

PLANNING BOARD SUBMISSION

TOWN OF STOUGHTON FIRE DEPARTMENT

1550 CENTRAL STREET

PLANNING BOARD SET

2/9/2023

STOUGHTON FIRE STATION NO 1

400 PROSPECT STREET

PROJECT NUMBER: 19-0796

NARRATIVE:

The proposed 4.82 acre site with a currently unused former American Legion building is the new location for Stoughton Fire Station No. 1. This municipal building is a firehouse-type facility with large garage bays for the storage of firefighting apparatus, a mechanics maintenance bay, firefighter turnout gear storage, equipment & personnel decontamination space, as well as living, support, storage, IT/Communications, mechanical, electrical, plumbing, and fire areas. The site is currently zoned R-1 (Residential Single-Family) and is being rezoned to C-1 (Community Center). The site is currently owned by the Town of Stoughton. The site is currently vacant and is being prepared for construction. The site is currently vacant and is being prepared for construction. The site is currently vacant and is being prepared for construction.

TOWN OF STOUGHTON DIMENSIONAL CONTROLS

Use	Minimum Square Feet	Minimum Width (Feet)	Minimum Frontage (Feet)	Minimum Depth (Feet)	Maximum Frontage (Feet)	Maximum Depth (Feet)	Maximum Area (Sq. Ft.)	Maximum Area (%)	Minimum Setback (Feet)	Minimum Setback (%)
Residential	15,000 (18)	125 (3)	125 (3)	125 (3)	125 (3)	125 (3)	15,000 (18)	25%	50%	50%
Commercial	37,500 (30)	150 (4)	150 (4)	150 (4)	150 (4)	150 (4)	37,500 (30)	25%	50%	50%
Industrial	75,000 (60)	300 (8)	300 (8)	300 (8)	300 (8)	300 (8)	75,000 (60)	25%	50%	50%



LOCATION PLAN

LIST OF DRAWINGS:

- COVER
- SIGNATURE BLANK SHEET
- EX-1.1 EXISTING CONDITIONS SURVEY
- EX-1.2 EXISTING UTILITIES SURVEY
- EX-1.3 EXISTING DRAINAGE DETAILS
- AG-0.00 SITE GEOTECHNICAL TEST PIT KEY PLAN
- COV. CIVIL COVER SHEET
- CO.00 GENERAL NOTES AND LEGEND
- C1.00 EROSION AND SEDIMENT CONTROL PLAN
- C2.00 DEMOLITION PLAN
- CA.00 SITE UTILITY PLAN
- CA.01 SEWER PROFILE
- C5.00 SITE GRADING PLAN
- C6.00 CIVIL DETAILS I
- C6.01 CIVIL DETAILS II
- C6.02 CIVIL DETAILS III
- C6.03 CIVIL DETAILS IV
- C6.04 CIVIL DETAILS V
- L1.0 LANDSCAPE PLAN
- L1.1 PLANTING SCHEDULE & SPECIES PHOTOS
- L2.0 LANDSCAPE DETAILS
- EO.03 ELECTRICAL SITE PLAN
- EO.01 FLOOR PLAN
- A1 LEVEL 1 FLOOR PLAN
- A2 LEVEL 2 FLOOR PLAN
- A3 EXTERIOR ELEVATIONS
- A4 EXTERIOR ELEVATIONS
- A5 ELEVATION RENDERINGS OF EXTERIOR
- A6 3D RENDERING

ASSESSOR'S MAP AND LOT:

Map 86-Lot 217
Map 86-Lot 218
Map 74-Lot 25
Map 74-Lot 26
Map 78 - Lot 1
Map 78 - Lot 2

REGISTRY OF DEEDS:

BK. 37840-pgs 2-6

SET OF APPROVED N.O.I. PLANS
PRESENTED AT 1/5/2023 MEETING

STRUCTURAL CONSULTANT:
ENGINEERS DESIGN GROUP INC.
350 MAIN STREET, FLOOR 2
MALDEN, MA 02148
P: 781.396.9007

CIVIL CONSULTANT:
NITSCH ENGINEERING, INC.
2 CENTER PLAZA, SUITE 430
BOSTON, MA 02108
P: 617.338.0063

LANDSCAPE ARCHITECT:
DEBORAH MYERS
36 BROMFIELD ST
BOSTON, MA 02110
P: 617.922.6741

MEPPP CONSULTANT:
GARCIA, GALUSKA, DESOUSA INC.
370 FAUNCE CORNER ROAD
DARTMOUTH, MA 01747-1217
P: 508.998.5700

OWNER:
TOWN OF STOUGHTON
10 PEARL STREET
STOUGHTON, MA 02072
P: 781.341.1300

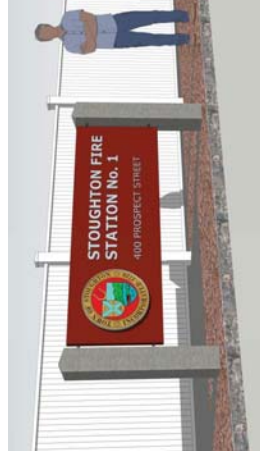
OWNER'S PROJECT MANAGER:
POMEROY ASSOCIATES
49 BEDFORD STREET
PO BOX 445
EAST BRIDGEWATER, MA 02333
P: 508.456.4232

ARCHITECT:
DORE & WHITTIER ARCHITECTS INC.
212 BATTERY STREET
BURLINGTON, VT 05401
P: 802.863.1428

260 MERRIMAC STREET
BUILDING 7, 3RD FLOOR
NEWBURYPORT, MA 01950
P: 978.489.2999



SITE ENTRANCE SIGNAGE



SITE ENTRANCE SIGNAGE

STOUGHTON FIRE STATION No.1 STOUGHTON, MASSACHUSETTS

NOTICE OF INTENT
September 29, 2022
Revised: November 22, 2022
Revised: December 29, 2022

DRAWING LIST

EXISTING CONDITIONS PLAN.....	EA.1
PROPOSED CONSTRUCTION PLAN.....	EA.2
EROSION AND SEDIMENT CONTROL PLAN.....	CL.00
MOBILITY PLAN.....	C3.00
SITE LAYOUT PLAN.....	C3.00
SITE UTILITY PLAN.....	C4.00
SPREADING PLAN.....	C5.00
SITE GRADING PLAN.....	C5.00
CIVIL DETAILS.....	C6.00
CIVIL DETAILS.....	C6.01
CIVIL DETAILS.....	C6.02
CIVIL DETAILS.....	C6.03
CIVIL DETAILS.....	C6.04
TEST PIT LOGS.....	C6.05
LANDSCAPE DETAIL.....	L2.0



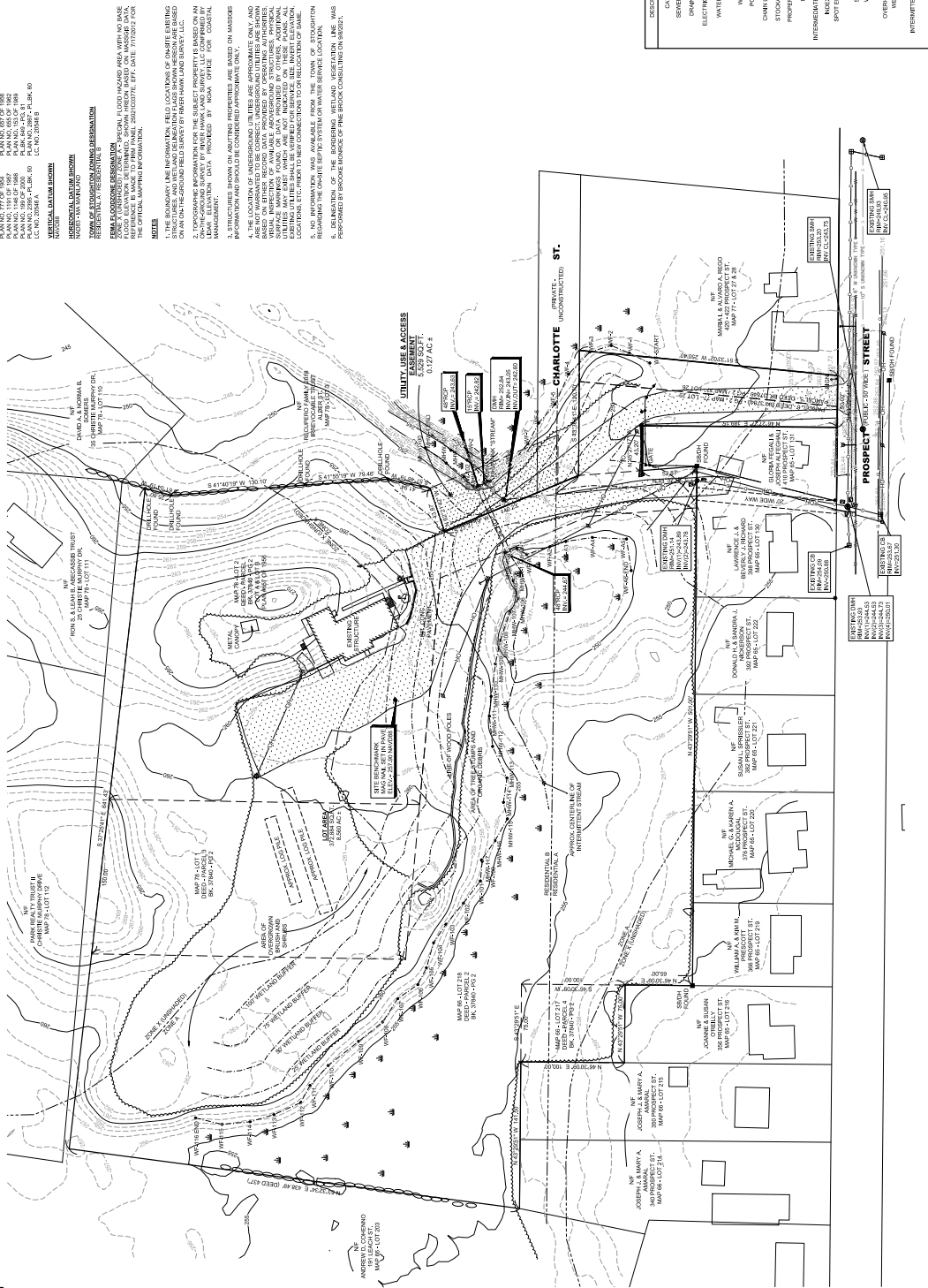
PROPERTY OWNER:
TOWN OF STOUGHTON
OWNER ADDRESS:
10 PEARL STREET
STOUGHTON, MA 02072
PROJECT SITE ADDRESS:
400 PROSPECT STREET
STOUGHTON, MA 02072
ASSESSORS INFORMATION:
MAP 62, PARCEL 217 & 218,
MAP 77, PARCELS 25 & 26,
MAP 78, PARCELS 1 & 2

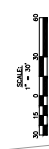
PROJECT LOCATION MAP
N.T.S.

2 Center Point, Suite 400
Stoughton, MA 02072
T: (617) 336-4472
F: (617) 336-4472
E: info@nash-engineering.com
www.nash-engineering.com
Civil Engineering
Land Surveying
Professional Engineering
Sustainable Site Consulting
GIS



STOUGHTON FIRE STATION No. 1
400 PROSPECT STREET
STOUGHTON, MA 02072





SCALE: AS SHOWN
0 10 20 30 40 50
FEET

PROJECT NORTH

SCALE: AS SHOWN

PROJECT NORTH

SCALE: AS SHOWN

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PROJECT NORTH

SCALE: AS SHOWN

PROJECT NORTH

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/14/2019
2	REVISED	08/14/2019
3	REVISED	08/14/2019
4	REVISED	08/14/2019
5	REVISED	08/14/2019
6	REVISED	08/14/2019
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25	REVISED	08/14/2019
26	REVISED	08/14/2019
27	REVISED	08/14/2019

DATE PREPARED AND DATE

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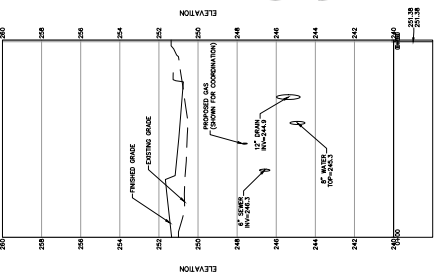
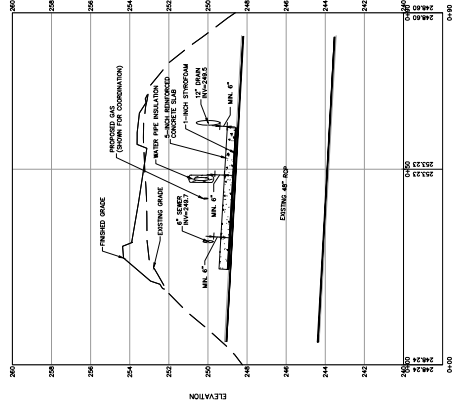
NO.	DESCRIPTION	DATE
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2	ISSUED FOR CONSTRUCTION	08/20/2019
3	ISSUED FOR AS-BUILT	08/20/2019

DATE: 08/20/2019
BY: [Signature]

SCALE: AS SHOWN
PROJECT NORTH
DATE: 08/20/2019

SITE UTILITY PLAN

C4.00



NOTES:
1. ALL UTILITIES SHOWN ARE BASED ON THE MOST RECENT AVAILABLE RECORDS. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE ACCURATE. THE ENGINEER HAS NOT CONDUCTED ANY OTHER INVESTIGATIONS.
2. THE ENGINEER HAS NOT CONDUCTED ANY OTHER INVESTIGATIONS.
3. THE ENGINEER HAS NOT CONDUCTED ANY OTHER INVESTIGATIONS.



X W V U T S R Q P N M L K J H G F E D C B A

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27

STOUTON FIRE STATION NO. 1
 400 PROSPECT STREET
 STOUTON, MA 01986

SCALE: 1" = 10'

PROJECT NORTH

SCALE: AS SHOWN

8 SITE GRADING PLAN

C5.00

STREET NUMBER

STREET NAME

STREET ADDRESS

STREET CITY

STREET STATE

STREET ZIP

STREET COUNTRY

STREET PHONE

STREET FAX

STREET EMAIL

STREET WEBSITE

STREET SOCIAL MEDIA

STREET CONTACT

STREET NOTES

STREET COMMENTS

STREET SUGGESTIONS

STREET FEEDBACK

STREET REVISIONS

STREET APPROVALS

STREET SIGNATURES

STREET DATES

STREET TIMES

STREET WEATHER

STREET CLIMATE

STREET SEASON

STREET MONTH

STREET DAY

STREET HOUR

STREET MINUTE

STREET SECOND

STREET MILLISECOND

STREET MICROSECOND

STREET NANSECOND

STREET PICOSECOND

STREET FEMTOSECOND

STREET ATTOSECOND

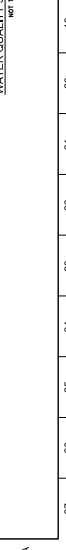
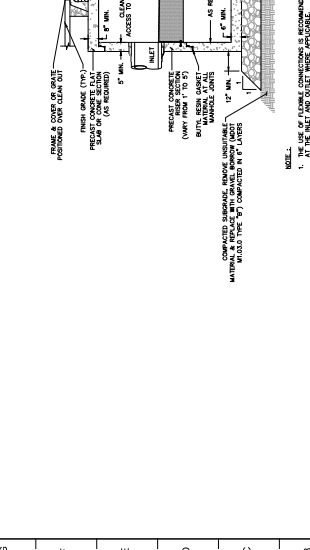
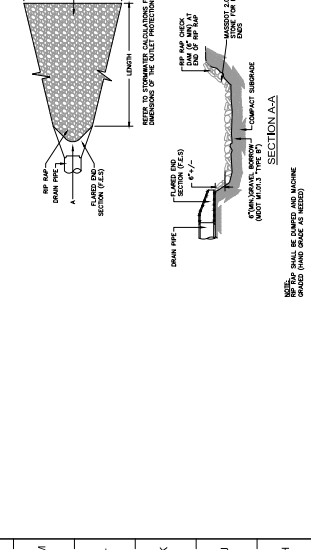
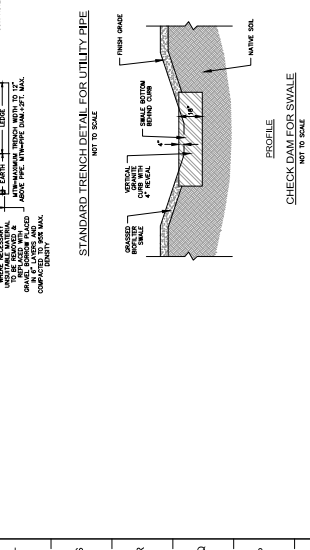
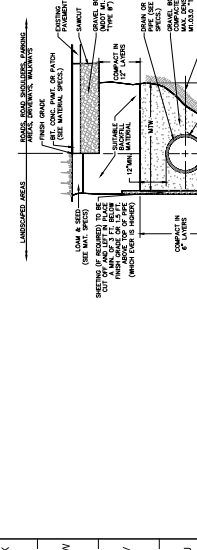
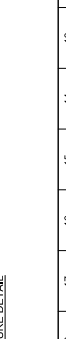
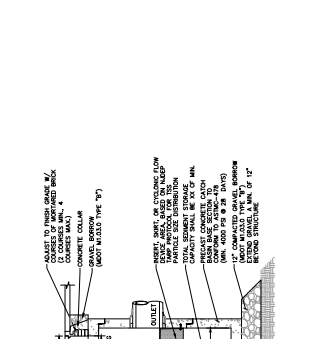
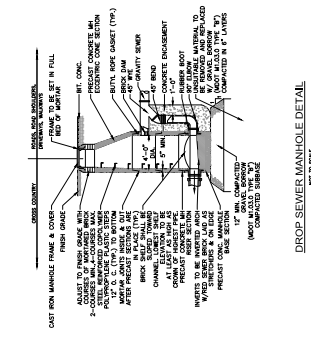
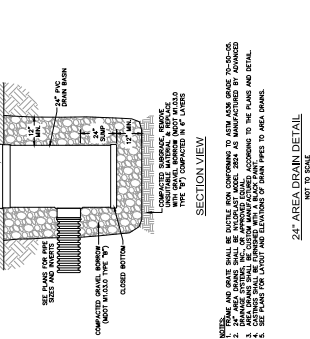
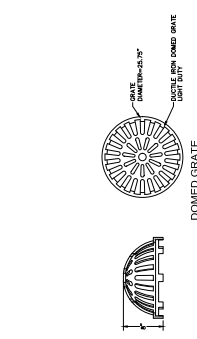
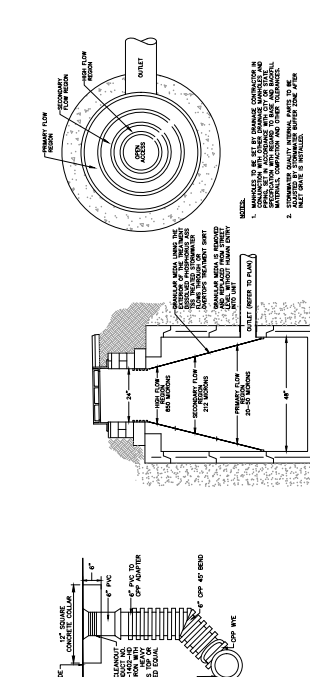
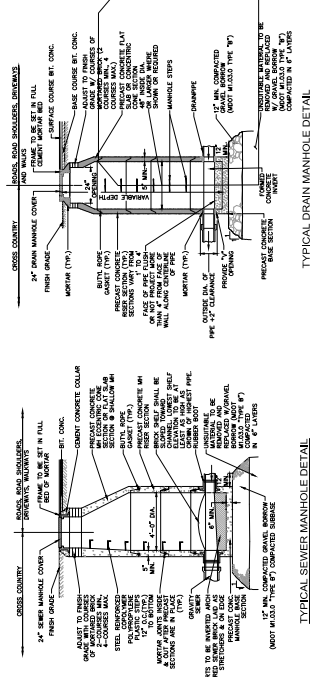
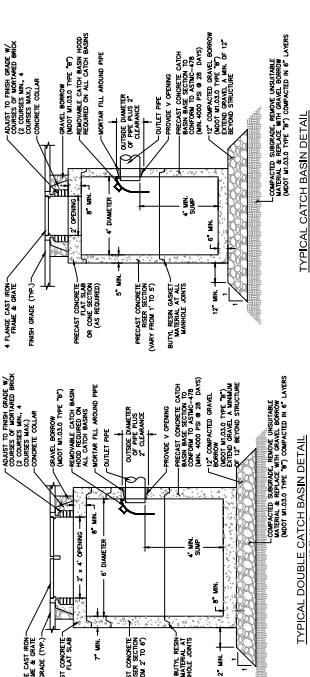
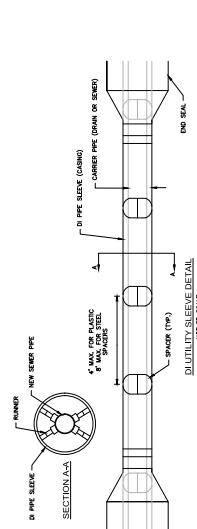
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STREET YOKTOSECOND

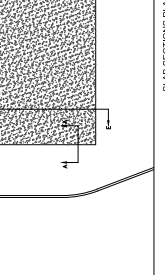
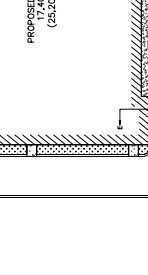
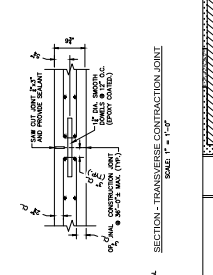
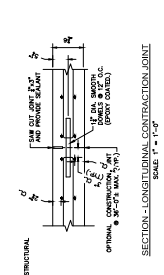
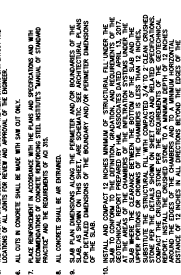
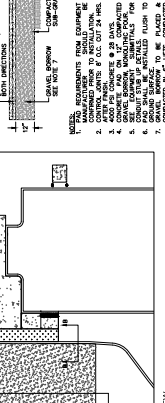
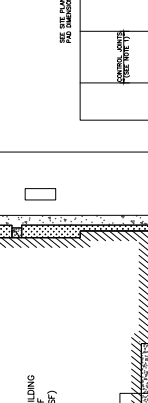
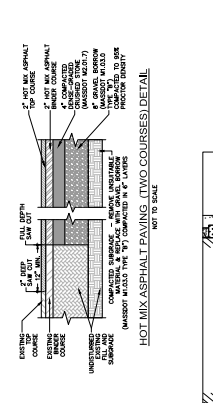
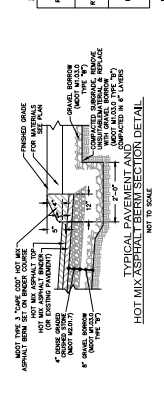
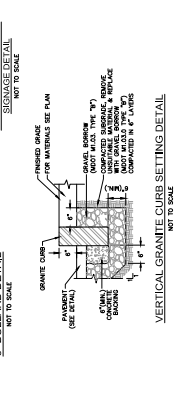
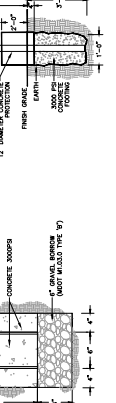
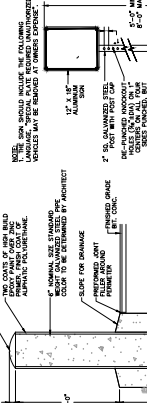
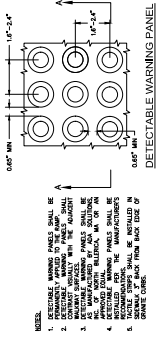
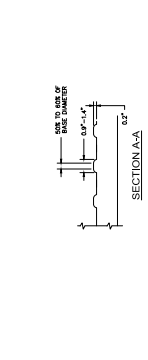
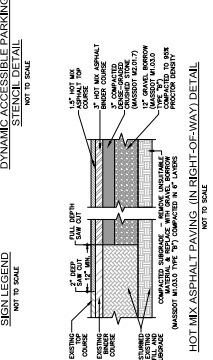
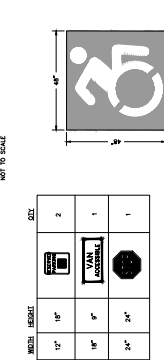
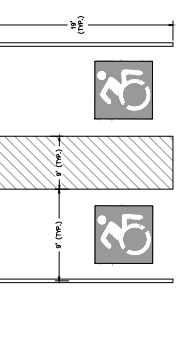
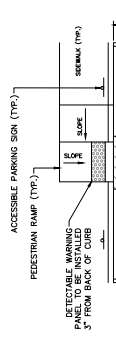
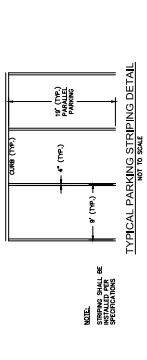
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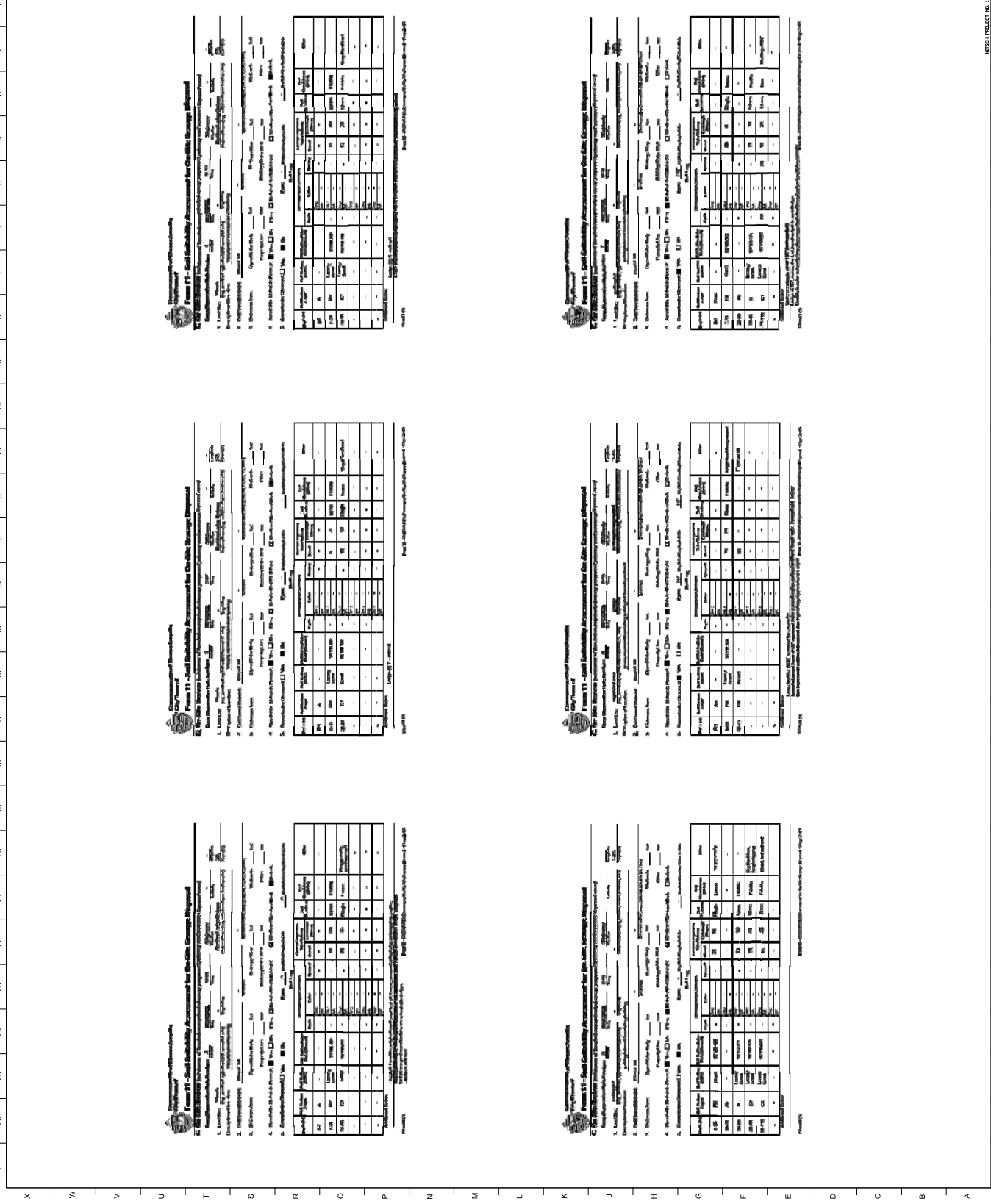
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NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	02/14/2019
2	ISSUED FOR CONSTRUCTION	02/14/2019
3	ISSUED FOR AS-BUILT	02/14/2019



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	06/10/2019
2	ISSUED FOR CONSTRUCTION	06/10/2019
3	ISSUED FOR AS-BUILT	06/10/2019





dw
DORE + WHITTIER
BANGOR, MA 04405
STATIONING: STA 1+00 TO STA 1+100
PROJECT NO. 19-0796
SHEET NO. 1

Nitch Engineering
1000 Main Street
Bangor, MA 04405
Tel: (207) 534-4500
Fax: (207) 534-4501
www.nitch-engineering.com

STATION NO. 1
400 PROSPECT STREET
STOUGHTON, MA 02072
PROJECT NUMBER: 19-0796
DATE: 08/20/2019

TEST RESULTS

TEST NO.	TEST DATE	TEST RESULTS
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TEST RESULTS

TEST NO.	TEST DATE	TEST RESULTS
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27	08/20/2019	100.0

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TEST RESULTS

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21	08/20/2019	100.0
22	08/20/2019	100.0
23	08/20/2019	100.0
24	08/20/2019	100.0
25	08/20/2019	100.0
26	08/20/2019	100.0
27	08/20/2019	100.0

Stoughton Fire Station No.1

DMLA+

Planting Schedule Diagram

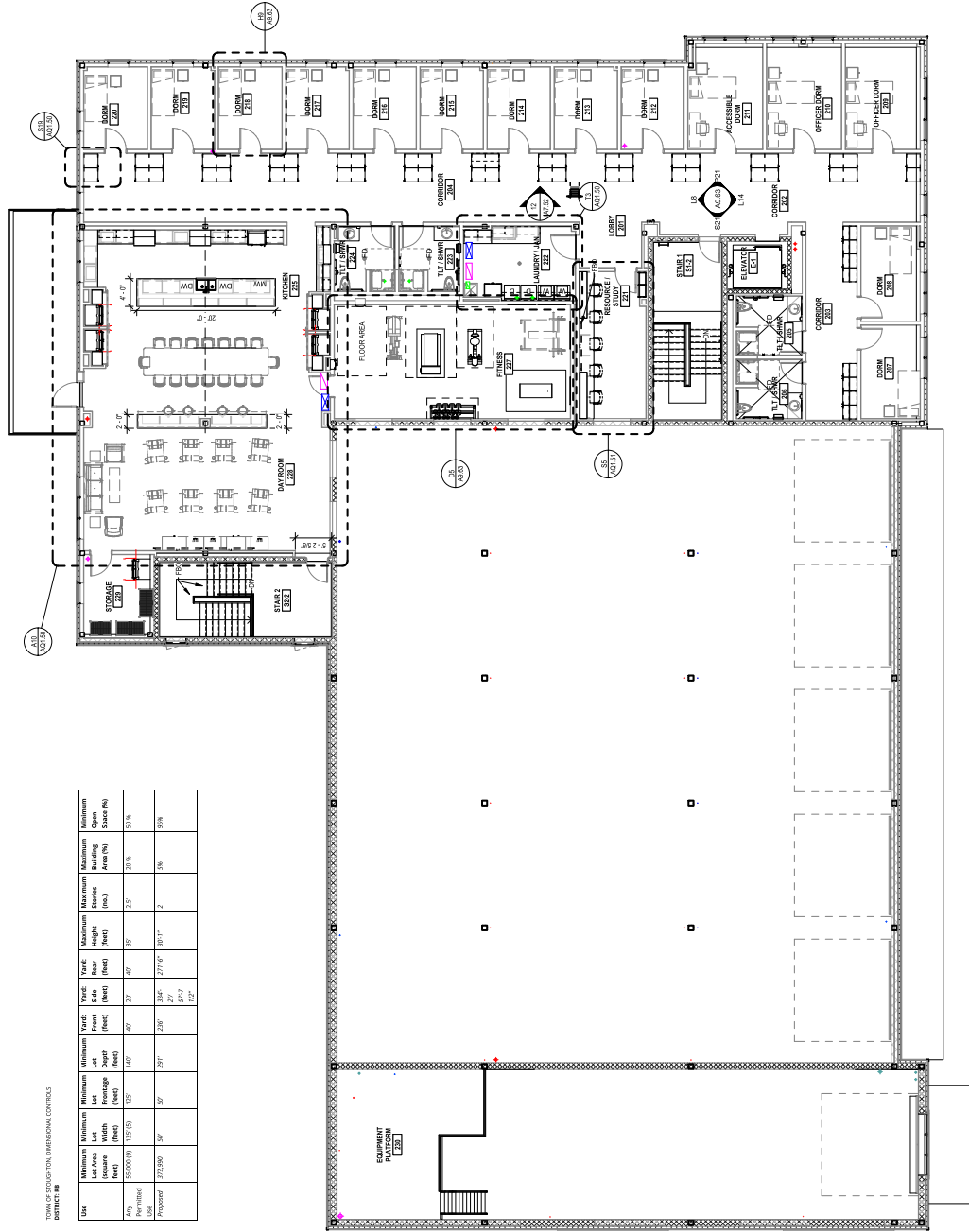
- 1 Red Maple
Acer rubrum
- 2 Tupelo
Nyssa sylvatica
- 3 Eastern Redbud
Cercis canadensis
- 4 Eastern White Pine
Pinus strobus
- 5 American Arborvitae
Thuja occidentalis
- 6 Big Leaf Hydrangea
Hydrangea macrophylla
- 7 Inkberry
Ilex glabra 'Shamrock'
- 8 Winterberry (Male)
Ilex verticillata 'Jim Dandy'
- 9 Winterberry (Female)
Ilex verticillata 'Red Sprite'
- 10 Carolina Rhododendron
Rhododendron carolinianum
- 11 Japanese Spirea
Spiraea japonica
- 12 Miss Kim Lilac
Syringa vulgaris
- 13 Arrowwood
Viburnum dentatum
- 14 Pennsylvania Sedge
Carex pensylvanica
- 15 Red Reblooming Daylily
Hemerocallis 'Red Hot Returns'
- 16 Catmint
Nepeta faassenii





TABLE 1: PROPOSED DIMENSIONAL CONTROLS
DISTRICT 14

Size	Minimum Lot Area (Acres)	Minimum Lot Depth (Feet)	Minimum Lot Width (Feet)	Minimum Front Setback (Feet)	Minimum Side Setback (Feet)	Minimum Rear Setback (Feet)	Maximum Height (Feet)	Maximum Stories (Max)	Maximum Building Area (Sq. Ft.)	Maximum Open Space (%)
Min	50,000 (5)	125 (5)	125	40	20	40	35	2.5	20,000	50%
Proposed	20,000	50	50	250	250	275	30	2	50,000	50%



1 LEVEL 2
1/8" = 1'-0"

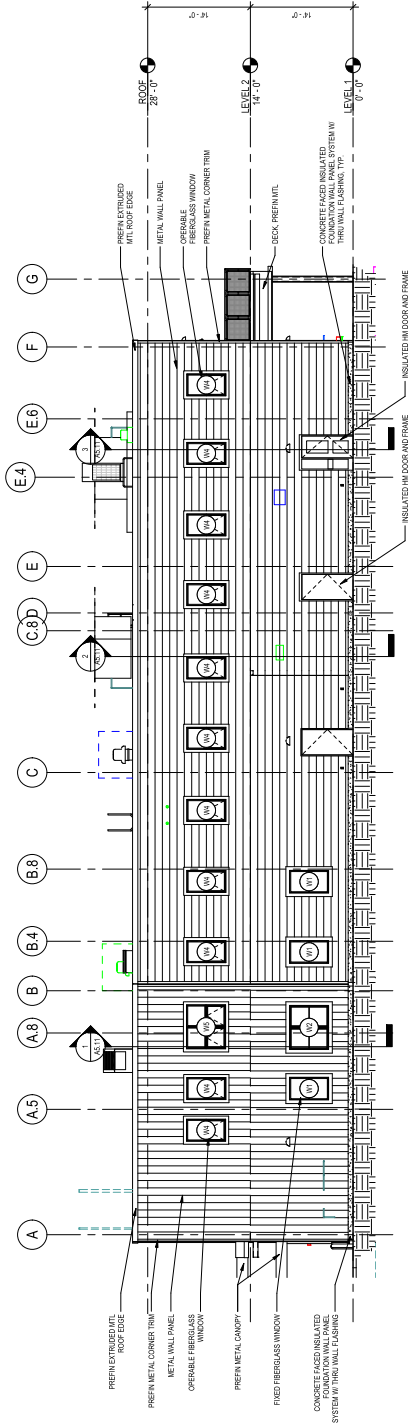
A2

PLANNING BOARD SET
2/9/2023

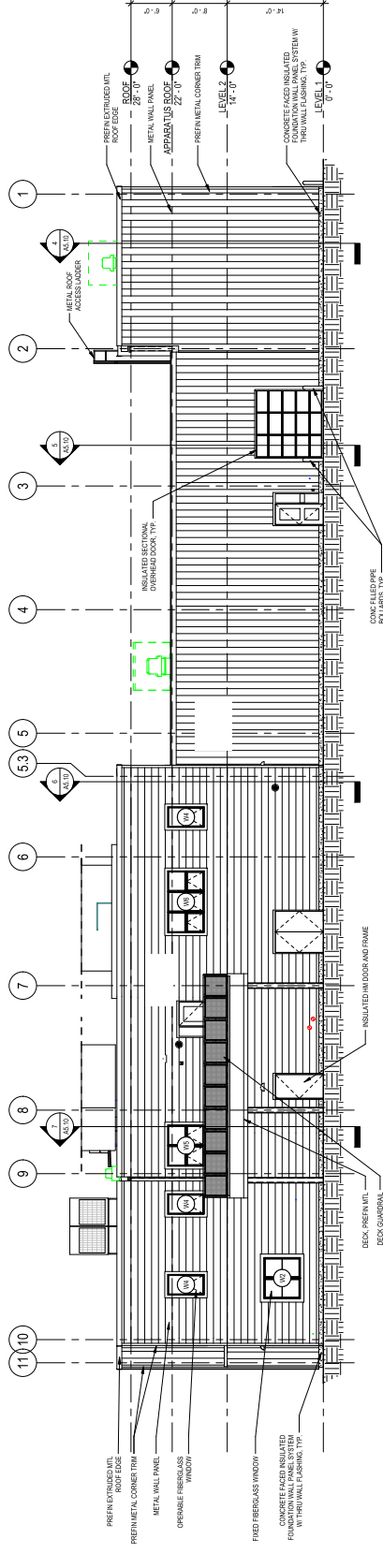
RESPONSE TO ENGINEERING
DEPT. TECHNICAL REVIEW
LETTER LINE ITEM #26 RE: GROSS
SQUARE FOOTAGES:
First Floor GSF: 17,450
Second Floor GSF: 7,775
Total: 25,225 GSF
D+W 10/27/2022



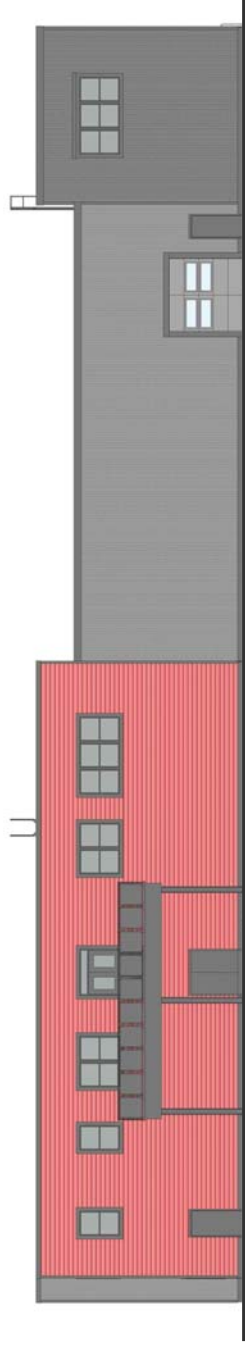




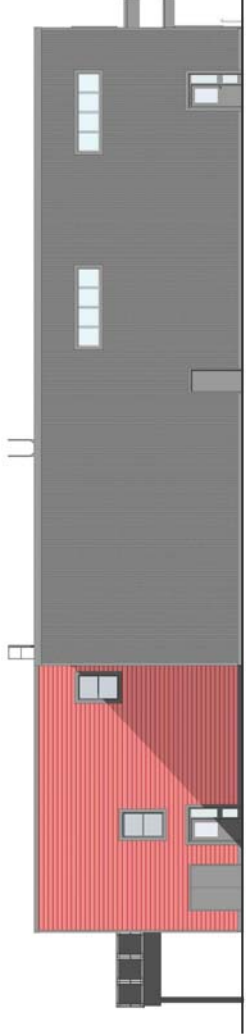
2 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



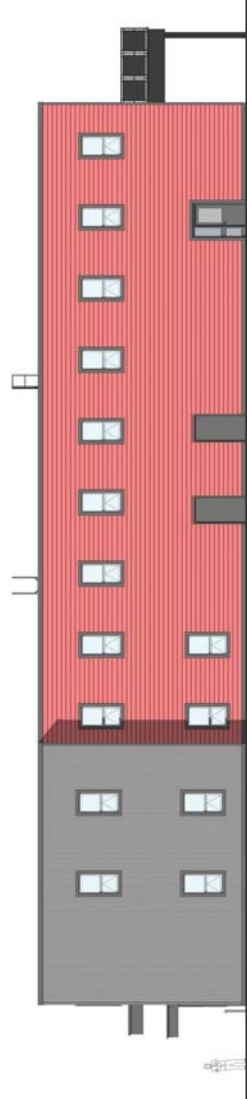
1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



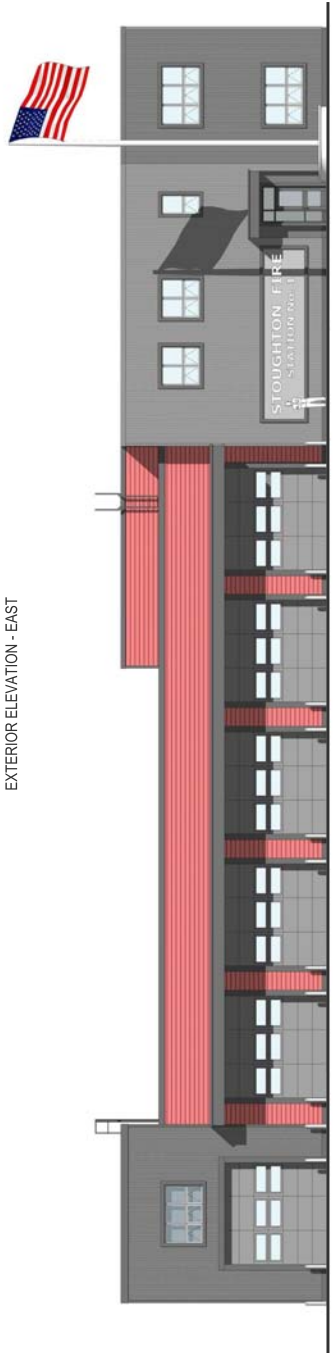
EXTERIOR ELEVATION - NORTH



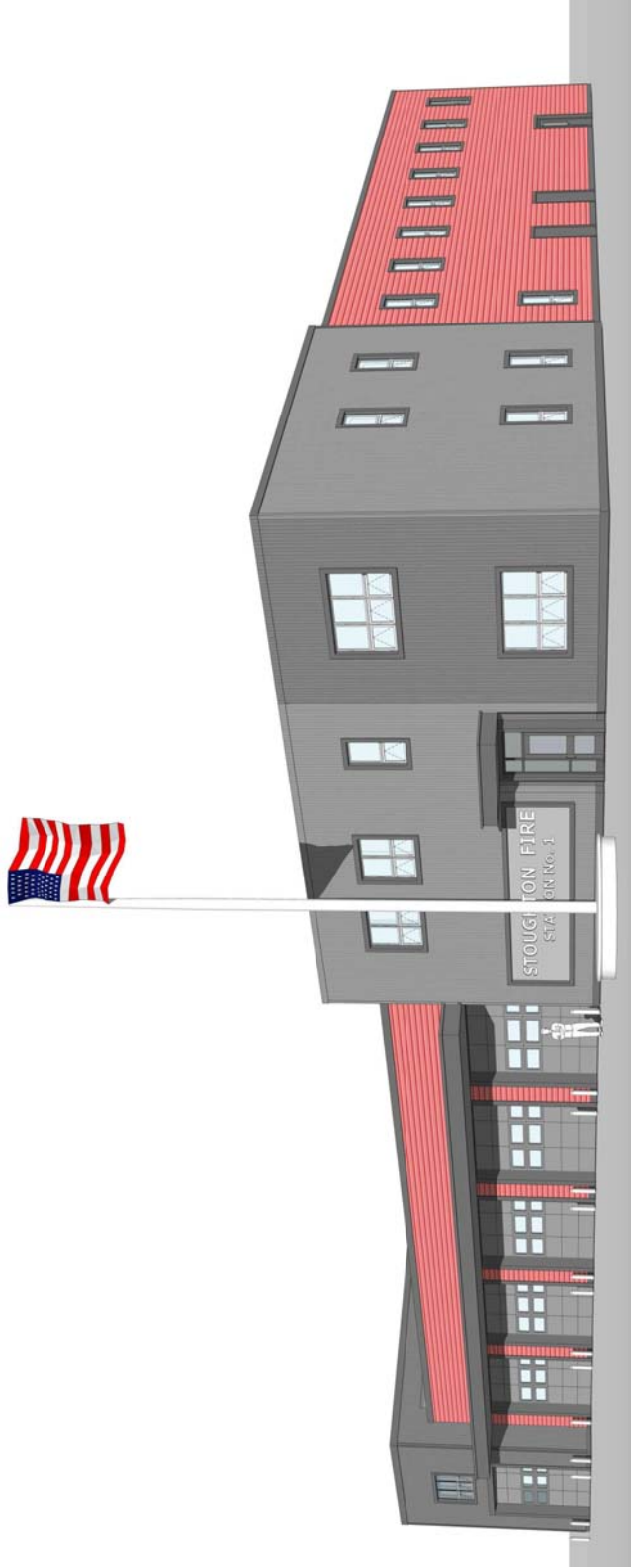
EXTERIOR ELEVATION - WEST



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - SOUTH



A6