

**CITY OF BROCKTON  
ZONING BOARD OF APPEALS  
OF ZONING ORDINANCES**

Notice is hereby given that a public hearing **WILL BE HELD** at **CITY HALL, COUNCIL CHAMBERS,**  
**TUESDAY, NOVEMBER 14, 2017 AT 7:00 P.M.**

Petition of **KINJAL REALTY, LLC.**, 380 N Main Street, Brockton, MA, for a Special Permit from Art. IV, Sec. 27-29 3a, for permission to have a beer and wine license in existing convenience store previously granted in a C-2 Zone, located at **380 NORTH MAIN STREET.**

Petition of **CUMBERLAND FARMS, INC.**, 165 Flanders Road, Westborough, MA, Art. IV, Sec. 27-29(3)(b), Art V, 27-37, Art.V, 2738(e), Art. VII, 27-49 (Special Permit-GasolineSales); Art. IV, Sec. 27-29(3)(a), Art. IV, Sec. 27-29(3)(c), Art. V, Sec.27-49 (Special Permit-Coffee Shop); Art. Xiv, Sec.27-65, Art. XIV,Sec. 27-67(4)(b), Art. VII, Sec. 27-48, (Variances to allow Standing Sign to be greater than 50 s.f. and for LED lighting). Petitioner proposes the redevelopment of the site into a 5,275 s.f. colonial style retail convenience store with gasoline sales, along with new signage, parking and landscaping improvements shown on the site plans in a C-2 Zone, located at **1205 BELMONT STREET AND 820 PEARL STREET.**

Petition of **OSCAR ETIENNE**, 44 Edward Street, Brockton, MA, for a Special Permit for a new restaurant in an C-2 Zone, located at **1753 MAIN STREET.**

Petition of **MICHAEL HAIKAL**, 149 Mill Street, Brockton, MA for a Variance from Art. III, Sec. 27-9, 13, 13A, to divide lot and build a single family home in an R-1-C Zone, located at **95 LEYDEN STREET.**

Petition of **FRANK GAZERRO**, 52 Concord Street, Brockton, MA, for a Variance from Sec. 27-9, 27-13A, to construct a single family home in an R-1-C Zone, located at **PLOT 6 EDSON STREET.**

Petition of **STONERIDGE MUTUAL PROPERTIES, LLC**, 362 Montello Street, Brockton, MA, for a Variance from Sec. 27-34 & 27-48, to allow construction and use of 24 one (1) bedroom apartments with parking in a I-2 Zone, located at **75 COMMERCIAL STREET.**

Petition of **DEBRA BALCAREK C/ O APOTHECARE**, 720 Centre Street, Brockton, MA, for a Variance from Sec. 27-25 & 27-53 3, to utilize additional parking lot as a commercial use in an R-1-C Zone for a use in a C-2 Zone (no retail) employee parking in an R-1-C & C-2 Zones located at **629 CENTRE STREET**

Petition of **JAMES WITHROW/ALL ABOUT SIGNS, LLC.**, 114 North Street, Georgetown, MA, for a Special Permit for LED sign to help identify specials and events at business in an C-2 Zone, located at **600 OAK STREET.**

Petition of **ATTORNEY ROBERT R. PELLEGRINI, JR.**, 63 Main Street, Suite 1, Bridgewater, MA, for a Special Permit from Art. IV, Sec. 27-29 (3)(g), to rebuild the existing Dunkin Donuts sites and combine the existing two structures into one facility in an C-2 Zone, located at **315 N. PEARL STREET AND 10 OAK STREET EXT.**

Petition of **SEAMUS COYNE C/O JOHN MCCLUSKEY**, 1325 Belmont Street, Brockton, MA, for a Variance from Art. III, Sec 27-12 & Art. III, Sec. 27-9, 13 & 13A, to create a buildable lot to build a single family home in an R-1-C Zone, located at **PLOT 41 HAWLEY STREET.**

Petition of **EUGENIA WAITHAKA C/O MCCLUSKEY**, 1325 Belmont Street, Brockton, MA, for a Variance from Art. III, Sec. 27-9, 13, 13A, to divide lot to build a single family home in an R-2 Zone, located at **12 RICHMOND STREET**.

**\*\*FOR ALL PETITIONS AND SUCH OTHER RELIEF AS THE BOARD MAY DEEM APPROPRIATE\*\***

Kenneth Galligan, Chairman

Michael Williams, Fire Chief

Stephen Bernard

Jeffrey Thompson

Gary Keith

James Casieri, Clerk

Oct 31<sup>st</sup> & Nov 7<sup>th</sup>