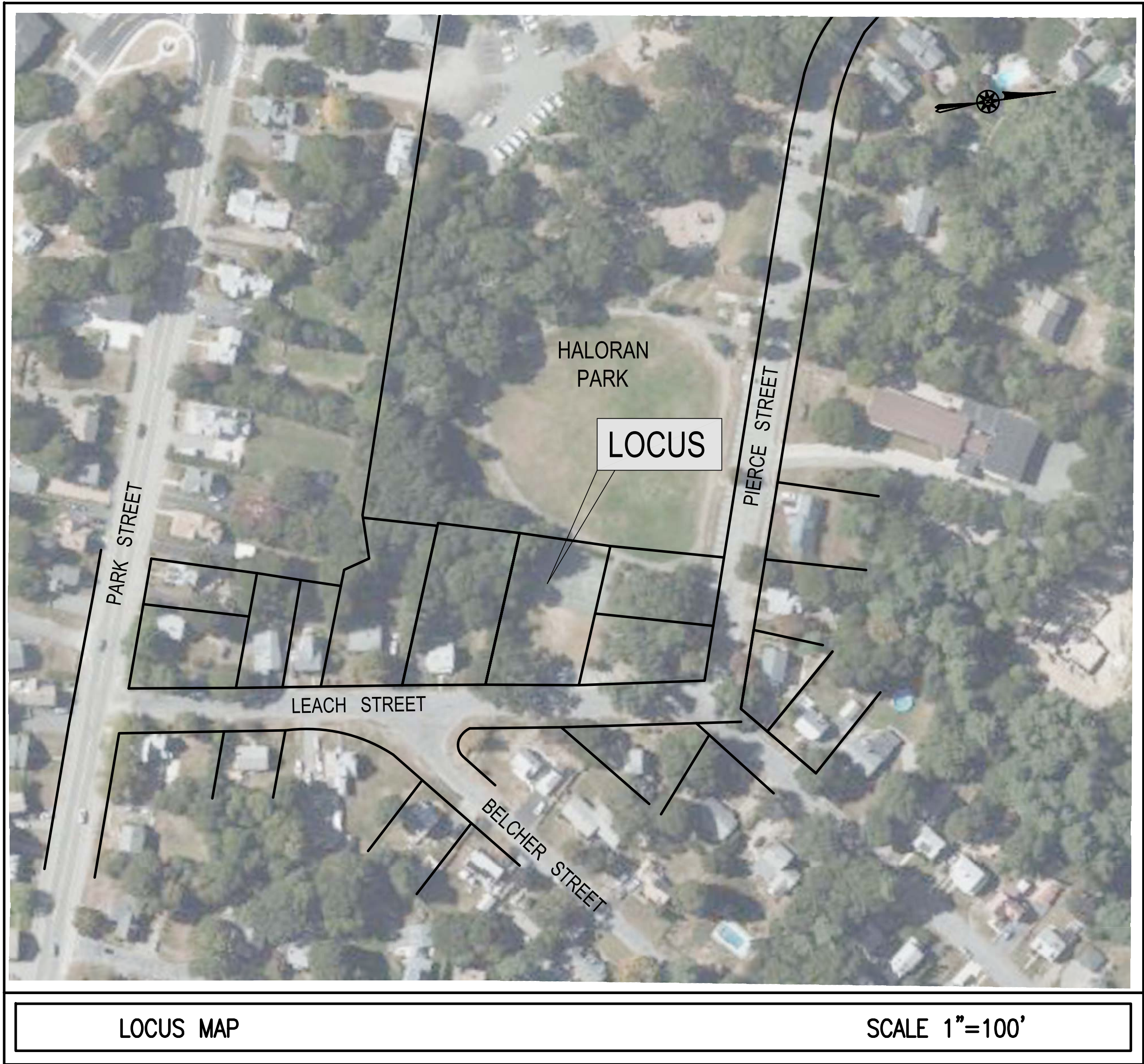


PROPOSED MULTI-PURPOSE COURTS

HALLORAN PARK

STOUGHTON, MASSACHUSETTS

SEPTEMBER 6, 2023



LOCUS MAP

SCALE 1"=100'

SHT. NO.	DRAWING TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	LAYOUT PLAN
4	GRADING AND DRAINAGE PLAN
5	CONSTRUCTION DETAILS
6	RECORDED PLANNING BOARD DECISION

PLAN REVISIONS

NO.	REVISION DESCRIPTION	DATE



Craig A. Horsfall



-TOWN OF STOUGHTON-
ENGINEERING DEPARTMENT

10 PEARL STREET
STOUGHTON, MA 02072

COVER SHEET

STOUGHTON
RECREATION DEPT.
HALLORAN PARK
MULTI-PURPOSE
COURTS

MAP 66 LOT 027
STOUGHTON, MA

SCALE - AS NOTED

FIELD BY:

MCN/CAH

DRAWN BY:

MCN/NPD

CHECKED BY:

CAH, MJT

APPROVED BY:

CAH

DATE:

SEPTEMBER 21, 2023

JOB NUMBER:

21-001

PREPARED FOR:

TOWN OF STOUGHTON
RECREATION
DEPARTMENT

RECORD OWNER:

MAP 66 LOT 027
TOWN OF STOUGHTON
10 PEARL ST.
STOUGHTON, MA 02072

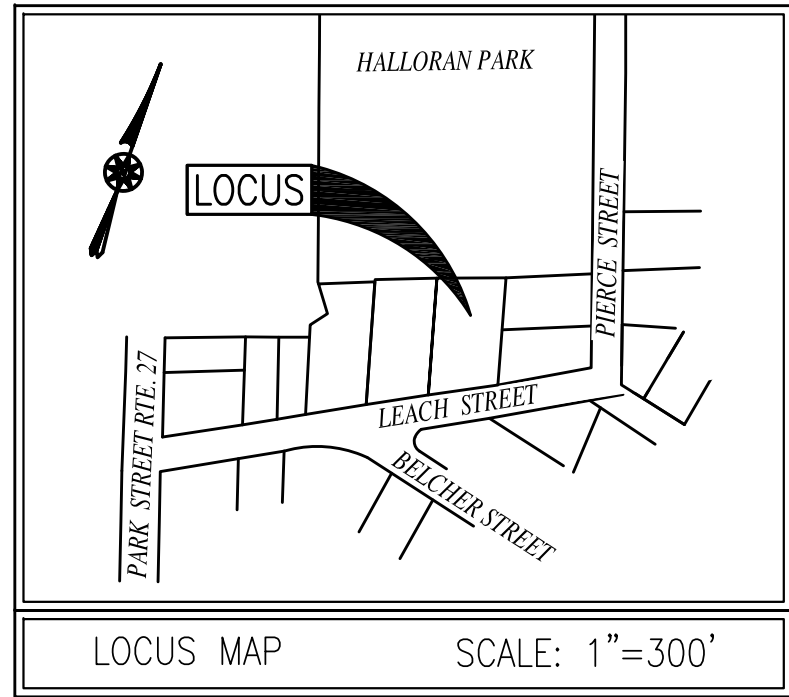
PLAN REFERENCES

TOS PROPOSED SITE PLAN 491 - 493
TOS PLANNING BOARD PLAN 351
TOS PLANNING BOARD PLAN X-54
TOS PLANNING BOARD PLAN 2966

DEED REFERENCES

COVER SHEET

SHEET 1 OF 6

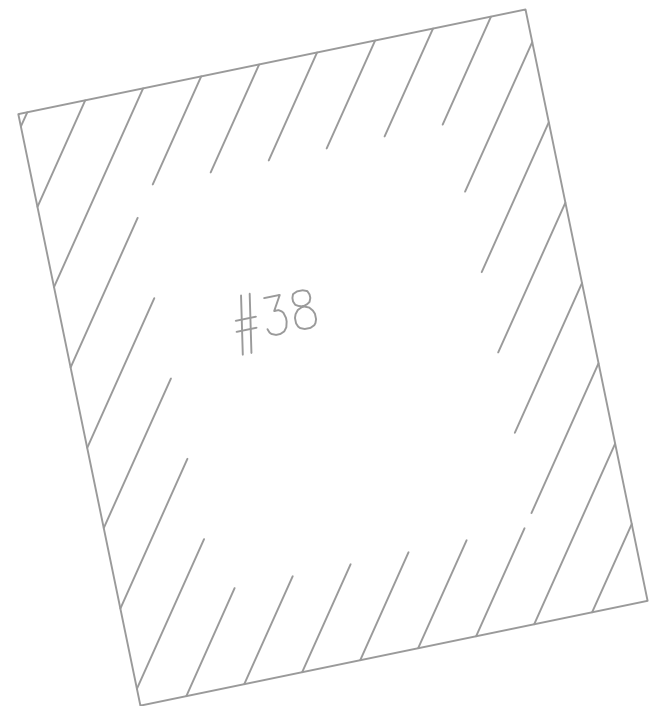


EXISTING	DESCRIPTION
W	WATER MAIN
D	DRAIN LINE
X	CATCH BASIN
X	CHAIN LINK FENCE
	TREE
EOP	TREELINE
RCP	EDGE OF PAVEMENT
DI	REINFORCED CONC. PIPE
	DUCTILE IRON
	WATER GATE
	DRAIN MANHOLE
	LIGHT POLE
	HEDGEROW
X 257.1	SPOT GRADE
EHH	ELEC. HANDHOLE
UGE	UNDERGROUND ELECTRIC

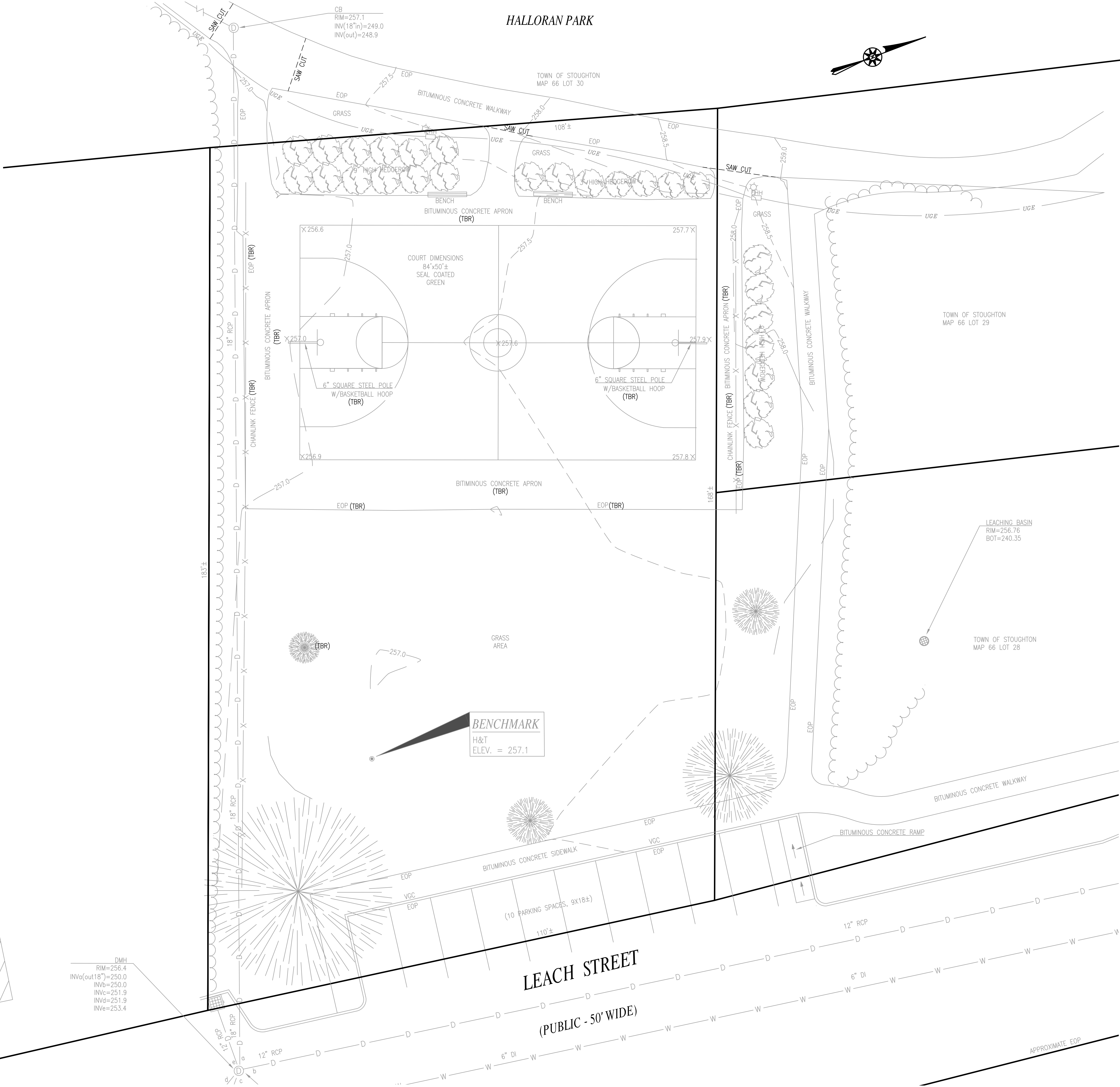
NOTES:

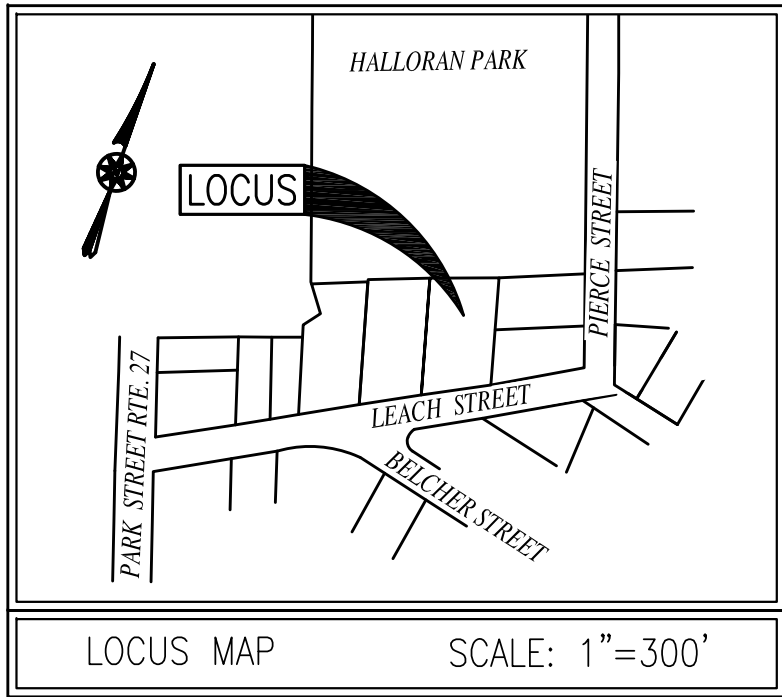
- THIS PROPERTY IS LOCATED IN A RESIDENTIAL URBAN (RU) DISTRICT.
- THIS PROPERTY IS REFERENCED AS ASSESSOR'S MAP 66, LOT 027.
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- THE SUBJECT PARCEL IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD ZONE AS DETERMINED BY FEMA MAP COMMUNITY PANEL 0376E, MAP # 25021C0376E, DATED JULY 17, 2012.
- THE CONTRACTOR SHALL VERIFY BENCHMARKS AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
- TOPOGRAPHIC SURVEY PERFORMED BY THE STOUGHTON ENGINEERING DEPARTMENT BY ELECTRONIC DATA COLLECTION METHOD.
- PROPERTY LINES SHOWN ARE APPROXIMATE. PROPERTY LINES WERE COMPILED FROM PLANS OF RECORD AND ASSESSOR'S INFORMATION.

N/F WOLFF, MARIO & JOANNE
MAP 66 LOT 26



DWH
RIM=256.4
INVa(out18")=250.0
INVb=250.0
INVc=251.9
INVd=251.9
INVe=253.4



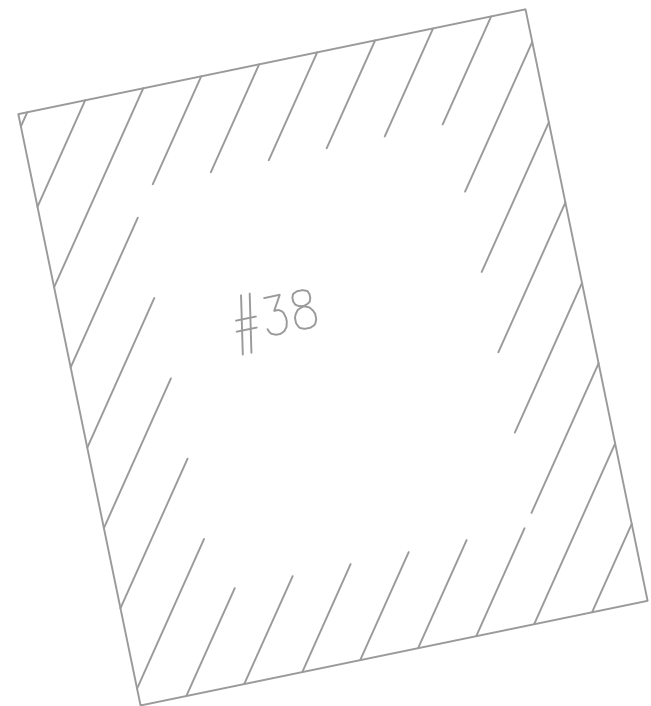


LEGEND	
EXISTING	DESCRIPTION
— W — W —	WATER MAIN
— D — D —	DRAIN LINE
— X — X —	CATCH BASIN
— X — X —	CHAIN LINK FENCE
— X — X —	TREE
— X — X —	TREELINE
— X — X —	EDGE OF PAVEMENT
— X — X —	REINFORCED CONC. PIPE
— X — X —	DUCTILE IRON
— X — X —	WATER GATE
— X — X —	DRAIN MANHOLE
— X — X —	LIGHT POLE
— X — X —	HEDGEROW
— X — X —	SPOT GRADE
— X — X —	ELEC. HANDHOLE
— X — X —	UNDERGROUND ELECTRIC

NOTES:

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N/F WOLFF, MARIO & JOANNE
MAP 66 LOT 26



183'±

①

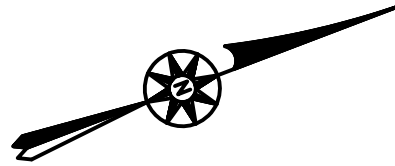
HALLORAN PARK

TOWN OF STOUGHTON
MAP 66 LOT 30

(10 PARKING SPACES, 9X18±)

LEACH STREET

(PUBLIC - 50' WIDE)



TOWN OF STOUGHTON
MAP 66 LOT 29

TOWN OF STOUGHTON
MAP 66 LOT 28

PLAN REVISIONS

NO.	REVISION DESCRIPTION	DATE



Craig A. Horsfall



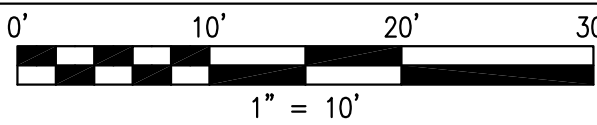
-TOWN OF STOUGHTON-
ENGINEERING DEPARTMENT

10 PEARL STREET
STOUGHTON, MA 02072

LAYOUT PLAN

STOUGHTON
RECREATION DEPT.
HALLORAN PARK
MULTI-PURPOSE
COURTS

MAP 66 LOT 027
STOUGHTON, MA



FIELD BY:
MCN/CAH

DRAWN BY:
MCN/NPD

CHECKED BY:
CAH, MJT

APPROVED BY:
CAH

DATE:
SEPTEMBER 21, 2023

JOB NUMBER:
21-001

PREPARED FOR:
TOWN OF STOUGHTON
RECREATION
DEPARTMENT

RECORD OWNER:

MAP 66 LOT 027
TOWN OF STOUGHTON
10 PEARL ST.
STOUGHTON, MA 02072

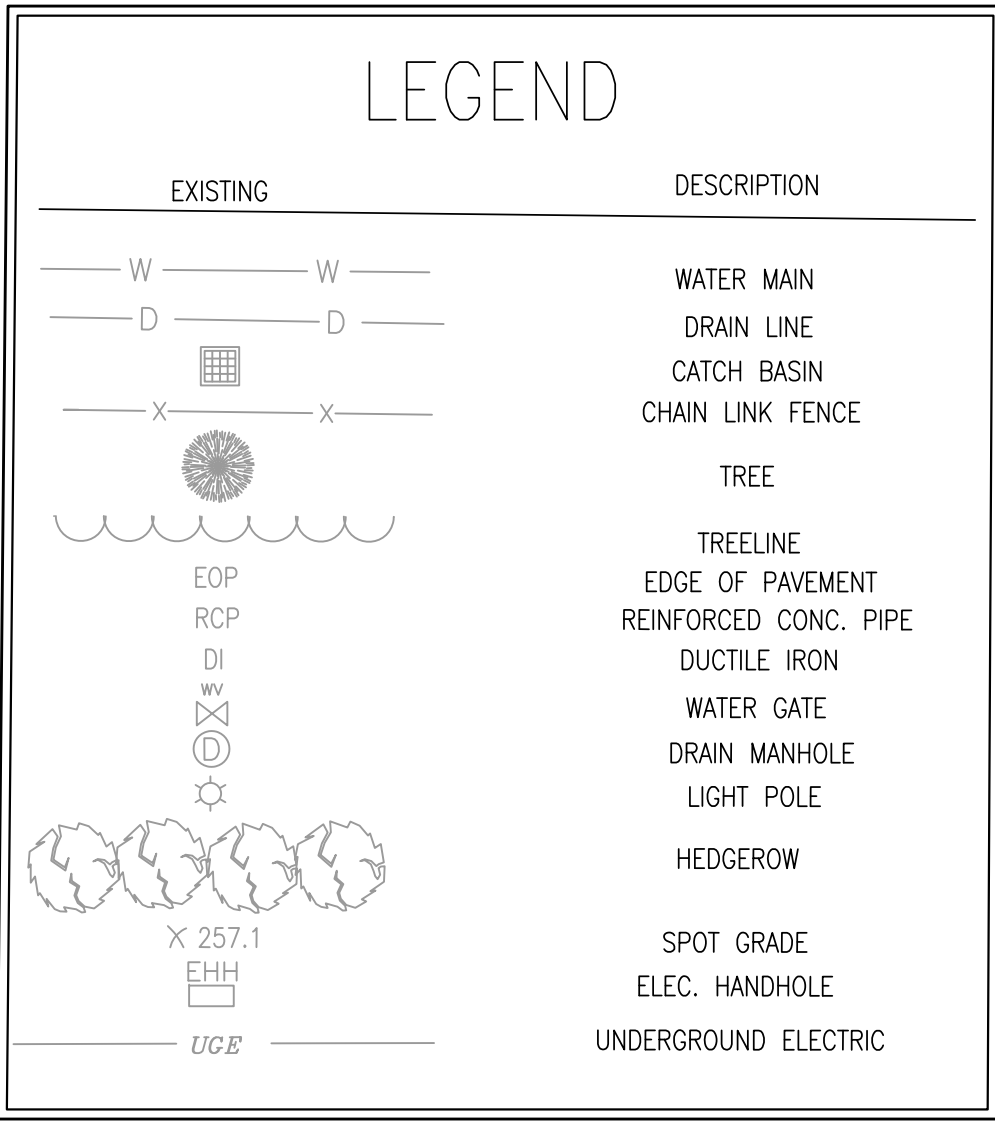
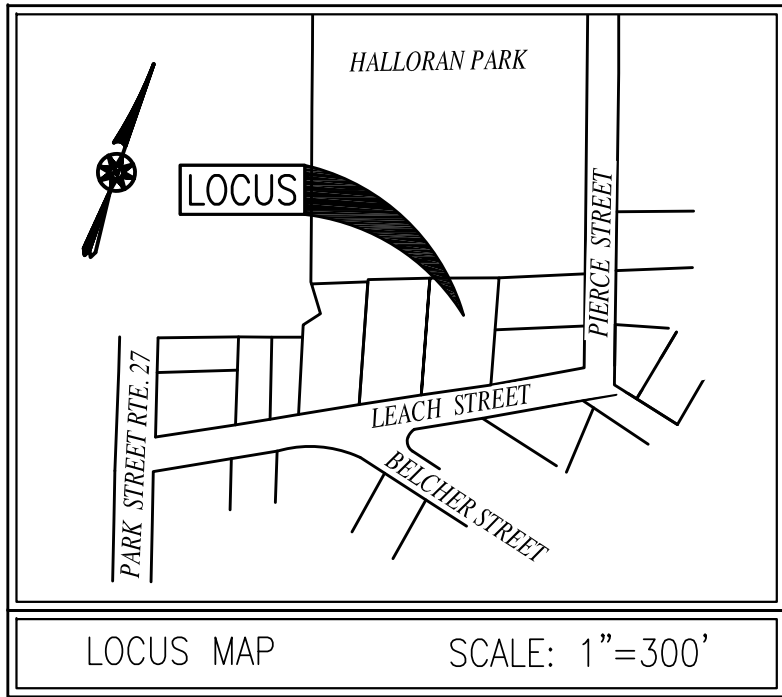
PLAN REFERENCES

TOS PROPOSED SITE PLAN 491 - 493
TOS PLANNING BOARD PLAN 351
TOS PLANNING BOARD PLAN X-54
TOS PLANNING BOARD PLAN 2966

DEED REFERENCES

LAYOUT PLAN

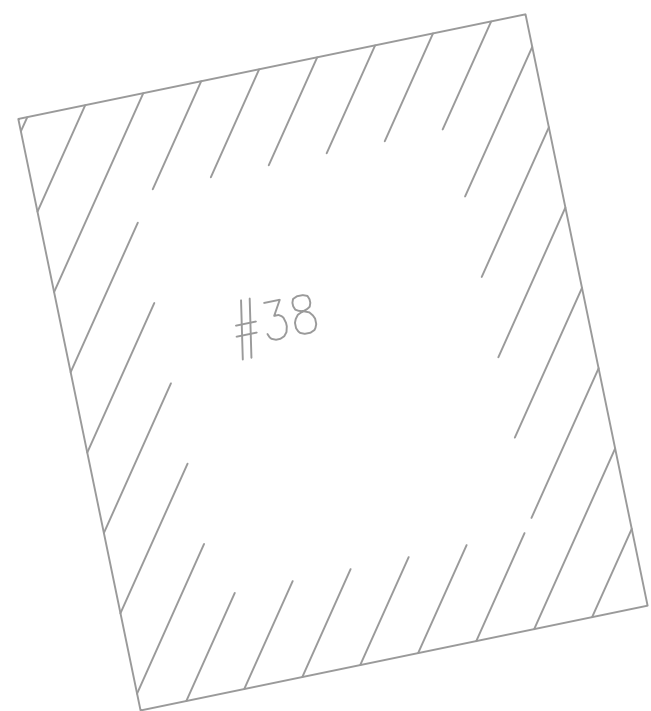
SHEET 3 OF 6



NOTES:

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N/F WOLFF, MARIO & JOANNE
MAP 66 LOT 26



DWH
RIM=256.4
INVa(out18")=250.0
INVb=250.0
INVc=251.9
INVd=251.9
INVe=253.4

PROP. 8'W x 110'L x 3.5'H
STONE TRENCH W/24"
PERF. HDPE PIPE EMBEDDED

INSPECTION
PORT (TYP. OF 3)

PROP. CB
RIM=255.80
4" HDPE (2) INV=253.00
12" HDPE INV=252.80
12" HDPE
INV=252.50

CB
RIM=257.1
INV(18")=249.0
INV(out)=248.9
PROP. 4" HDPE (2) INV(m)=252.50

HALLORAN PARK

TOWN OF STOUGHTON
MAP 66 LOT 30

TOWN OF STOUGHTON
MAP 66 LOT 29

LEACHING BASIN
RIM=256.76
BOT=240.35

TOWN OF STOUGHTON
MAP 66 LOT 28

LEACH STREET
(PUBLIC - 50' WIDE)

PLAN REVISIONS

NO.	REVISION DESCRIPTION	DATE

STOUGHTON RECREATION DEPT.
HALLORAN PARK
MULTI-PURPOSE
COURTS

MAP 66 LOT 027
STOUGHTON, MA

0' 10' 20' 30'
1" = 10'

FIELD BY:
MCN/CAH

DRAWN BY:
MCN/NPD

CHECKED BY:
CAH, MJT

APPROVED BY:
CAH

DATE:
SEPTEMBER 21, 2023

JOB NUMBER:
21-001

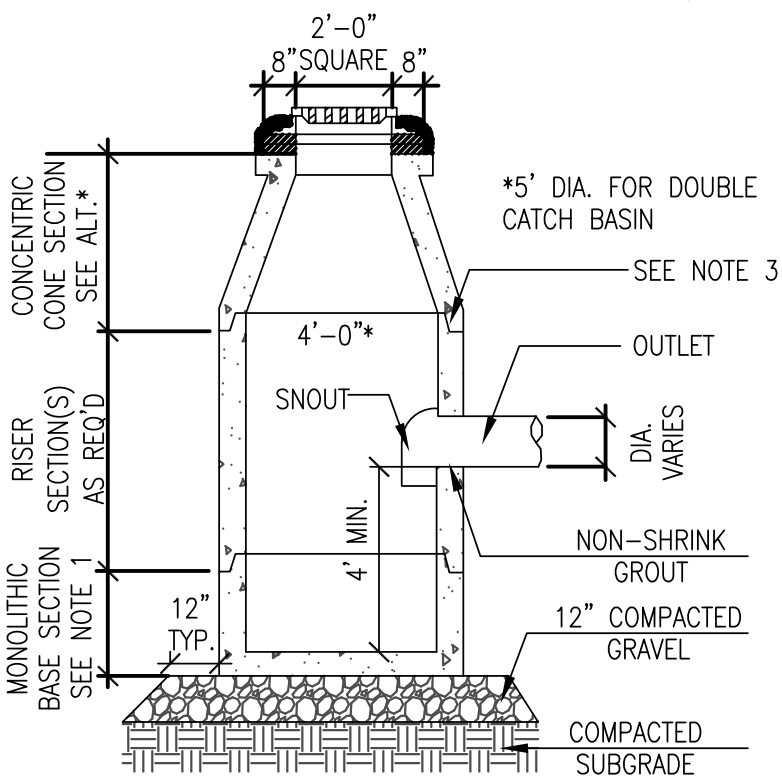
PREPARED FOR:
TOWN OF STOUGHTON
RECREATION
DEPARTMENT

RECORD OWNER:
MAP 66 LOT 027
TOWN OF STOUGHTON
10 PEARL ST.
STOUGHTON, MA 02072

PLAN REFERENCES
TOS PROPOSED SITE PLAN 491 - 493
TOS PLANNING BOARD PLAN 351
TOS PLANNING BOARD PLAN X-54
TOS PLANNING BOARD PLAN 2966

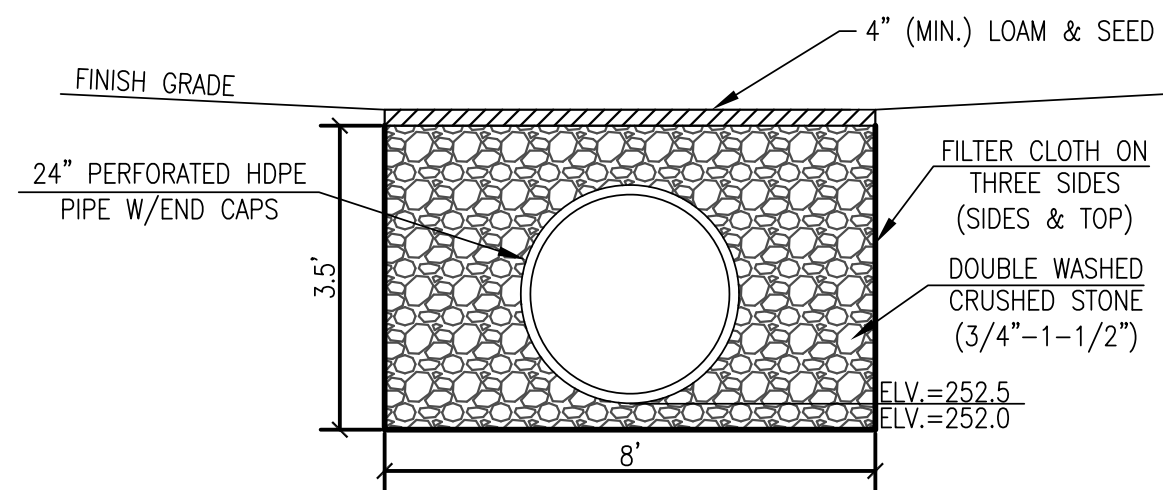
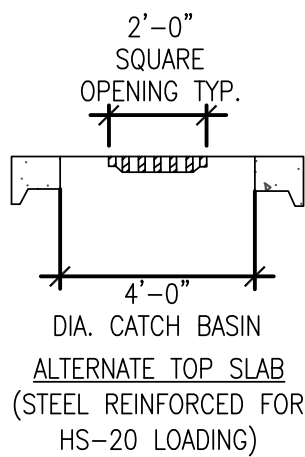
DEED REFERENCES

- NOTES:
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 1" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. CATCH BASIN FRAME SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR. (2 BRICK COURSES MIN. 5 BRICK COURSES MAX.)
5. FRAME AND GRATE TO BE EQUAL TO LEBARON LK 120 (3 FLANGE) OR LK 121 (4 FLANGE) WITH SG-1 GRATE. DOUBLE FRAME AND GRATE SHALL BE LEBARON TYPE R-3531 B OR APPROVED EQUAL BY THE ENGINEER.



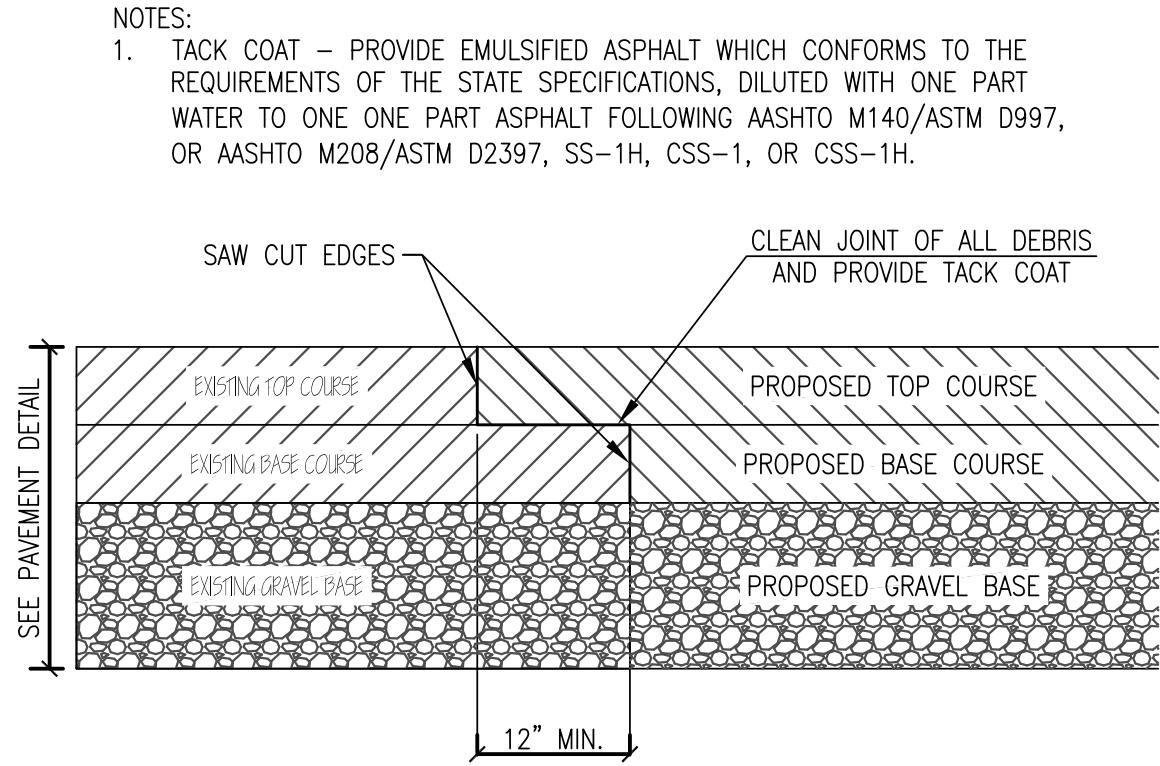
CATCH BASIN

NOT TO SCALE



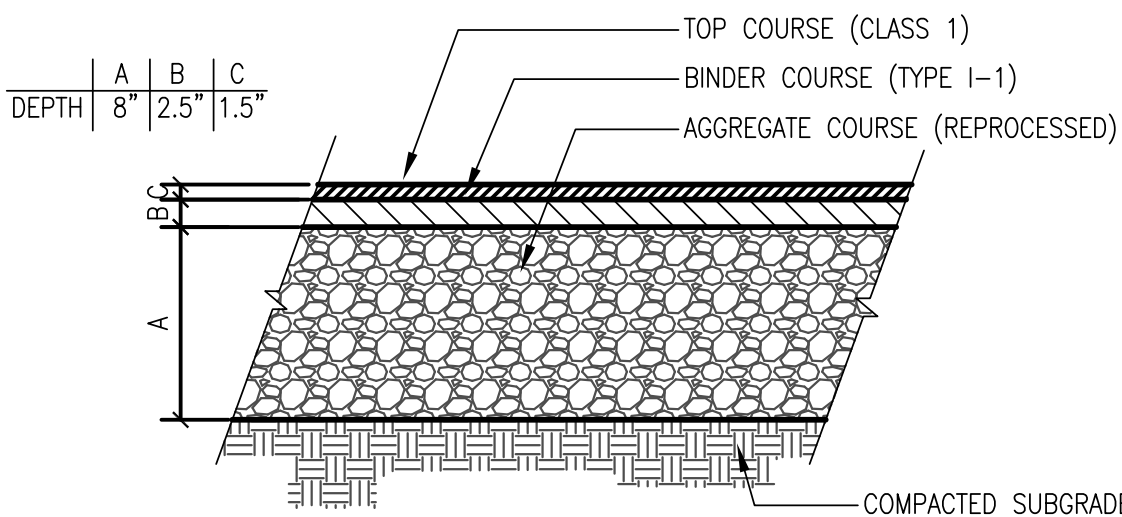
STONE TRENCH

NOT TO SCALE



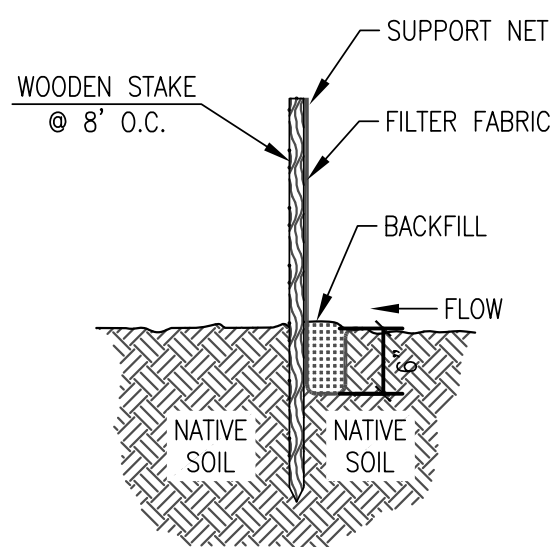
PAVEMENT SAWCUT KEY DETAIL

NOT TO SCALE



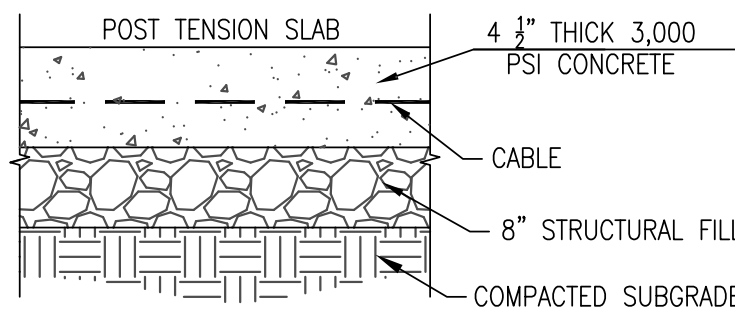
BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE



SILT FENCE

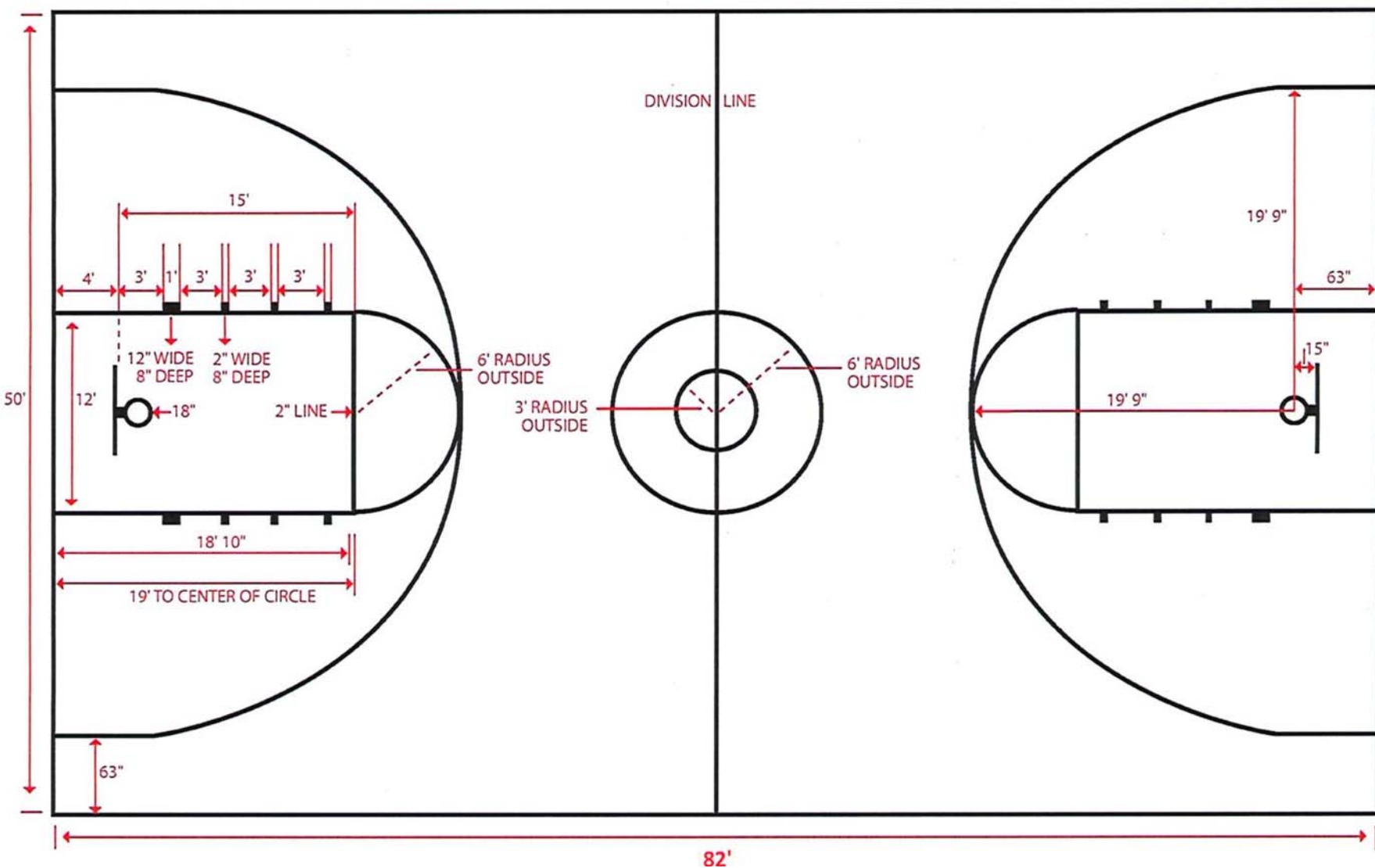
NOT TO SCALE



FINAL SLAB DESIGN AND SPECIFICATIONS BY OTHERS

POST TENSIONED CONCRETE SLAB

NOT TO SCALE



COURT MARKING DETAIL

NOT TO SCALE

PLAN REVISIONS

NO.	REVISION DESCRIPTION	DATE



-TOWN OF STOUGHTON- ENGINEERING DEPARTMENT

10 PEARL STREET
STOUGHTON, MA 02072

LAYOUT PLAN

STOUGHTON RECREATION DEPT. HALLORAN PARK MULTI-PURPOSE COURTS

MAP 66 LOT 027
STOUGHTON, MA

NOT TO SCALE

FIELD BY:

MCN/CAH

DRAWN BY:

MCN/NPD

CHECKED BY:

CAH, MJT

APPROVED BY:

CAH

DATE:

SEPTEMBER 21, 2023

JOB NUMBER:

21-001

PREPARED FOR:

TOWN OF STOUGHTON

RECREATION

DEPARTMENT

RECORD OWNER:

MAP 66 LOT 027

TOWN OF STOUGHTON

10 PEARL ST.

STOUGHTON, MA 02072

PLAN REFERENCES

TOS PROPOSED SITE PLAN 491 - 493

TOS PLANNING BOARD PLAN 351

TOS PLANNING BOARD PLAN X-54

TOS PLANNING BOARD PLAN 2966

DEED REFERENCES

DETAILS

SHEET 5 OF 6

RECEIVED
STOUGHTON, MASS.
NOV 13 P 2:20
TOWN OF STOUGHTON
MA 02072
PLANNING BOARD
Site Plan Approval
Halloran Park Multi-Purpose Court
Pierce and Leach Streets
for
Case # SP23-010
Date: November 9, 2023
Applicant: Stoughton Recreation Department
15 Pleasant Street
Stoughton, MA 02072
Owner: Town of Stoughton
10 Pearl Street
Stoughton, MA 02072
Representative: Matt Cauchon, Recreation & Youth Services Director
15 Pleasant Street
Stoughton, MA 02072
Property: Pierce and Leach Streets
Stoughton, MA 02072
Assessors Map 66, Lots 27, 28, 29 & 30
RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DORCHESTER, MA
CERTIFY
Allen P. O'Rourke
TOWN CLERK

I) Introduction
On September 21, 2023, applicant, Stoughton Recreation Department represented by Matt Cauchon (the "Applicant"), filed an application for Site Plan Review under Section 10.6.2 for the proposed improvements to Halloran Park. The improvement includes a new multi-purpose court that will provide two basketball courts or a street hockey court, new sidewalks and drainage improvements. (the "Project"). The project is located near the southwest corner of Pierce and Leach Streets (Assessors Map 66, Lots 27, 28, 29 & 30 the "Property").

II) Project Summary
As described in the application materials and the below referenced Site Plan, the area of the park to be improved is approximately a 18,900 SF area of Halloran Park, which totals approximately 10.4 acres. The site that is currently developed as a Town Park with a School Department facility. The Project comprises a new

Pierce and Leach Streets - Halloran Park - Site Plan Approval - Case #SP23-010 1

VII) Conditions

- A) General Conditions
- This decision for Site Plan Approval 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.
 - 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, subject to 10.6 Site Plan review regulations.
 - 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.
 - The Applicant shall hold a pre-construction meeting with the Engineering Department to coordinate the necessary inspections.
 - All applicable Zoning Bylaw requirements of the Town of Stoughton shall be satisfied.
 - 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.
 - 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.
 - Construction shall be performed by contractors licensed to perform such work in the Town of Stoughton.
 - 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.
 - The cost of any necessary outside testing, inspectional 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.
 - 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.
 - 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.

Pierce and Leach Streets - Halloran Park - Site Plan Approval - Case #SP23-010 4

- multi-purpose court that will provide two basketball courts or a street hockey court, new sidewalks and drainage improvements.
- The Property is located within an RU (Residential Urban) Zoning District. The proposed Project is a permitted use within the RU Zoning District and requires Site Plan Review.
- III) Procedural History
- Application for Site Plan Approval was made by the above referenced applicant and owner and filed with the Planning Board on September 21, 2023.
 - The land shown on the Site Plan is located at Pierce and Leach Streets and shown on Assessors Map 66, Lots 27, 28, 29 & in an RU (Residential Urban) Zoning District.
 - A Public hearing on the Site Plan Application was held on October 26, 2023. The hearing was advertised on October 11, 2023 and October 18, 2023 in the Patriot-Ledger.
 - On October 26, 2023, the public hearing was closed and the Planning Board voted to approve the Site Plan request subject to a revising the decision to add a condition about the applicant requesting funding for security cameras.
- IV) Application Submittals
- Application for Site Plan Approval was made by the above referenced applicant/owner and filed with the Planning Board on September 21, 2023. Application submittal included plans dated September 21, 2023.
 - Site Plan entitled "Proposed Multi-Purpose Courts, Halloran Park, Stoughton, Massachusetts" prepared by The Town of Stoughton Engineering Department dated September 21, 2023.
 - Site Plan Application and Letter prepared by Matt Cauchon, Recreation & Youth Services Director, Stoughton Recreation Department dated September 21, 2023.
 - Certified list of abutters.
 - Project Narrative and Stormwater Management Report, dated September 6, 2023, prepared by the Stoughton Engineering Department.
- V) Related Documents
- Copy of the Legal Public Hearing notice from the edition of the Patriot-Ledger dated October 11, 2023 and October 18, 2023.

Pierce and Leach Streets - Halloran Park - Site Plan Approval - Case #SP23-010 2

- 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.
 - All construction shall be in strict conformance with the approved Site Plans dated September 21, 2023.
- B) Special Conditions
- The applicant shall record the Operation & Maintenance Plans. Proof of recording shall be submitted to the Planning Board and the Engineering Department prior to the issuance of a Building Permit.
 - The applicant shall submit two sets of the construction plans and a PDF to the Engineering Department prior to the issuance of a Building Permit.
 - A Final As-built Plan (paper copy and PDF) shall be submitted for review by the Engineering Department prior to the Certificate of Occupancy.
 - The Applicant shall make best efforts to fund within the existing project budget security cameras for the new courts. Should there be no funds available within the project budget, the applicant shall request funding through the budget process for the security cameras.

VIII) Record of Vote

The following members of the Planning Board constituting a majority, hereby vote to approve the Site Plan based on the above stated facts, findings and conditions. The Board further voted to allow the Chair to endorse the decision on their behalf.

On this day of November 9, 2023.

Daniel Kelly
Daniel Kelly, Chairman

Paul Demusz
Paul Demusz, Vice Chairman

Paul Beliveau
Paul Beliveau

Richard Terry
Richard Terry

Peter Murphy
Peter Murphy

Pierce and Leach Streets - Halloran Park - Site Plan Approval - Case #SP23-010 5

- VI) Findings and Determinations
- 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 by Town staff, the Board finds that the Project meets Section 10.6.1 as well as 10.6.9 through 10.6.12. Specifically, the Board has examined each of the criteria set forth in Section 10.6.1 and finds as follows:
- The location of the multi-purpose court, uses and other site development(s) are properly and legally located on the Property as prescribed by the Zoning Bylaw.
 - Adjacent properties are sufficiently protected from nuisance(s) caused by noise, traffic, odors, noxious or harmful fumes, stormwater runoff and glare of lights.
 - Adequate facilities for, drainage, snow storage and/or removal are provided. As demonstrated by the Site Plan and accompanying submissions, the Project amply satisfies these interests.
 - Pedestrian ways 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.
 - Economic development is promoted by "smart" land use decisions. The proposed project is within an area of Town that is developed and water and sewer serve the site. The property is currently developed as Town Park facility and not burdening services since the area is already developed.
 - Additionally, the Board finds that the Applicant has submitted the required information for determination of approval of the Site Plan.
 - 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 with the Applicant in conjunction with extensive professional technical reviews completed by the Engineering Department and Planning Department throughout this process and provided due diligence on all aspects with a comprehensive approach to the impact of the development on the community.
 - The Planning Board, in granting the Applicant's request for a Site Plan Approval pursuant to the provisions of Section 10.6 "Site Plan Approval" and found that the Project will not result in any substantial detriment to the district for all of the reasons stated above.

Pierce and Leach Streets - Halloran Park - Site Plan Approval - Case #SP23-010 3

Co: Town Clerk
Applicant
Interested Parties

CERTIFICATION:

The Planning Board certifies that a copy of this decision has been filed with the Town Clerk of the Town of Stoughton on November 17, 2023

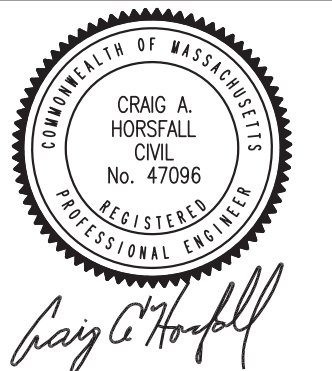
FOR THE PLANNING BOARD

Daniel Kelly
Daniel Kelly, Chairman

Pierce and Leach Streets - Halloran Park - Site Plan Approval - Case #SP23-010 6

PLAN REVISIONS

NO.	REVISION DESCRIPTION	DATE



-TOWN OF STOUGHTON-
ENGINEERING DEPARTMENT

10 PEARL STREET
STOUGHTON, MA 02072

LAYOUT PLAN

STOUGHTON
RECREATION DEPT.
HALLORAN PARK
MULTI-PURPOSE
COURTS

MAP 66 LOT 027
STOUGHTON, MA

NOT TO SCALE

FIELD BY:
MCN/CAH

DRAWN BY:
MCN/NPD

CHECKED BY:
CAH, MJT

APPROVED BY:
CAH

DATE:
SEPTEMBER 21, 2023

JOB NUMBER:
21-001

PREPARED FOR:
TOWN OF STOUGHTON
RECREATION
DEPARTMENT

RECORD OWNER:

MAP 66 LOT 027
TOWN OF STOUGHTON
10 PEARL ST.
STOUGHTON, MA 02072

PLAN REFERENCES

TOS PROPOSED SITE PLAN 491 - 493
TOS PLANNING BOARD PLAN 351
TOS PLANNING BOARD PLAN X-54
TOS PLANNING BOARD PLAN 2966

DEED REFERENCES

PLANNING BOARD DECISION

SHEET 6 OF 6