

Motion to Table Article 37

This HSL 40B project is located on only about five acres, a small portion of the 25-acre parcel owned by HSL with an adjacent 1.85 Acre HSL property. There are at least three other portions of the applicant's property that could be developed and should be accounted for.

A visual on the next page shows what portions of the property are in question. There is a Right-of-Way at the south edge of the property from Canton Street accessing a high land area, a second high land off Simpson Street, and of course the 1.5 Acre parcel on the other side of the Canton and Simpson Street corner. Considering these along with the current project would present a more holistic view of HSL's potential site development, a view that the Town and proponent should be discussing. These segments should be viewed together with the goal of creating a beautiful and helpful project within our community that fits and becomes a source of pride for all involved.

By all accounts, HSL is a reputable, well financed, and sophisticated organization that has come to Stoughton asking for approval for a 40 B project that well exceeds our zoning standards. HSL claims wetlands impediments, and there are impediments. Yet if HSL were to go to the Massachusetts Department of Environmental Quality Engineering (DEQE) seeking a superseding order of conditions from the Stoughton, stricter, wetland requirements, it would routinely get that relief. Any major and sophisticated applicant routinely does this and is successful.

I believe there are sufficient reasons for requesting your support to table Article 37. A proposal can be brought back in the fall when the entire property has been reviewed by the ZBA and when HSL's ultimate plans are revealed and hopefully solidified.

The Zoning Board of Appeals, as part of its due diligence, may wish to ask the applicant to present a proposal for the entire property as part of its 40 B application, especially given that the town has an affordable housing count of eleven plus percent which is above the State requirement of 10%.

Here are screenshots from HSL's presentation on 5/2/2024 to our ZBA.



**SEE NEXT PAGE FOR
A VISUAL OF THE OTHER PARTS OF THE PROPERTY**

HEBREW SENIOR LIFE PLAN OF 25 ACRE SITE 11/29/2023

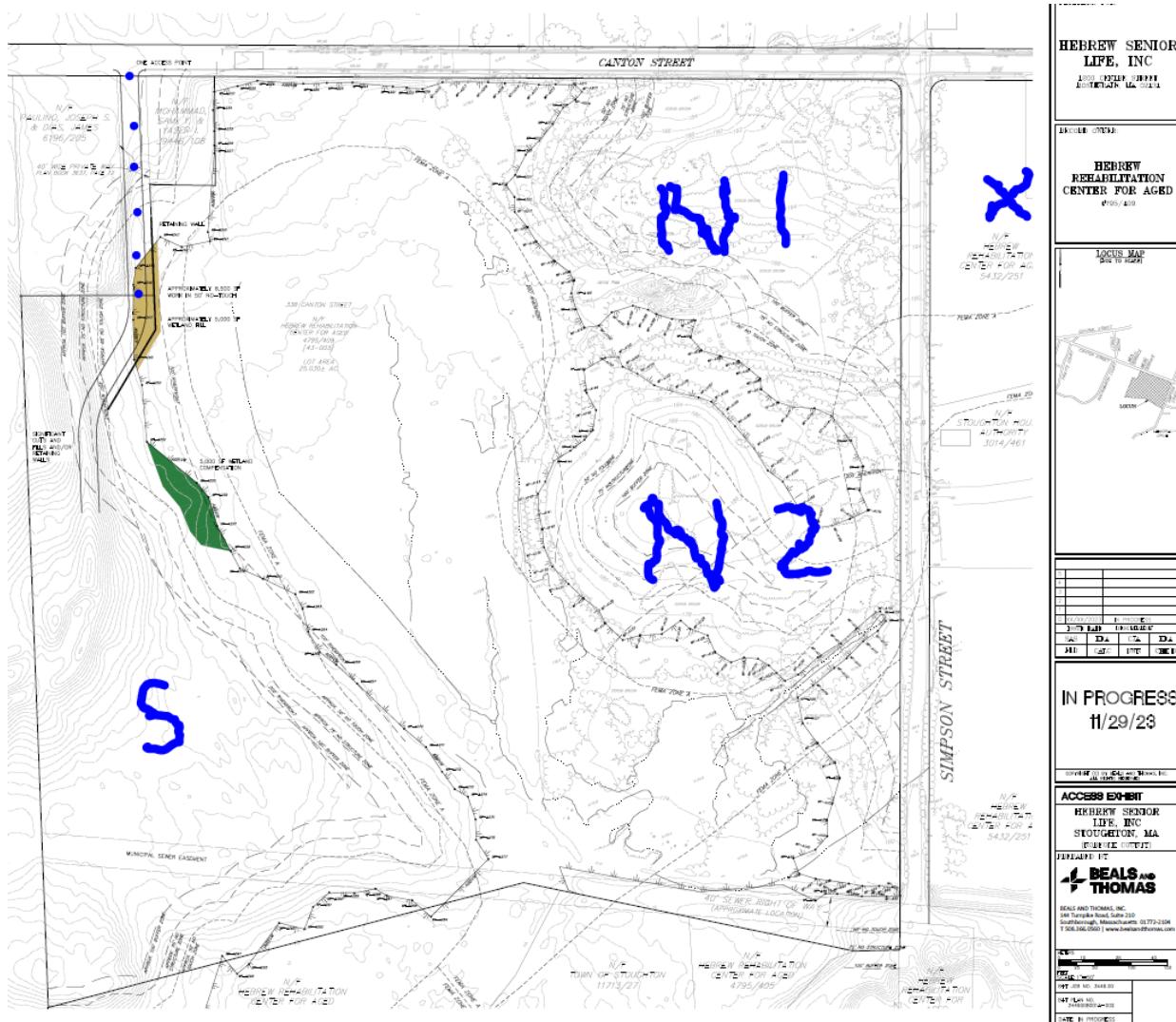
N1 - PROJECT SITE LOCATION, PART OF 25 ACRE LOT

N2 - SECOND HIGH LAND ON 25 ACRE LOT OFF OF SIMPSON STREET

X - ADJACENT 1.85 ACRE HIGH LAND LOT AT CORNER OF CANTON AND SIMPSON STREETS

S - HIGH LANDS SOUTH END OF 25 ACRE LOT

DOTS - SHOW RIGHT OF WAY SOUTH END OF LOT FROM CANTON STREET



Lou Gitto
Precinct 4 Town Meeting Representative