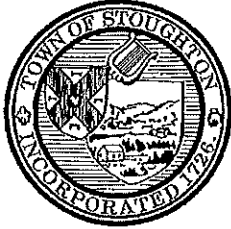


Town of Stoughton

Planning Board
10 Pearl Street
Stoughton, MA 02072



APPLICATION FOR SITE PLAN APPROVAL

Pursuant to Town of Stoughton General By-Laws Chapter _____

TOWN USE ONLY (Official Date Stamps below)

Received by the Planning Board

Received by the Town Clerk

RECEIVED

OCT 05 2022

STOUGHTON
ENGINEERING DEPT.

Application Fee Paid: _____

TO THE STOUGHTON PLANNING BOARD:

The undersigned hereby submits this application for the following action(s):

- Scenic Road
- Site Plan Review and Approval
- Minor Modification of Site Plan Approval
- Major Modification of Site Plan Approval

APPLICANT (Name and Mailing Address): Town of Stoughton - Marc Tisdelle, interim Town Manager
10 Pearl Street
Stoughton MA 02072

Tel: 781-344-3170 Fax: 781-341-3927 email: mtisdelle@stoughton-ma.gov

PROPERTY OWNER (include mailing address, if different from applicant) _____
(same)

Tel: _____ Fax: _____ email: _____

APPLICANT'S REPRESENTATIVE (include mailing address if different from applicant): _____

Dore & Whittier Architects, Glen Gollrad
260 Merrimac Street, Newburyport MA 01950

Tel: 978-499-2999 Fax: 978-499-2944 email: ggollrad@doreandwhittier.com

PROPERTY INFORMATION

Street Address of Property: 400 Prospect Street, Stoughton MA 02072

Assessors Map and Lot Number Map 66-Lot 217, Map 66-Lot 218, Map 77-Lot 25, Map 77-Lot 26, Map 78 - Lot 1, Map 78 - Lot 2

Registry of Deeds Book and Page No. BK. 37840-pgs 2-6

Total Land Area BK. 37840-pgs 2-6 Lot Frontage 50'-0"

PROJECT INFORMATION

Narrative Description of the Project

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).

Type of Structure (existing or proposed): 2-story masonry and exterior metal building

Current Use N/A Proposed Use Fire Station, Business Use (B) with

Zoning District RB Storage (S-1/S-2) and Residential
Area (R-2)

Has the Applicant made any previous application for Site Plan Approval for the Property? No

If yes, indicate the date and disposition of the Application _____

REQUESTED WAIVERS

The Applicant is requesting waivers from the following sections of the Site Plan Review By-Law:

Fee waiver for application and Gatehouse media _____

The undersigned hereby certifies that I have read and examined the contents of this Application for Site Plan Approval and all supporting documentation, and that the proposed project is accurately represented by this application. I hereby request a public hearing before the Planning Board of this Application on the matter referenced herein.


Signature of Applicant

9/29/2020

Date

Signature of Property Owner

Date