

PLANNING BOARD

Tuesday, June 5, 2018 – 6:00 P.M.
Basement Level - City Hall

Meeting Minutes

Members present: David Wheeler, Toni Goncalves, Bob Pelaggi, Reggie Thomas and Craig Pina.

A motion was made (Pina), seconded (Pelaggi) and unanimously passed to accept the minutes of 5-1-18 as presented.

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

Lot Release for Lot 6 Bellevue Ave. – Final Lot (Sawtell Ave.-Juliano)

The secretary said that this was before the board last summer when Mr. Juliano requested release of the remaining two lots. At that time there was some work remaining and some repair work to be done. At that time the board voted to release one lot and retain the remaining lot for surety. (Mr. Juliano was unwilling to place alternate cash surety for the two lots). She said that they received the final inspection letters from the DPW. The chair said that although the request came in after the deadline, that placement of the request on the agenda was not precedent setting as there has been ongoing contact between the developer and the city through the year.

Decision: Motion to release final lot

Motion: Pina

Second: Pelaggi

In favor: 5

Opposed: 0

Regarding the issue of filing deadlines, the chair stated that the planning department is still receiving requests from applicants who (continually) ask for exceptions because of a *last minute emergency* as they have missed a filing deadline. He said the deadlines are posted for the year in advance. He said he wanted to record to state again that the deadlines were set by the planning board for a specific reason and the planning department has been told there are to be no exceptions to these deadlines.

Communication: Brockton Redevelopment Authority (BRA)

Rob May said that he sent out a communication he received from the BRA regarding the development of the garage originally in phase two of the Trinity project. He said that the BRA is in process of purchasing the site for the garage and they will be the developer.

1. Definitive Subdivision - Continued to August 7, 2018

Property: Plot 2 Belgravia Ave.

Lots: 4

Owner/Representative: Curley & Hansen

2. Definitive Subdivision

Property: 97 Oak Street

Lots: 4

Owner/Representative: Manuel Ramos/John Spink

Shane O'Brien said that since the original meeting with the owner's representative there has been no further contact. The peer review and city review both outline numerous deficiencies in the plans. Mr. Ramos was asked to make sure that his representative meets with everyone prior to re-submitting plans. This information (review) has been given to the engineer and the property owner on several occasions with no response.

Rob May said he would recommend a denial of this application at this time as it seems that the engineer is unwilling or unable to produce the necessary plans and information. He said that it is also our understanding that there has never been any abutter notification made.

Comments: Councilor Anne Beauregard said that the neighbors are opposed to this project. There are problems with the home as is.

Decision: Motion to deny without prejudice

Motion: Pina

Second: Thomas

In favor: 5

Opposed: 0

3. Permission for Return to the ZBA

Property: Plot 41 Hawley Street – Continued to August 7, 2018

ZBA Denial: 11/14/17

Applicant/Representative: Attorney John McCluskey

4. Permission for Return to the ZBA

Property: 136 Highland Street

ZBA Denial: 4/10/18

Applicant/Representative: Attorney John Creedon

Applicant's statement: Attorney Creedon said this is currently a large single family house and the new owner would like to convert it into a two family. He said the ZBA was concerned that fire trucks could not get by the two spaces proposed by the entrance in the driveway. He said they have relocated the parking spaces.

Bruce Malcolm said that the property drops severely in back and that was the reason for parking in the driveway; he said they adding a versa lock wall around the back.

No public comment.

Decision: Motion to grant permission to return to the ZBA.

Motion: Pina

Second: Pelaggi

In favor: 5

Opposed: 0

5. Permission for Return to the ZBA

Property: 78 Kingman Street

ZBA Denial: 1/9/18

Applicant/Representative: Attorney John Creedon

Applicant's statement: Attorney Creedon said this is a through lot subdivision separating the original lot into two. He said that when the applicant appeared before the ZBA the plan showed the garage on the wrong side which has been corrected. He said the applicant appeared before the ZBA without Counsel and did not fully understand the question relative to hardship and said there was no hardship.

No public comment.

Decision: Motion to grant permission to return to the ZBA.

Motion: Pelaggi

Second: Gonsalves

In favor: 5

Opposed: 0

Other Business

David Wheeler said he was unable to attend the budget hearing due to a work commitment and Craig Pina agreed to represent the board. He said after waiting an hour and a half Councillor Sullivan noted his displeasure at his (Wheeler's) absence and motioned to continue to another night. Councillor Sullivan said when he was Council President last year they (Council) agreed that chairpersons should be required to attend the budget hearings. He said he has called the current Council President and expressed his displeasure. Craig Pina said he understands the budget and was certainly able to address any questions they might have had that night. The members all agreed to stand with the chair in support.

Updates from Board Members

The listing of matters is 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.