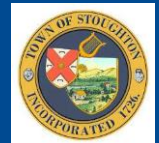


# Route 27 Zoning Study

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**Town of Stoughton  
Planning Board Meeting  
December 14, 2023**

Sukanya Sharma, Regional Planner II  
Metropolitan Area Planning Council



# Project Funding

- The Town of Stoughton was awarded \$48,300 through a **planning grant** from Executive Office of Energy and Environmental Affairs (EEA).
- Supplemented by **matching funds** from MAPC (\$10,000) and Town (\$7,000).

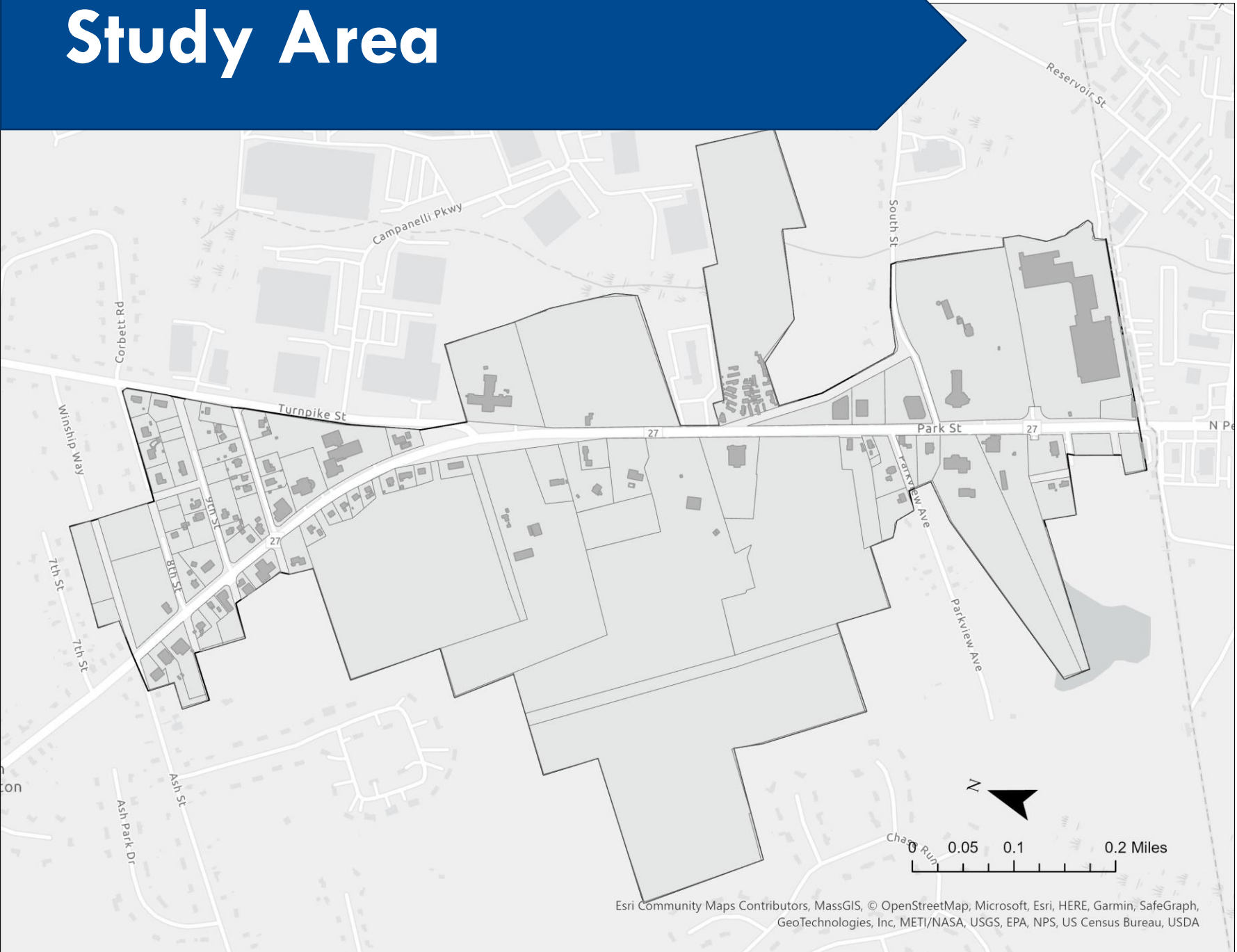
# Goals

The study aims to engage various stakeholders to:

Align	Align with previous plan recommendations.
Expand	Expand housing and mixed-use options at moderate densities.
Optimize	Optimize use of vacant and/or publicly owned land .
Improve	Improve transportation and multi-modal mobility options
Safeguard	Safeguard the environment while fostering sustainability and resilience.



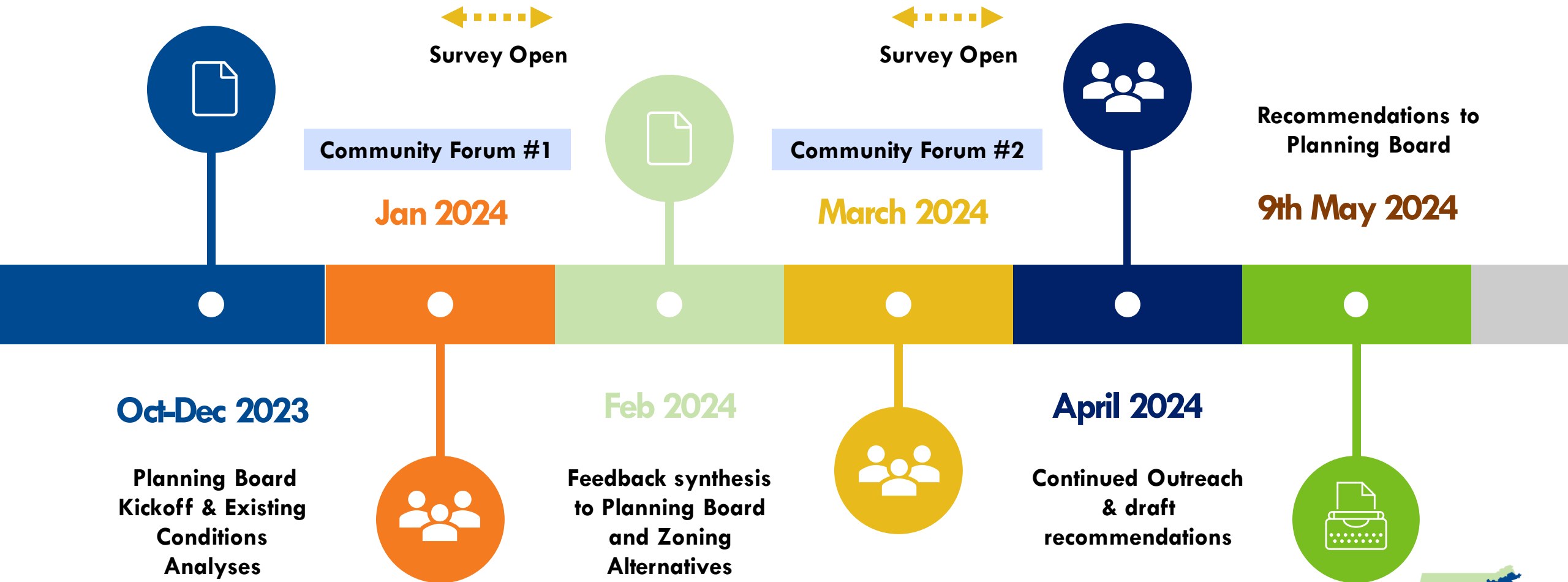
# Study Area



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# Timeline



# Study Scope

## Existing Conditions Analysis

- Site Visit
- Zoning Audit
- Parcel Level Analysis
- Context Analysis

## Scenario Development

## Community Engagement

## Recommendations

### Stakeholders

- Residents/Property Owners
- Business Owners
- Planning Board
- Precinct Members
- Town Boards, Commissions & Committees
- OCPC/Metropolitan Planning Organization (MPO) and others

### Outreach Methods

- Public Forums
- One on one meetings/Interviews
- Surveys



# Existing Zoning

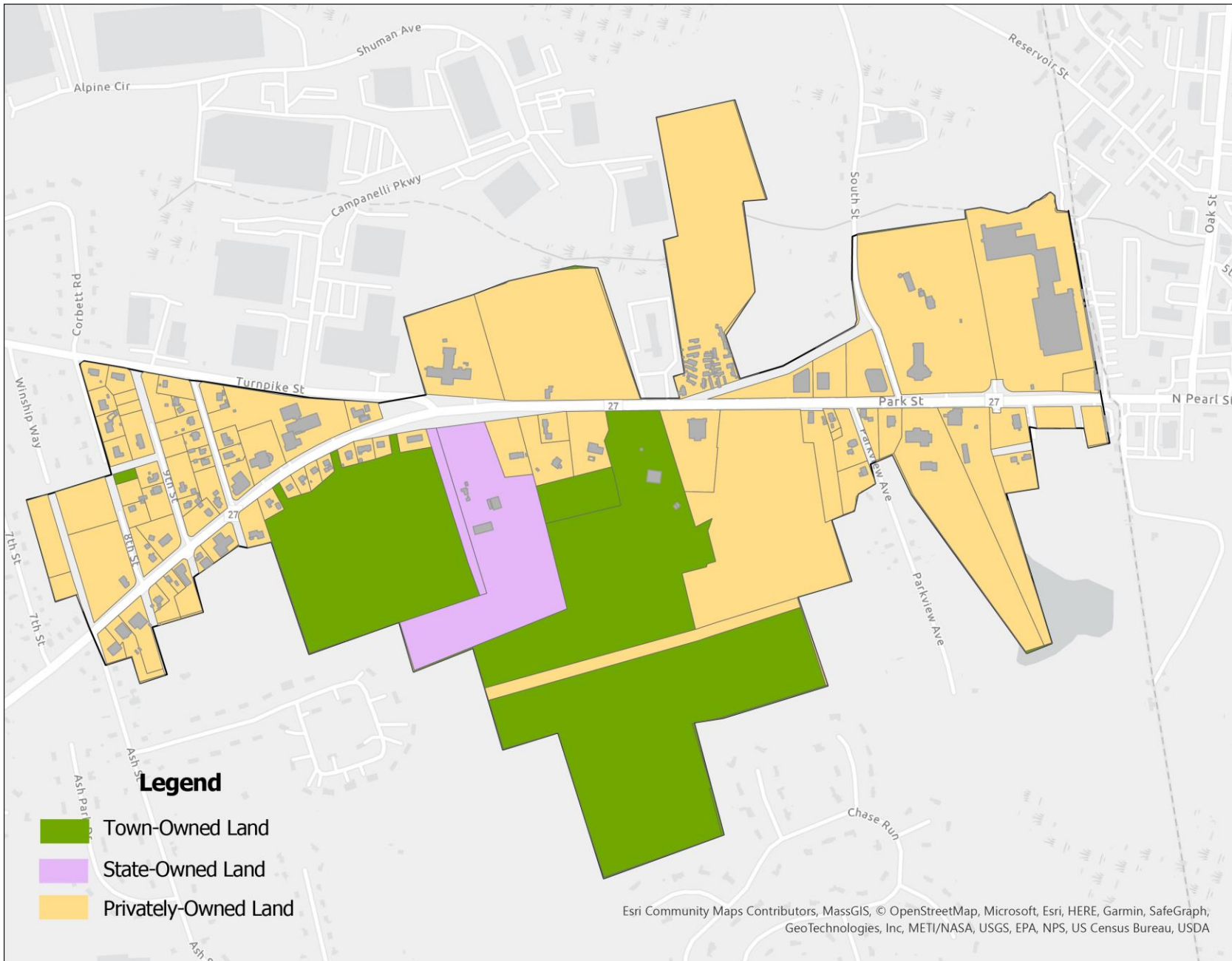
- Underutilized flexible development regulations.
- Misalignment with master plan and economic development plan goals.
- Residential zones prohibit 2-family dwellings, multi-family and mixed use.
- Senior housing restricted to be developed by housing authority.

## Legend

- I - Industrial
- NB - Neighborhood Business
- RA - Residential A
- RB - Residential B
- GB - General Business
- Parcels2022\_Clip2
- Route 27 Study Area

Esri Community Maps Contributors, MassGIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

# Ownership







## Site Visit Annotation

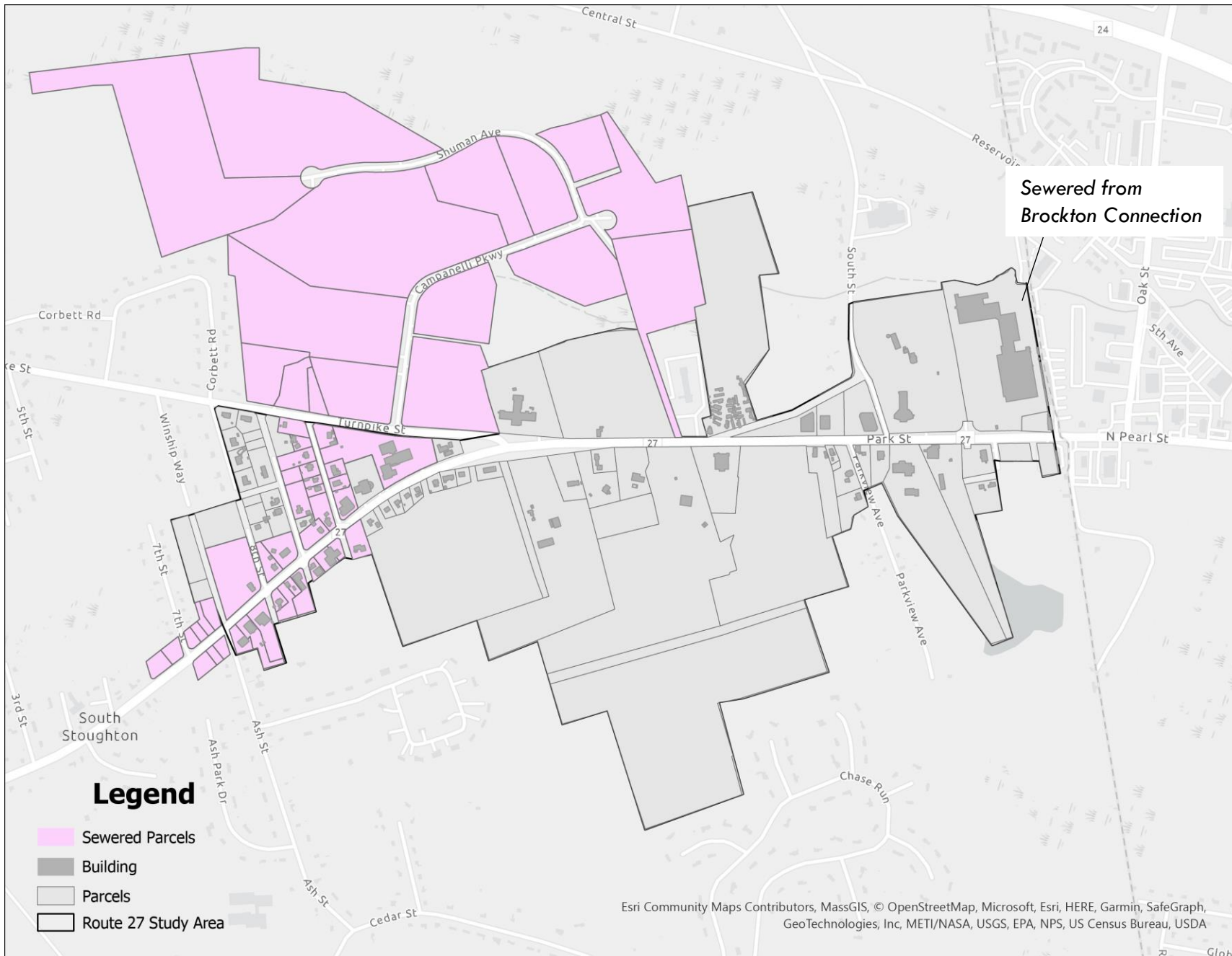
### Constraints

- Disconnected sidewalk and bike lanes
- Non-sewered parcels
- Wetlands and Flood Zones

### Opportunities

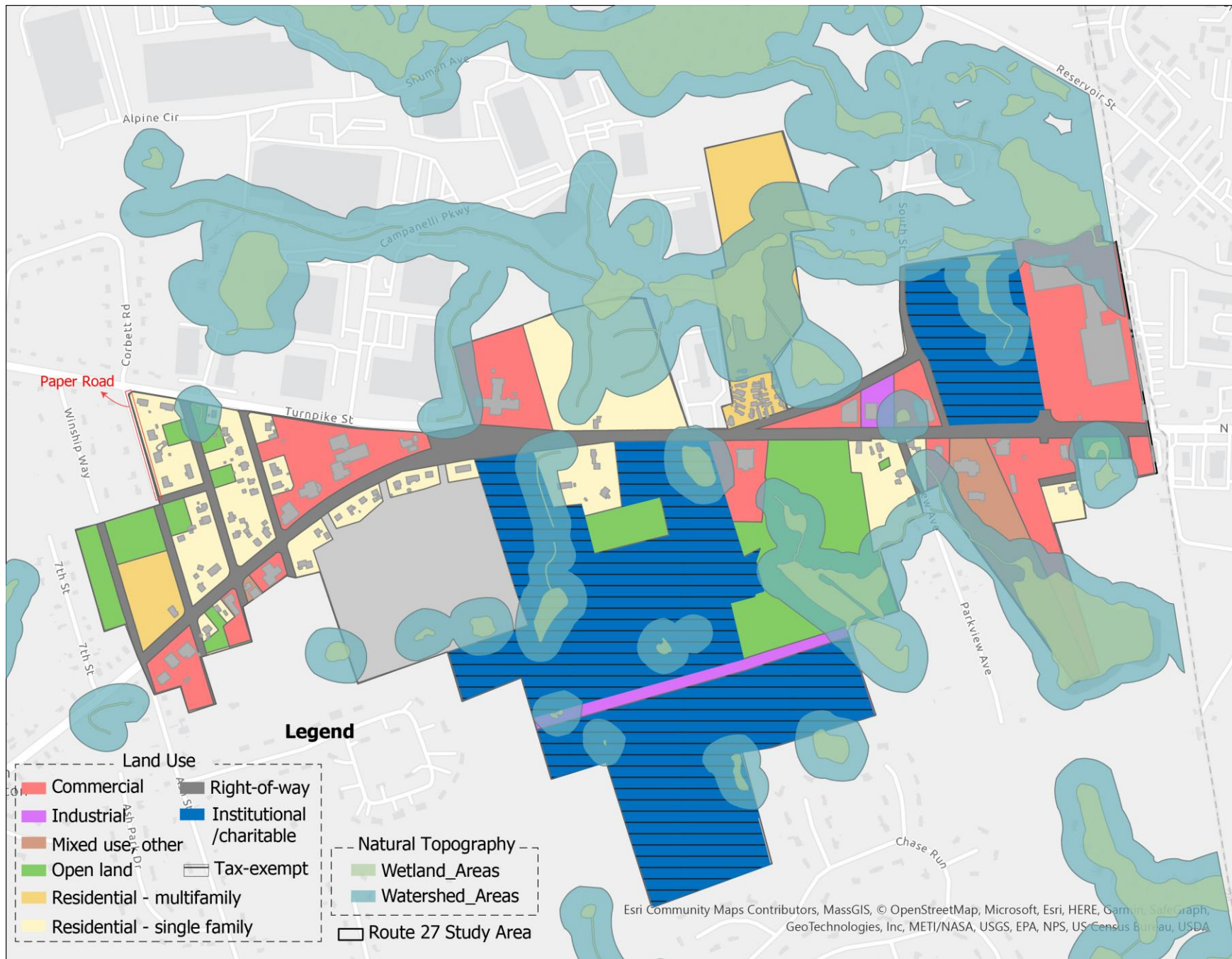
- Sewered Parcels
- Bus Route
- Vacant and/or town owned land
- Gateway to Stoughton

# Sewered parcels

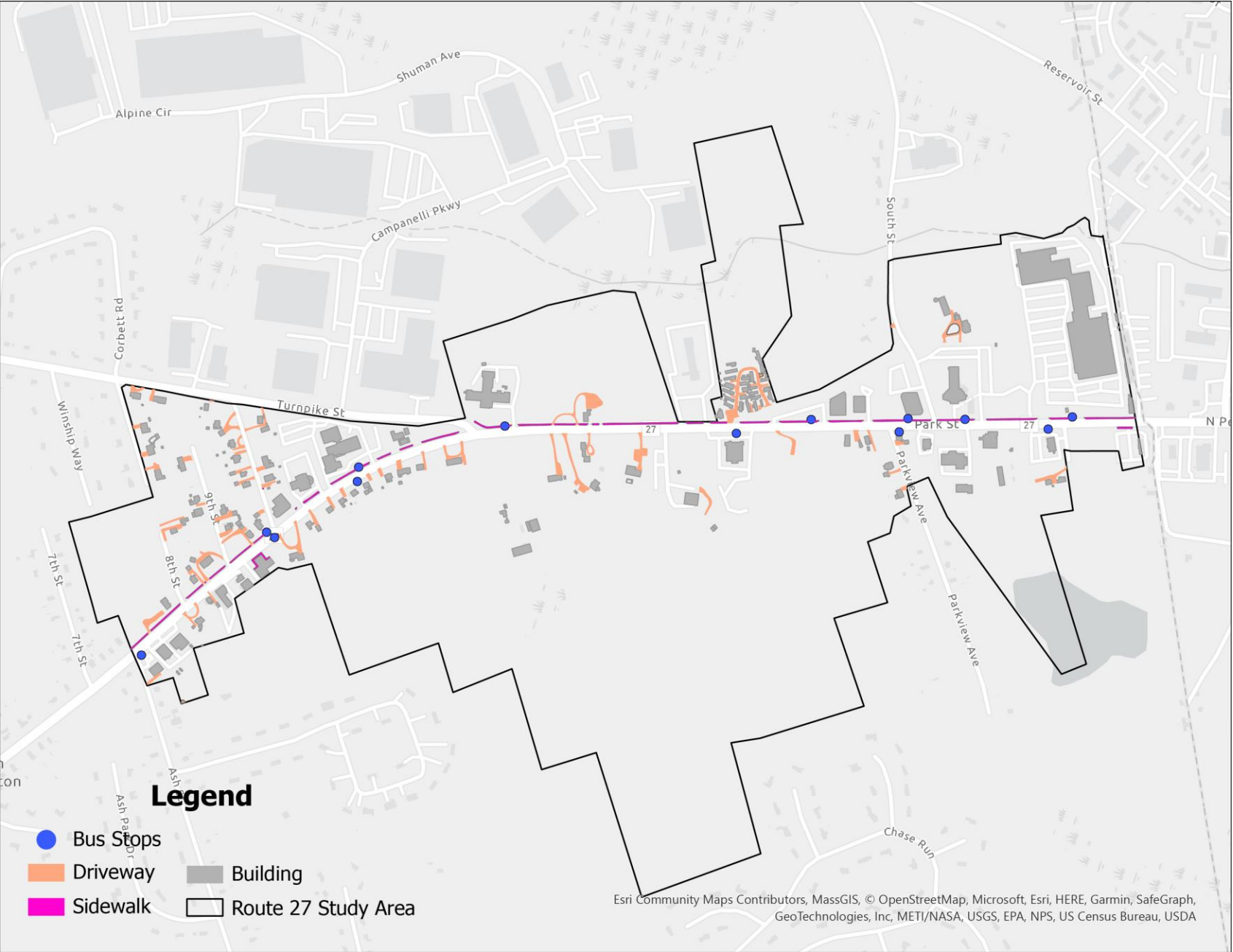




# Environmental Constraints



# Transportation



# We need your input

What would you like to see in a future Route 27/ Park St corridor?

Who would you recommend we connect with?



Please reach out to connect

Email: [ssharma@mapc.org](mailto:ssharma@mapc.org)

Schedule 1:1 with me