

The Brockton Planning Board held a meeting on January 5, 2016 at 7:00 PM in GAR Room, 3rd Floor, City Hall.

Members present: Chair David Wheeler, Gary Keith, Andrea Burton, Robert Pelaggi, Reggie Thomas and Ollie Spears. Also present were Pamela Gurley Planning Board secretary, Rob May, Director of Planning & Economic Development and Staff Planner Shane O'Brien.

1. Urban Re-Development Plan Vote

Director of Planning Rob May said that the members of the Board have received copies of the comprehensive plan and revitalization plan and strategy. He said the plan and strategy supports the city's comprehensive plan and contains a summary of existing building conditions per MGL c121b.

Mr. Spears asked about the time frame for implementation. Mr. May said they are probably looking at 10 years, but the market is hot and he said he feels it can be done sooner.

Lynne Smith spoke on behalf of the FDNA. She said the association was involved in the planning process; she said there was a lot of public involvement. She said that was the easy part...the hard part is coming...turning this plan into action. She asked that the Board please move the plan forward.

With no further comments the public portion was closed.

Mr. Spears made the following motion: the Planning Board finds that the Downtown Brockton Urban Revitalization plan prepared under MGL 121B is based on a local survey of conditions and is consistent with the city's comprehensive plan. Second by Mr. Keith and passed unanimously.

2. Site Plan Approval

Property: 490 Forest Avenue - Proposed RMV Addition

Applicant: Carney Realty Trust

Representative: Greg Driscoll, Jacobs Driscoll Engineering
Attorney Jack Yunits

Attorney Yunits said that the Registry is looking to upgrade their technology and in order to complete the work needs to expand the existing building. He said with this proposed addition the Registry will stay in Brockton at that location.

Mr. Driscoll said the proposal is for a 24'x17' addition; the insurance company will be relocating and entire building will be used by the registry. He said he had revised plans showing the updates made for the Conservation Commission to address upgrades to stormwater. He said they added a catch basin and relocated another catch basin, converted a catch basin to a manhole and added

a pre treatment structure. They are reducing the amount of pavement by treating roof runoff and by adding a landscape island and green space.

Mr. Thomas asked what the completion date was. Mr. Kelly said the work should take about nine months; they want to be opened in the fall.

There were no public comments and that portion of the hearing was closed.

A motion was properly made (King), seconded (Thomas) and unanimously passed to grant site plan approval of the proposed addition to 490 Forest Avenue as shown on the plans as presented.

3. Site Plan Approval

Property: Proposed CVS

Plot 34 Clifton Ave., 1267 Main St., 1245 Main St.

12 Keith Ave. & 18 Keith Ave.

Applicant: C&S Development

Representative: Scott Faria, JK Holmgren Engineering

Mike Coffman

Attorney John F. Creedon

Attorney Creedon said the property is a C-2 zone that abuts a residential zone in the rear and that the ZBA has issued a variance for use of the residential property. He said the proposal is for a standard size CVS 13,000 sf, with 70 parking spaces; however the façade is atypical for Brockton. He said that they have an arrangement that the old Keith family home may be moved at the neighborhood associations or the city's expense to a new location if funds are made available, if not the home will be demolished. He said Clifton/Keith will be left/right turn only; all utilities are on the property; they have agreed that truck deliveries, dumpster pick up etc. will be during day time hours and the area is well buffered. He said that the developer has worked with the city and neighborhood association through this process

Mr. Spears spoke and asked Attorney Creedon to apologize for a racially insensitive comment made during his presentation. Attorney Creedon did so.

Mr. Pelaggi asked what makes it atypical; Mr. Coffman said the architecture of the building is more of a colonial style to fit into the neighborhood.

Mr. Wheeler said that the City is looking to have a sixth lighting fixture added to the site and he said it is his understanding that they have agreed to pay for six lighting fixtures in the abutting Keith Park and that the fixtures are to match the city's lighting specs for downtown and City Hall. Mr. Coffman said that is the agreement.

Mr. Keith asked if the dumpster location has been ironed out; Mr. Faria said that the location shows on the latest plan. Mr. May said that planning department worked along with the developer and the Keith Park Assoc. regarding upgrades to the façade, landscaping, lighting etc.

When asked about the exits and entrances, Mr. Coffman said that the latest plan shows the driveway is positioned to utilize the existing street lights.

Lynne Smith said she is the treasurer of the Keith Park Neighborhood Assoc. She said they were originally opposed to the CVS. She said they took pictures of other store's showing difference in facades. She said this design is much more acceptable to the neighborhood and they are in support.

Mr. Coffman said with respect to 12 Keith Ave. they will donate the home if private or public funds can be raised to re-locate the home. Ms. Smith asked if the Keith Park Assoc. could have access to the home to remove any artifacts from the Keith family. Mr. Coffman said they will arrange for access to the home. Mr. Pelaggi asked about the time frame for moving the home and Mr. Coffman said May would be the drop dead date.

The public portion was closed.

A motion was properly made (Keith) and seconded (Pelaggi) to grant site plan approval of the proposed CVS as shown on the plans as presented with the following conditions.

A sixth lighting fixture shall be added to the CVS site. The developer agreed to pay for six lighting fixtures in the abutting Keith Park and that those fixtures are to match the city's lighting specifications used for the downtown and City Hall Plaza. All truck deliveries, dumpster pick up etc. will be during day time hours. The City of Brockton and or the Keith Park Neighborhood Assoc. has until May 1, 2016 to secure the necessary funding and to relocate the home at 12 Keith Avenue. If the home is not moved by that date the developer may proceed with the demolition.

On the motion Mr. Spears said he wanted the record to reflect that the Keith Park Assoc. would have access to the Keith home. Motion was unanimously passed.

4. Requested Amendment to Site Plan Approval

Property: Plot 30 Pearl Street

Applicant: Copeland Chevrolet

Representative: Scott Faria, JK Holmgren Engineering

Mr. Faria said that corporate Chevrolet has requested a reduction in the size of the building. He said the plan shows a reduction of 1,000'. With that reduction

they were able to push back the parking area and increase the green space; everything else will remain the same.

Mr. Keith asked if the section of the property that was not included in the original plan (separated by the ANR Plan) is still separate from this project. Mr. Faria said there are no plans for that parcel now.

Mr. Pelaggi asked if an acceptable buffer plan was worked out between the dealership and the cemetery; Mr. Faria said that it was and the plan shows extensive plantings and a vegetative screening.

No one from the public commented and that portion of the hearing was closed. Mr. Faria asked if he needed to bring in new plans for signing. Ms. Gurley said that he would need to bring in only those sheets that show the change in the building size.

A motion was properly made (Keith), seconded (Spears) and unanimously passed to accept the revised plan as the new plan of record with the condition that those sheets showing the change to the building are brought into the office for signature.

Unfinished Business

Endorsement of ANR Plans, Subdivision Plans and/or Lot Releases

Chestnut Woods – Bond Reduction

Attorney John McCluskey said he was there on behalf of the current owner Ralph Campanelli. He said they are requesting a bond reduction of \$91,512 leaving the City with \$22,671 to cover the remaining work. He said Mr. Campanelli has sold off all the remaining lots but retains fee interest in public areas. He said the remaining work includes some sidewalks, curbing, bounds and the as built plan. The members were previously provided with the breakdown. Attorney McCluskey said that the office received verification that the paving contractor and engineer will honor their pricing.

Mr. Pelaggi said that the work was done by TL Edwards. He said he looked at the site and has no issue with that portion of the surety being returned. Mr. Keith said he also looked at the site and concurs.

A motion was properly made (Pelaggi), seconded (Keith) and unanimously passed to return the sum of \$91,512 to the developer.

Ms. Gurley asked that the members sign the approval letter for the 40R project at 121 Main St. approved at last month's meeting.

She said that she had hoped to have the Pearl Street Subdivision plans approved last month for the Board to sign tonight, but did not get them back from

the City Clerk's office in time for the meeting. She asked that they stop into the office and sign the plan. She explained that the developer is attempting to sell the existing single family home, but because it is tied to the subdivision cannot without a lot release. She asked that the Board vote to release the existing home at 352 Pearl Street from the covenant. There is no work proposed to that property, it is tied to the subdivision because a piece of that property was cut off and added to make the new lot.

A motion was properly made (Spears) and seconded (Keith) to table the request to next month's meeting.

In favor: Spears & Keith
Opposed: Wheeler, Pelaggi, Thomas & Burton
Motion failed.

Mr. Pelaggi asked Mr. Spears and Mr. Keith what their reason for not releasing that parcel would be. He said there is no reason to hold up the existing home from being sold and the City will continue to hold the newly created lot until all the work in the street is completed.

A motion was properly made (Pelaggi) and seconded (Burton) to release lot 2 #352 Pearl Street released from the covenant.
In favor: Wheeler, Pelaggi, Keith, Thomas & Burton
Opposed: Spears

Ms. Gurley said the members received an ANR application for plot 27 Pearl Street to separate the homes at 525 & 529 into two lots so that they could be sold separately.

A motion was properly made (Pelaggi), seconded (Keith) and unanimously passed to endorse the ANR as presented.

Correspondence
Minutes
Updates from Board Members

Meeting adjourned.