

# PLANNING BOARD SUBMISSION

## STOUGHTON FIRE STATION NO 1

400 PROSPECT STREET  
STOUGHTON, MA 02072

**ISSUED TO PLANNING BOARD**  
**10/6/2022**

PROJECT NUMBER: 19-0796

### NARRATIVE:

The proposed +/- 8.2 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 spaces, as well as living, support, storage, IT / Communications, mechanical, electrical, plumbing, and fire protection spaces. Most of the building is for fire department use only, though the main lobby, public toilets, and triage room are accessible to the public. Site work will include hazardous materials remediation & demolishing the wood frame structure (approximately 2,500 SF), minor site clearing and grubbing, grading, constructing 31 parking spaces, apparatus apron, new access road, on-site surface stormwater management, and landscaping around the developed areas. New electrical service, gas service, water, and sewer will be installed from Prospect Street onto the new site. The proposed Gross Square Foot (GSF) size for the new fire station is 25,200 GSF (first floor 17,400 GSF and second floor 7,800 GSF).

TOWN OF STOUGHTON, DIMENSIONAL CONTROLS  
DISTRICT: RB

Use	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Yard: Front (feet)	Yard: Side (feet)	Yard: Rear (feet)	Maximum Height (feet)	Maximum Stories (no.)	Maximum Building Area (%)	Minimum Open Space (%)
Any Permitted Use	55,000 (9)	125' (5)	125'	140'	40'	20'	40'	35'	2.5'	20 %	50 %
Proposed	372,990	50'	50'	291'	236'	334'-2"	271'-6"	30'-1"	2	5%	95%



LOCATION PLAN

### LIST OF DRAWINGS:

COVER  
EX1.1 EXISTING CONDITIONS  
COV CIVIL COVER SHEET  
C0.00 GENERAL NOTES AND LEGEND  
C1.00 EROSION AND SEDIMENT CONTROL PLAN  
C2.00 DEMOLITION PLAN  
C3.00 SITE LAYOUT PLAN  
C4.00 SITE UTILITY PLAN  
C4.01 SEWER PROFILE  
C5.00 SITE GRADING PLAN  
C6.00 CIVIL DETAILS 1  
C6.01 CIVIL DETAILS II  
C6.02 CIVIL DETAILS III  
C6.03 CIVIL DETAILS IV  
L1.0 LANDSCAPE PLAN  
L2.0 LANDSCAPE DETAILS  
E0.03 ELECTRICAL SITE PLAN  
E0.01 PHOTOMETRICS 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

**SUPPLEMENTAL INFORMATION:**  
LIGHTING FIXTURE PACKAGE  
STORMWATER REPORT  
PHASE I/II ESA REPORT & WETLANDS DETERMINATION REPORT

**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 & WHITTER ARCHITECTS INC.  
212 BATTERY STREET  
BURLINGTON, VT 05401  
P: 802.863.1428

260 MERRIMAC STREET  
BUILDING 7, 3ND FLOOR  
NEWBURYPORT, MA 01950  
P: 978.499.2999

**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

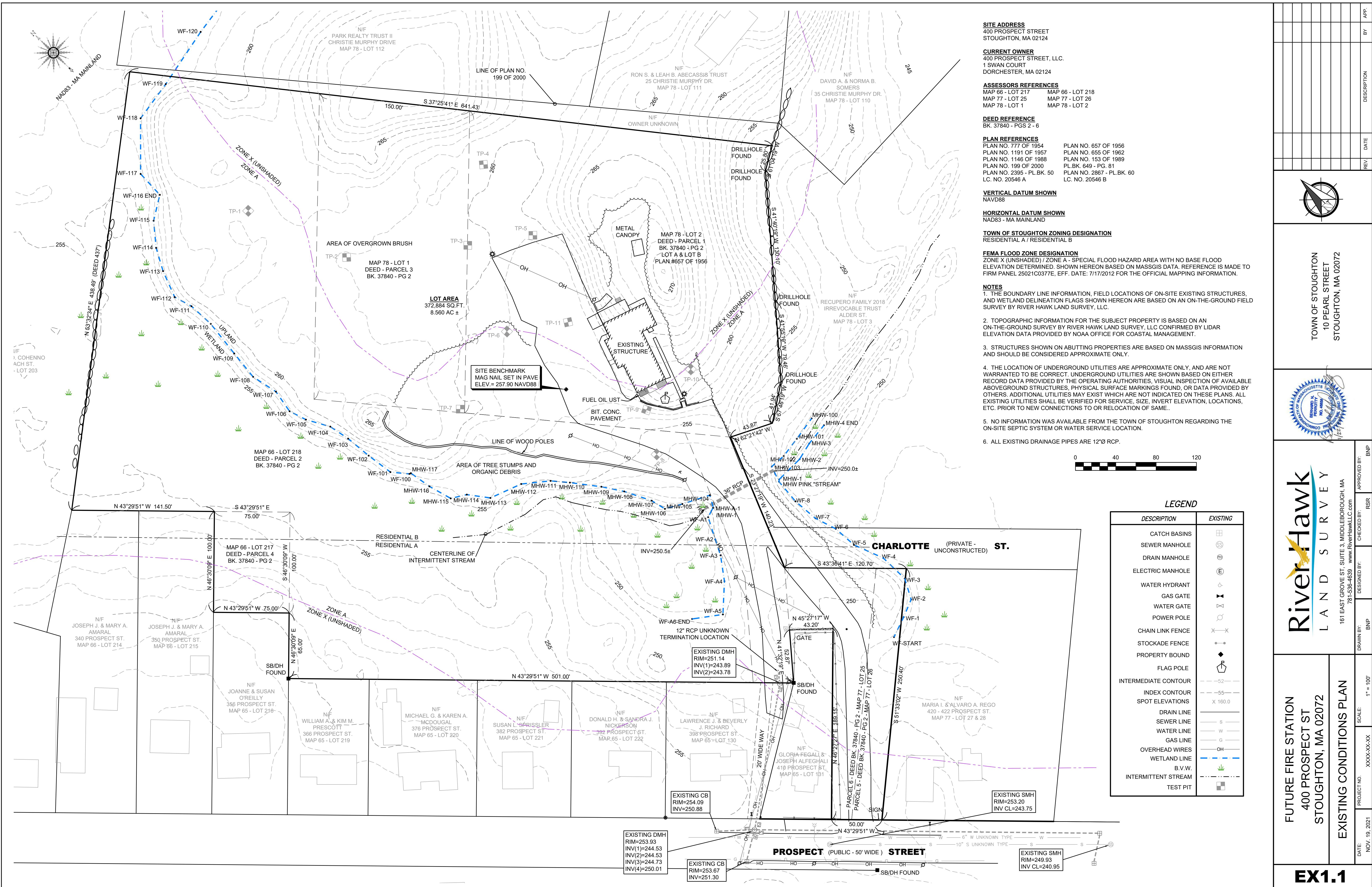
**MEPFP CONSULTANT:**  
GARCIA, GALUSKA, DESOURA INC.  
370 FAUNCE CORNER ROAD  
DARTMOUTH, MA 01747-1217  
P: 508.998.5700



SITE ENTRANCE SIGNAGE



SITE ENTRANCE SIGNAGE



# STOUGHTON FIRE STATION No.1 STOUGHTON, MASSACHUSETTS

NOTICE OF INTENT  
September 29, 2022

## DRAWING LIST

GENERAL NOTES AND LEGEND-----	C0.00
EROSION AND SEDIMENT CONTROL PLAN-----	C1.00
DEMOLITION PLAN-----	C2.00
SITE LAYOUT PLAN-----	C3.00
SITE UTILITY PLAN-----	C4.00
SEWER PROFILE-----	C4.01
SITE GRADING PLAN-----	C5.00
CIVIL DETAILS-----	C6.00
CIVIL DETAILS-----	C6.01
CIVIL DETAILS-----	C6.02
CIVIL DETAILS-----	C6.03
LANDSCAPE PLAN-----	L1.0
LANDSCAPE DETAILS-----	L2.0







**MASSACHUSETTS**  
260 MERRIMAC STREET BUILDING 7, 2ND FLOOR  
NEWBURYPORT, MA 01950  
P: (978) 499-2999

**VERMONT**  
212 BATTERY STREET  
BURLINGTON, VT 05401  
P: (802) 863-1428

**STOUGHTON FIRE  
STATION No. 1**

PROJECT NUMBER: 19-0796

**SEAL AND SIGNATURE:**



9/29/2022

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**REVISIONS:**

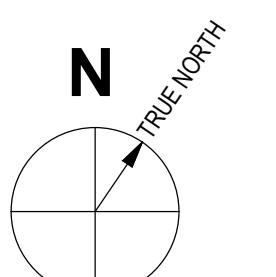
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**ISSUE TITLE AND DATE:**

**NOTICE OF INTENT  
09/29/2022**

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## ORIENTATION AND SCALE:



# PROJECT NORTH

SCALE: AS INDICATED

# EROSION AND SEDIMENT CON PLAN

T E A M

A scale bar diagram for a map. It features a horizontal line with tick marks at 30, 15, 0, 30, and 60. Above the line, the word "SCALE:" is written in bold capital letters. Below the 0 and 30 marks, the text "1\" data-bbox="300 145 350 165"> = 40'-0" is written in quotes.

C1.00





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A compass rose with a large 'N' at the top. An arrow points from the center to the word 'TRUE NORTH'.

NORTH

SCALE: AS INDICATED

# SITE LAYOUT PLAN

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**QUEUE NUMBER:**

C3.00



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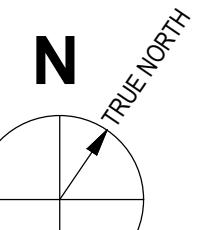
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## ORIENTATION AND SCALE



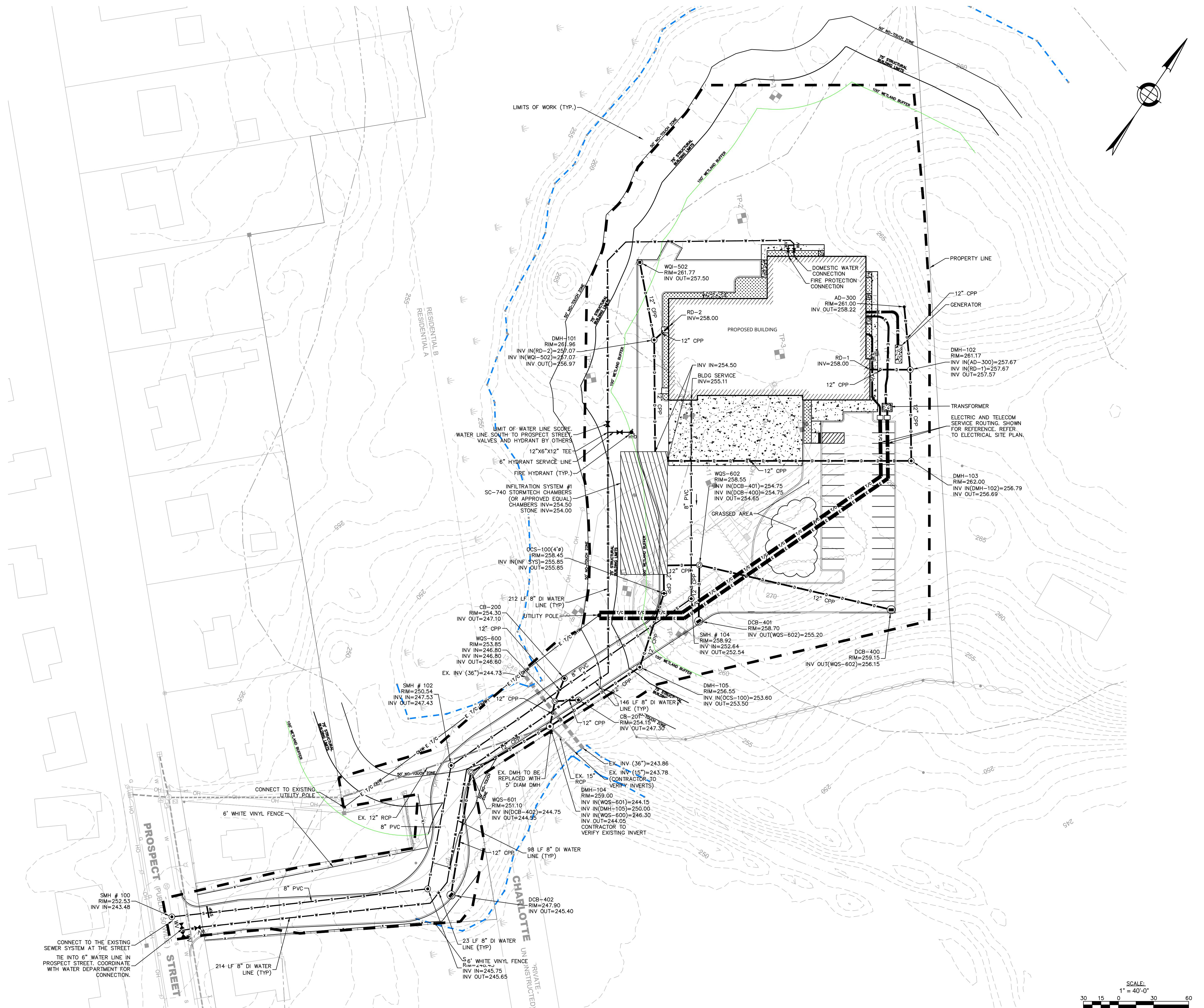
BBC EAST NORTH

SCALE: AS INDICATED

## SITE UTILITY PLAN

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C4.00





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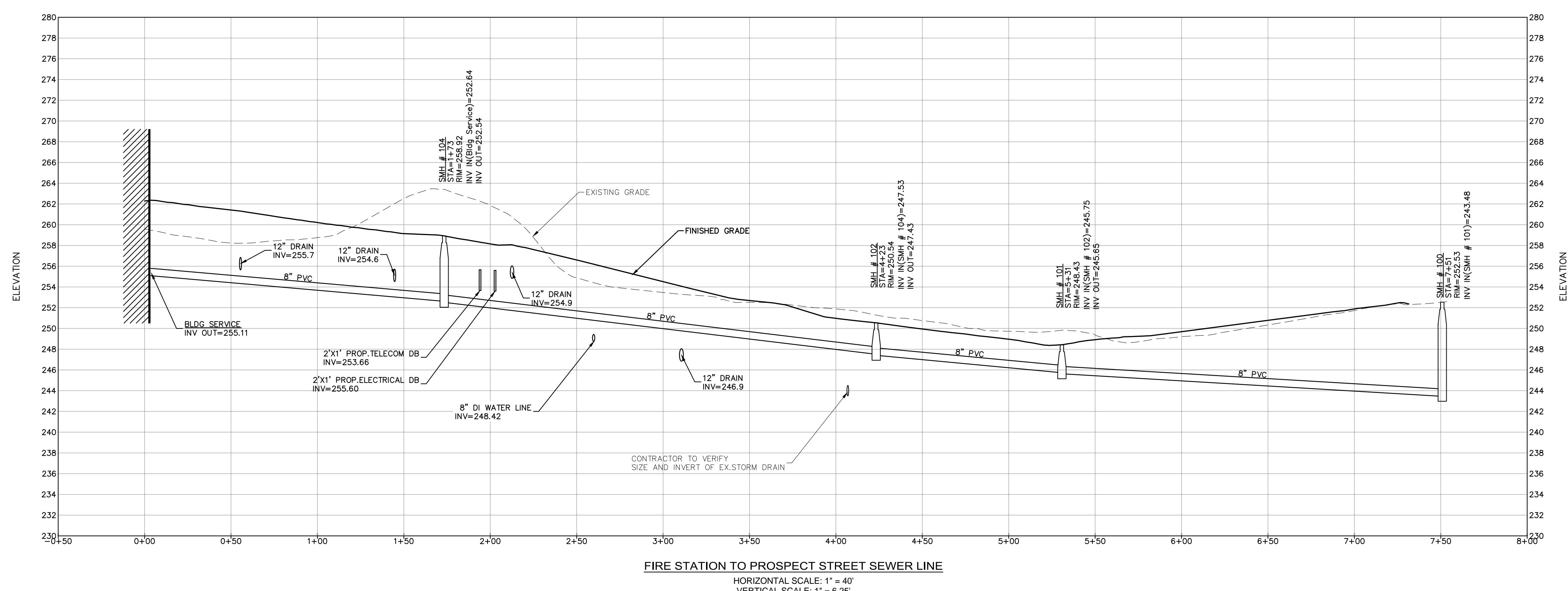


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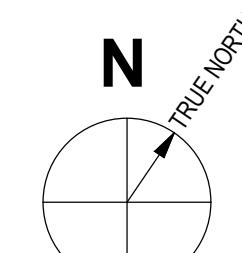
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## PROJECT NORTH

TH SCALE: AS INDICATED

## SEWER PROFILE

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**QUEEN NUMBER**

# C4.01



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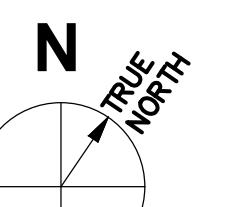
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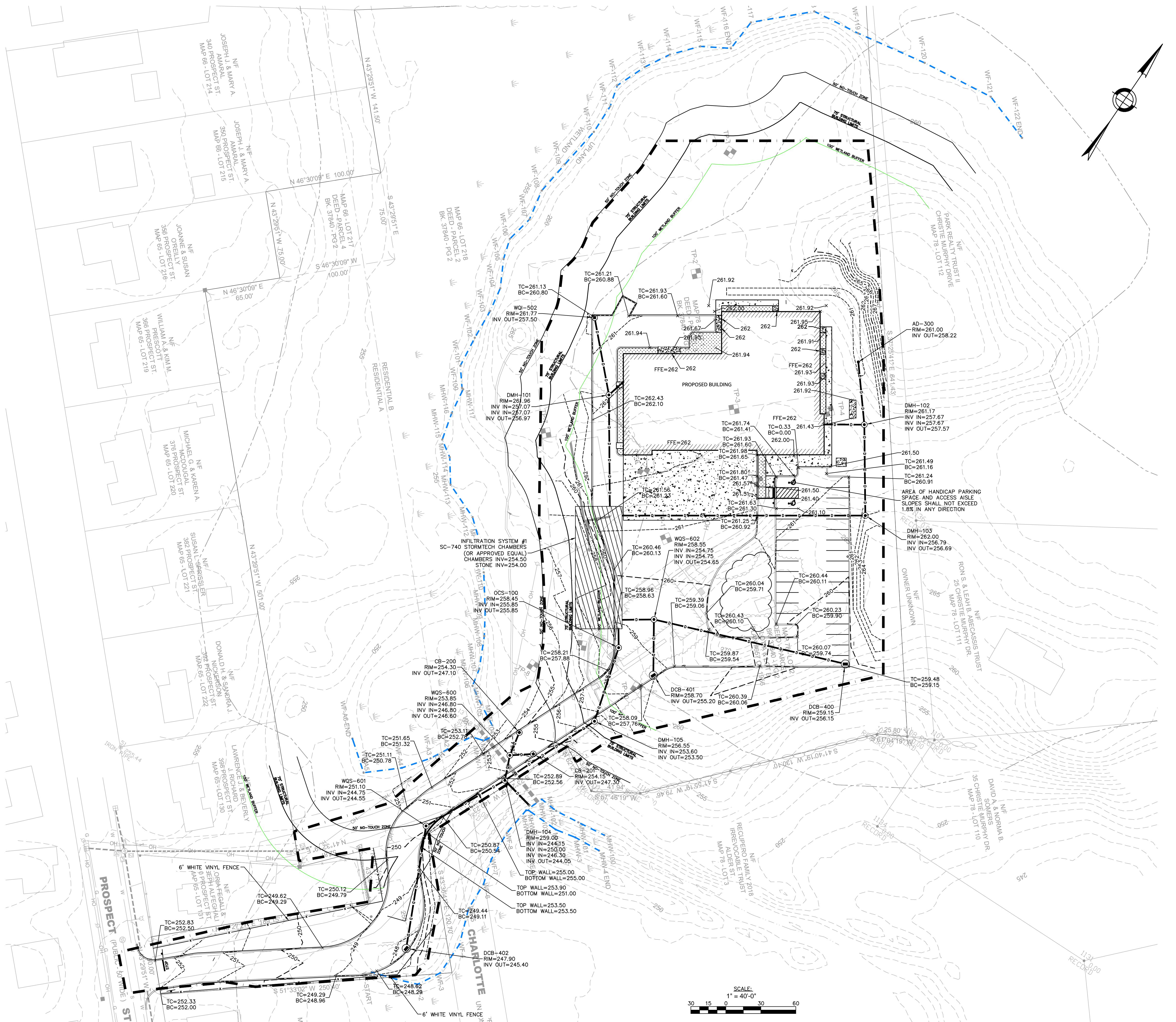
BBC WEST NORTH

SCALE: AS INDICATED

# SITE GRADING PLAN

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C5.00







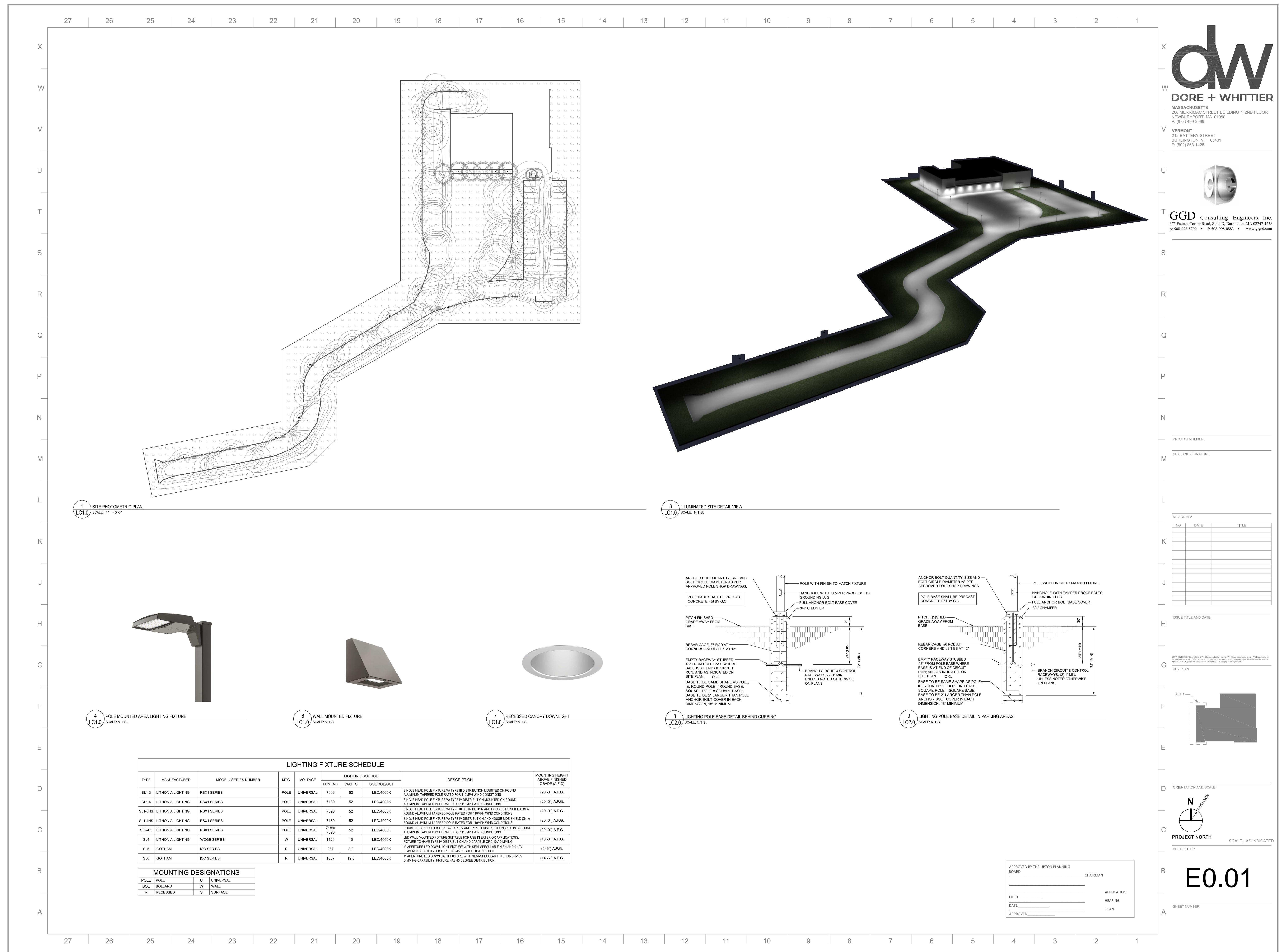


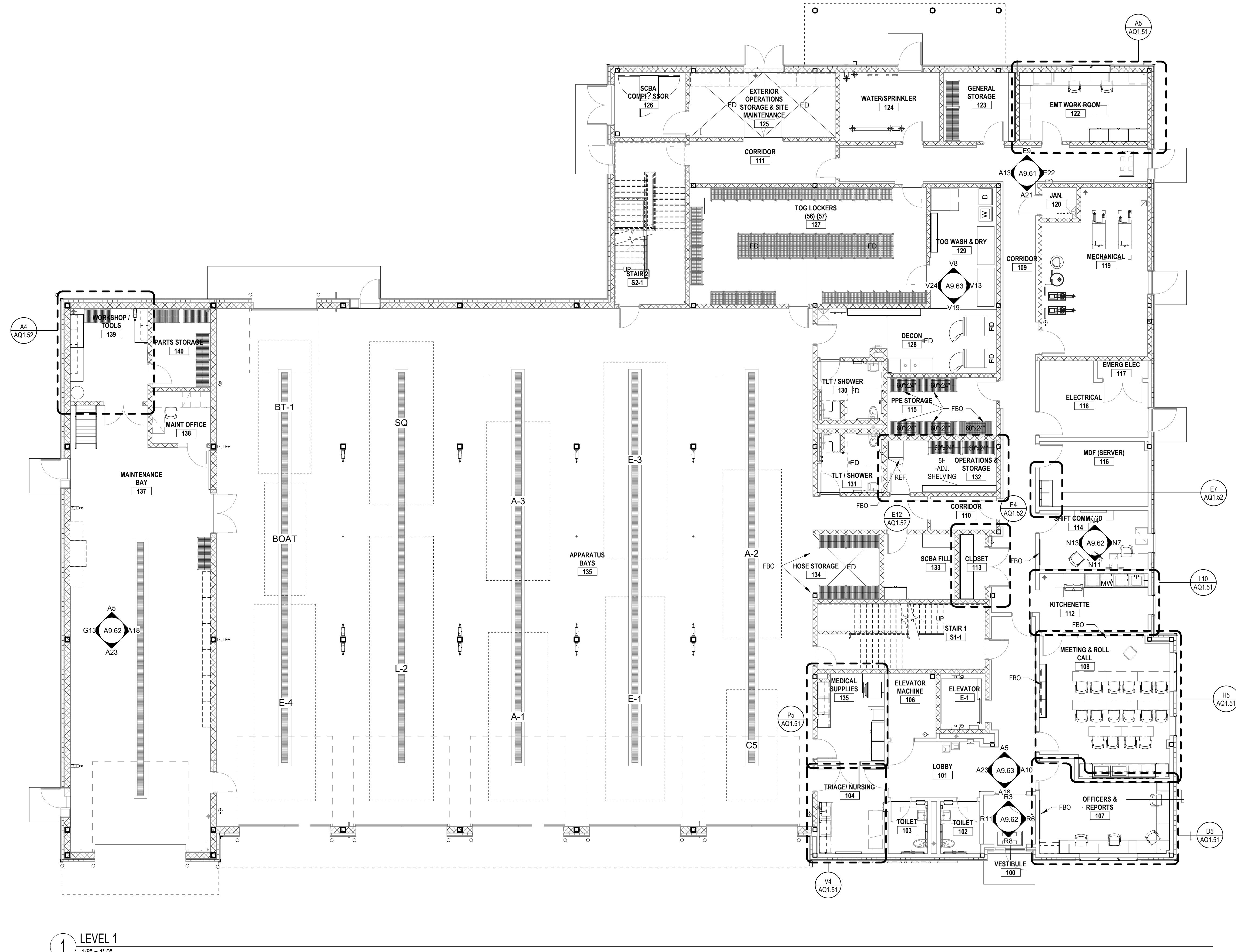


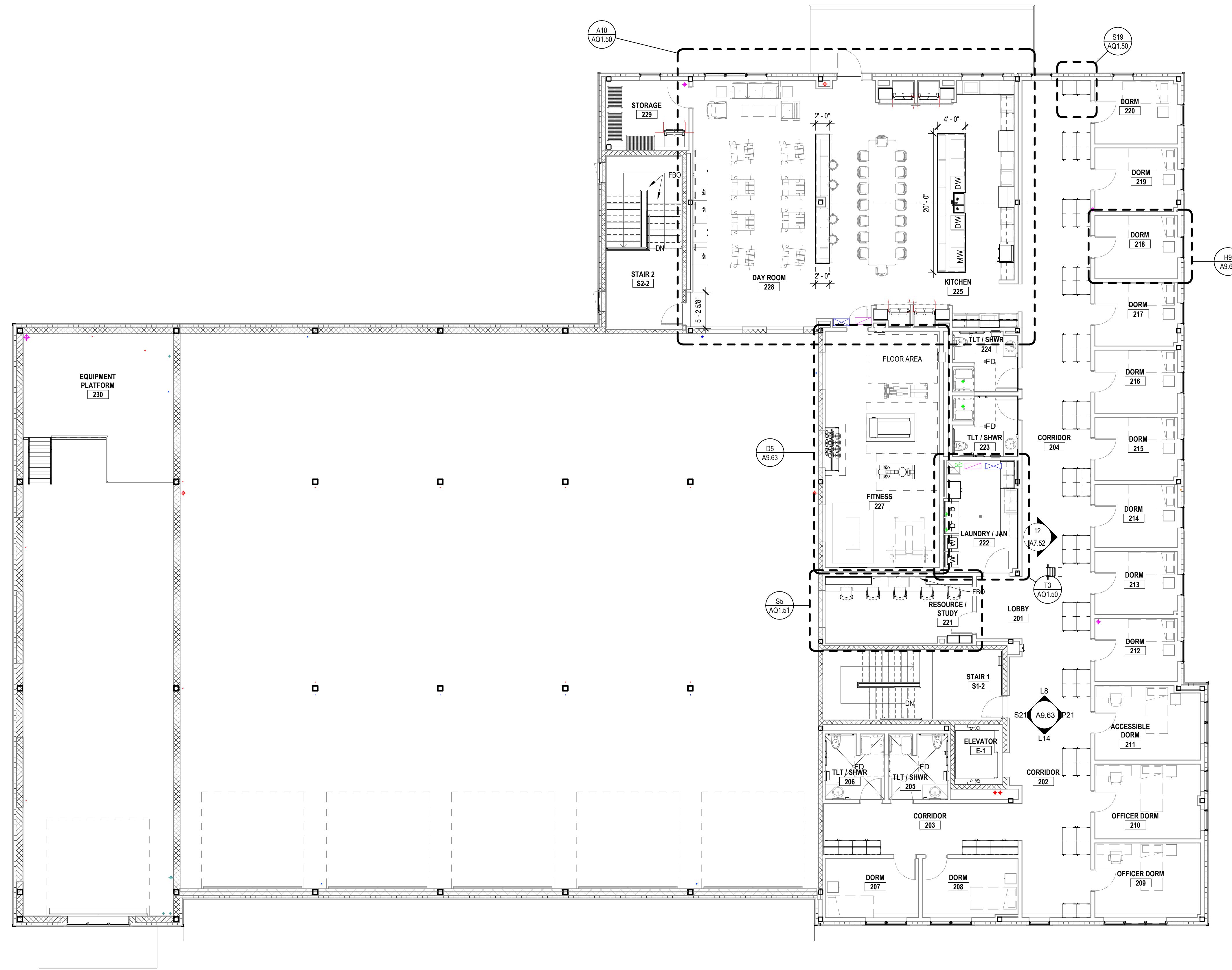






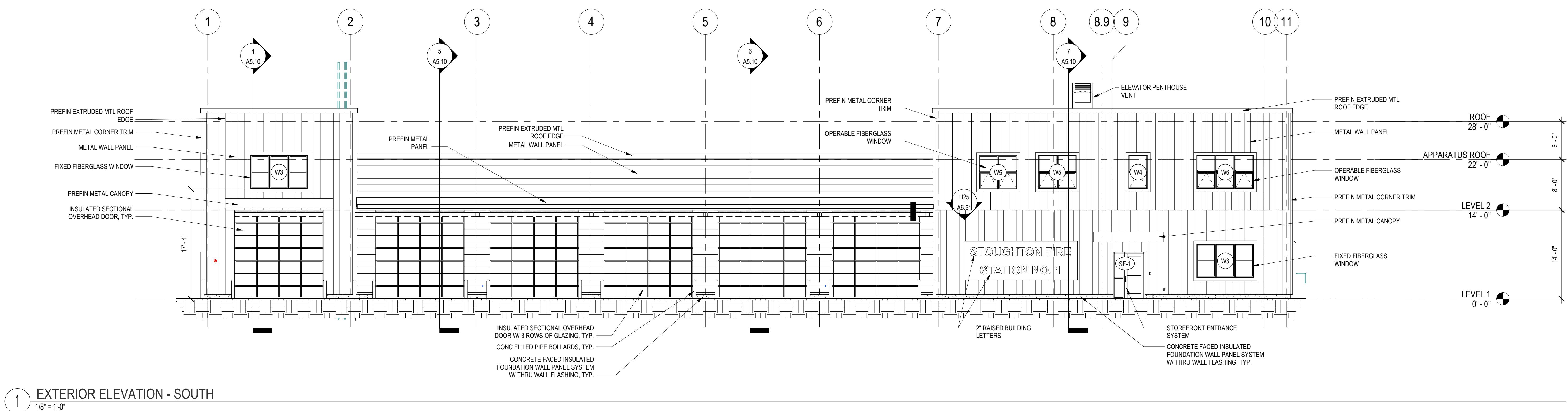
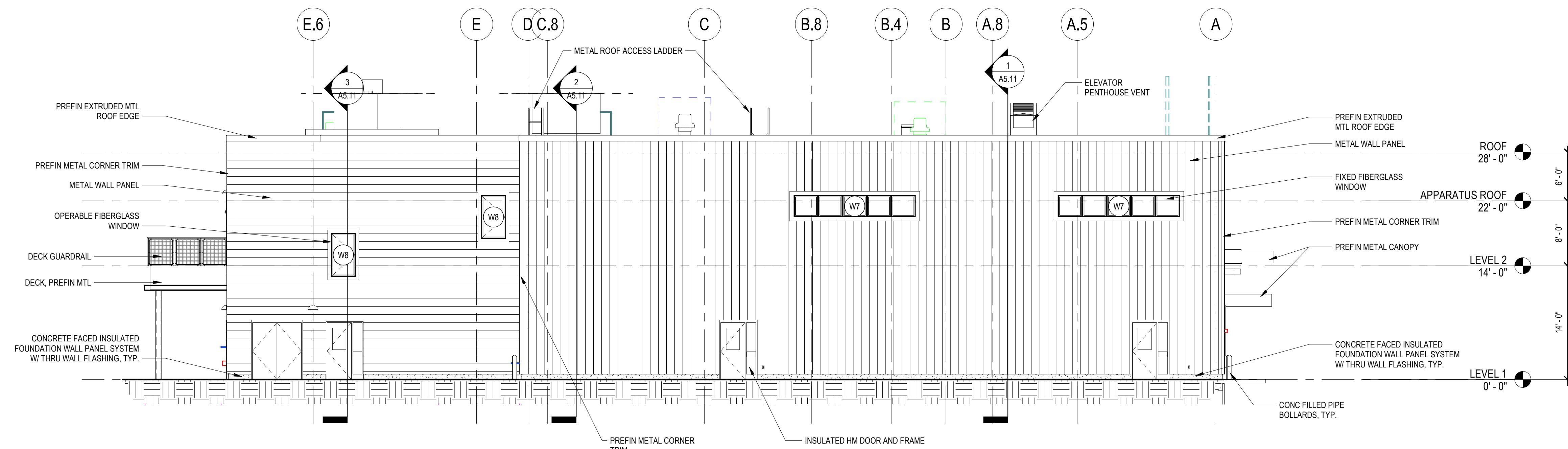






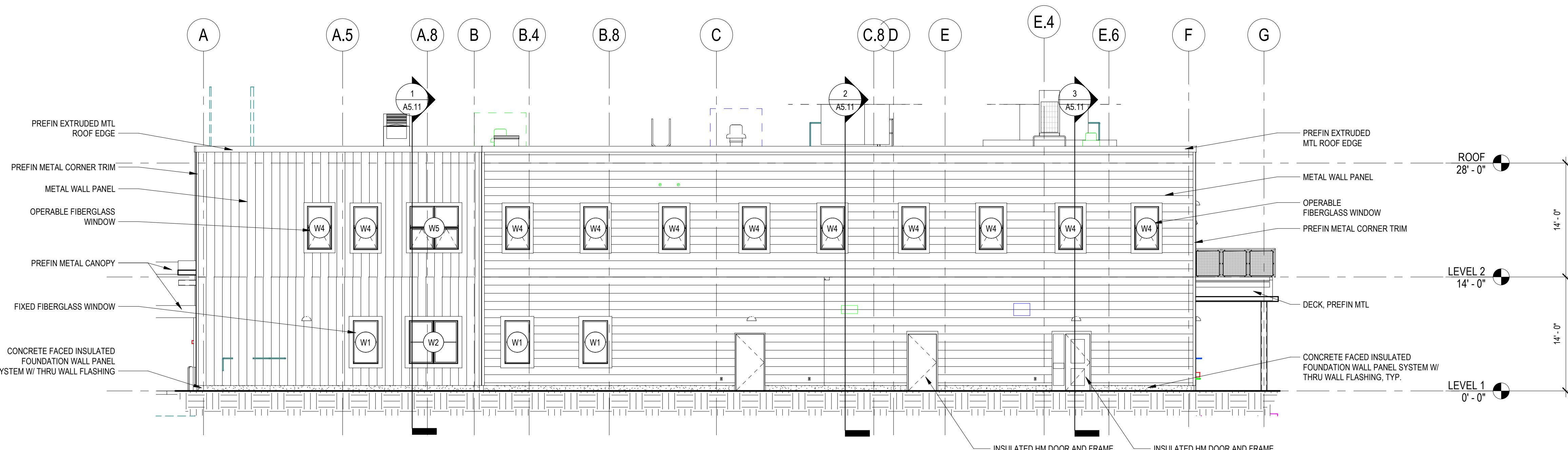
1 LEVEL 2  
1/8" = 1'-0"

A2



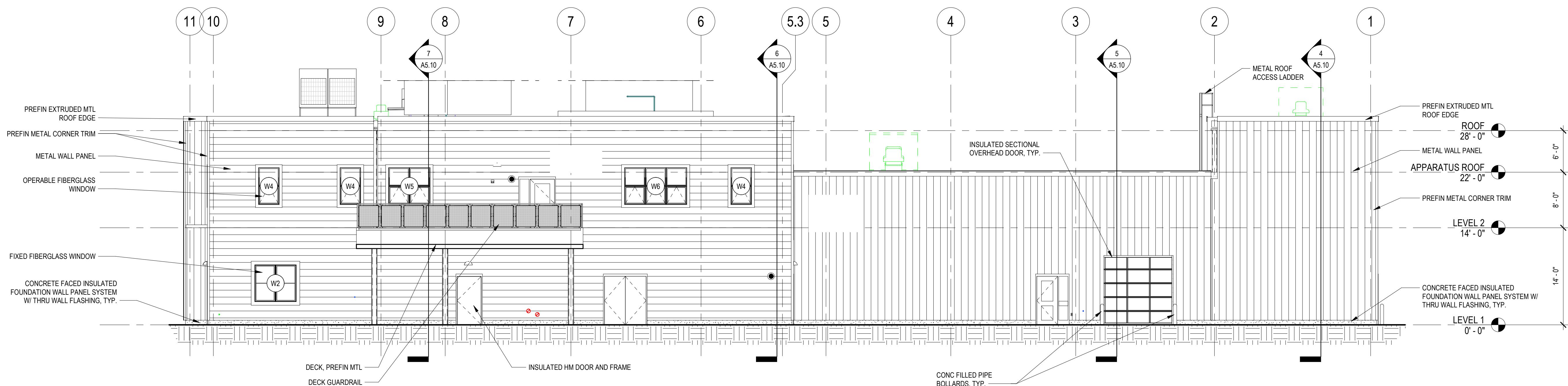
A3

**dw**  
DORE + WHITTIER

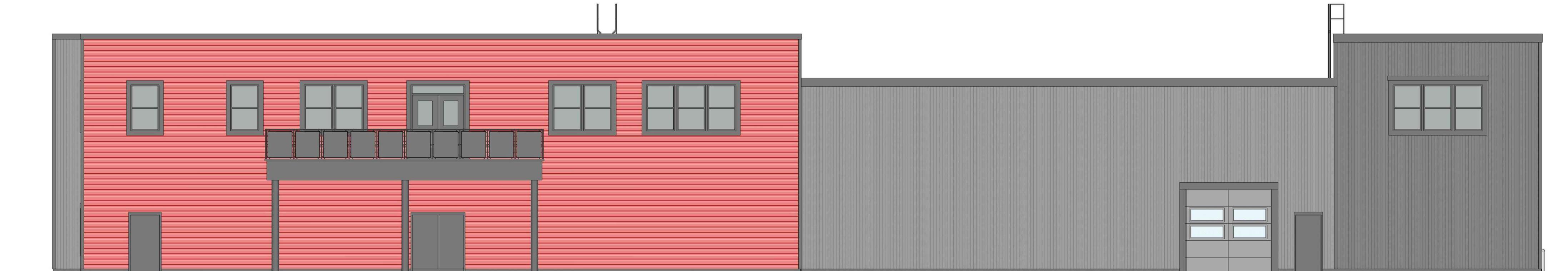


EXTERIOR ELEVATION - EAST

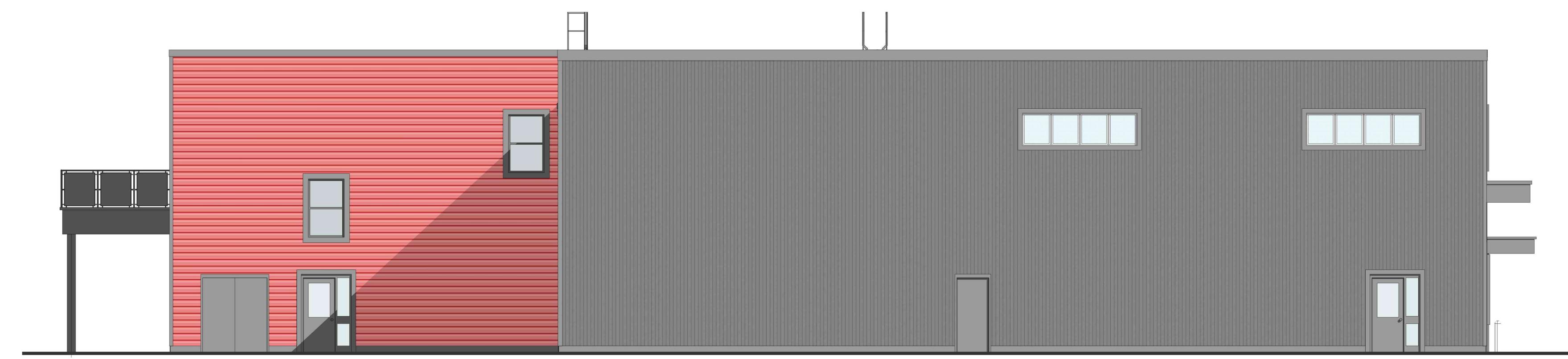
1/8" = 1'-0"



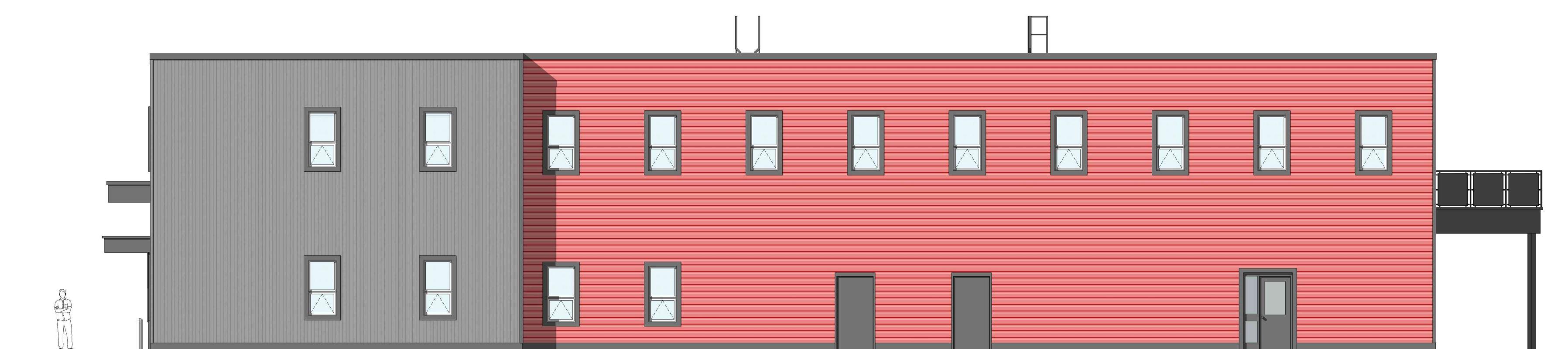
A4



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - WEST



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - SOUTH

A5



A6

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