PLANNING BOARD
MEETING MINUTES
Thursday, October 8, 2020

The Stoughton Planning Board met on Thursday, October 8, 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.G.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
Senedie Kabba
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 – Motion Approved 5-0.

Chairman Scardino welcomed everyone to the Planning Board October 8, 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. First the Applicant will speak; followed by the Town Staff; the Planning Board; and then the audience will speak. Please go through the Chat Function and he will make a list and then call on each person, one by one.
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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 – SCMUOD Rezoning Updates.

Chairman Scardino explained that Mr. Charbonneau will brief us.

Mr. Charbonneau explained that we anticipate receiving a draft of the Regulations. The results were heard on September 8 which gave the Consultants guidance. Hopefully, we will receive our draft soon and the Down Town Task Force meets this month. Our next Planning Board meeting will be a long-range Planning Board meeting, with no hearings, so we can be proactive not reactive.

Motion by Mr. Demusz to open Item #2 Hexagon Solar Site Plan Approval Minor Modification Request, seconded by Mr. Kabba. Roll call taken, All in favor, Motion Approved 5-0.

Item #2. Hexagon Solar Site Plan Approval Minor Modification Request – Scott Reimer.

Mr. Reimer explained that they would like to relocate a portion of the fence so to not encroach on the paper road, and they are not in violation of Zoning. They were approved last year by the Planning Board to place the solar facility on the northern side of Campanelli Park. They want to shift the location because of the power lines to the eastern side for future development and they want access on the gravel driveway. They are requesting to move the fence in order to keep the neighborhood quiet; put in a locked gate with a lock box; move the fence from the southwest to the northwest size which is a minor change. Also, the insurance will not allow the landowner to access the gravel driveway. Further, the cash bond has been finalized and the Engineering Department determined the amount of the bond for the applicant.

The Board asked what the project status is and Mr. Reimer stated that they are ready to begin construction and just finishing up the last steps.

Mr. Charbonneau explained that he will draft a letter stating that a minor modification has been approved and he will give it to the Building Inspector.

Motion by Mr. Kabba to Approve the Hexagon Solar Site Plan Minor Modification, seconded by Mr. Demusz. Roll call taken, All in favor, Motion Approved 5-0.
Motion by Mr. Kelly, to open Item #4, 460-770 Washington Street, out of order, seconded by Mr. Demusz. Roll call taken, All in favor, Motion Approved 5-0.

Item #4. Freeman Trust, 760-7760 Washington Street, Special Permit - A public hearing will be held by remote participation on Thursday, October 8, 2020 at 7:00 P.M. on the petition of the property owner and applicant Free Trust, 1859 Dorchester Avenue, Dorchester, MA 02124 represented by Spalding Touigias Architects, Inc., 241 A Street, Boston, MA 02210 for a Special Permit under the Stoughton Center Mixed Use Overlay District (“SCMUD”) 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).

Chairman Scardino read the public notice into the records: “A public hearing will be held by remote participation on Thursday, October 8, 2020 at 7:00 P.M. on the petition of the property owner and applicant Free Trust, 1859 Dorchester Avenue, Dorchester, MA 02124 represented by Spalding Touigias Architects, Inc., 241 A Street, Boston, MA 02210 for a Special Permit under the Stoughton Center Mixed Use Overlay District (“SCMUD”) 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). The meeting will be recorded and rebroadcasted by SMAC. To participate, call phone number 1-617-675-4444 and enter PIN: 748 927 769 2163#. To participate via Google Hangouts please follow this link: meet.google.com/jce-qwt-ngt. You can copy and paste the link into your web browser. In the event that these measures are unsuccessful or inconvenient, a recording of the meeting, transcript or other comprehensive recording of the proceeding will be posted on the Town’s website and/or SMA 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 September 23, 2020 and September 30, 2020.”

Cheryl Touigias, Architect, and Steve Connolly, Owner and Applicant were introduced. Ms. Touigias explained that this is a mixed-use project locate on the corner of Washington and Freemont Street with the Town Hall located in the corner. She explained and referred to the Site Plan for Proposed Building 760-770 Washington Street & 6-10 Freemont Street in Stoughton, MA, dated March 20, 2014 and revised July 2, 2014; August 4, 2014; October 16, 2014; November 3, 2014; August 13, 2015; May 12, 2016; October 22, 2018; January 16, 2019; and March 20, 2020 prepared by Site Design Professionals, LLC, One Merchant Street, Suite 110, Sharon, MA 02067. The rendering shows a corner site with ground floor commercial space; seven (7) units per floor; with three (3) floors; and twenty-one (21) units.
The Plans showed a footprint of each floor; a landscape plan; improvements to create a better pedestrian walkway; and the transformers and dumpster were also shown on the plan. Also shown was the entry way; bike rack; elevator; storage for bikes in the basement; stairs to the roof; and the HVAC condensers which are located in the center of the roof with aluminum louver screens. There is room for outdoor tenant space, along with planters on the corners of Freeman and Washington Street. There are sixteen (16) parking spaces on Rowe Street with an approximately 1,340 feet between the entrance on Freeman Street to the parking lot, with the spaces marked for the building. In conclusion, this proposal is consistent with the SCMUOD.

Mr. Horsfall thanked the Applicant for the presentation. He reviewed this back in 2019 and the site is mostly unchanged. The approval from the 2019 plan had fifteen (15) conditions which included:

1. Washington Street and freeman Street were recently approved and striped by the Public Works Department. The plans shall be revised to indicate the limit of new paving and new striping on Freeman street;
2. Excavation of the new pavement will not be allowed for a period of five years. All proposed site utility connections shall be revised so that they do not disturb any newly paved roadway;
3. The proposed Temporary construction Loading Area shall be moved further east on Freeman Street, off the new pavement (this has been moved to older areas of pavement);
4. The Applicant shall explain why the parking space designated as "Drop Off 15 Minute Limit" is necessary. If this space is used as an unloading space it may not be counted as one of the required parking spaces. (This doesn't meet the parking requirement);
5. The site layout plan shall clearly reference the proposed location of the satellite parking spaces on Rose Street (Map & Lot);
6. The Satellite Parking Lot serves several properties owned by the applicant. A comprehensive chart shall be added to the vicinity plan that clearly indicates the required number of spaces for each building and where they are provided;
7. The Satellite Parking Plans shall be stamped by the Engineer;
8. Signs shall be added to the entrance to the satellite parking areas that indicate that the spaces are intended to serve properties located at specific addresses;
9. The existing parking spaces in the satellite parking lot shall be re-striped and HP Accessible signage shall be installed for the HP Space;
10. A saw-cut line shall be shown for the existing pavement where the existing Cape Cod berm is to be removed. The new pavement shall butt up to the existing paving and the joint shall be sealed. A saw-cut detail shall be added to the plans;
11. The existing stockage fence shall be evaluated and repaired replaced if necessary. The Planning Board typically requires white polyvinyl fencing for screening purposes;
12. Additional landscaping may be required to provide adequate screening to the residential properties adjacent to the proposed parking lot;
13. The landscaping for the existing parking area is in need of maintenance and/or improvement to provide proper screening of residential properties;

14. Additional landscaping shall be provided on the triangular area northwest of the proposed parking spaces. The existing brush and debris need to be removed and the area shall be properly graded; and

15. The proposed trees shall be specified by minimum height in addition to caliper.

Mr. Charbonneau had a few comments:

1. The design of the southeast corner of the building appears to be different in the site plans and the architectural renderings. The applicant should explain the discrepancy, if any;

2. The site plans should indicate the number of affordable units proposed as part of the project;

3. The applicant should explain how the proposed four (4) stories meet the Zoning Bylaw regulations;

4. The applicant should indicate how many bicycle parking storage spaces are proposed;

5. The applicant should obtain approval from the Board of Health for the proposed location of the dumpster. The site plans need to include a detail of the proposed dumpster enclosure;

6. The applicant should confirm that no waivers are required from the Zoning Bylaw regulations. If none are requested, the applicant should provide evidence that the project complies with the regulations;

7. The applicant should indicate the location of the permanent loading area. The area should be added to the site plans.

8. The depiction of Freeman Street and Washington Street is not adequate. They should be revised to show both sides of the roadway to provide perspective when considering aspects of the project along those roadways; and

9. The applicant should explain what security measures will be implemented to ensure the proposed off-site parking area is available for tenants of the proposed building only.

The applicant responded and explained they will talk with the Board of Health regarding the dumpster. The bike rack has storage for ten (10) bikes; there are twenty-one (21) spaces for storage of bikes in the basement; the project will comply with all regulations and requirements; and all issues listed in the Building Inspector's letter will be addressed.

Chairman Scardino stated that the list has been cut down and this project has been very well prepared and reviewed and he would like to thank Mr. Charbonneau and Mr. Horsfall for their reviews. He would like to see the following:
A permanent loading area on the plans;
Substantial landscaping is needed;
Fencing needs to be at least six (6) feet tall;
The northwest triangular corner labeled for snow storage;
The fence to continue and frame the parcel that confines the snow area;
A Lighting Plan;
A color landscape plan to show the accuracy of the plantings;
A Special Conditions section to be incorporated on the Plan;
Planters noted on the Plans;
All mechanical surrounded for privacy; and
Color & materials for the building added to one of the sheet plans.

Mr. Horsfall stated that that he needs to see a photometric plan showing the lighting in the parking lot and also to show that it is adequate lighting. He would also like a "Violators will be Towed" sign to be placed in the parking lot to protect the tenants, along with PVC all around the parking lot except for the gate.

Mr. Kelly's biggest issue was the ground level parking, and if the legal opinion has changed. Also, will there be outdoor seating on Washington Street, and he has safety concerns with the alley way area. He likes the look and features of the upper three (3) floors but doesn't like the look of the first floor.

Chairman Scardino explained that he, along with the Building Inspector and Mr. Charbonneau have ironed out the discrepancies and the whole package needs to be submitted to Town Counsel for review.

Mr. Demusz was concerned and questioned if the grease trap was removed since this is where a restaurant used to be located. He learned a lot from a former member who was a plumbing inspector.

Mr. Connolly stated that he has no problem with the vinyl fencing along the residential back yards, but does not feel the fencing is not needed near the curb cut or along the snow storage area, where the fence will get knocked around. Further, he will get all his plans together and get them to the civil engineer for review. Further, they are not sure who the tenants will be so they will have a fenced, low level enclosure area, if there is outdoor seating, along with planters.

Mr. Tougias explained that this outdoor area is part of the open space. The elevator is only for the tenants and does not go to the roof, and the condensers will be brought up the stairs to the roof. There is no roof deck because it would have to be open to the public because it is part of the open space. She further explained that the different look of the building is to make the residential look different than the commercial space.
Mr. Garland stated that he thinks this is a handsome building but it gives an awkward arrangement with the double-wide windows. Maybe if they just flip the small bay window with the double-wide windows it would give it a better appearance.

**Motion** by Mr. Kelly to continue this hearing to November 12, 2020 at 7:00 PM, seconded by Mr. Garland. Roll call taken, All in favor Motion Approved 5-0.

**Motion** by Mr. Demusz to open Item #3, Peach Orchard Park, seconded by Mr. Garland. Roll call taken, All in favor, Motion Approved 5-0.

**Item #3. 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 MGLL Ch. 41, Section 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).**

Eric Dias introduced himself and updated the Board that there are no new plans and the plans were submitted at the last meeting and Engineering was largely pleased. The outstanding issue was the looping of the water main, and the name of the street, to which there is no resolution at this time. They have a resolution to the looping issue and it is to extend the main out to Lowe Street and extend it to the Dawes School. He discussed this with Mr. McNulty and the extended main will be picked up by the Town at the school and capped off. The new plans will be prepared and submitted showing this extension.

Mr. Charbonneau stated that this has to be discussed with DPW and to make sure that they have the staffing and funds for this project. He would like to receive this in writing from the DPW Department.

John and Cindy Cushman of 560 Pleasant Street haven’t seen the plans and want to come by the office and see the plans.

Charlene Smith was concerned with which properties on Lowe Avenue will be affected by extending the water main to the Dawes School.

Mr. Horsfall explained that when they were going to loop the main, they would need easements to the properties on Lowe Ave. Now with extending the main to the Dawes School, Lowe Avenue residents will not be affected, but the plans are not finalized yet. The only lots affected with be Lot #1 & Lot #2.
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Motion by Mr. Kabba to continue this hearing to November 12, 2020 at 7:00 PM, seconded by Mr. Demusz. Roll call taken, All in favor Motion Approved 5-0.

Chairman Scardino requested to see the revised Plans before the Decision is done, but he will review a draft.

Motion by Mr. Demusz to open Item #5 — General Business, seconded by Mr. Kabba. Roll call taken, All in favor, Motion Approved 5-0.

Item #5. General Business – Minutes

Chairman Scardino made a few corrections on the Minutes.

Motion by Mr. Garland to Approve the Minutes of September 10, 2020, with corrections, seconded by Mr. Demusz. Roll call taken, All in favor Motion Approved 5-0.

Motion by Mr. Garland to Approve the Minutes of September 24, 2020, with corrections, seconded by Mr. Kelly. Roll call taken, All in favor Motion Approved 5-0.

Motion by Mr. Kelly to open Item #6 – Other Business, seconded by Mr. Demusz. Roll call taken, All in favor, Motion Approved 5-0.

Item #5. Other Business – Upcoming Projects

Mr. Charbonneau explained that he is finalizing 413 Washington Street; 19 Camden Street; and 207 Page Street projects and they will be on upcoming meetings.

Chairman Scardino stated that on behalf of the Stoughton Planning Board he would like to wish everyone a good evening, and thank Mr. Kelly for his hospitality and for those with no power who could not attend tonight’s meeting, this meeting will be broadcast at a later date.

Adjournment

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