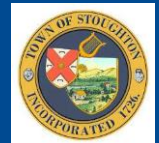


# Route 27 Zoning Study

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**Town of Stoughton**  
**Planning Board Report Back**  
**February 22, 2024**

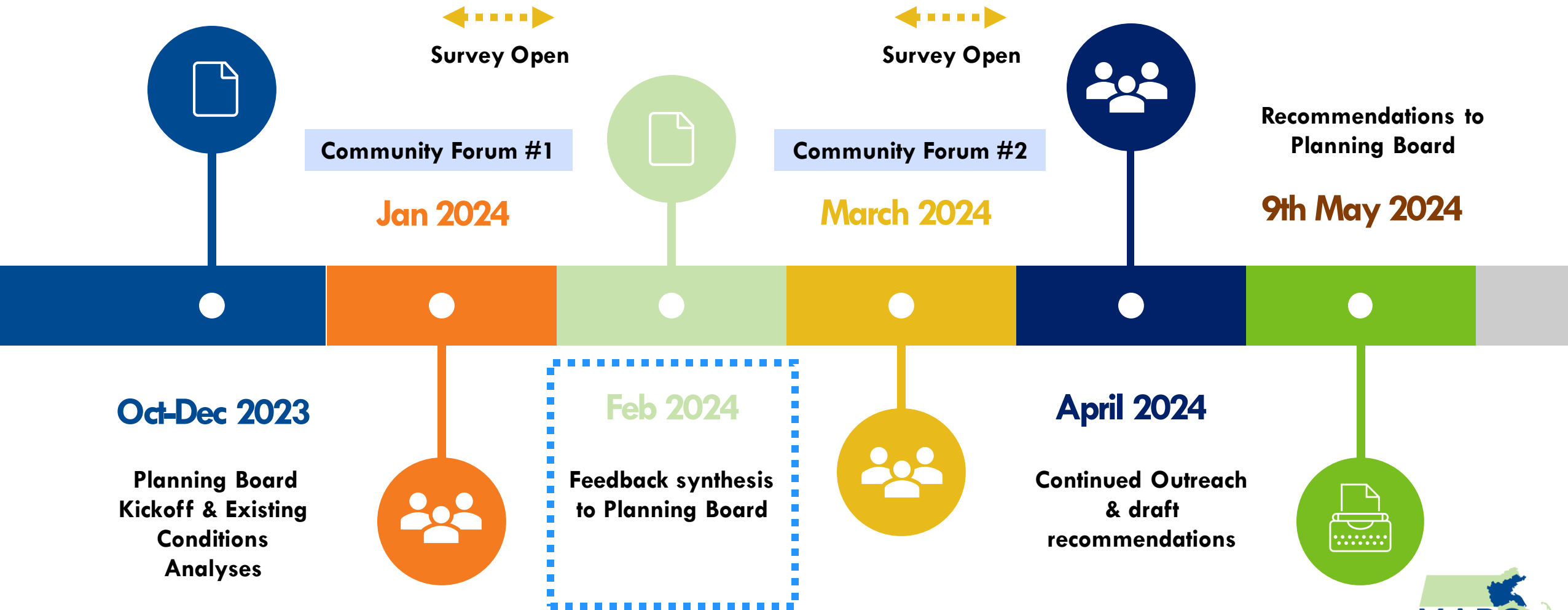
Sukanya Sharma, Regional Planner II  
Jiwon Park, Regional Planner II  
Metropolitan Area Planning Council



# Agenda

- Project Overview – Where we are in the process?
- Share Updates from Stakeholder Outreach
- Share Feedback from Survey Results
- Next Steps in the Process

# Timeline



# Scope

Existing Conditions 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

# Outreach Updates

## *Interviews/Meetings Conducted so far*

1. Old Colony Planning Council Transportation Team
  1. Deputy Director & Transportation Program Manager – Charlie Kilmer
  2. Principal Transportation Planner – Ray Guarino
  3. Principal Transportation Planner – Bill McNulty
2. Housing Authority and Local Real Estate Law Experts specializing in Land Use Permitting in Stoughton
  1. Principal and Stoughton Housing Authority Chair – Barry R. Crimmins
  2. Principal (former town planner) – Noreen O'Toole
3. Residents and property owners
  1. Property Owner and Past Member of Select Board – Cynthia Walsh
  2. Carter Group (requested and written comments received)



# Additional Outreach

## *Highlights from Interviews/Meetings Conducted so far*

- Information on previous corridor planning efforts from OCPC including the study conducted in 2013. Ongoing studies such as MassDOTs vulnerable bus stop assessment, Safe Street Action Plan.
- Potential studies/projects that can benefit the corridor include – ADA Retrofit for infill sidewalk along the corridor, safety audit update, bike path, bus stop vulnerability assessments, crosswalks, need for mitigation of low LOS for side street intersections.
- Comparable examples - Route 18/North Bedford Street Project in East Bridgewater.
- From real estate and land use permitting point of view flexible regulations requirements are too steep, use and dimensional tables need to be updated to reflect uses of current marketplace, not effective to have senior housing done only by the Housing Authority. Potential for mixed-use along the corridor closer to the Plaza.
- Property owners - Historical context of the study area and dimensional requirements. Would like to maximize the value of property.

# Survey Overview



- **Purpose:** To provide a secondary method to access presentation materials and provide feedback for the existing conditions analysis and zoning audit presented during the public forum conducted on January 24, 2024.
- **Timeline:** January 24<sup>th</sup> – February 14<sup>th</sup> (21 days)
- **Number of Responses:** 57 responses (however, responses vary by questions); paper + online.

*(Verbal Feedback was also captured by the comments)*

# Survey Summary

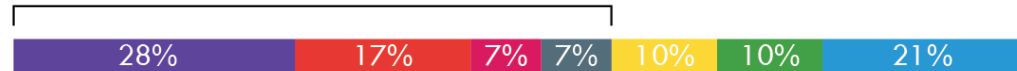
82% said it's important



61%



59%



45%



41%



40%



37%



30%



*Please rank the recommendations from the previous plans (8 the most, 1 the least) – 29 responses*

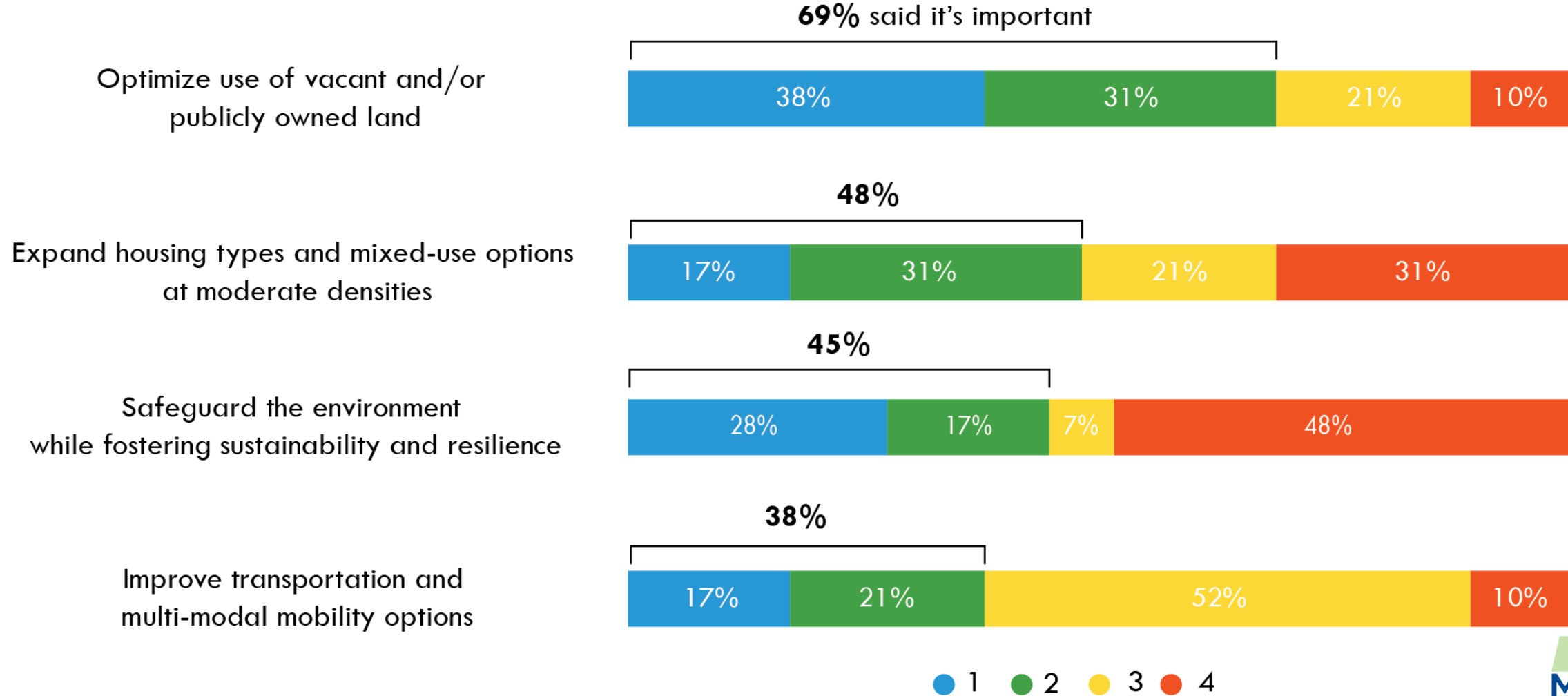




# Survey Summary

What do you think should be considered as priority to improve Route 27?

(1 the most, 4 the least) – 29 responses



# Survey Summary

Were there any **site observations** that particularly resonated with you? - 21 responses

Theme	Example comments
Lack of sidewalks and bike infrastructure (4)	"Contiguous sidewalks", "Lack of sidewalks and bike infrastructure"
Vacant properties (6)	"The vacant properties and properties on the market. Some of these have been vacant for almost 20 years or more", "The vacant lots with access to sewer see like low hanging fruit when it comes to redevelopment. Seems like these should be prioritized"
Mismatched uses (2)	"Lack of new development, existing is unsightly mishmash of product types", "Lack of cohesive development along the identity stretch of Route 27"
Redevelopment potential (7)	"Area is prime for rezoning to expand tax base", "Vacant properties should be redeveloped to maximize their potential"
Others (5)	"Lack of enforcement regarding blighted properties", "old buildings", "This area is automobile oriented" "Improving the gateway to Stoughton is a benefit to the community"
Others	"Spot zoning", "The thought of any rezoning, adding sewer even though that will be phase 2. We need more conservation of land and natural spaces",

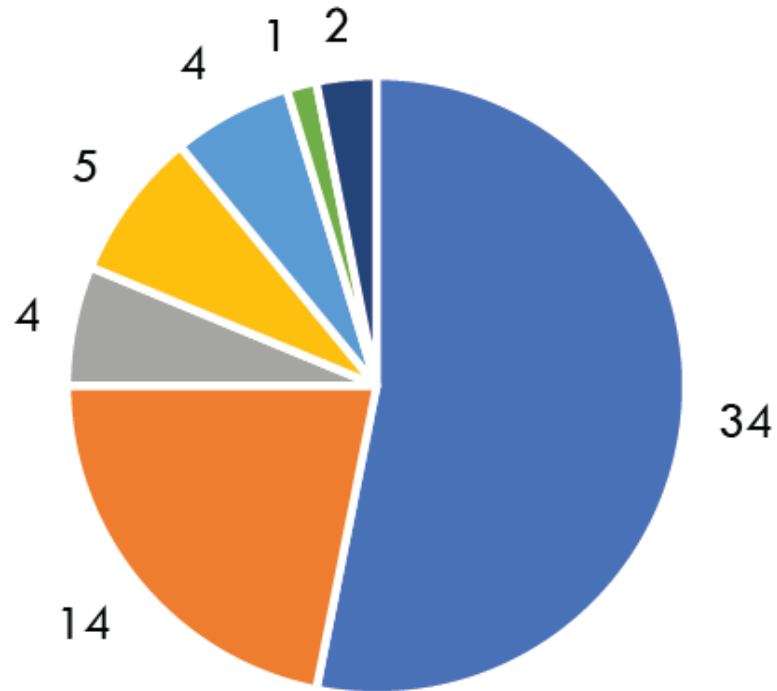
# Survey Summary

What word or phrase would you use to describe your experience living, visiting, passing through the study area? - 30 responses



# Survey Summary

*What kind of uses would you like to see in the study area in the future? – 27 responses*



■ Residential 
 ■ Business 
 ■ Recreational 
 ■ Mixed Use 
 ■ Infrastructure 
 ■ Open Space 
 ■ Others

Residential (34)	
Multifamily	8
Senior Housing	10
Single family	2
Market Rate Housing	6
Affordable Housing	1
Assisted Living	1
Nursing Home	1
Residential only	1
Apartments	4

Commercial (14)	
Retail	6
Restaurants	4
Grocery Stores	1
Business	2
Laundromat	1

Mixed Use (5)	
Mixed Use	5
Recreational (4)	
Recreational	3
Gym	1
Infrastructure (4)	
Sidewalk	3
Crosswalk	1
Open Space (1)	
Open Space	1
Others (2)	
No more business, no retail	2

# Survey Summary

*Share, in one/two words, the most surprising finding for you so far? – 25 responses*

Theme	Example comments
Non-conformity (5)	“Over half the parcels are non-conforming”, “residential lot sizes”
Outdated and inconsistent zoning (6)	“Bad zoning”, “Inconsistent zoning”, “inconsistent zoning along the route, no continuity”, “outdated zoning”
Others (5)	That you think there is existing sewer along this section of route 27”, “Chateau/Nocera’s sewer issues maybe addressed”, “Ownership of land”, “Public transit service”, “Restrictive zoning”,

# Survey Summary

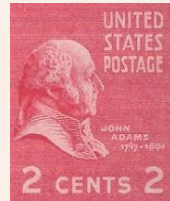
*Were there any findings that particularly surprised you? – 16 responses*

Theme	Example comments
Transportation (2)	“Traffic calming needs”, “The volume of motor vehicles using this stretch of Route 27”
Zoning (2)	“Zoning is antiquated”, “Very discouraging to develop in Stoughton with inconsistent zoning”
Infrastructure (3)	“Lack of sidewalks”, “Sewer infrastructure has made future development possible”
Development (2)	“Lack of new development”, “Lack of new development especially housing with an affordable element”
Environmental Constraints (1)	“There are limited wetland restrictions that would impede development”
Others (2)	“Lack of public-private partnerships”, “That so much is town owned”

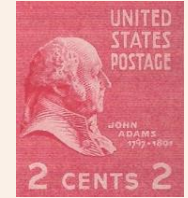
# Survey Summary

*The year is 2027. You are writing a postcard from your future self to your current self in 2023. What changes have we made in the Route 27? – 24 responses*

I am observing landscaping with a heavy emphasis on design with pedestrian friendly sidewalks. The mixture of housing and business lends itself to a neighborhood business community. I am thrilled to see more public transportation for the community residents.



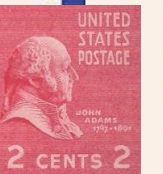
There has been a growth in affordable housing in this area with connections to recreational areas and commercial areas for pedestrians and bicyclists.



Additional housing and mixed-use development has revitalized the entrance to Stoughton



Cleaner well maintained local business and residential homes with more greenery.





# Survey Summary

Do you have any final comments?  
– 20 responses

“Hoping the town increases the amount of housing options”

“We have a good opportunity to improve this section of Stoughton. The downtown area has been a disaster for years with abandoned buildings and partially constructed buildings (that hole in the ground is a disgrace!). Don't do the same thing to the entrance to Stoughton”

“Lot sizes, density, height, open space, and amount of development need to be addressed. Lack of senior housing. It took ten years to get the sewer down Route 27 and into the industrial park. Need to maximize the return. Town needs taxes.”

Keep wetlands the same, no rezoning for residential or commercial areas.

“Improve park and turnpike intersection and add side walks. Make spot zones residential”

“I think that your study is very necessary, very timely, and very important. This route 27 corridor is a mishmash of zoning, underused and underutilized. land. And I hope that your study will move forward to provide very important changes to the route 27 corridor”

Please leave 850 Park St. RB. There is a common owner of 4 properties with over 230000 sf.ft. Please keep that area zoned residential.

“Don't increase the density of the lots. Up to 3 family, single family. 1/2 acre house lots desirable on south st.”

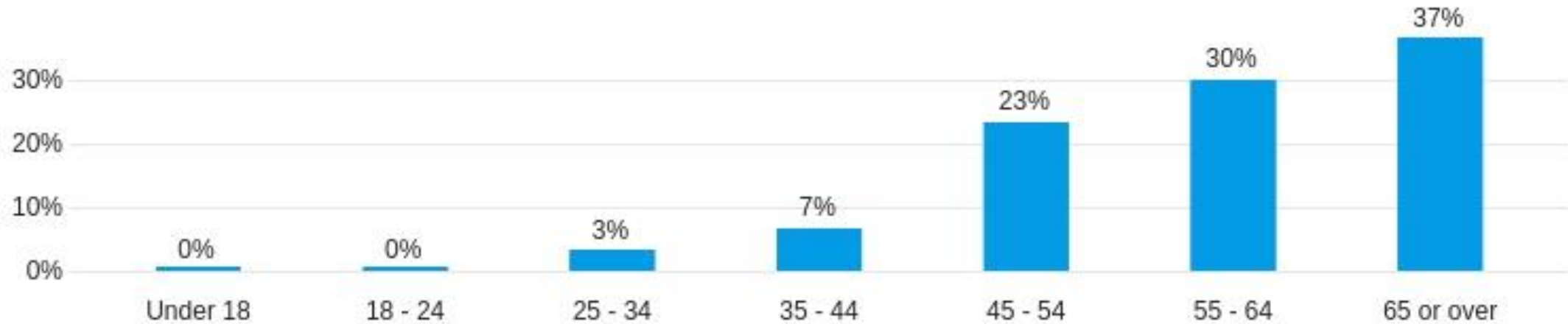


# Survey Summary

## Demographics

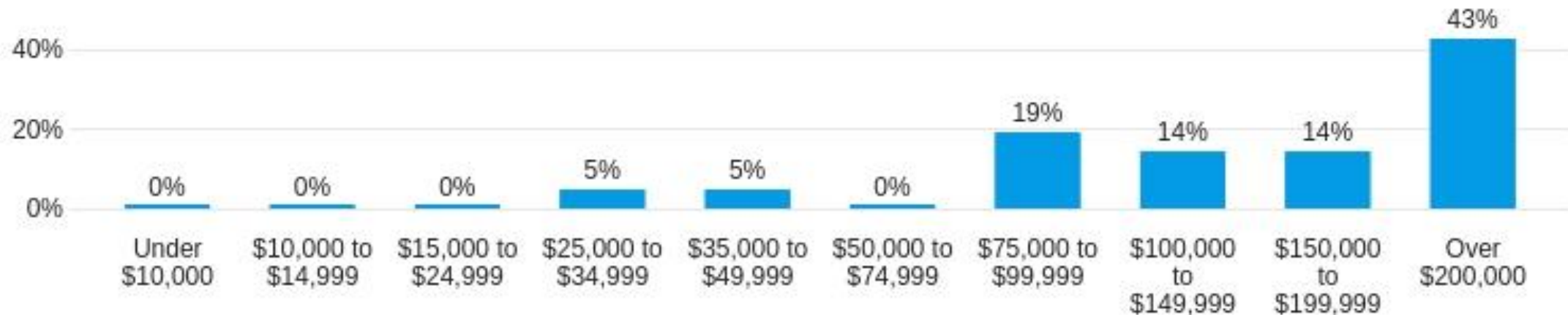
### Age - What is your age group? (Optional)

30 Responses



### Income - What is your annual household income? (Optional)

21 Responses

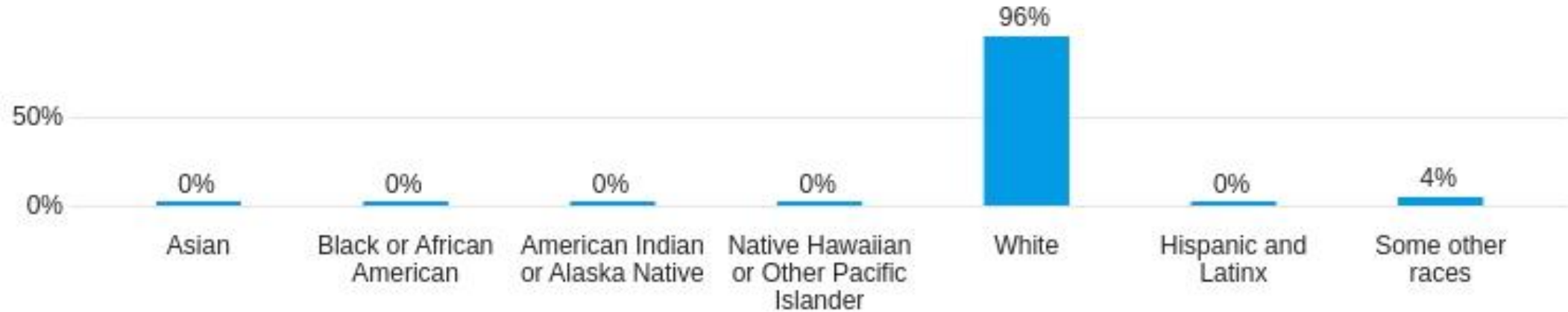


# Survey Summary

## Demographics

Identity - How do you identify your race and ethnicity? Select all that apply. (Optional)

23 Responses



Homeownership - What is your current housing status? (Optional)

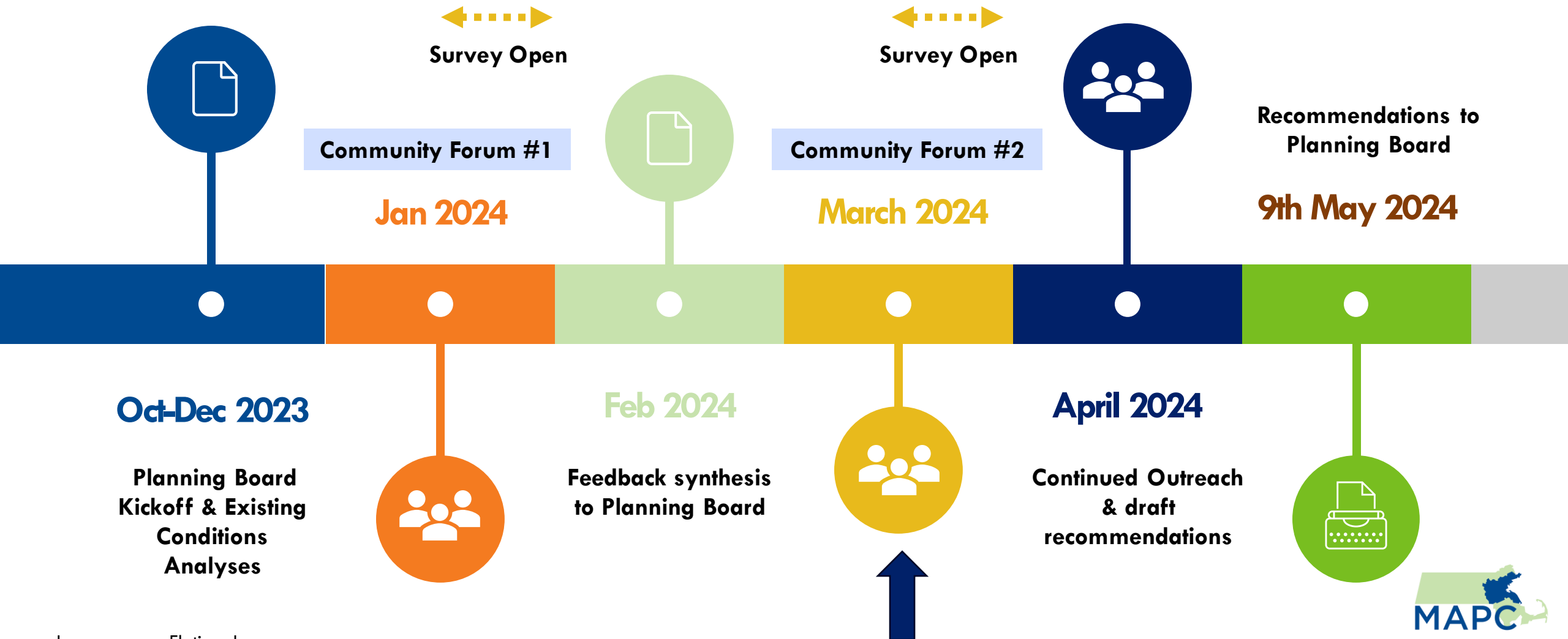
29 Responses



- Enhancing the image of Stoughton through design guidance ranked as one of the most critical recommendations from the previous plan (82%). People also think that the connectivity to and preserving the open space and undeveloped land are important (61%).
- Optimizing the use of vacant land or publicly owned land ranked high as a priority (69%). Expanding housing types and mixed-use options at moderate densities is also considered important (48%).
- For site observations, people highlighted that the presence of the vacant properties resonated with them a lot (6 mentions), leading to the emphasis on realizing the redevelopment potential (7 mentions). The lack of sidewalks and bike infrastructure (4 mentions) was constantly mentioned.

- People mentioned that residential uses are needed in the area (34 mentions), especially senior housing, multifamily housing, and market-rate housing. It is followed by commercial uses (14 mentions) focused on retail and restaurants. Mixed-use (5 mentions) and some recreational uses such as gym (4 mentions) were mentioned.
- Non-conformity (5 mentions) and outdated and inconsistent zoning (6 mentions) were called out as the most surprising findings, though the meaning of “inconsistent zoning” remains obscure.
- People’s visions around this area included the words like “pedestrian friendly,” “mixture of housing and business,” “mixed-use development,” “more housing with connections to recreational and commercial areas,” and “well maintained local business,” and “greenery.”

# Timeline



# Next Steps



Develop Zoning Alternatives



Conduct Public Forum II to share alternatives on March 12<sup>th</sup>



Incorporate Feedback into Recommendations



Report Back to Planning Board

**Feel free to reach out to us connect and share input.**

## **Contacts Us**

MAPC - Sukanya Sharma

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

Town - Bill Roth

([wroth@stoughton-ma.gov](mailto:wroth@stoughton-ma.gov))

## **Project Webpage Link:**

<https://www.mapc.org/resources/e-library/route-27-park-street-zoning-study/>