the total signage calculations.

Mr. Horsfall agreed that the drive-up sign is a directional sign.

Ms. Lieberman pointed out that the rendering showing the placement of the directional signage is incorrect but the dimensions and details are correct. This is a generic plan and asked if she could commit to not changing the 12' diameter and relocate it so they could request Special Permit approval for the drive-up signage which is 20 s.f.

Chair Kelly explained to Ms. Lieberman that it is within her right to change the request because it is a Special Permit.

Mr. Horsfall stated that he believed that the modification request can be made now if the applicant is agreeable.

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Bob Mullen was concerned with losing parking spots for electric charging vehicles.

Mr. Terry stated that he prefers to keep the Target sign the same size.

**Motion** by Mr. Demusz to Approve the Site plan for Target, and seconded by Mr. Beliveau. All in favor, Motion Approved 5 -0.

**Motion** by Mr. Demusz to Approve the Special Permit for the new Target sign in the new location, and not increasing the diameter, and to have the Applicant modify the Plans, to reflect these changes, and seconded by Mr. Beliveau. All in favor, Motion Approved 5 -0.

The Board requested that the Applicant bring back the updated new Plans to be signed and they will be added to the Decision.

**Motion** by Mr. Demusz to open Item #6, General Business, , and seconded by Mr. Beliveau. All in favor, Motion Approved 5-0.

Ms. McCarthy had a few updates to report to the Board. She spoke to the Old Colony Planning Counsel and the start of the Housing Projection Plan has been postponed until the spring. The Rt. 27 Zoning Project contract end date is being extended by one (1) year. Andrea is putting together a timeline and we will be holding public forums. Campanelli Park – We did not have the final presentation from MAPC . Carlos is no longer the lead on this project. Mark Rascicot is working to get up to speed and plans to give us a presentation as early as February.

Chair Kelly wants to keep the projects on track and MAPC owes us a second presentation.

Ms. McCarthy will be reviewing with Marc and Craig the supplemental engagement materials provided by MAPC for the Campanelli Zoning Project and will be trying to get onto the fall Town Meeting timeline. She is also working on the One Stop Grant that combines several grants together. She is on their radar and getting on the grant cycle. Ms. McCarthy is working on the MBTA Communities Action Plan that needs to be submitted by January in order to gain interim compliance . This will make sure that we are safe while we are seeking full compliance so that we remain eligible for State grants. Some communities have not submitted yet.

Ms. McCarthy applied for a Community Compact IT grant which the Town has been awarded in the amount of \$200,000. This grant is for E-Permitting software that will allow applications to be done online. Ms. McCarthy obtained a grant to determine the Highest and Best Use of the Train Depot. The Planning Board will have some input during the actual study. Ms. McCarthy is finalizing the scope. Further, she explained that the Mullen Rule is a form to sign if a member misses a meeting. The member must view a video, an audio recording, or a full transcript. Mr. Terry has completed and submitted his form; however, the Mullen rule does not apply due to the fact that there is no video, audio recording or full transcript to review.

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Chair Kelly thanked everyone, and wished everyone a Happy New Year. We will see everyone at the next meeting in January, 2023.

**Adjournment**

**Motion** by Mr. Kelly to Adjourn, seconded by Mr. Demusz. All in favor, Motion Approved 5-0.