

The Brockton Planning Board held a meeting on May 3, 2016 at 6:00 PM in the GAR Room, City Hall.

Members present: David Wheeler, Gary Keith, Craig Pina, Andrea Burton, Reggie Thomas and Ollie Spears. Also present were Pamela Gurley Planning Board secretary, City Planner Rob May, Staff Planner Shane O'Brien and City Solicitor Philip Nessralla.

### **1. Site Plan Review**

Proposed Minor Modification to Approved Plan

Property: Lot 2B Liberty Street

Applicant: RJ Messina

Representative: RJ Messina

Mr. Spears was not present for this matter.

Mr. Messina said he would like to increase the square footage of the proposed building by 1,000 sf; making the building 20' longer (from 60x50 to 80x50). He said there are no other changes to the plan.

There were no questions from the Board.

A motion was properly made (Keith), seconded (Pina) and unanimously passed by those present to accept the revised plan as the plan of record.

### **2. Site Plan Review**

Property: 1014 Pearl Street

Applicant: Jennie Mather, Jengeo LLC

Representative: John Holmgren & Scott Faria, JK Holmgren Engineering

Mr. Faria said they are here for a proposed second story to existing building and needed parking (on the property recently purchased from the city); they received an OOC from the Conservation Commission; the existing building has no stormwater management and they have added drainage to address current SW standards; added granite curbing across the front of the parking lot; the Fire Dept. asked to remove the existing vegetation by the fire connection and add a concrete pad.

Jennie Mather said she is the founder of Blue Dog Shelter, JM Pet Resort and her newest endeavor is JM Pet Vet. She said they have run out of space; both the shelter and day care need more room; a portion of the second floor will be used for playing the dogs and will have heated floors and commercial fencing (6,500 sf play space). She is going to a boat sail company to have industrial snap on panels made for inclement weather. She said they offer AKC classes, training rooms, and a real life training room to train dogs in the facility.

Ms. Burton asked what is liaison room was and Ms. Mather said it is used by a nursing staff person who will check the dogs over and will know everything about the dogs. She said they could be looking at Southeastern VoTech for some of the work.

David Wheeler asked for the record if there was a pre existing relationship with Southeastern. She said there was not, that she had some printing done some time ago and Blue Dog bought t-shirts from Southeastern at one time. Mr. Wheeler said he just wanted to make sure there was no pre existing relationship before voting on this.

A motion was properly made (Burton), seconded (Pina) and unanimously passed to grant site plan approval with standard conditions to the plan as presented.

Mr. Spears did not participate as he came in after the presentation.

### **Other Business**

Endorsement of ANR Plans, Subdivision Plans and/or Lot Releases - none

Correspondence - none

Updates from Board Members

Mr. Pina said that the Traffic Commission is working on removing those small plastic cross walk signs shaped by a person from the street as they are a public safety hazard.

Minutes

### **Executive Session – Possible Litigation**

Mr. Keith made a motion to enter into executive session to discuss possible litigation and adjourn immediately seeing there was no further business.

Seconded by Mr. Pina.

Roll Call Vote in favor:

Wheeler

Burton

Spears

Keith

Thomas

Pina

Opposed: None

**The listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.**