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
Senesie Kabba
Paul Demusz

PLANNING BOARD
MEETING MINUTES
Thursday, November 12, 2020

The Stoughton Planning Board met on Thursday, November 12, 2020 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
Senesie Kabba
Jonathan Garland
Paul Demusz

Also present were: John Charbonneau, Town Planner; Craig Horsfall, Assistant Town Engineer

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 – Motion Approved 5-0-0.

Chairman Scardino welcomed everyone to the Planning Board November 12, 2020 meeting, and explained this meeting is being recorded by video and audio by SMAC, so everyone should guide their actions accordingly. He explained the order of the proceedings for public hearings. First the Applicant will speak; followed by the Town Staff; the Planning Board; and then the audience will be allowed to speak. Please go through the Chat Function and he will make a list and then call on each person, in order of request.
Motion by Mr. Kelly to open Item #1 Chairman's Comments, seconded by Mr. Kabba. Roll call taken, All in favor – Motion Approved 5-0.

Item #1. Chairman’s Comments

Due to the length of the agenda, the Chairman did not offer any comments in order to move into the posted agenda.

Motion by Mr. Garland to open Item #2 ANR Application for Ash Park Drive Extension, seconded by Mr. Kabba. Roll call taken, All in favor, Motion Approved 5-0-0.

Item #2. Approval Not Required (ANR) Plan Application – Ash Park Drive Ext.

Amanda Langer of Jacobs-Driscoll Engineering presented the proposed Approval Not Required (ANR) plan at the end of Ash Park Drive Extension to consolidate the three (3) existing lots into one (1) buildable lot. The Board discussed the access from Ash Park Drive Extension and its adequacy. They also discussed how the proposed lot meets the dimensional regulations of the zoning district. Mr. Horsfall and Mr. Charbonneau confirmed that the plan meets the submission requirements and is correctly before the Board as an ANR application.

Motion by Mr. Demusz to approve the ANR application, as submitted, seconded by Mr. Kelly. All in favor, Motion Approved 5-0-0. The motion included approval for the Chairman to endorse the plan on behalf of the Board.

Mr. Charbonneau stated that he would coordinate with the Chairman to endorse the plan the following Tuesday and coordinate return of the signed mylar to Ms. Langer.

Motion by Mr. Kelly, to open Item #3, Lawler Lane Lighting Discussion, seconded by Mr. Demusz. Roll call taken, All in favor, Motion Approved 5-0.

Item #3. Lawler Lane Lighting Discussion

Eric Dias of Strongpoint Engineering explained that the eight (8) lot definitive subdivision was approved by the Board with proposed street lighting. The applicant believes that it would be preferable to install individual smaller light poles at the end of the driveway for each home to be constructed rather than installing street lights and is requesting a modification to the approved plans as such.

After a brief discussion on the merits of such a modification, the Board asked Mr. Dias to prepare a plan showing the proposed locations of the light poles on a “cut sheet” to present at the December 10, 2020 Planning Board meeting. It was agreed that this item would be placed on that agenda for further discussion.
Motion by Mr. Demusz to open Item #4 new public hearing for 790 Washington Street, seconded by Mr. Kabba. Roll call taken, all in favor, Motion Approved 5-0-0.

Item #4. A NEW public hearing will be held by remote participation on Thursday, November 12, 2019 at 7:00 P.M. on the petition of First Universalist Church for a Special Permit under Section 6.2.7, “Special Permit” of the Town of Stoughton Zoning Bylaw of November 18, 2015 and pursuant to M.G.L. Chapter 40A, §9; to erect a third sign on the property located at 790 Washington Street (further identified on Assessors Map 54 Lot 306).

Before the public hearing began, Mr. Charbonneau brought attention to two (2) scrivner’s errors in the legal advertisement for the public hearing. First, the year is incorrect and should read “2020” rather than “2019”. Also, the address of the project is “780” Washington Street and not “790” Washington Street. The Board agreed that the errors are minor in nature and that the public hearing could proceed.

Eric Studer, Trustee of the church explained the sign that the church wishes to add to the property and the goal of making the public aware of the mission of the church. Mr. Kelly asked about the existing signs on the property and how this requested sign would be different from them. Mr. Studer explained that the other signs simply display the name of the church and information of upcoming events at the church. Mr. Scardino then asked if the sign would meet the minimum 10-foot setback from the roadway. Mr. Studer and Mr. Charbonneau confirmed that it would. The Board requested that the applicant provide visual measurement verification. Mr. Kabba then expressed concern for the safety of pedestrians walking near the sign. Mr. Studer explained that there would be no pedestrians walking near the sign due to its proximity.

Motion by Mr. Kelly to approve the special permit with the condition that the applicant provide visual measurement verification that the sign will meet the minimum 10-foot setback from the roadway, seconded by Mr. Garland. Roll call taken, all in favor, Motion Approved 5-0-0.

Motion by Mr. Kelly to continue this hearing to December 10, 2020 at 7:00 PM, seconded by Mr. Demusz. Roll call taken, all in favor Motion Approved 5-0-0.

Motion by Mr. Kabba to open Item #5 public hearing for 207 Page Street (Milton/CAT), seconded by Mr. Garland. Roll call taken, all in favor, Motion Approved 5-0-0.

Item #5. A NEW public hearing will be held by remote participation on Thursday, November 12, 2020 at 7:00 P.M. on the petition of the applicant Milton Real Properties of Massachusetts, LLC, 100 Quarry Drive, Milford, MA 01757 represented by Attorney Barry R. Crimmins, 609 Washington Street, Stoughton, MA 02072 and the property owner JF White Contracting Co., 56 Old Page Street, Stoughton, MA 02770 for Site Plan Approval under Section 10.6 “Site Plan Approval” and Special Permits under Section 6.2.4 “Signs Permitted in the “T” District, Section 6.2.6 “Additional Sign Regulations” and Section 6.2.7 “Special Permit” of the Stoughton Zoning Bylaws for the property located at 207 Page Street,(further identified on Assessors Plan No. 94, Lot 43).
Attorney Barry Crimmins introduced the project and the project team to the Board and summarized the project. He explained that the project required and received approval from the Zoning Board of Appeals (ZBA) for the retail portion of the proposed building. He explained that the building would be home to a new Milton/CAT establishment that will sell and service construction equipment and will generate considerable tax revenue for the Town.

Brad Farris of Milton/CAT introduced himself and expressed their excitement to develop in Stoughton and assured the Board that this project is a top priority for Milton/CAT. Adam Thibodeau also introduced himself as the project engineer.

The project team then presented the site plans and reviewed the existing conditions of the site as well as the major features of the site plan such as building location, access/egress and stormwater. Once the presentation was complete, Chairman Scardino requested comments from Town staff. Mr. Charbonneau began by summarizing his comments to the applicant as well as comments received from the Board of Health, the Conservation Agent, the Police Department, the Building Commissioner and the Fire Department. Mr. Horsfall then summarized his major comments and discussion ensued regarding the various comments submitted to the applicant.

After discussion of comments from Town staff, the Board asked questions of the applicants and provided additional comments. The applicant was advised to reach out to the Conservation Agent regarding filing with the Conservation Commission and Mass DOT regarding location of the proposed pole sign along Route 24.

Further discussion ensued.

Motion by Mr. Kelly to continue this hearing to December 10, 2020 at 7:00 PM, seconded by Mr. Demusz. Roll call taken, all in favor Motion Approved 5-0-0.

Motion by Mr. Kabba to open Item #6 public hearing for Peach Orchard Park, seconded by Mr. Garland. Roll call taken, all in favor, Motion Approved 5-0-0.

Item #6, A CONTINUED public hearing will be held on the petition of the property owner and applicant Peach Orchard Park, LLC, P.O. Box 474, Stoughton, MA 02072 and represented by Strong Point Engineering Solutions, LLC, 340 Manley Street, Unit 2, West Bridgewater, MA 02379 for a three (3) Lot Definitive Subdivision under MGL Ch. 41, §81K-81GG and the Stoughton Land Subdivision Regulations of February 17, 1999; for the plan entitled “Definitive Subdivision Plans for Peach Orchard Park” located off of Pleasant Street, (further identified on Assessors Plan No. 80, Lot 30).

Mr. Charbonneau explained that the purpose of the continued public hearing was to confirm two (2) outstanding items and review the draft decision. The first item is the name of the proposed roadway. The applicant has rectified it by changing the name of the proposed roadway to one of the listed names from the Selectboard’s suggested list. It will be named after a local military veteran. The second item is the looping of the water line to connect with the existing water main near the Dawes School. The Board received a letter from Phil McNulty of the Water Department
PLANNING BOARD MEETING MINUTES
November 12, 2020
Page 5 of 6

confirming that his department has the ability to complete the extension of the water line from the edge of the Dawes School property (where the applicant agrees to bring it) to the existing water main on North School Drive to improve the water quality for residents in the area. Lastly, the Town Planner presented the draft decision that was authorized by the Planning Board at the October 8, 2020 meeting. After no comments from Town staff or Board, the Chair opened up the meeting to public comments and questions.

One of the residents asked about the name of the road and made a suggestion to name it “Ladyslipper” because of the flowers that grow on the site. Mr. Charbonneau explained that the Selectboard has a list of suggested names and the applicant has chosen from it. Ms. Munroe asked about why the Board is having the applicant construct a roadway that she believes is “oversized” for the area. Mr. Charbonneau explained that; at the guidance of Town Counsel, the applicant was required to propose a roadway that meets the Town’s design guidelines for the zoning district, which is General Business. The applicant is able to request waivers from those guidelines when he applies for site plan approval for development on the lots. Further, it is unwise to grant waivers from roadway design guidelines without knowing what the uses will be on the lots. Ms. Munroe then expressed concern with the Town paying to extend a water line for a private developer. Mr. Charbonneau explained that the lopping of the water line would provide a public benefit to all residents in the area. Discussion ensued regarding various aspects of the project.

Motion by Mr. Kelly to approve the Peach Orchard Park Definitive Subdivision with the special conditions presented and to authorize Mr. Scardino to endorse the decision on the Board’s behalf. Seconded by Mr. Garland. Roll call taken, Motion Approved 4-0-1.

Motion by Mr. Kelly to close the public hearing. Seconded by Mr. Garland. Roll call taken, all in favor 5-0-0.

Motion by Mr. Demusz to open Item #7 public hearing for 760-770 Washington Street, seconded by Mr. Garland. Roll call taken, all in favor, Motion Approved 5-0-0.

Item #7. A CONTINUED public hearing will be held on the petition of the property owner and applicant Freeman Trust, 1859 Dorchester Avenue, Dorchester, MA 02124 represented by Spalding Tougas Architects, Inc., 241 A Street, Boston, Massachusetts 02210 for a Special Permit under the Stoughton Center Mixed Use Overlay District ("SCMUOD") Bylaw, Section 9.3.6 (1)(a)for dwelling units located above a retail, restaurant, professional office and service, personal service or other non-residential use(s) at ground level and a Special Permit under Section 9.3.16 (2A)for off-site parking for the property located at 760-770 Washington Street (further identified on Assessors Plan No. 54, Lot 285).

Mr. Charbonneau read an email request for a continuation of the public hearing without testimony to the December 10, 2020 meeting at 7:00 pm.

Motion by Mr. Kelly to grant the continuation without testimony, seconded by Mr. Demusz. Roll call taken, all in favor, Motion Approved 5-0-0.
PLANNING BOARD MEETING MINUTES  
November 12, 2020  
Page 6 of 6  

Item #8. Downtown Rezoning Continued Discussion  

Mr. Charbonneau explained previous discussions between the consultants and the Downtown Redevelopment Task Force (DRTF) and the working group and comments that were presented and discussed.  

Item #9. General Business  

There was no general business discussed.  

Adjournment  

Motion by Mr. Kelly to Adjourn, seconded by Mr. Demusz. Roll call taken, all in favor, Motion Approved 5-0-0.