

STOUGHTON, MA GIS

LOCUS PLAN

SCALE: 1" = 600'

LEGEND:

- EXISTING:
- LOCUS PROPERTY LINE
- TREE LINE
- SEWER MANHOLE (SMH)
- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- STONEWALL
- GAS VALVE
- WATER VALVE
- WATER SHUTOFF
- HYDRANT
- UTILITY POLE
- NOW OR FORMERLY
- DRAIN PIPE
- WATER PIPE
- GAS PIPE
- UNDERGROUND ELECTRIC
- OVERHEAD WIRES
- SEWER PIPE
- LSCA
- GRADE
- SPOT GRADE
- CHAIN LINK FENCE
- STOCKADE FENCE
- TEST PIT
- HAND HOLES FOR UTILITIES
- LIGHT POLE
- TRAFFIC LIGHT
- WETLAND DELINEATION
- WETLAND FLAG
- CCB
- VGC
- SCC
- FF
- BF
- TOF
- GF

N/F
M.B.T.A.
PER ASSESSING RECORDS
PID: 062 005 0
OLD COLONY R.R.

N/F
TOWN OF STOUGHTON
COMMISSION
PER ASSESSING RECORDS
PID: 060 014 0

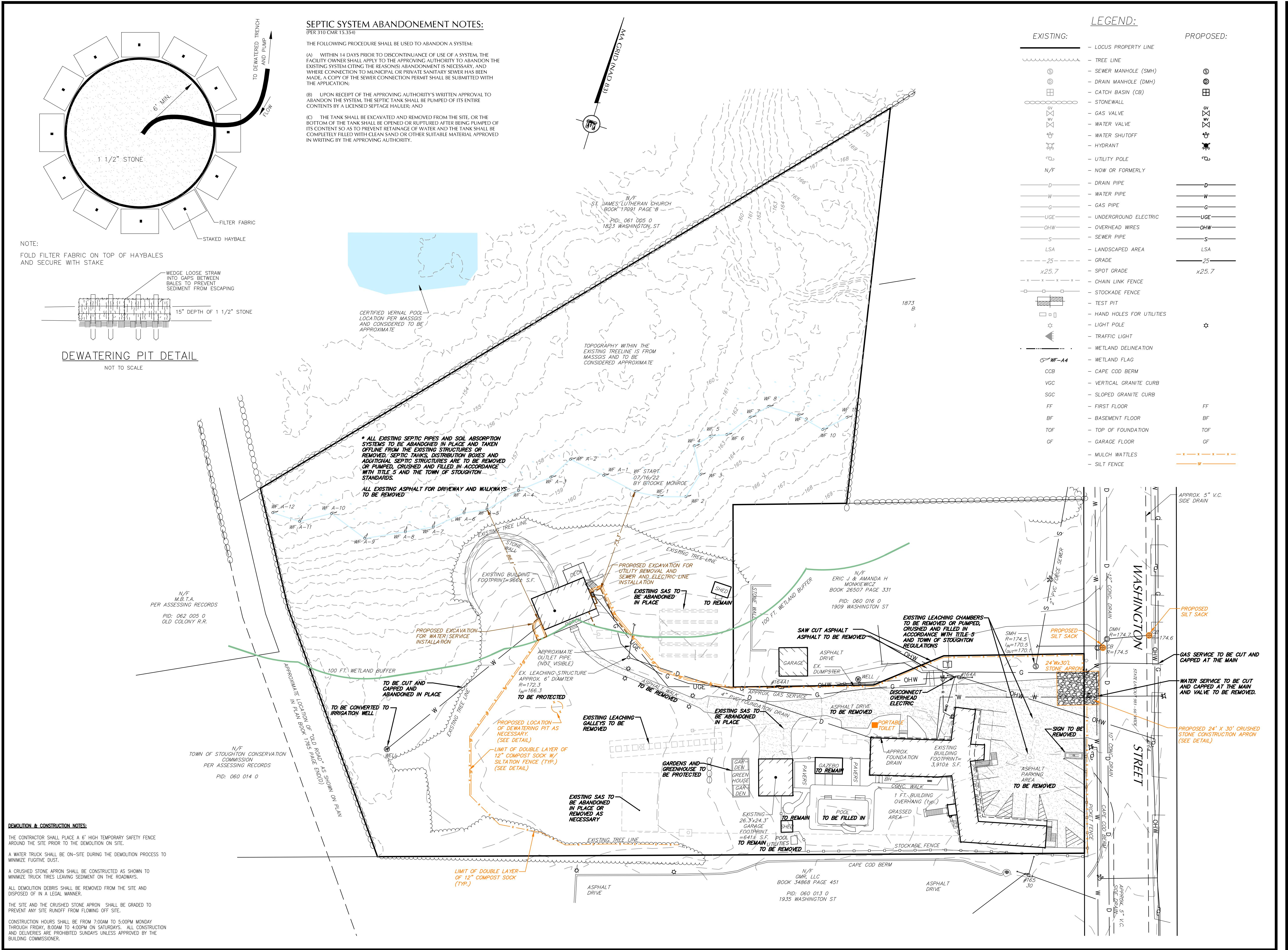
N/F
PER ASSESSING RECORDS
PID: 062 005 0
OLD COLONY R.R.

APPROXIMATE LOCATION OF "OLD ROAD" AS SHOWN ON PLAN

CERTIFIED VERNAL POOL
LOCATION PER MASSGIS
AND CONSIDERED TO BE
APPROXIMATE

TOPOGRAPHY WITHIN THE
EXISTING TREELINE IS FROM
MASSGIS AND TO BE
CONSIDERED APPROXIMATE

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JAMES BURKE, P.E. 09/29/2023

GENERAL NOTES:

1. LOCUS:
ASSESSORS ID: 060 015 0
RECORD OWNER: JOSEPH J & KATHLEEN M HANNON
DEED REFERENCE: BOOK 6858 PAGE 280
BOOK 23117 PAGE 279

2. CURRENT ZONING DISTRICT: GENERAL BUSINESS (PER TOWN OF STOUGHTON GIS)

4. THIS PLAN IS THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY MADE DURING DECEMBER 2022. ELEVATIONS REFER TO NAVD 88 (NAVD 88 + 6.55 = TOWN OF STOUGHTON DATUM).

5. EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE.

DIG-SAFE SHALL BE NOTIFIED PER THE STATE OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 409 AT TEL 1-888-344-7233. THE ENGINEER DOES NOT GUARANTEE THE EXISTENCE, LOCATION, SIZE AND USE OF SURFACE UTILITIES. LOCATIONS AND ELEMENTS OF UNDERGROUND UTILITIES WERE TAKEN FROM RECORD PLANS. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.

6. WETLAND FLAGGED BY OTHERS WAS OBSERVED ON SUBJECT PREMISES AND NOTED HEREIN.

6. THE LOT SHOWN LIES WITHIN FEMA FLOOD ZONE X AS DELINEATED ON FIRM 25021C0378E, DATED 07/17/2012.

PLAN REFERENCES:

NORFOLK COUNTY REGISTRY OF DEEDS

Plan in Book 1765 Page End (D)
Plan Book 252 Page No. 57-759
Plan Book 410 Page 37-1971
Plan Book 591 No. 846-1992
Plan 3616 Page 400 Plan No. 87-1958
Book 3943 Page 122 Plan No. 1174-1961
Book 7919 Page 417 Plan No. 290-1988

MASSACHUSETTS DEPT. OF TRANSPORTATION SURVEY DIVISION

STATE HIGHWAY LAYOUT No. 981
STATE HIGHWAY LAYOUT No. 989
STATE HIGHWAY LAYOUT No. 1954

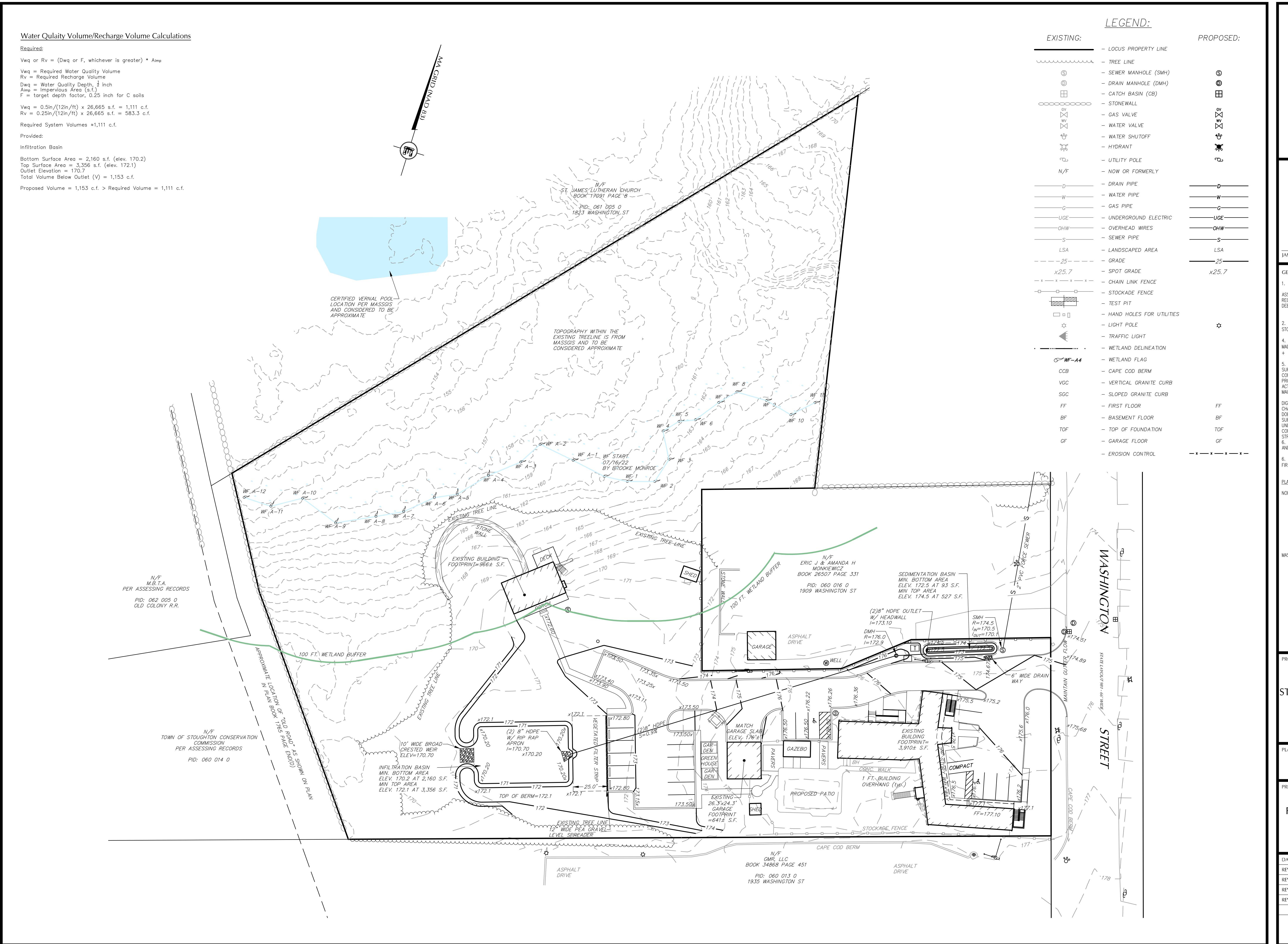
PROJECT TITLE & LOCATION:
STOUGHTON MOTEL CONVERSION
1919 WASHINGTON STREET
STOUGHTON, MASS.

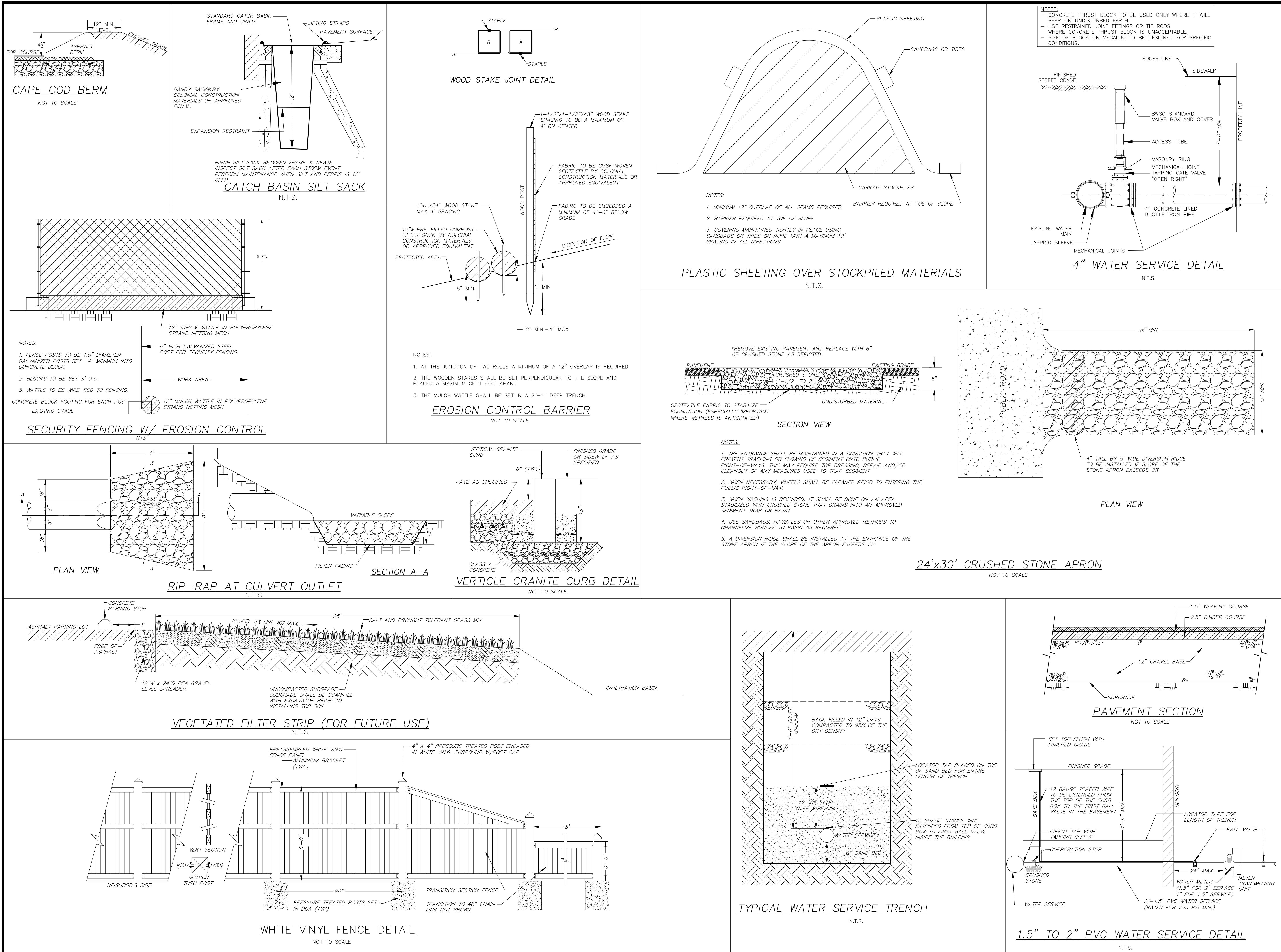
PLAN TITLE:
CONSTRUCTION MANAGEMENT

PREPARED FOR:

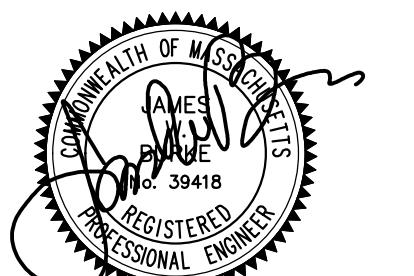
FATHER BILL'S AND MAINSPRING
460 BELMONT STREET
BROCKTON, MA 02301

DATE: JULY 17, 2023
REVISED: SEPTEMBER 13, 2023
REVISED: OCTOBER 2, 2023
REVISED: OCTOBER 19, 2023
REVISED: NOVEMBER 2, 2023
REVISED: NOVEMBER 22, 2023
JOB NUMBER: 2022.077
C-3
SCALE: 1" = 60'





DeCelle-Burke-Sala
& Associates, Inc.
1266 Furnace Brook Parkway #401
Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)
www.decelle-burke-sala.com



JAMES BURKE, P.E. 09/29/2023

GENERAL NOTES:
1. LOCUS:
ASSESSORS ID: 060 015 0
RECORD OWNER: JOSEPH J & KATHLEEN M HANNON
DEED REFERENCE: BOOK 6858 PAGE 280
BOOK 23117 PAGE 279

2. CURRENT ZONING DISTRICT: GENERAL BUSINESS (PER TOWN OF STOUGHTON GIS)

4. THIS PLAN IS THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY MADE DURING DECEMBER 2022. ELEVATIONS REFER TO NAVD 88 (NAVD 8.655 = TOWN OF STOUGHTON DATUM).

5. EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE.

DIG-SAFE SHALL BE NOTIFIED PER THE STATE OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 409 AT TEL 1-888-344-7233. THE ENGINEER DOES NOT GUARANTEE THE PRECISE LOCATION OF UTILITIES AND SUBSURFACE CONDITIONS ARE SHOWN. LOCATIONS AND ELEMENTS OF UNDERGROUND UTILITIES WERE TAKEN FROM RECORD PLANS. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.

6. WETLAND FLAGGED BY OTHERS WAS OBSERVED ON SUBJECT PREMISES AND NOTED HEREIN.

6. THE LOT SHOWN LIES WITHIN FEMA FLOOD ZONE X AS DELINEATED ON FIRM 25021C0378E, DATED 07/17/2012.

PLAN REFERENCES:

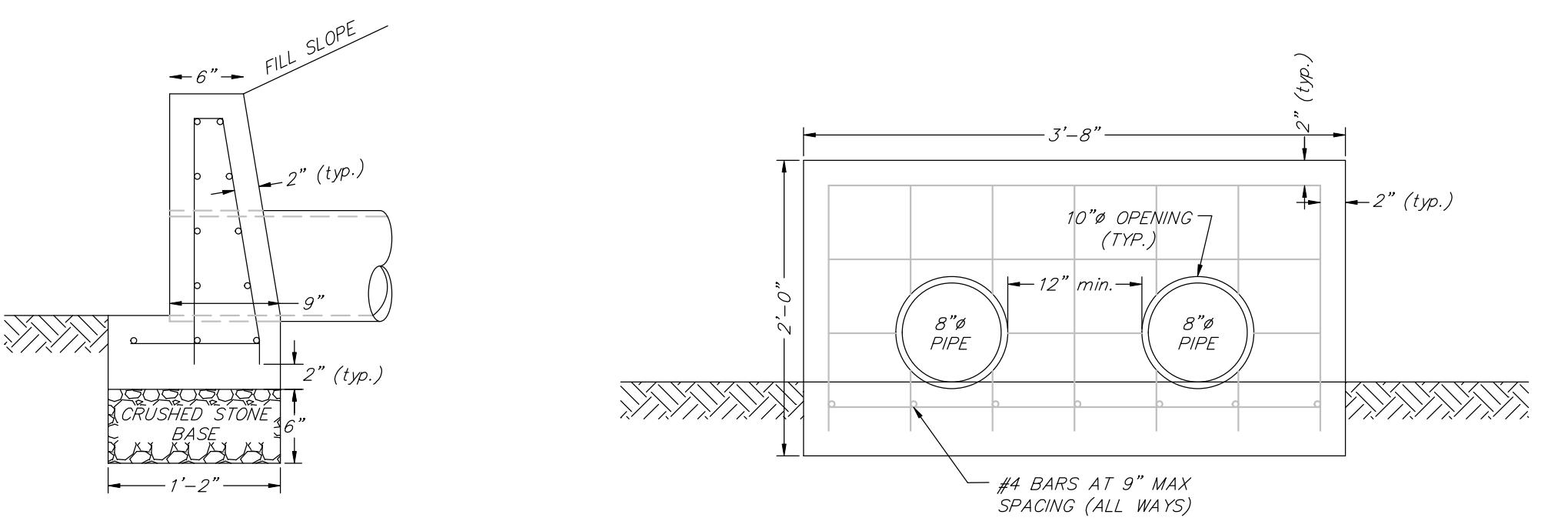
NORFOLK COUNTY REGISTRY OF DEEDS
Plan in Book 1765 Page End (0)
Plan in Book 252 Page No. 567-759
Plan Book 37 No. 37-197
Plan Book 410 No. 846-1992
Plan Book 591 No. 48-2009
Book 3616 Page 400 Plan No. 87-1958
Book 3943 Page 122 Plan No. 1174-1961
Book 7919 Page 417 Plan No. 290-1988

MASSACHUSETTS DEPT. OF TRANSPORTATION SURVEY DIVISION
STATE HIGHWAY LAYOUT No. 981
STATE HIGHWAY LAYOUT No. 989
STATE HIGHWAY LAYOUT No. 1954

PROJECT TITLE & LOCATION:
STOUGHTON MOTEL CONVERSION
1919 WASHINGTON STREET
STOUGHTON, MASS.

PLAN TITLE:
DETAILS
PREPARED FOR:
FATHER BILL'S AND MAINSPRING
460 BELMONT STREET
BROCKTON, MA 02301

DATE: JULY 17, 2023
REVISED: SEPTEMBER 13, 2023
REVISED: OCTOBER 2, 2023
REVISED: OCTOBER 19, 2023
REVISED: NOVEMBER 2, 2023
JOB NUMBER: 2022.077



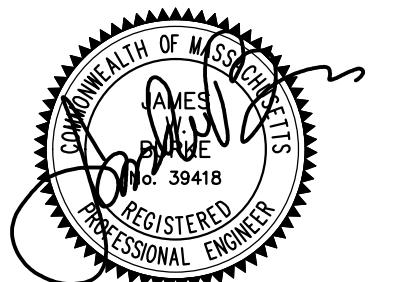
NOTE:

1. CHAMFER ALL EXPOSED CORNERS TO 3/4"
2. CONCRETE COMPRESSION STRENGTH TO BE 5,000 PSI @ 28 DAYS

HEADWALL DETAIL
N.T.S.

DeCelle-Burke-Sala

 & Associates, Inc.
 1266 Furnace Brook Parkway #401
 Quincy, MA 02169
 617-405-5100 (o) 617-405-5101 (f)
www.decelle-burke-sala.com



JAMES BURKE, P.E.

09/29/2023

GENERAL NOTES:

1. LOCUS:

ASSESSORS ID: 060 015 0
 RECORD OWNER: JOSEPH J & KATHLEEN M HANNON
 DEED REFERENCE: BOOK 6858 PAGE 280
 BOOK 23117 PAGE 279

2. CURRENT ZONING DISTRICT: GENERAL BUSINESS (PER TOWN OF STOUGHTON GIS)

4. THIS PLAN IS THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY MADE DURING DECEMBER 2022. ELEVATIONS REFER TO NAVD 88 (NAVD 88 + 6.55 = TOWN OF STOUGHTON DATUM).

5. EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE.

DIG-SAFE SHALL BE NOTIFIED PER THE STATE OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 409 AT TEL. 1-888-344-7233. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS AND DEPTHS OF SURFACE UTILITIES ARE SHOWN. LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES WERE TAKEN FROM RECORD PLANS. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.

6. WETLAND FLAGGED BY OTHERS WAS OBSERVED ON SUBJECT PREMISES AND NOTED HEREON.

6. THE LOT SHOWN LIES WITHIN FEMA FLOOD ZONE X AS DELINEATED ON FIRM 25021C0378E, DATED 07/17/2012.

PLAN REFERENCES:

NORFOLK COUNTY REGISTRY OF DEEDS

Plan in Book 1765 Page End (O)
 Plan in 252 Page No. 57-759
 Plan Book 37 No. 37-197
 Plan Book 410 No. 846-1992
 Plan Book 591 No. 48-2009
 Book 3943 Page 400 Plan No. 87-1958
 Book 3616 Page 400 Plan No. 1174-1961
 Book 7919 Page 417 Plan No. 290-1988

MASSACHUSETTS DEPT. OF TRANSPORTATION SURVEY DIVISION

STATE HIGHWAY LAYOUT No. 981
 STATE HIGHWAY LAYOUT No. 989
 STATE HIGHWAY LAYOUT No. 1954

PROJECT TITLE & LOCATION:

STOUGHTON MOTEL CONVERSION
 1919 WASHINGTON STREET
 STOUGHTON, MASS.

PLAN TITLE:

DETAILS & PROFILE

PREPARED FOR:

FATHER BILL'S AND MAINSPRING
 460 BELMONT STREET
 BROCKTON, MA 02301

DATE: JULY 17, 2023

REVISED: SEPTEMBER 13, 2023

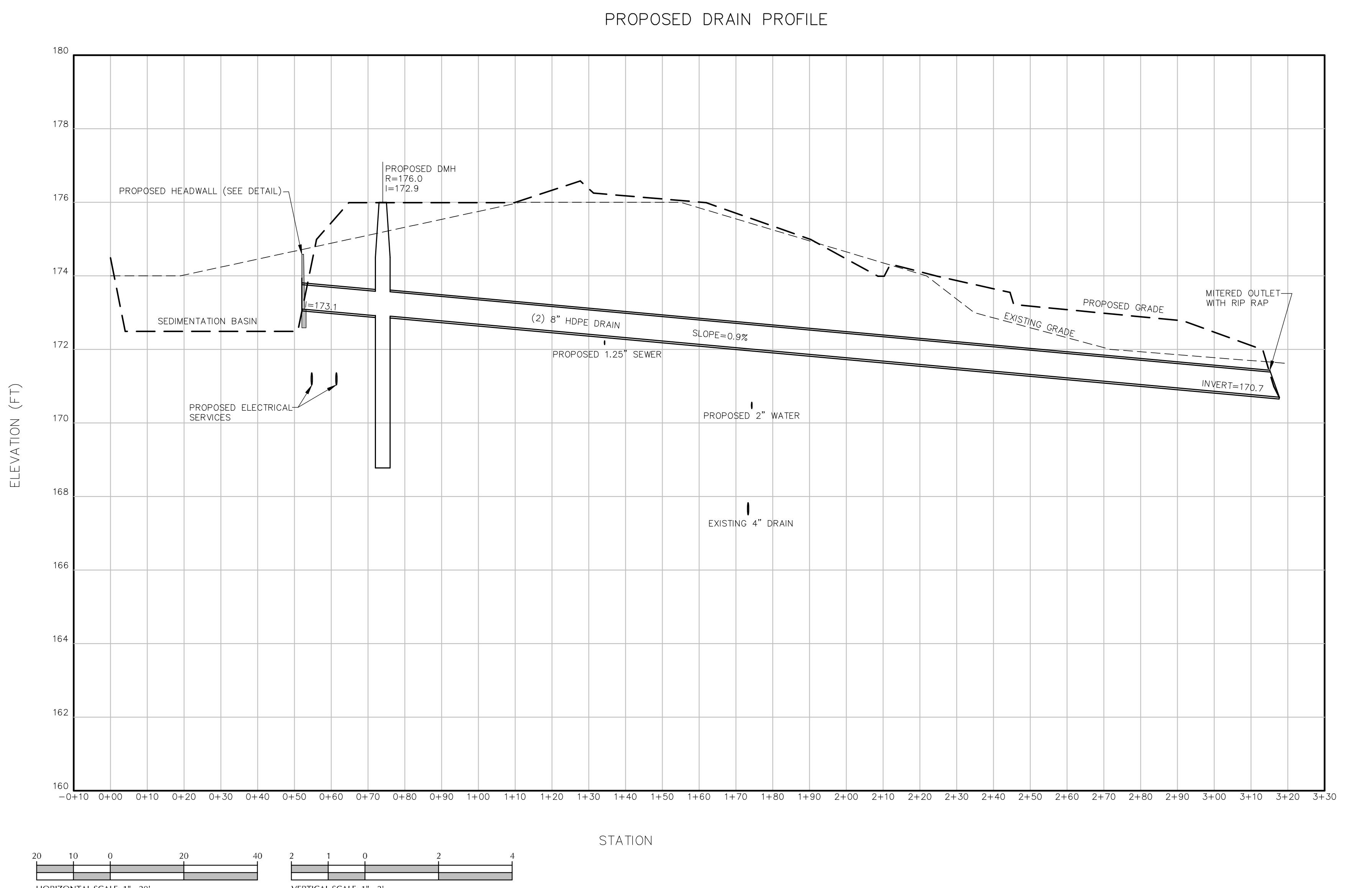
REVISED: OCTOBER 2, 2023

REVISED: OCTOBER 19, 2023

REVISED: NOVEMBER 2, 2023

C-9

JOB NUMBER: 2022.077



<p>Bk 41603 Pg466 #3256 01-17-2024 @ 03:23p</p> <p>NOTICE OF RECEIVED TOWN OF STOUGHTON, MASS. OFFICIAL COPY 2023 DEC 15 A 9:16 Massachusetts COPY MA 02072 OFFICE OF THE TOWN CLERK PLANNING BOARD</p> <p>Site Plan and Special Permit Approval Stoughton Motel Conversion / Father Bill's and Mainspring 1919 Washington Street for Case # SP23-008</p> <p>Date: December 14, 2023 Applicant: Father Bill's and Mainspring 430 Belmont Street Brockton, MA 02301 Owner: Father Bill's and Mainspring 430 Belmont Street Brockton, MA 02301 Representative: DeCelle-Burke & Associates, Inc. 1266 Furnace Brook Parkway, Suite 401 Quincy, MA 02169 Property: 1919 Washington Street Stoughton, MA 02072 Assessors Map 060 Lot 015 Book: 41225, Page: 339</p> <p>I) Introduction On July 20, 2023, applicant, Father Bill's and Mainspring (the "Applicant"), filed an application for Site Plan Approval under Section 10.7 and a Special Permit under Section 6.1.9 and 4.1.2 of the Town of Stoughton's Zoning Bylaws (the "Zoning Bylaws"). The Site Plan application concerns the proposed conversion of the Stoughton Motel into 24 studio efficiency apartments, 25 parking spaces, associated landscape and site improvements (the "Project"), at and upon land known and numbered as 1919 Washington Street (Assessors Map 060 Lot 015 the "Property"). The Special Permit request is to reduce the required parking spaces from 48 spaces to 25 spaces, to allow a driveway aisle width of 20-feet in one area and to allow the existing 4-foot side yard setback to the existing building. The proposed use is exempt from zoning under what is called the Dover Amendment.</p> <p>Case #: SP23-008 – Stoughton Motel Conversion – Father Bill's - 1919 Washington Street 1 WILLIAM P. O'DONNELL, REGISTER NOFOLK COUNTY REGISTRY OF DEEDS RECEIVED & RECORDED ELECTRONICALLY</p>	<p>Bk 41603 Pg467 #3256</p> <p>NOT Project Summary As described in the application materials and the below-referenced Site Plan and Special Permit, the Property is a 3.88 +/- acre lot. This site currently has an existing motel and care taker's house on it, which is proposed to be converted into an into 24 studio efficiency apartments. The Project comprises the building conversion, ADA improvements, 25 parking spaces, associated landscape and site improvements.</p> <p>The Property is located within the GB (General Business) Zoning District. The proposed use is exempt from zoning under what is called the Dover Amendment.</p> <p>III) Procedural History</p> <p>A) Application for Site Plan and Special Permit Approvals were made by the above-referenced applicant and owner and filed with the Planning Board on July 20, 2023.</p> <p>B) The land shown on the Site Plan is located at 1919 Washington Street and shown on Assessors Map 060 Lot 015. The property is zoned GB (General Business) Zoning District.</p> <p>C) Public hearings on the Site Plan and Special Permit Applications were held on September 14, 2023, October 12, 2023, November 9, 2023 and December 14, 2023. The hearing was advertised on August 30, 2023 and September 6, 2023 in the Patriot-Ledger.</p> <p>D) On December 14, 2023, the public hearing was closed and on December 14, 2023, the Planning Board voted to approve the Site Plan and Special Permit; plans dated July 17, 2023 revised through November 2, 2023.</p> <p>IV) Application Submittals</p> <p>A. Site Plan Set entitled "Stoughton motel conversion, 1919 Washington Street Stoughton, MA", dated July 17, 2023 revised through November 2, 2023 prepared by DeCelle-Burke & Associates, Inc. (Sheets C1-C9, L1-L2, S1 & PB1).</p> <p>B. Application, Waiver Request and narrative letter from Kameron Campbell, DeCelle-Burke & Associates, Inc. dated November 17, 2023.</p> <p>C. Development Impact Report prepared by DeCelle-Burke & Associates, Inc. date June 26, 2023</p> <p>D. Stormwater Report prepared DeCelle-Burke & Associates, Inc., dated July 17, 2023 and revised through November 2, 2023.</p> <p>E. Technical Engineering Review Response letters prepared by DeCelle-Burke & Associates, Inc., dated October 3, 2023 and November 6, 2023.</p>	<p>Bk 41603 Pg468 #3256</p> <p>NOT Related Documents</p> <ol style="list-style-type: none"> 1. Copy of the legal Public Hearing notice from the edition of the Patriot-Ledger dated August 30, 2023 and September 6, 2023. 2. Technical Engineering Review Letters (two letters) dated September 8, 2023 and November 1, 2023 submitted by Craig Horsfall, Assistant Town Engineer and William D. Roth, Jr., Town Planner. <p>VI) Findings and Determinations</p> <ol style="list-style-type: none"> 1. After carefully weighing the testimony and evidence at the public hearing and upon careful consideration of the public comments and professional opinions given by the Applicant's representative(s) and the Board's consultants, the Board finds that the Project meets Section 10.7. Specifically, the Board has examined each of the criteria set forth in Section 10.7 and finds as follows: 2. The location of the parking area, uses and other site development(s) are properly and legally located on the Property as prescribed by the Zoning Bylaw. 3. Adjacent properties are sufficiently protected from nuisance(s) caused by noise, traffic, odors, noxious or harmful fumes, stormwater runoff and glare of lights. 4. Adequate facilities for off street parking and loading, drainage, snow storage and/or removal, fire protection and methods of solid waste disposal are provided. As demonstrated by the Site Plan and accompanying submissions, the Project amply satisfies these interests. 5. Pedestrian ways, access/egress driveways, internal circulation, loading areas and parking facilities are properly designed and operated for public convenience, universal accessibility and public safety. As demonstrated by the Site Plan and accompanying submissions, the Project amply satisfies these interests. 6. Additionally, the Board finds that the Applicant has submitted the required information for determination of approval of the Site Plan. 7. After careful review of this project by the Board of Health, Building Department, Fire Department, Police Department, Department of Public Works, Engineering Department and the Planning Department, the Planning Board analyzed all the comments and reports received. There were meetings and consultations with the Applicant in conjunction with extensive professional technical reviews completed by the Engineering and Planning Departments throughout this process and provided due diligence on all aspects with a comprehensive approach to the impact of the development on the community. 	<p>Bk 41603 Pg469 #3256</p> <p>8. The Planning Board, in granting the Applicant's request for a Site Plan Approval pursuant to the provisions of Section 10.7 "Site Plan Review for Section 6.1.9" found that the Project will not result in any substantial detriment to the district for all of the reasons stated above.</p> <p>VII) Special Permit Waivers</p> <p>Special Permit under Section 6.1.9 and 4.1.2. The applicant has requested waivers to reduce the required parking spaces from 48 spaces to 25 spaces, to allow a driveway aisle width of 20-feet in one area and to allow the existing 4-foot side yard setback to the existing building.</p> <p>Section 6.9.1 Off-Street Parking and Loading Requirements: The applicant has requested to reduce the parking from the required 48 spaces to 25 spaces and to allow a driveway aisle width of 20-feet in one area. The applicant is proposing one-bedroom studio apartments. The clientele for these units are homeless or near homeless individuals. Most do not own cars and based on the other similar facilities that the applicant owns and operates, they find that approximately 10% of the residents have cars. Staff has reviewed the driveway aisle width request and does not have any concerns. The reduced width is a result of an existing power pole. The 20-foot aisle width still provides for adequate ingress & egress, and will allow fire and ambulance vehicle to have access. The Planning Board after review of the application, public testimony find that the requested waiver is reasonable and no substantial detriment would result. Therefore, the waiver request is approved subject to the finding and conditions contained within this report.</p> <p>Section 4.1.2 Table of Dimensional and Density Regulations: The applicant has requested to allow the existing 4-foot side yard setback to the existing building. This is an existing condition of the Motel and the proposed conversion does not alter the setback. The Planning Board after review of the application, public testimony find that the requested waiver is reasonable and no substantial detriment would result. Therefore, the waiver request is approved subject to the finding and conditions contained within this report.</p> <p>VIII) Conditions</p> <p>A) General Conditions</p> <ol style="list-style-type: none"> 1. This decision for Site Plan and Special Permit Approvals shall expire in two (2) years from the filing date of this decision unless substantial construction has commenced. The expiration of this decision may be extended, for good cause, upon timely written request by the applicant. 2. Any modification(s) affecting the approved site plan, this decision or any other action or condition approved under this decision shall be subject to the review and approval of the Planning Board prior to implementing said modification(s) on the ground. Minor modifications may not require an additional public hearing, which is at the discretion of the Planning Board.
<p>Bk 41603 Pg470 #3256</p> <p>3. The Applicant is responsible for the filing of this decision with the Registry of Deeds and shall provide proof of recording to the Planning Board.</p> <p>4. The Applicant shall hold a pre-construction meeting with the Engineering Department to coordinate the necessary inspections.</p> <p>5. All applicable Zoning Bylaw requirements of the Town of Stoughton shall be satisfied.</p> <p>6. The project shall be constructed in accordance with any approvals issued relative to this project from all applicable town boards, departments and commissions, who shall retain their respective authorities and oversight of such permits, approval and decisions.</p> <p>7. No site activity shall take place at the property under the Site Plan without proper authorization and permitting from all local and state agencies, as required.</p> <p>8. Construction shall be performed by contractors licensed to perform such work in the Town of Stoughton.</p> <p>9. All required inspection fees shall be paid through the Engineering Department prior to the issuance of a demolition permit, the issuance of a building permit or the initiation of site work, whichever of these occurs first in accordance with the fee schedule dated March 23, 2017.</p> <p>10. The cost of any necessary outside testing, inspection or other services required by any town department as part of the development process for the project shall be borne by the applicant and the timing of payment thereof shall be determined by the requesting source.</p> <p>11. Any required easements, licenses, permits or grants of usage required as part of the development process for the project shall be obtained by the applicant prior to the issuance of a demolition permit, the issuance of a building permit or the initiation of site work, whichever of these occurs first.</p> <p>12. Electronic copies of the approved site plans in PDF and AutoCAD format shall be submitted to the Engineering Department prior to the issuance of a Building Permit.</p> <p>13. A blank sheet shall be incorporated into the plan set for future inclusion of the Planning Board Decision. The Planning Board Decision shall be scanned onto that sheet prior to issuance of a Building Permit.</p> <p>14. All construction shall be in strict conformance with the approved Site Plans dated July 17, 2023 revised through November 2, 2023.</p> <p>Case #: SP23-008 – Stoughton Motel Conversion – Father Bill's - 1919 Washington Street 5</p>	<p>Bk 41603 Pg471 #3256</p> <p>B) Special Conditions</p> <p>1. This decision of the Planning Board is based on the applicant's statement that they will provide the education aspects required under the Dover Amendment. It is found that the educational benefit is not being enacted by the applicant, then this decision of the Planning Board shall be rescinded and they will be in violation of the Zoning Bylaw.</p> <p>2. The applicant shall record the Site Operation & Maintenance Plan at the Registry of Deeds. Proof of recording shall be submitted to the Board and the Engineering Department prior to the issuance of a Building Permit.</p> <p>3. The applicant shall clean the entire drainage system at the end of construction.</p> <p>4. All required inspection fees shall be paid through the Engineering Office prior to construction.</p> <p>5. A Final As-built Plan shall be submitted for review by the Engineering Department prior to the Certificate of Occupancy.</p> <p>6. The Planning Board requires a cash bond in the amount to cover the full replacement cost of all landscaping prior to the issuance of a Certificate of Occupancy. The bond will be held by the Planning Board for one full growing season after the landscaping is installed.</p> <p>7. Electronic copies of the approved site plans in PDF and AutoCAD format shall be submitted to the Engineering Department prior to issuance of a Building Permit.</p> <p>8. The Planning Board certifies that a copy of this decision has been filed with the Town Clerk of the Town of Stoughton on <u>December 15, 2023</u>.</p> <p>FOR THE PLANNING BOARD</p> <p><i>Daniel Kelly, Chairman</i> Daniel Kelly, Chairman</p> <p><i>Paul Demusz, Vice Chairman</i> Paul Demusz, Vice Chairman</p> <p><i>Paul Beliveau</i> Paul Beliveau</p> <p><i>Richard Terry</i> Richard Terry</p> <p><i>Peter Murphy</i> Peter Murphy</p> <p>Cc: Town Clerk Applicant Interested Parties</p> <p>6</p>	<p>Bk 41603 Pg472 #3256</p> <p>IX) Record of Vote</p> <p>The following members of the Planning Board, constituting a majority, hereby vote to approve the Site Plan and Special Permit based on the above stated facts, findings and conditions. The Board further voted to allow the Chair to endorse the decision on their behalf.</p> <p>On this day of December 14, 2023.</p> <p><i>Daniel Kelly, Chairman</i> Daniel Kelly, Chairman</p> <p><i>Paul Demusz, Vice Chairman</i> Paul Demusz, Vice Chairman</p> <p><i>Paul Beliveau</i> Paul Beliveau</p> <p><i>Richard Terry</i> Richard Terry</p> <p><i>Peter Murphy</i> Peter Murphy</p> <p>7</p>	

<p>DeCelle-Burke-Sala</p>  <p>& Associates, Inc. 1266 Furnace Brook Parkway #401 Quincy, MA 02169 617-405-5100 (o) 617-405-5101 (f) www.decelle-burke-sala.com</p>	
<p>PROJECT TITLE & LOCATION: STOUGHTON MOTEL CONVERSION 1919 WASHINGTON STREET STOUGHTON, MASS.</p>	
<p>PLAN TITLE: PLANNING BOARD DECISION</p>	
<p>PREPARED FOR: FATHER BILL'S AND MAINSPRING 460 BELMONT STREET BROCKTON, MA 02301</p>	
<p>PB-1</p>	
<p>JOB NUMBER: 2022.077</p>	