TOWN OF STOUGHTON

Massachusetts
MA 02072

Stoughton Town Hall
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Planning Board
Joseph Scardino, Chairman
Daniel Kelly, Vice Chairman
Lynne Jardin
Jonathan Garland
Senesie Kabba

John Charbonneau, Town Planner

PLANNING BOARD
MEETING MINUTES

The Stoughton Planning Board met on Thursday, March 12, 2020 at 7:00 p.m. at the Vaitane Meeting Room, 10 Pearl Street, Stoughton, MA 02072.

The following members were present:

Joseph Scardino, Chairman
Daniel Kelly
Senesie Kabba

Also present were: John Charbonneau, Town Planner; Marc Tisdelle, Town Engineer; Craig Horsfall, Assistant Town Engineer; and 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. Kabba. Approved 3-0.

Chairman Scardino welcomed everyone to the Planning Board’s March 12, 2020 meeting, and explained this meeting is being recorded by video and audio by SMAC, so everyone should guide their actions accordingly.

Motion by Mr. Kelly to open Item #1 – Presentation on Park Street Sewer, seconded by Mr. Kabba. Approved 3-0.
If this project moves forward, construction could begin in January of 2021 thru June 2022, with permitting through final design. Project revenues would create economic development projects, and environmentally improve the water. The Industrial Park and business warehouses have a low flow and it will create high flow and better uses for water, with an estimated 15 - year tax growth on this land. As the site exists now, a hotel will never go in that area without sewer.

There has been a draft 10-year Sewer Connection Policy created and the Board of Selectmen ("BOS") needs to make a decision and the incentives are a $1,000 saving for each resident. Further, they have created financial analysis with different scenarios including possible grants and loan programs; receiving no grants with 4% interest; financial model projection with 2% interest; projected revenues including water, sewer, and taxes; and increased land values in the project area.

They have also created a draft Betterment Cost Summary for Residential Projects, which includes Applicability; Basis of Assessment; Methodology of Calculating Assessment; Timing of Assessment; Lump Sum Payment; Apportioned Payment; Abatement; and Deferral.

Mr. Tiselle concluded by stating that they are trying to help the residents of the Town. He appreciates the Board having him here tonight and hopes that the Planning Board endorses this project.

Bob Mullen asked for approval at Town Meeting and wanted to know if the homeowners could come before Town Meeting and speak on this matter.

**Motion** by Mr. Kelly to open Item #2 – Presentation on Urban Renewal Plan, seconded by Mr. Kabba. Approved 4-0.

**Item #2. Presentation on Urban Renewal Plan – Stoughton Redevelopment Authority.**

Members of the Redevelopment Authority introduced themselves: Forrest Lindwall; Pam Lennon Carr; Reggie Nunnally; and Mark Zamanian. Mr. Lindwall explained that the Stoughton Redevelopment Authority ("SRA") was established in 1963 pursuant to a vote of Town Meeting and filing of a Certificate of Organization with the Secretary of the Commonwealth of Massachusetts. The legislation for the Redevelopment Authority is M.G.L. Chapter 121B, and they are five (5) year terms, which are staggered.

They will work with the Board of Selectmen and the Planning Board and are now focusing on the redevelopment of the Downtown. They worked on Technology Drive from 1980-1990 on commercial properties and that area is the largest generator of taxes in town now.
Mr. Kelly explained that the Town has done so many studies in the past and we could have done something together, that that is in the past. If this is going to work, how do we get the money into your hands and who will run this? Once we change zoning, what does your Board do differently than a realtor.

Mr. Charbonneau requested that the Planning Board be informed of when the next long range planning meeting will be held.

**Motion** by Mr. Kelly to open Item #3 – Discussion on Draft Housing Production Plan, seconded by Mr. Kabba. Approved 4-0.

**Item #3. Discussion on Draft Housing Production Plan.**

Mr. Charbonneau asked what the Board’s goals and objects are. Do we wait for other Board members’ input, and also we need an accurate inventory of a housing list. There is a two (2) year list for senior housing and we need to reach out to the Executive Director and Attorney Barry Crimmins. The Housing Authority has the need for this but not the capital. Further, when a lottery is held for affordable housing, it costs between $9,000 - $10,000 for lottery expenses which is money that could be put into housing. He will continue to work on this and report back to the Planning Board.

**Motion** by Mr. Kelly to open Item #4 – Update on Site Plan Approval Amendments, seconded by Mr. Kabba. Approved 4-0.

**Item #4. Update on Site Plan Approval Amendments – John Charbonneau, Town Planner.**

Mr. Charbonneau explained that he has passed out copies of the most recent draft and updates from the Board, to the members. The changes are marked in red and he needs review from Department Heads to move forward, since this is best for the Town. There are no secrets and this enables small projects to move forward.

**Motion** by Mr. Kabba to open Item #5 – Update on SCHMUOD Rezoning, seconded by Mr. Kelly. Approved 4-0.

**Item #5. Update on SCHMUOD Rezoning.**

Mr. Charbonneau explained that the Town Manager met with the Whitten Group to sign the Agreement, but the virus is holding this back in order to move this forward. Right now this virus has thrown a wrench into this project and utilizing social media.