

41 Walnut Ct.  
Stoughton, Ma.02072  
10/20/22

001-0202

To: Members of the Conservation Commission  
Members of the Planning Board  
From: Peter E. Banis (Town Meeting Representative, Precinct 2)  
Re: 400 Prospect St.

I would like to include copies of communication to the Engineering Dept. dated 1/24/2022 and another read into citizens comments at the Selectboard meeting of 10/18/22 re: 400 Prospect St. This information along with communications with my constituent Joanne O'Reilly of 356 Prospect St. with the appropriate Departments during 2022 shows awareness of her concerns. During the non-transparent process of this decision, I just want community awareness to avoid another poor fire station decision that was made on Central St. The town DID vote for funding for a new fire station NOT a location so much thought needs to be included into our future decisions.

I had discussions with Jim Conlon on Tuesday 10/18/22 and also today Thursday 10/20/22 re: the location. He did say that there was a lot of work that needs to be done by him. My goal is to avoid a poor decision again on a process that has been hindered by delays caused by Covid and incomplete paperwork, (see letter of 10/18/22 re: 4 cancelled meetings of the Con Comm)

During the discussion of 10/18/22 by the selectboard no answer was given for the lack of details on the not advantageous rating at 400 Prospect. That letter presented by me has the major concerns of many citizens and taxpayers.

I would appreciate that decision making by both boards that will follow to be reasonably timed and analyzed as I sincerely give recognition to you all for your commitments to the Town of Stoughton.

Respectfully yours,

*Peter E. Banis*

Peter E. Banis, Town Meeting Representative, Precinct 2

41 Walnut Ct.  
Stoughton, Ma.02072  
Jan.24, 2022

To: Engineering Department, Town of Stoughton  
From: Peter E. Banis, (Town Meeting Representative, Precinct 2)  
Re: 400 Prospect St. Fire Station Project, (Article 2)

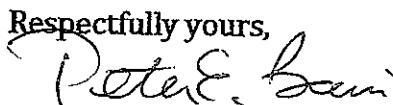
I have been in communication with some concerned abutters on Prospect St. re: the Fire Station Project at 400 Prospect St. They have expressed some major concerns and have been in contact with town officials in different capacities.

I am requesting all copies of the minutes of Conservation Committee meetings in 2021, including, 4/15/21, 5/6/21, 6/24/21 and any other meetings that were held on this project.

I also am requesting copies of minutes from "Notification to Abutters Under the Massachusetts Wetlands Protection Act" on 7/22/2021 and copies of the minutes from the Finance Committee meeting of 11/4/21 of the "Stoughton Fire Infrastructure Plan".

In addition any correspondence for an enforcement code violation for 400 Prospect St. and documentation of a visit to 382 Prospect St. by Code Enforcement Manager, Dana Hinthorne's on 1/11/22.

I appreciate your efforts in obtaining this very important information for the abutters of this project.

Respectfully yours,  


Peter E. Banis, Town Meeting Representative, Precinct 2

Cc: Board of Selectmen

RECEIVED

JAN 24 2022

BY: BOARD OF HEALTH

41 Walnut Ct.  
Stoughton, Ma 02072  
10-18-22

To: Stoughton Selectboard Members  
From: Peter E. Banis, (Precinct 2 Town Meeting Member)  
Re: 400 Prospect St.

My constituent Joanne O'Reilly at 356 Prospect St. contacted me after the Special Town Meeting of December 6, 2021 with information re: 400 Prospect St. and issues about rodent infestation from construction work at 400 Prospect. She had communication with town officials about this problem and told me that she had major concerns about this issue. She does have emails from Mr. Tisdale and Lawrence Perry, Board of Health dated 8/24/22.

If I had known about this rodent issue at the STM, I certainly would have presented that to the Town Meeting membership on 12/6/21. The fact that she had 4 meetings with Con Com cancelled because of incorrect or incomplete paperwork seems unacceptable and NOW all of a sudden there is a meeting this Thursday 10/20/22 just recently posted. This seems like a rush job.

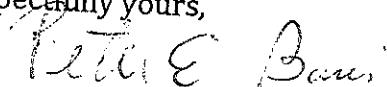
The discussions I have had with Selectboard members assures me that this project is a "done deal". My point today is to question the process of this project. If Town meeting members knew that the rodent problem existed would they possibly reconsidered the cost difference for 850 Park St? There are no wetlands involved.

My concerns are many about this issue. The eminent domain action, the legal questions with the purchase, and the money spent on the engineering work that was 40 pages in the STM book of Dec. 6<sup>th</sup>. If the advantageous rating for 850 Park was higher 19.3 vs. 18.9 and the not advantageous rating was 14.8 for 850 Park why was there not a not advantageous rating for 400 Prospect?

There is an item on the selectboard agenda Re: 850 Park St. tonight. I hope that opens up some discussion of the non-transparent process of this need for the fire station. I guess as I stated earlier the "done deal". The taxpayers deserve to hear the information since selectboard members were denied attendance during this process.

Respectfully yours,

Peter E. Banis



41 Walnut Ct.  
Stoughton, Ma.02072  
10/25/22

To: Members of Planning Board  
Members of Conservation Commission  
From: Peter Banis (Town Meeting Representative, Precinct 2  
Re: 400 Prospect St.

RECEIVED  
OCT 25 2022  
BY: BOARD OF HEALTH

This is a follow up letter from my communication dated 10/20/22 addressed to these two Boards. My previous comments included my concerns of non-transparency of this entire process. As stated in that letter my goal is NOT to dispute the need for a new fire station but this proposed location. I stated that, "much thought needs to be included in our future decisions".

I did participate in a virtual meeting of the Conservation Commission last Thursday, 10/20/22 with my constituent Joanne O'Reilly of 356 Prospect St. I also plan on attending the Planning Board meeting of 10/27/22 that is in person. The points I would like to cover include the following issues.

- A. Pages 10-14 of the Special Town Meeting book of 12/6/22 lists not advantageous and unacceptable comments for the 9 sections, which are [1. Lot Size/Program Fit, 2. Location/Neighborhood Impact, 3. Buildability/Wetlands, 4. Vehicular Egress/Ingress, 5. Acquisition Factors/ Site Impact, 6. Visibility, 7. Utilities, 8. Hazardous Materials, 9. Title Encumbrances ], BUT there is no not advantageous rating for 400 Prospect St. to compare to 850 Park St.'s 14.8. How can taxpayers evaluate this situation?
- B. The Selectboard agenda for 10/18/22 had item 15, Discuss offer made to town to purchase land at 850 Park St. This item was quickly dismissed within about 10 minutes. The non-transparency of this lack of discussion on this item with all the unanswered questions at 400 Prospect St. seems rushed and irresponsible to many taxpayers and me.
- C. The December 6<sup>th</sup> Special Town Meeting book had 172 pages of detailed information for 400 Prospect St. and it seems totally inappropriate to go this deep into "a plan" that has NOT been reviewed by either Conservation Commission or the Planning Board. To spend this much money on this information seems fiscally irresponsible for the taxpayers of Stoughton.
- D. My conversation with Vaughn Enokian, Chair of the Finance Committee on 10/24 confirms the additional cost of \$3-\$4 million. This suggests additional questions of the disregard for the Finance Committee's vote of 2-12-1 listed in that Dec. 6<sup>th</sup> Special Town Meeting book on page 2. The Fin Com had the concerns listed as property, funding methods and bundling of multiple projects in one article.

Thank you for analyzing these issues and making reasonable decisions for the taxpayers of Stoughton.

Respectfully yours,  
  
Peter E. Banis, Town Meeting Representative, Precinct 2