TOWN OF STOUGHTON

Massachusetts
MA 02072

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

John Charbonneau, Town Planner

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

PLANNING BOARD
MEETING MINUTES

Thursday, May 27, 2021

The Stoughton Planning Board met on Thursday, May 27, 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. Demusz to open the public meeting, seconded by Mr. Kelly. 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.
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Chairman Scardino welcomed everyone to the Planning Board May 27, 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. 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.

Motion by Mr. Garland to open Item #2, Silver Glen Estates, Bond Release, and seconded by Mr. Kelly. Roll call taken, All in favor, Motion Approved 4-0-0.

Item #2. Silver Glen Estates – Definitive Plan Endorsement (Nicole Dunphy)

Ms. Dunphy introduced herself and explained that she represents the Applicant, 139 Realty Trust, which is a two (2) lot subdivision. She is here tonight for the approval of the signing of the mylar. The site layout, drainage, and landscaping, have all been added to the plan, and are scheduled to go before the Conservation Commission.

Chairman Scardino explained that they do not close hearings until the applicant is finished with Conservation.

Ms. Dunphy explained that Conservation is only reviewing the access driveway and the Planning Board is endorsing the creation of two (2) lots and not the building. The applicant is looking to develop one (1) lot and the other lot is undeveloped.

Motion by Mr. Kelly to Approve the Mylar and authorize Chairman Scardino to sign the Mylar, seconded by Mr. Demusz. Roll call taken, All in favor, Motion Approved 4-0-0.

Mr. Charbonneau stated that Town Hall will be opening Tuesday, full-time, and no more staggered hours.

Motion by Mr. Demusz to open Item #3, 421 Page Street, and seconded by Mr. Kelly. Roll call taken, All in favor, Motion Approved 4-0-0.

Item #3. 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.)
Chairman Scardino read the public hearing notice into the record: "A public hearing will be held by remote participation on Thursday, May 27, 2021 at 7:00 P.M. 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 Turner, Bohler Engineering, 352 Turnpike Road, 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. To participate, call phone number 1-617-675-4444 and enter PIN: 609 038 579 8133#. To participate via Google Hangouts please follow this link: meet.google.com/xzf-nts-w-bq. This link can be copied and pasted into your web browser. In the event that these measures are unsuccessful or inconvenient, a recording of the meeting, transcript or other comprehensive record of the proceeding will be posted on the Town’s website and/or SMAC as soon as possible after the meeting. The site plans can be viewed at the office of the Stoughton Planning Board, Engineering Department, Town Hall, 10 Pearl Street, Stoughton, MA, during normal business hours by appointment only per the Town Manager’s policy. The petitioner and/or his representative, or any other persons desiring to be heard on this matter, should appear at the time and place designated. Town of Stoughton Planning Board, Joseph Scardino, Chairperson, THE JOURNAL-SUN Issues of May 12, 2021 and May 19, 2021”.

Attorney Thomas Recupero introduced himself, Austin Turner from Bohler Engineering, and Jenny Dao. He explained it is a great story. Jenny's parents came from Vietnam searching for the American dream and opened a small tofu company in Somerville in 1987. When their company grew they moved to Cambridge and built a larger building. They are expanding and would like to come to Stoughton which will allow them to grow. This area is prime real estate with easy access, fits into the neighborhood, and utilities already exist. There are not too many tofu companies, and they are here for site plan review.

Jenny Dao introduced herself and explained that they began tofu manufacturing in 1987 in a 1,000 square foot space. They moved to Cambridge in 1997 because the previous space was too small. They want to take their company to the next level and are hoping to move to Stoughton. The hours of operation are 7:00 a.m. to 6:00 p.m., and deliveries between 7:00 a.m. and 3:00 p.m. Every morning two (2) vehicles are deployed to drop off and make deliveries; and there are 5-7 customer picks up at the loading bays.
Mr. Turner showed the Board the current building and they are proposing to expand and modernize this building at 421 Page Street. The existing building is a 34,000 square feet manufacturing building, and they are looking to expand this with a 44,000 square foot addition to include manufacturing; storage; office support; and allow for continued growth of their business. They are reconfiguring the parking; regrading; landscaping; adding sidewalks; and formalizing and maintaining both full access driveways. The east side wetlands have been delineated and everything is outside of the 100 - foot buffer.

The gray area shown on the plans are the operational area, with the loading bays in the rear and out of view of the public, and the two (2) compactors are screened. They have state of the art processing materials and it is a very efficient process. There is landscaping in front and the entire side and top of the retaining wall, and they also meet the open space requirement. They have selected lighting and it is LED and directional.

Mr. Turner wanted to thank the Town Planner and the Engineering Department for their help and received great information. They have made some modifications to the plan but did not want to introduce new material when the Board had only received the original submission. All revisions can be expeditiously added and included.

Mr. Horsfall had a few comments and wanted to commend the Applicant and the designed plan. It was thoughtfully prepared and he likes to see plans come to them this way. He had the following comments:

1. The required parking calculation provided is based upon specific Use Areas within the building. A floor plan of the proposed building shall be provided to confirm the internal building use areas;
2. Concrete wheel stops and/or bollards shall be provided at the front of parking spaces that are located next to the building;
3. Bituminous concrete curb is proposed for use on the site. The Board should consider if the use of bituminous concrete curb is appropriate for this site. At a minimum, we recommend the VGC is used at the driveways intersection with Page Street and at areas within the site that will be vulnerable to damage from snow plows;
4. All parking areas shall be surrounded by curbing. No curbing is shown for the parking area closest to Page Street;
5. The existing sidewalk along Page Street is in poor condition. The plans shall be revised to include replacement of the sidewalk along the entire frontage;
6. The asphalt sidewalk detail shall be revised to include the thickness of the pavement and gravel;
7. The Plans shall be revised to include vertical granite curb along the entire frontage;
8. A truck turning diagram shall be provided to ensure the trucks can safely enter and exit the site from Page Street and that they can maneuver throughout the site;

9. The drive aisle along the north side of the building shall be revised to provide 24-feet of width to allow for two-way traffic or the aisle shall be designed as one-way only. If one-way circulation is intended, proper signage and striping shall be provided;

10. Screening shall be provided for the trash compactors at the rear of the building;

11. A four-foot high black poly vinyl coated chain link fence is proposed on top of the retaining wall for fall protection. The Board shall consider if chain link fencing is acceptable for this purpose;

12. A proposed landscaping plan has been submitted for review. These plans are submitted in color and the Board shall determine the adequacy of the proposed landscaping;

13. Final design plans for the proposed sewer connection shall be submitted to the Engineering Department for review prior to the issuance of a building permit. A sewer connection permit for the project is required to be issued by the Engineering Department prior to the issuance of a building permit;

14. All sewer services of the building shall be specified as 6" PVC;

15. The applicant shall consult with the Water Superintendent regarding the size, material and method of connection for the domestic water and fire service. Copies of the correspondence shall be forwarded to the Engineering Department.

Stormwater comments were:

1. The existing catch basins shall be inspected to confirm that they have 4-foot deep sumps and oil/water hoods over their outlets. The basins shall be replaced or modified as necessary;

2. A land Disturbance Permit application and fee shall be submitted to the Engineering Department for this project;

3. Per the DEP Stormwater Management Handbook, test pits shall be performed in the proposed area of the sub-surface infiltration basin to confirm compliance with the design assumptions. The test pits shall be witnessed by the Engineering Department, along with application forms to schedule the test pits;

4. According to the Drainage Report, the peak storage elevation during the 100-year storm event will exceed the top elevation of the infiltration basin. The infiltration basin shall be revised to accommodate runoff from all storms with in the basin; and

5. The Operation and Maintenance and Long-Term Pollution Prevention Plan shall include maintenance of all site components including landscaping, fencing walls, etc.

Mr. Charbonneau stated that the Plans were very well done and he only has minor comments including:
The Operation & Maintenance Plan has not been submitted and needs to be recorded before the building permits are issued. He will coordinate how much information is needed on the maintenance plan, and needs a Police report which is different than the ADA. The ADA and the Town have different regulations. No screening for the roof mounts have yet been discussed with the Board. The only other issue he wants brought up is an odor issue. In Ayer they had an odor problem and he wants to clarify that.

Ms. Dao explained that they never had an odor issue, and the issue in Ayer was a unique wastewater treatment facility issue not a tofu issue. Cambridge never had odor or noise issues.

Chairman Scardino requested a site visit of the Cambridge facility out of concern for the Town of Stoughton.

Ms. Dao stated that she is very happy to give the Board a tour and set up a meeting for next Tuesday. This is a very busy site and with the Covid19 issues they will have the correct gear and follow the public health requirements. She stated that the Board will be very assured of this project once they tour the facility.

Chairman Scardino had a few comments regarding information that is needed. This is a very unattractive area and they need color diversity on the site and not just green. He suggested red Japanese maples, about eight (8) in front. They need colored renderings with the names, colors, heights and species list on the plan. Shrubs should be a minimum of 24" to 30" in height, along with evergreens of 2' to 3' high. He is not fond of grasses and suggested hollies, azaleas and other drought resistant plants. He stated that he would be happy to meet with Mr. Turner to go over the landscaping. In regard to the retaining wall, he suggested the same fence as the hotel for uniformity and the existing storage in the rear, if it hasn't already, needs to be removed. His final comment is the screening of the dumpster, which needs to be PVC or aluminum.

Mr. Kelly wanted to congratulate Ms. Dao on her plans and moving her company to Stoughton. He suggested a traffic report for future growth and expansion and more traffic in the future.

Mr. Garland and Mr. Demusz stated that this is a great project and agrees with everyone's comments.

In conclusion, Chairman Scardino stated that this is a win-win for all and a good project. It was a thorough and thoughtful process. We need to address everything so we receive no complaints later on. He offered a preliminary meeting before the Applicant comes back to the Board and this will expediate the process and he will make himself readily available to the Applicant.

Mr. Charbonneau explained if we do not receive all the information for the June 10th meeting, we will continue this until June 24, 2021.
Motion by Mr. Demusz to continue this hearing to June 10, 2021 at 7:00 p.m., seconded by Mr. Kelly. Roll call taken, All in favor, Motion Approved 4-0-0.

Motion by Mr. Garland to open Item #4, 19 Camden Street and continue this hearing to June 24, 2021 at 7:00 p.m., seconded by Mr. Kelly. Roll call taken, All in favor, Motion Approved 4-0-0.

Item #4. A Continued public hearing will be held on the petition of the applicant Leo Hennigan, 36 Pleasant Street Braintree, MA 02184 and the owner James Barnie Credit Shelter Trust B, 735 Hopeville Road, Griswold, CT 06351 represented by attorney Paul A. Schneiders, Esq., 779 Washington Street, Canton, MA 02021 for Site Plan Approval under Section 10.6 “Site Plan Approval” of the Stoughton Zoning Bylaws for the property located at 19 Camden Street (further identified on Assessors Plan NO. 36, Lots 30, 35, 38, 39 & 40) and located in the General Business (GB) zoning district.

Motion by Mr. Demusz to open Item #5, 11 Evans Drive, seconded by Mr. Kelly. Roll call taken, All in favor, Motion Approved 4-0-0.

Item #5. A Continued Public Hearing will be held on the petition of The Boston Solar Company, LLC, 55 Sixth Road, Woburn, MA the owner of Green Flash, LLC, 81 Chase Run Road, Stoughton, MA 02071 represented by Jacobs Driscoll Engineering, Inc., 50 Oliver Street, Easton, MA 02356 for Site Plan Approval under Section 10.6 “Site Plan Approval” of the Stoughton Zoning Bylaws to construct solar canopies over the existing parking area on the property identified as 11 Evans Drive, (further identified on Assessors Plan No. 43, Lot 58 and located in the Industrial (I) zoning district.

Greg Driscoll of Jacobs Driscoll Engineering introduced himself and explained:

- The curbing detail was added to the plan, along with granite curbing and the Cape Cod berm;
- Added evergreen to the fenced area and added a hedge link which is more attractive than the inserts;
- Submitted easements for the fence;
- Recorded the Plans;
- Submitted easement for the barn; and
- Added the sign calculations to the Plans.

The Board was pleased and stated they are in good shape and everything is in order.

Mr. Charbonneau explained that they will work with Mr. Driscoll on the calculations of the estimate in order to move forward. When we receive the bond estimate and it is accepted by the Engineering Department and Town Planner, we can take care of it administratively.
The Board went over the Decision page by page, and added the easements.

**Motion** by Mr. Kelly to close the public hearing on the application of The Boston Solar Company at the property located 11 Evans Drive, seconded by Mr. Demusz;

**Motion** by Mr. Kelly to Approve the project of The Boston Solar Company at the property located 11 Evans Drive, seconded by Mr. Demusz;

**Motion** by Mr. Kelly to Approve the Waivers Requested on the project of The Boston Solar Company at the property located 11 Evans Drive, seconded by Mr. Demusz;

**Motion** by Mr. Kelly to Approve the Decision as Amended and Authorize Chairman Scardino to sign the Decision on the application of The Boston Solar Company at the property located 11 Evans Drive, seconded by Mr. Demusz; and

**Motion** by Mr. Kelly to close the public hearing of The Boston Solar Company at the property located 11 Evans Drive, seconded by Mr. Demusz. Roll call taken, All in favor, Motion Approved 4-0-0.

Bob McCormick thanked the Board on behalf of Boston Solar.

**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.

Mr. Charbonneau stated that there will be a public forum on June 7, 2021 to discuss Stoughton Center, so please attend. This is a virtual meeting and all of the information is on the Website. Also, the Governor stated that meetings will remain virtual until September 1, 2021. We will put the meeting minutes over until the next meeting due to the time.

**Motion** by Mr. Kelly to open Item #7, Other Business, Future Meeting format discussion, seconded by Mr. Demusz. Roll Call Taken, Motion Approve. All in favor 4-0.

The Board discussed the summer schedule and vacations. The Board will meet on July 19 and August 5, 2021.

Chairman Scardino stated that the next meeting will be held on June 10, 2021, and everyone should have a Happy and Safe Memorial Day Weekend.

**Adjournment**

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