

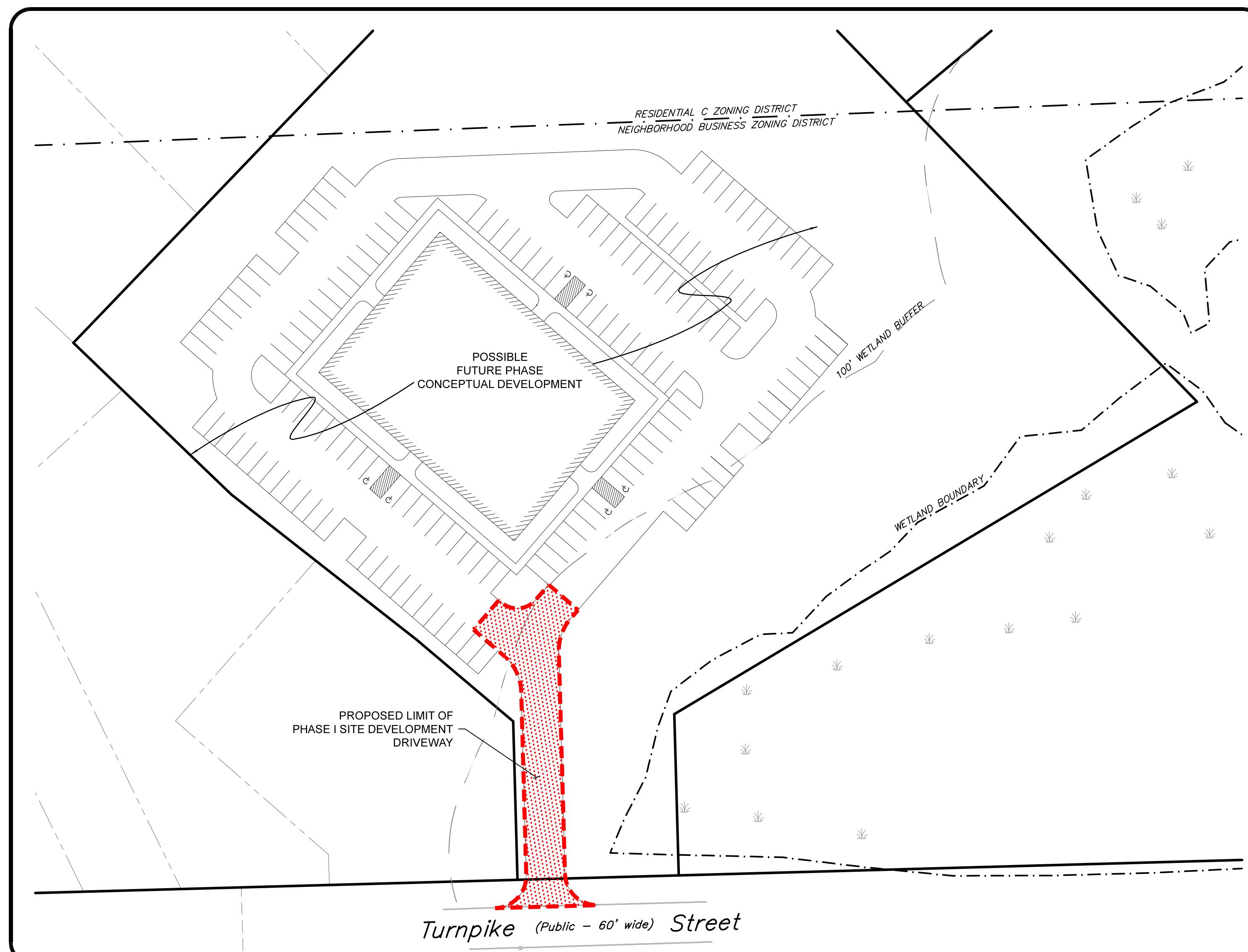
SITE DEVELOPMENT PLANS FOR PHASE I SITE 0 TURNPIKE STREET

STOUGHTON, MASSACHUSETTS
PARCEL ID: 096-002

OWNER:

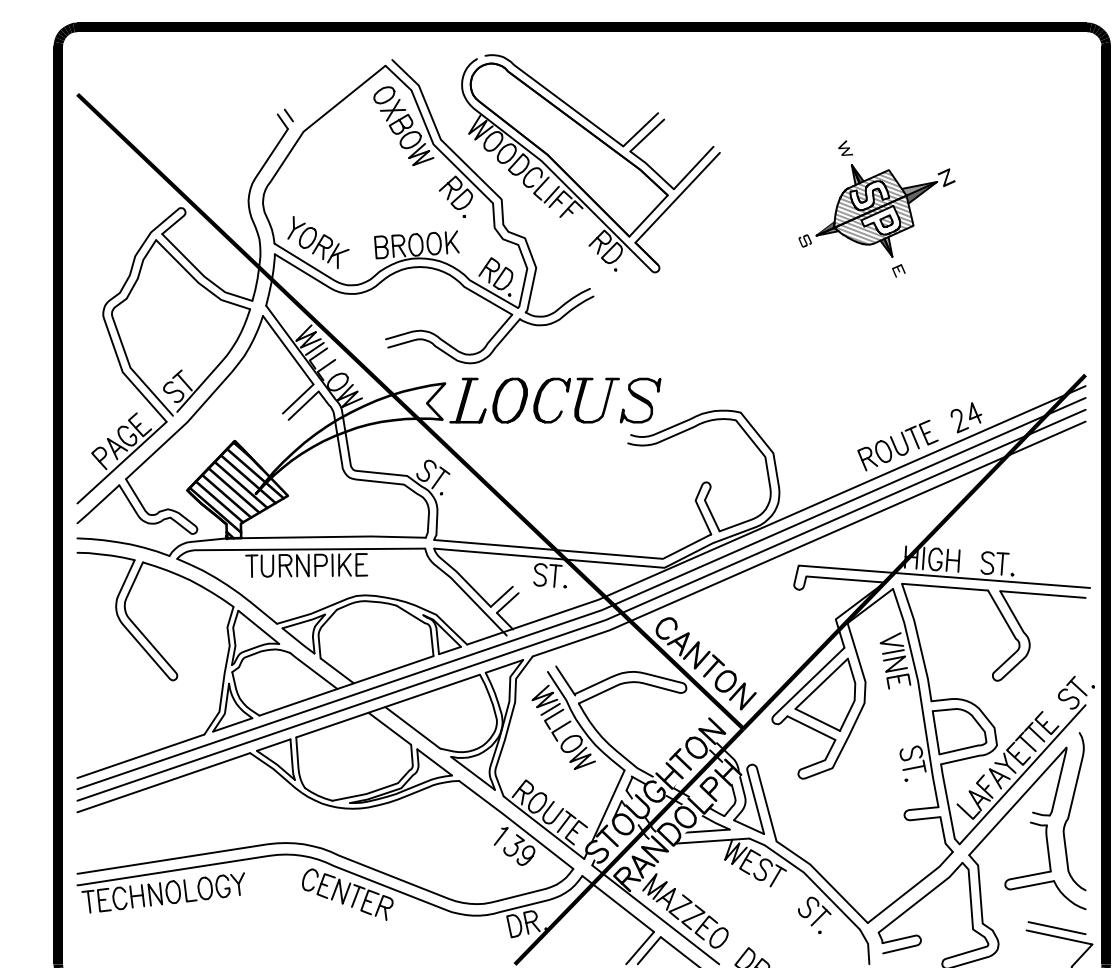
ORE ASSOCIATES, INC.
333 WASHINGTON STREET, SUITE 203-4
BOSTON, MA 02108

CIVIL ENGINEER :



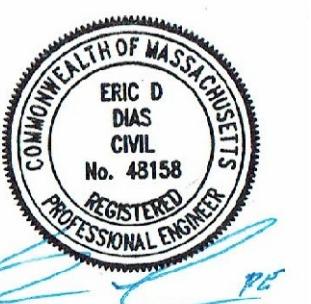
SHEET INDEX

| SHEET | NAME | ISSUED | REVISED |
|-------|------------------------------------|------------|------------|
| -- | COVER | 11/16/2023 | 06/17/2024 |
| C-1 | OVERALL EXISTING CONDITIONS PLAN | 11/16/2023 | 06/17/2024 |
| CP-1 | CONCEPTUAL FUTURE DEVELOPMENT PLAN | 11/16/2023 | 06/17/2024 |
| C-1A | EXISTING CONDITIONS PLAN | 11/16/2023 | 06/17/2024 |
| C-2 | PROPOSED LAYOUT PLAN | 11/16/2023 | 09/18/2024 |
| C-3 | GRADING AND DRAINAGE PLAN | 11/16/2023 | 09/18/2024 |
| C-4 | EROSION CONTROL PLAN | 11/16/2023 | 09/18/2024 |
| D-1 | DETAIL SHEET | 11/16/2023 | 06/17/2024 |
| PB-1 | PLANNING BOARD DECISION | -- | 10/18/2024 |



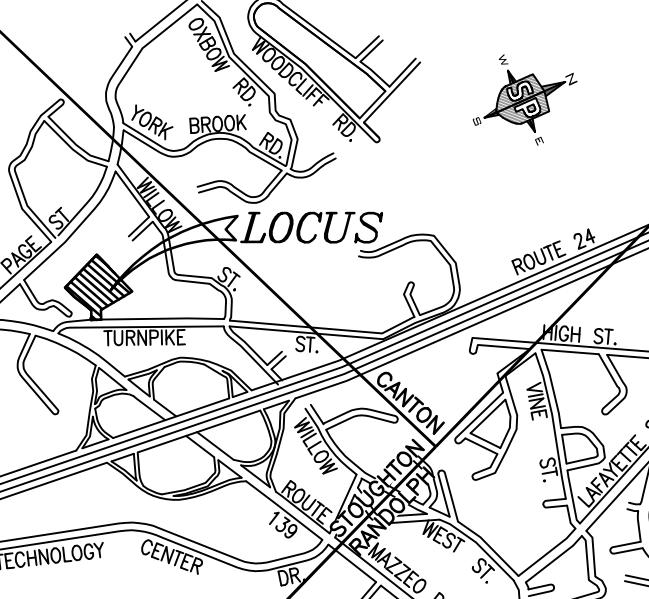
NOTES

1. BOUNDARY AS SHOWN ON PLAN ENTITLES "PLAN OF LAND TURNPIKE STREET STOUGHTON, MA", PREPARED BY KLM LAND SURVEYING, INC., DATED JUNE 5, 2023, RECORDED IN THE NORFOLK REGISTRY OF DEEDS IN PLAN BOOK 722 PAGE 21.
2. WETLANDS SHOWN HERE FROM ORDER OF RESOURCE AREA DELINEATION FOR MASSDEP FILE NUMBER 298-0875 RECORDED ON BOOK 41066 PG 209 AT THE NORFOLK COUNTRY REGISTRY OF DEEDS.
3. EXISTING TOPOGRAPHIC FEATURES SHOWN ON THIS SHEET TAKEN FROM AVAILABLE MASSGIS DATALAYERS.
4. SITE LOCUS FALLS WITHIN A NEIGHBORHOOD BUSINESS & A RESIDENTIAL C ZONING DISTRICT.
5. SITE LOCUS DOES NOT FALL WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
6. SITE LOCUS DOES NOT CONTAIN ANY CERTIFIED OR POTENTIAL VERNAL POOLS.
7. SITE LOCUS DOES NOT CONTAIN ANY PRIORITY OR ESTIMATED RARE SPECIES HABITS AS SHOWN ON THE NATURAL HERITAGE AND ENDANGERED SPECIES (NHESP) ATLAS.
8. SITE LOCUS DOES NOT CONTAIN ANY FLOOD ZONES AS SHOWN ON THE FLOOD INSURANCE RATE MAP(FIRM) PANEL NUMBER 25021C0212E, DATED JULY 17, 2012.
9. SITE LOCUS FALLS WITHIN ZONE C SURFACE WATER PROTECTION ZONES AS SHOWN ON TOWN OF STOUGHTON GIS.



PROFESSIONAL ENGINEER FOR

STRONG POINT ENGINEERING SOLUTIONS, INC.



REV DESCRIPTION DATE



PROJECT NUMBER: 2209-003

DATE OF ISSUE: 06/17/24

SCALE: AS NOTED

DRAFTED BY: SH CHECKED BY: ED

PREPARED ON BEHALF OF:

ORE ASSOCIATES, INC.
333 WASHINGTON STREET, SUITE 203-4
BOSTON, MA

SIDE DEVELOPMENT
PLANS
FOR
PHASE I
①
0 TURNPIKE STREET
STOUGHTON, MASSACHUSETTS
PARCEL ID: 096-002

OVERALL EXISTING
CONDITIONS
PLAN

C-1

Turnpike (Public - 60' wide) Street

EXISTING FEATURES

- PROPERTY LINE
- ABUTTER LINE
- TOWN ZONING LINE
- ▲ WETLAND FLAG
- BORDERING VEGETATED WETLANDS
- 50' WETLAND BUFFER
- 100' WETLAND BUFFER
- SURFACE WATER DISTRICT C
- 200' CONTOUR
- EDGE OF PAVEMENT
- TREE LINE
- STONE WALL
- NRSC SOIL BOUNDARY
- BUILDING FOOTPRINT

GRAPHICAL SCALE: 1" = 50'

ISSUED FOR PERMIT REVIEW

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RESIDENTIAL C ZONING DISTRICT
NEIGHBORHOOD BUSINESS ZONING DISTRICT

POSSIBLE
FUTURE PHASE
CONCEPTUAL DEVELOPMENT

PROPOSED LIMIT OF
PHASE I SITE DEVELOPMENT
DRIVEWAY

Turnpike (Public - 60' wide) Street

30 0 15 30 60 120

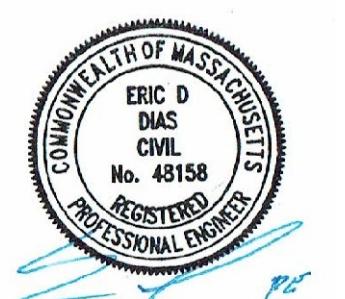
GRAPHICAL SCALE: 1" = 30'

100' WETLAND BUFFER

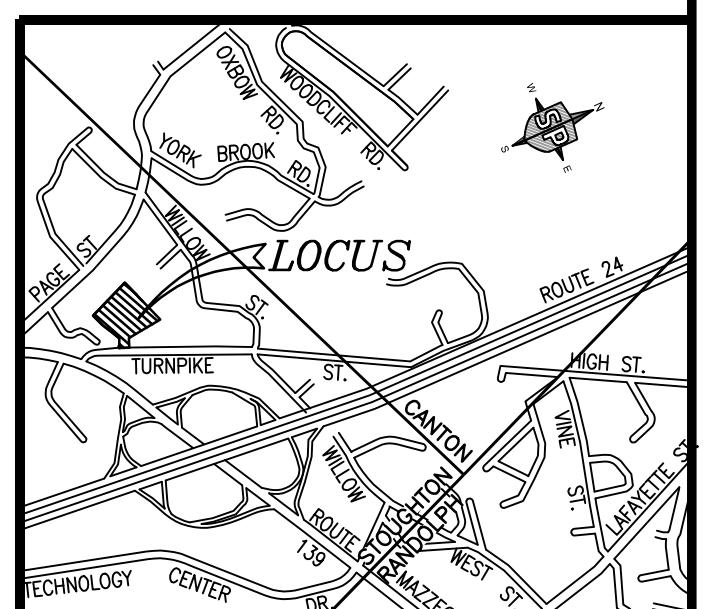
WETLAND BOUNDARY

STATEMENT OF INTENT

THE PARAMETERS OF ANY POSSIBLE FUTURE PHASE CONCEPTUAL DEVELOPMENT ARE YET TO BE DETERMINED. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE HOW THE PROPOSED PHASE I SITE DEVELOPMENT WILL PROVIDE ADEQUATE SITE ACCESS TO ANY FUTURE DEVELOPMENT.



PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, INC.



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BOSTON, MA

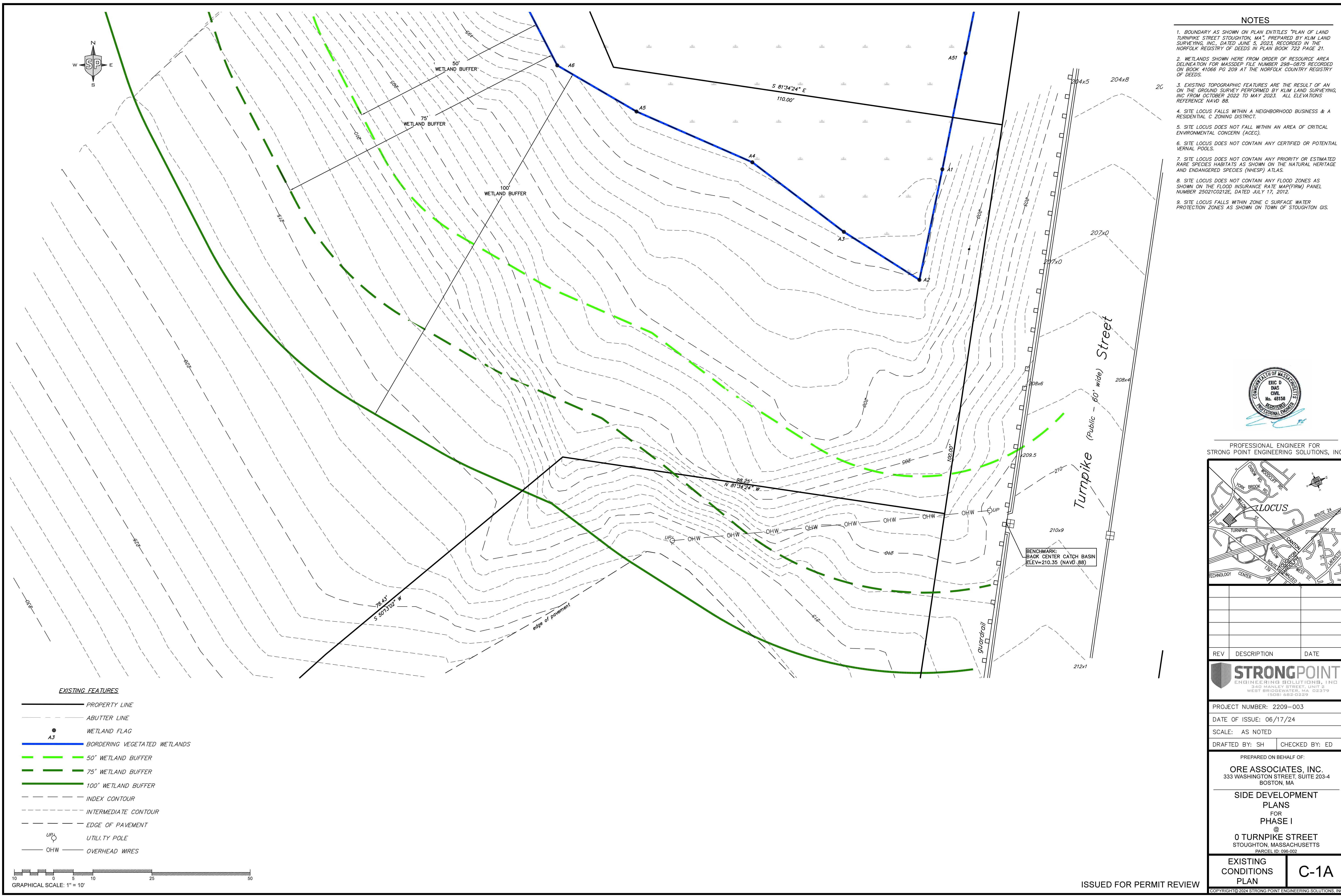
SIDE DEVELOPMENT
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0 TURNPIKE STREET
STOUGHTON, MASSACHUSETTS
PARCEL ID: 096-002

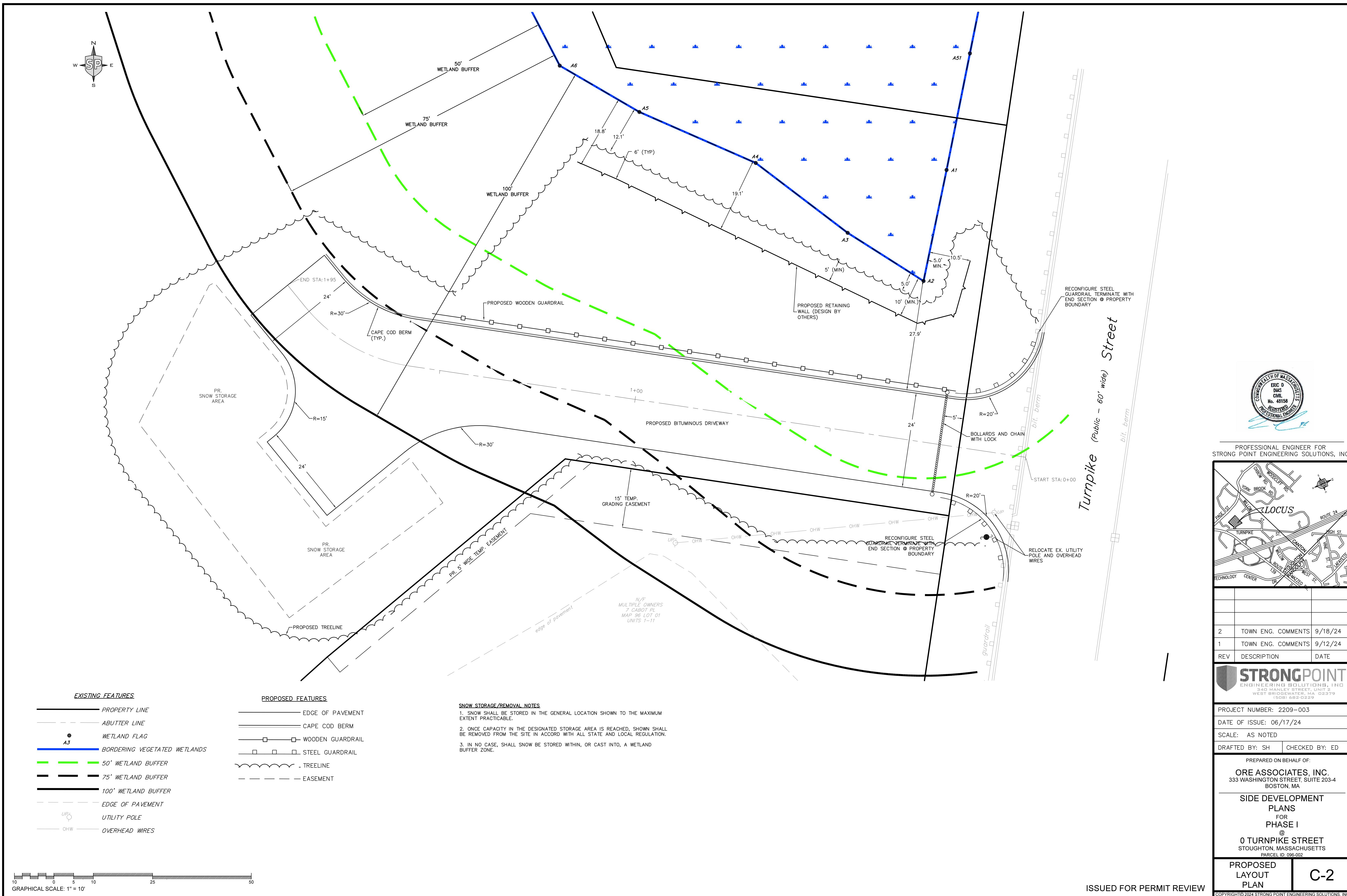
CONCEPTUAL
SITE DEVELOPMENT
PLAN

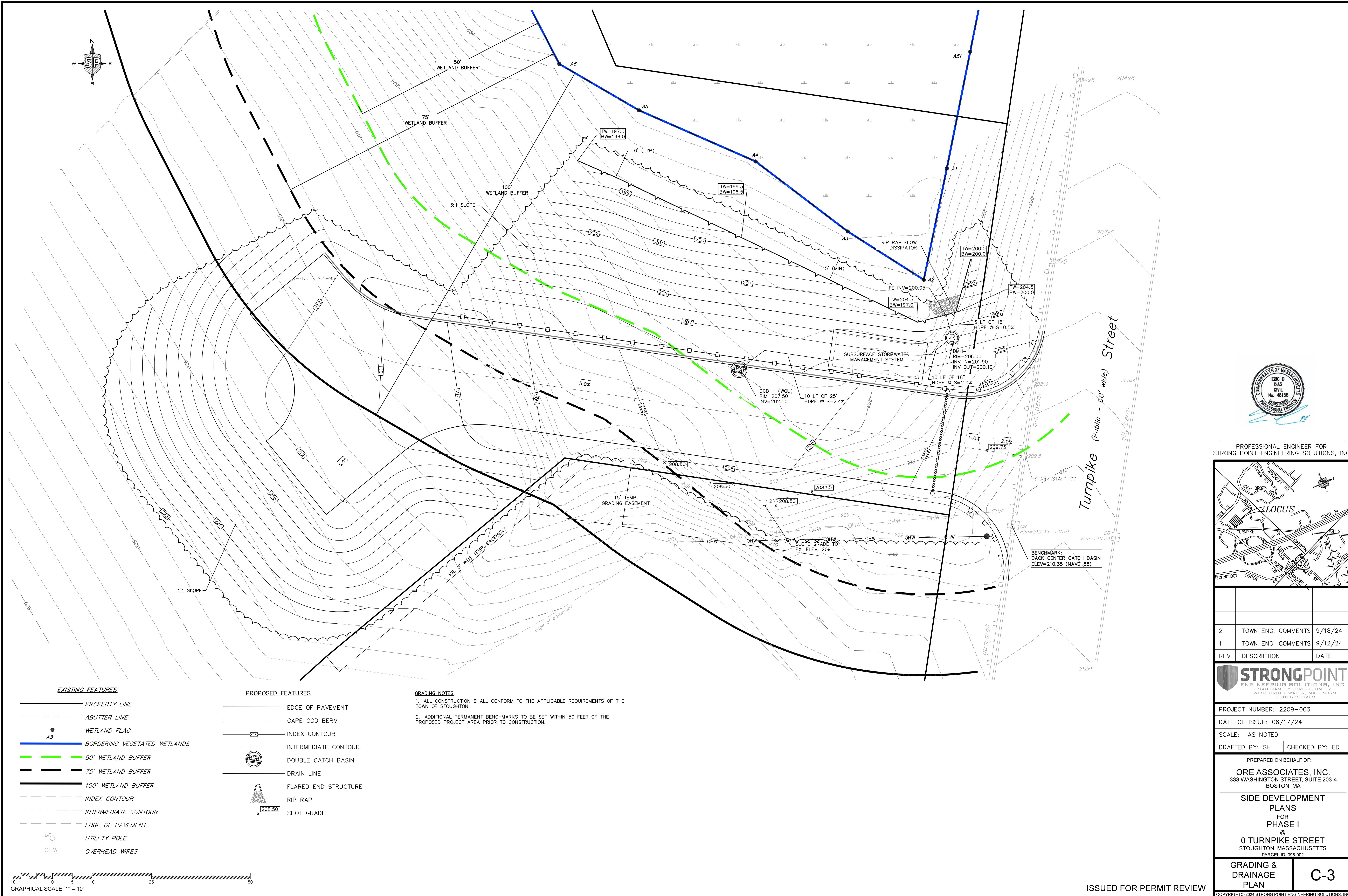
CP-1

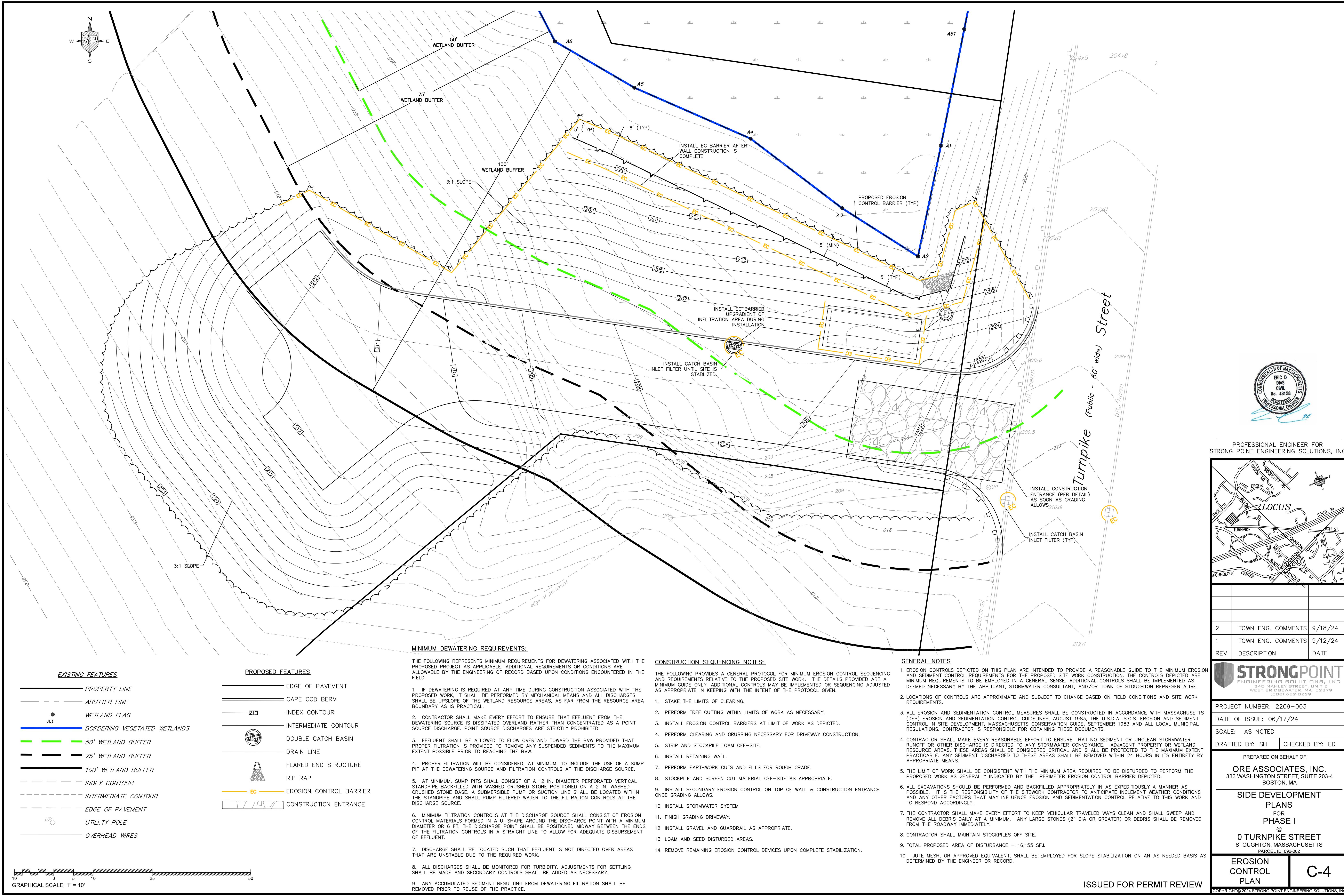
ISSUED FOR PERMIT REVIEW

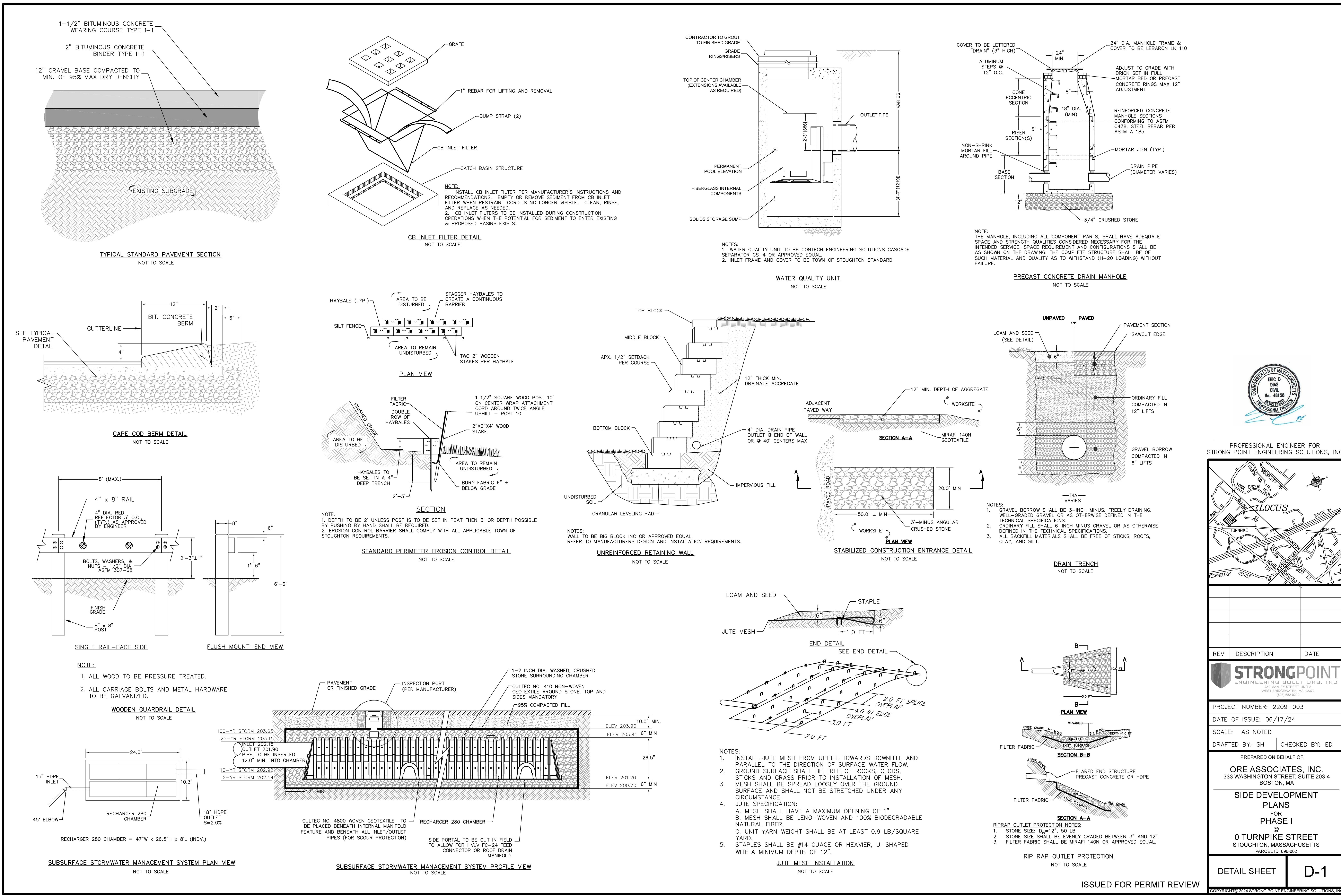
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TOWN OF STOUGHTON

Massachusetts
MA 02072

PLANNING BOARD

Site Plan Approval

True Copy
ORE Associates – Driveway Proposal
0 Turnpike Street (1700 block)
for
Case # SP24-007 Stoughton Town Clerk, 02072

RECEIVED
TOWN OF STOUGHTON MASS.
2024 SEP 27 A 9:24
OFFICE OF THE TOWN CLERK
STOUGHTON, MASSACHUSETTS

Date: September 26, 2024

Applicant: ORE Associates, Inc.
333 Washington Street, Suite 203-1
Boston MA, 02108

Owner: ORE Associates, Inc.
333 Washington Street, Suite 203-1
Boston MA, 02108

Representative: Eric Dias, PE
Strong Point Engineering Solutions, Inc.
340 Manley Street, Unit 2
West Bridgewater, MA 02379

Property: 0 Turnpike Street (1700 block)
Stoughton, MA 02072
Assessors Map 96 Lot 002
Book: 7080, Page: 636

I hereby certify that no appeal has been filed with
the Office of the Town Clerk within the twenty
day appeal period.

Eric Dias
Town Clerk
Date: 29/11/2024

I Introduction

On June 25, applicant, Eric Dias with Strong Point Engineering Solutions, Inc. (the "Applicant"), filed an application for Site Plan Approval under Section 10.6 Town of Stoughton's Zoning Bylaws (the "Zoning Bylaws"). The Site Plan application for Phase I application for a paved driveway, associated infrastructure and site grading. The project is located on the West side of Turnpike Street in the #1700 Block, approximately 500-feet north of the intersection of Turnpike St. and Hawes Way (Assessors Map 96 Lot 2) in a Neighborhood Business (NB) Zoning District. (the "Property").

II Project Summary

As described in the application materials and the below referenced Site Plan, the Property is a total of 14.07 acres. This site is currently vacant. The Project is to construct a

Case #: SP24-007 – ORE Associates – 0 Turnpike Street (1700 block)

1

RECEIVED
TOWN OF STOUGHTON MASS.
2024 SEP 27 A 9:24
OFFICE OF THE TOWN CLERK
STOUGHTON, MASSACHUSETTS

III Procedural History

- A Pre Application meeting was held on June 13, 2024.
- Application for Site Plan Approval was made by the above referenced applicant and owner and filed with the Planning Board on June 25, 2024.
- The land shown on the Site Plan is located at 0 Turnpike Street (in the 1700 block) and shown on Assessors Map 96 Lot 002. The property is zoned Neighborhood Business (NB) Zoning District.
- Public hearings on the Site Plan Application were held on August 28, 2024 and September 26, 2024. The hearing was advertised on August 13, 2024 and August 20, 2024 in the Patriot- Ledger.
- On September 26, 2024, the public hearing was closed and on September 26, 2024, the Planning Board voted to approve the Site Plan plans dated June 17, 2024 revised through September 12, 2024.

IV Application Submittals

- Site Plan Application submitted June 25, 2024.
- Site Plan entitled "Phase I Site, 0 Turnpike Street" prepared by Strongpoint Engineering, dated June 17, 2024 and revised September 18, 2024.
- Site Plan Narrative and Waiver Request, prepared by Strongpoint Engineering, dated June 20, 2024.
- Stormwater Management Report prepared by Strongpoint Engineering, dated November 16, 2023.

V Related Documents

- Copy of the Legal Public Hearing notice from the edition of the Patriot- Ledger dated August 13, 2024 and August 20, 2024.
- Technical Engineering Review Letter dated August 21, 2024 submitted by Craig Horsfall, Assistant Town Engineer and William D. Roth, Jr., Town Planner.

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:

Case #: SP24-007 – ORE Associates – 0 Turnpike Street (1700 block)

2

- The location of the driveway is properly and legally located on the Property as prescribed by the Zoning Bylaw and will provide access for future development.
- Adjacent properties are sufficiently protected from nuisance(s) caused by noise, traffic, odors, noxious or harmful fumes, stormwater runoff and glare of lights.
- 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 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.
- The Planning Board, in granting the Applicant's request for a Site Plan Approval pursuant to the provisions of Section 10.6 "Site Plan Review," found that the Project will not result in any substantial detriment to the district for all of the reasons stated above.

VII Conditions

A) General Conditions

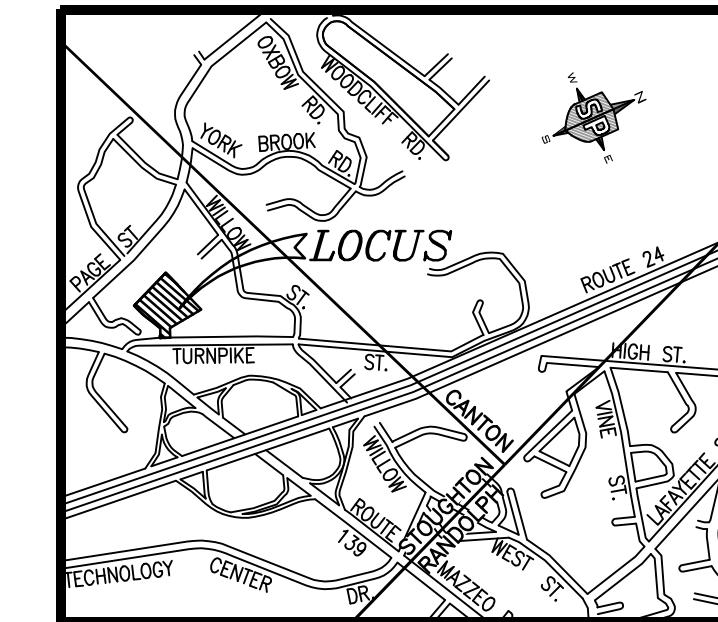
- This decision for Site Plan Approval shall expire in two (2) years from the filing date of this decision unless substantial construction has commenced. The expiration of this decision may be extended, for good cause, upon timely written request by the applicant.
- Any modification(s) affecting the 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, which is at the discretion of the Planning Board.
- 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 prior to the start of construction.
- 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 start of construction.
- 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.

Case #: SP24-007 – ORE Associates – 0 Turnpike Street (1700 block)

3



PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, INC.



| | | |
|-----|--------------------|----------|
| 3 | DECISION | 10/18/24 |
| 2 | TOWN ENG. COMMENTS | 9/18/24 |
| 1 | TOWN ENG. COMMENTS | 9/12/24 |
| REV | DESCRIPTION | DATE |

STRONGPOINT
ENGINEERING SOLUTIONS, INC.
340 MANLEY STREET, UNIT 2
WEST BRIDGEWATER, MA 02379
15081 682-0229

PROJECT NUMBER: 2209-003

DATE OF ISSUE: 06/17/24

SCALE: AS NOTED

DRAFTED BY: SH CHECKED BY: ED

PREPARED ON BEHALF OF:

ORE ASSOCIATES, INC.
333 WASHINGTON STREET, SUITE 203-4
BOSTON, MA

**SIDE DEVELOPMENT
PLANS
FOR
PHASE I
@
0 TURNPIKE STREET
STOUGHTON, MASSACHUSETTS
PARCEL ID: 096-002**

**PLANNING BOARD
DECISION** **PB-1**

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- 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 initiation of site work, 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.
- 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.
- 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 the start of construction.
- All construction shall be in strict conformance with the approved Site Plan entitled "Phase I Site, 0 Turnpike Street" prepared by Strongpoint Engineering, dated June 17, 2024 and revised September 18, 2024.
- The applicant shall clean the entire drainage system at the end of construction.
- A Final As-built Plan shall be submitted for review by the Engineering Department once the Driveway construction has been completed.

C) Record of Vote

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.

On this day of September 26, 2024.

Daniel Kelly, Chairman
Daniel Kelly, Chairman
Paul Demusz, Vice Chairman
Paul Demusz, Vice Chairman
Paul Boffeau
Paul Boffeau
Richard Terry
Richard Terry
Peter Murphy
Peter Murphy

Cc: 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 9-27-24.

FOR THE PLANNING BOARD

Daniel Kelly, Chairman
Daniel Kelly, Chairman