TOWN OF STOUGHTON

Massachusetts
MA 02072

Planning Board
Joseph Scardino, Chairman
Daniel Kelly, Vice Chairman
Jonathan Garland
Senesie Kabba
Paul Demusz

John Charbonneau, Town Planner

Stoughton Town Hall
10 Pearl Street
(781) 341-1300 x9201

PLANNING BOARD
MEETING MINUTES
Thursday, June 10, 2021

The Stoughton Planning Board met on Thursday, June 10, 2021 at 7:00 p.m. by remote participation pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law M.L.L. Ch. 30A, Section 18 and the Governor's March 23, 2020 Order imposing strict limitations on the number of people who may gather in one place.

The following members were present:
Joseph Scardino, Chairman
Daniel Kelly
Jonathan Garland
Paul Demusz

Also present were: John Charbonneau, Town Planner; Craig Horsfall, Assistant Town Engineer; Karen Lawlor, Recording Secretary.

The Planning Board meeting was called to order at 7:00 p.m.

Motion by Mr. Kelly to open the public meeting, seconded by Mr. Demusz. Roll call taken, All in favor, Mr. Demusz, Mr. Kelly, Mr. Garland, Chairman Scardino, Approved 4-0-0.

Motion by Mr. Kelly to open Item #1, Chairman's Comments, seconded by Mr. Garland. Roll call taken, All in favor, Motion Approved 4-0-0.

Item #1. Chairman's Comments.

Chairman Scardino welcomed everyone to the Planning Board June 10, 2021 meeting, and explained that this meeting is being recorded by video and audio by SMAC for future broadcast, so everyone should guide their actions accordingly.
Chairman Scardino explained that the Applicant will present; then the Professional Staff; the Board Members; and then the audience. Please use the raised hand function, and we will call on you one at a time to speak. The Planning Board is considering going back to in-person meetings. We haven’t decided on the second meeting in June, so please be flexible. We are planning on one (1) meeting in July and one (1) in August for the summer schedule.

Mr. Charbonneau stated that our next meeting will be held in the Great Room in person, and it will be our first meeting in the Town Hall in sixteen (16) months. Everyone has been receiving plans electronically so he will see if he can get a large monitor to show the plans.

Mr. Demusz stated that he likes the virtual meetings and wants to know if we can continue them through the summer and begin in person in September.

Mr. Garland agreed with Mr. Demusz. He has vacation planned and technology would be good and allow him to attend the virtual meetings.

The Board agreed and the next meetings will be held on June 24th, July 22nd, and August 12th virtually, and then we will resume in person in September.

**Motion** by Mr. Demusz to open Item #2, ANR (West Street), and seconded by Mr. Garland. Roll call taken, All in favor, Motion Approved 4-0-0.

**Item #2. Approval Not Required (ANR) Application – West Street (Gigi Munden)**

Mr. Charbonneau explained that this is an ANR Plan and they are tweaking lot lines from a previous ANR.

Ms. Munden explained that they are moving lot lines due to the shape factor, and changing four (4) buildable lots into three (3) buildable lots.

Chairman Scardino stated that there were issues associated with this property and he remembered a few Selectmen’s meetings in which this property was discussed and doesn’t know of any relief that was granted. There is tremendous history on this property and he believes this property was offered to the Town so he wants to check before a decision is made. The Town Staff wasn’t allowed to accept anything on this property, so he will check with Town Counsel and the Board of Selectmen before our next meeting in two (2) weeks.

**Motion** by Mr. Mr. Kelly to continue this hearing to June 24th at 7:00 p.m. until we hear back from Town Counsel or the Board of Selectmen and see what the resolution is, seconded by Mr. Demusz. Roll call taken, All in favor, Motion Approved 4-0-0.
Motion by Mr. Garland to open Item #3, Titanium Group, 1580 Turnpike Street, and seconded by Mr. Demusz. Roll call taken, All in favor, Motion Approved 4-0-0.

Item #3. A continued public hearing will be held on the petition of the property owner Stoughton Gas Group, LLC, 245 North Pearl Street, Boston, MA 02301 and the applicant Titanium Group, LLC, 500 Turnpike Street, Canton, MA 02021 represented by Paul Schneider, Esq., 779 Washington Street, Suite 2B, Canton, MA 02021 and Michael Khoury, Esq., 124 Washington Street, Suite 2022, Foxborough, MA 02035 for a Special Permit pursuant to Section 3.1.4.D.5 of the Zoning Bylaws for other drive-in or drive-through facilities and Site Plan Approval pursuant to Section 10.6 of the Zoning Bylaws for the property located at 1580 Turnpike Street, further identified on Assessors Plan No. 95, Lot 19 and located in the Neighborhood Business (NB) zoning district.

Mr. Charbonneau received a request from the attorney and they are still working on revisions and requested a continuance until our next meeting.

Motion by Mr. Kelly to table this hearing until June 24, 2021 at 7:00 p.m., and seconded by Mr. Demusz. Roll call taken, All in favor, Motion Approved 3-0-0 (Mr. Garland was not present).

Chairman Scardino recused himself from the next hearing at 7:25 p.m. Mr. Charbonneau will text him when he can return.

Motion by Mr. Demusz to open Item #4, 760 Pleasant Street, and seconded by Mr. Garland. Roll call taken, All in favor, Motion Approved 3-0-0.

Item #4. A continued public hearing will be held on the petition of the applicant The Town of Stoughton, 10 Pearl Street, Stoughton, MA 02072 and represented by Richard Terry of the Capen Reynolds Farm Use and Development Committee and Shane Oates, Center Mount Land Development, LLC, 33 Commercial Street, Raynham, MA 02767 for Site Plan Approval under Section 10.6 “Site Plan Approval” and a Special Permit under Section 6.1.9 of the Stoughton Zoning Bylaws to construct a community garden and gated dog park with associated parking, site grading, low impact drainage facilities and water and electrical service extensions on the property identified as 760 Pleasant Street (further identified on Assessors Plan No. 81, Lot 24 and located in the Residential Suburban C (RC) zoning district.
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Mr. Kelly took over the meeting after Chairman Scardino recused himself. He introduced Mr. Richard Terry and Shane Oates, the Engineer.

Mr. Oates went over the revised issues including:

- Coordinating labels with fencing;
- Pulling back land from Pine Street; and can he make a reference on the plan since he is no longer working with the landscape architect;
- Rain garden calculations;
- Signs – no waste from dogs;
- Detail on the handicap signs;
- On Sheet #4 – they shifted the rain garden to add two (2) parking spaces for the future as required by zoning;
- Striping the driveways;
- Correcting the locus scale issue;
- Adding Pine Street to the Plans; and
- Add construction schedules to the Plan. (This will be put in a memo later on, due to budget issues. Nothing is etched in stone yet regarding the what’s and where’s).

Mr. Horsfall had a few comments on this project. He would like a time frame, and not the exact dates, but a generalized time frame to get a sense of this project. Other comments include:

- Curbing – the applicant shall clarify the type of curbing that is proposed to surround the proposed parking area off Pleasant Street and revised the plans accordingly;
- Detail for chain link fence around the dog park shall indicate black PVC coating for all components needs to be added;
- Landscape Plan – has been submitted in black and white. The Planning Board shall determine if the plans are acceptable as submitted since color photos of plants were submitted;
- Plantings proposed near the access to Pine Street shall be moved back to ensure site distance on Pine Street is not obscured; and
- The O&M Plan shall be updated to include overall site operation and maintenance. Items to be added shall include all access ways, parking areas, fences, walls, landscaping, and drainage facilities.

Mr. Oates stated that we are getting close and just need additional direction from the Board, and will work with Mr. Horsfall and Mr. Charbonneau.
Mr. Kelly stated that his concerns are on the Landscape Plan, pulling back from Pine Street for site distance and the curbing. The front needs vertical granite, and Cape Cod berm creates plowing issues. This is to be resolved, and he understands this area will be closed in the winter.

Mr. Horsfall stated that Mr. Oakes has done a good job and there are only minor issues to be resolved, and the O&M Plan will be filed at the Registry. Also, a memo was received from Mr. Zamanian bringing to the attention of the Board the location of the parking spaces and how close to the barn they are. It was suggested that bollards be added to protect the building in conjunction with the Cape Cod berm. Further, Mr. Horsfall suggested that the applicant talk with the Public Works Department and see if they have any vertical granite curbing in stock that they can donate to this project.

Mr. Terry is in agreement with the bollards and will paint them a natural color and will address the curbing with the Town and incorporate this into the project.

Mr. Kelly would like to see vertical granite curbing where it can be added. It was also discussed if it should be a right turn only exiting this property and the Board and staff agreed that signage is the best option.

Motion by Mr. Garland to approve Mr. Charbonneau to draft a Decision on this application, and seconded by Mr. Demusz. Roll call taken, All in favor, Motion Approved 3-0-0.

Motion by Mr. Kelly to continue this hearing until June 24, 2021 at 7:00 p.m., and seconded by Mr. Demusz. Roll call taken, All in favor, Motion Approved 3-0-0.

Chairman Scardino returned to the meeting at 7:55 p.m.

Motion by Mr. Demusz to open Item #5, 421 Page Street, and seconded by Mr. Garland. Roll call taken, All in favor, Motion Approved 4-0-0.

Item #5. A New Public hearing will be held on the petition of the applicant Alexandar Wah, LLC, 37 Rogers Street, Cambridge, MA 02142 and represented by Thomas J. Recupero, Recupero Law, 1185 Turnpike Street, Stoughton, MA 02072 and Austin Turn, Bohler Engineering, 352 Turnpike Street, Southborough, MA 01772 for Site Plan Approval under Section 10.6 “Site Plan Approval” of the Stoughton Zoning Bylaws to construct a 44,000 square foot building addition to the existing building and other site improvements to accommodate a proposed tofu manufacturing facility on the property identified as 421 Page Street (further identified on Assessors Plan No. 95, Lots 39 and 40 and located in the Industrial (I) zoning district.
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Attorney Thomas Recupero introduced himself, and requested a continuance until June 24, 2021 since he has not had time to address all the comments from the Engineering Department. There will be a meeting at Town Hall next Monday to discuss the landscaping and answer any questions on the completion of this process. He will have all revisions completed in time for the June 24th meeting and would like Mr. Charbonneau to begin the process of drafting the Decision.

Mr. Charbonneau explained that he did a site walk with Chairman Scardino and there were no odors inside or outside and the company was very organized, quiet, and clean, and was a very useful visit.

Mr. Scardino explained that next to this company was a luxury apartment building and there were no concerns at that location. It was a very worthwhile trip and would like to thank the host for having use.

Motion by Mr. Demusz to continue this hearing to June 14, 2021 at 7:00 p.m., and for the Town Planner to begin drafting the Decision with all the information he receives, and seconded by Mr. Garland. Roll call taken, All in favor, Motion Approved 4-0-0.

Motion by Mr. Demusz to Open Item #6, General Business, seconded by Mr. Garland. Roll call taken, All in favor, Motion Approved 4-0-0.

Motion by Mr. Garland to Approve the Minutes of May 13, 2021, and seconded by Mr. Demusz. Roll call taken, All in favor, Motion Approved 4-0-0.

Mr. Charbonneau discussed the Public Forum. Everyone was polite and considerate and there were only minor changes. Once approved the developer and the Town will work on the long term maintenance plan for landscaping and parking.

Chairman Scardino stated that the next meeting will be held virtually on June 24, 2021, and everyone should have a Good Evening and can watch this meeting on tape delay.

Adjournment

Motion by Mr. Garland to Adjourn, seconded by Mr. Demusz. Roll call taken, All in favor, Motion Approved 4-0-0.