

WEBVTT

1

00:00:05.430 --> 00:00:06.240

Bob Pelaggi - Planning Board Chair: Alright, are we

2

00:00:07.710 --> 00:00:08.610

Bob Pelaggi - Planning Board Chair: Are we good. Mr.

3

00:00:09.150 --> 00:00:11.849

Rob May: Candy. They're filling in now. Okay.

4

00:00:15.299 --> 00:00:16.890

Pam Gurley - Planning Staff: Yeah. All right.

5

00:00:18.900 --> 00:00:19.470

Bob Pelaggi - Planning Board Chair: Do we have

6

00:00:20.850 --> 00:00:25.860

Bob Pelaggi - Planning Board Chair: Three of us here, we're not we're missing so is Larry having difficulty connecting

7

00:00:27.780 --> 00:00:28.500

Bob Pelaggi - Planning Board Chair: Is that the idea

8

00:00:28.740 --> 00:00:29.370

I'm

9

00:00:31.020 --> 00:00:32.430

Rob May: With larry craig

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00:00:37.440 --> 00:00:38.070

Pam Gurley - Planning Staff: Craig is

11

00:00:41.970 --> 00:00:44.250

Rob May: Do I need to resend a link, just in case.

12

00:00:45.810 --> 00:00:49.200

Pam Gurley - Planning Staff: No. Nobody's emailing me to tell me that there

13  
00:00:52.560 --> 00:00:57.090  
Bob Pelaggi - Planning Board Chair: Well, I spoke to Larry this afternoon. HE HAD INTENTIONS OF BEING at the meeting so

14  
00:00:57.330 --> 00:00:59.040  
Pam Gurley - Planning Staff: Yes. No, he's emailing me

15  
00:01:02.280 --> 00:01:04.620  
Rob May: Sometime, the recent all the panelists.

16  
00:01:06.000 --> 00:01:06.210  
Rob May: For

17  
00:01:13.980 --> 00:01:29.880  
Rob May: Those for those of you guests THAT ARE JOINING US THIS IS THE JUNE 16 planning board. This is the planning boards first zoom meeting and public hearing so there may be a couple of kinks in the process, so please bear with us.

18  
00:01:40.560 --> 00:01:43.230  
Rob May: You somebody listed as user. And I don't know who that

19  
00:01:44.280 --> 00:01:44.730  
Rob May: Is

20  
00:01:47.550 --> 00:01:48.780  
Rob May: Do we know who and more

21  
00:01:58.380 --> 00:02:00.390  
Rob May: And more can you identify yourself, please.

22  
00:02:24.420 --> 00:02:27.150  
Rob May: Oh, I'm sorry. I'm on the wrong page, please forgive me.

23  
00:02:28.320 --> 00:02:29.880  
Rob May: That's why I couldn't hear him.

24  
00:02:37.350 --> 00:02:37.980  
Rob May: All right, Mr.

25

00:02:43.080 --> 00:02:43.440

Bob Pelaggi - Planning Board Chair: Yes.

26

00:02:45.480 --> 00:02:53.070

Rob May: I think we're going to open. We have, I believe we have to remember. So hopefully the other two will catch up with us.

27

00:02:54.300 --> 00:02:54.810

Rob May: And

28

00:02:57.030 --> 00:02:58.800

Rob May: You can start the meeting now.

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00:02:59.190 --> 00:03:05.580

Bob Pelaggi - Planning Board Chair: All right. Thank you, Mr. Day. Okay, good evening to everybody. My name is Bob pileggi and I have a prepared statement.

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00:03:06.750 --> 00:03:14.250

Bob Pelaggi - Planning Board Chair: To read it this time. And it is as follows. I am calling this June 16 2020 meeting of the Brockton plenty butcher order.

31

00:03:14.730 --> 00:03:19.020

Bob Pelaggi - Planning Board Chair: And name is Paul collage, and I am the chair of the board. This meeting is being recorded.

32

00:03:19.560 --> 00:03:26.880

Bob Pelaggi - Planning Board Chair: In accordance with the governance order suspending certain provisions of the Open Meeting Law general law chapter 38 section 20 relating to the top.

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00:03:27.330 --> 00:03:37.890

Bob Pelaggi - Planning Board Chair: 2020 novel coronavirus outbreak emergency the June 16 2020 public meeting of the project planning, which will be physically close to the public to avoid group congregation

34

00:03:38.430 --> 00:03:46.530

Bob Pelaggi - Planning Board Chair: Real Time public participation and comment can be addressed to the planning board

utilizing the zoom virtual meeting software for remote access

35

00:03:46.950 --> 00:03:56.940

Bob Pelaggi - Planning Board Chair: This application will allow users to view the meeting and send a comment or question to the chair via the question and answer function submitted text comments will be read into the record.

36

00:03:57.660 --> 00:04:05.460

Bob Pelaggi - Planning Board Chair: At the appropriate points in the meeting. For those of you joining us by phone, who wants to ask a question, press star nine and raise your hand.

37

00:04:06.120 --> 00:04:14.010

Bob Pelaggi - Planning Board Chair: To raise your hand, I should send you a copy of the recording and transcripts will be posted to the city's web page within 72 hours.

38

00:04:15.000 --> 00:04:34.080

Bob Pelaggi - Planning Board Chair: All boats will be done via roll call to ensure account accuracy. This time we're going to go a quorum call board members please respond in the affirmative. Your name is call to indicate your attendance again popularity present Craig peanut is not present, Reggie, Thomas rather

39

00:04:35.130 --> 00:04:36.060

Bob Pelaggi - Planning Board Chair: Pony consoles.

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00:04:36.570 --> 00:04:46.980

Bob Pelaggi - Planning Board Chair: As an Larry house. It is not present at this time, we have three members three voting members of the planning board and attendance. So that constitutes a quorum. And I declare that we have

41

00:04:47.370 --> 00:04:49.320

Larry Hassan : Planning Board: Bob, I'm here. Larry hassan's here.

42

00:04:49.620 --> 00:04:50.550

Bob Pelaggi - Planning Board Chair: Marissa scientists, he

43

00:04:51.030 --> 00:04:56.880

Bob Pelaggi - Planning Board Chair: Built the various join the

meeting. Thank you, Larry of them. Okay, so our agenda tonight is

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00:04:57.810 --> 00:05:06.060

Bob Pelaggi - Planning Board Chair: Three specific items. The first agenda items reorganization of the planning board, that is to say the election of offices and liaisons to various boards.

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00:05:06.630 --> 00:05:14.790

Bob Pelaggi - Planning Board Chair: Second, the second, the second agenda items, a public hearing a discussion of the proposed zoning amendment to create enough Pearl Street overlay district.

46

00:05:15.390 --> 00:05:21.870

Bob Pelaggi - Planning Board Chair: And the third agenda item is a public hearing a discussion of the proposed housing development incentive program that's H dip.

47

00:05:22.440 --> 00:05:30.930

Bob Pelaggi - Planning Board Chair: District in Brockton heights not Pearl Street. Again, this meeting is being recorded and what i think i'll do is the chairs. I'm going to move the first agenda item.

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00:05:31.440 --> 00:05:36.270

Bob Pelaggi - Planning Board Chair: To the end of the meeting people with welcome to stay for that if they want that reorganization.

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00:05:37.020 --> 00:05:42.600

Bob Pelaggi - Planning Board Chair: Of the planning board. So without further ado, Mr. May I guess we can get into your part of the presentation for the

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00:05:43.290 --> 00:05:54.840

Bob Pelaggi - Planning Board Chair: PUBLIC HEARING PORTION. This is a public hearing and the next agenda item is a public hearing to discuss the proposed zoning amendment to create a North Pearl Street only district.

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00:05:55.950 --> 00:05:57.570

Bob Pelaggi - Planning Board Chair: Please continue.

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00:05:58.740 --> 00:06:05.700

Rob May: Thank you, Mr. Chairman. I'm, I'm going to share the screen with the group.

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00:06:09.300 --> 00:06:10.440

Rob May: And good it's up

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00:06:11.640 --> 00:06:13.440

Rob May: Can all the panelists and

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00:06:15.180 --> 00:06:16.260

Rob May: See the screen is up.

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00:06:16.980 --> 00:06:32.940

Rob May: Yes. Okay, thank you. So tonight we're here to talk about the North Pearl Street overlay district. It is a proposal to rezone five pieces of land a total of five acres or so.

57

00:06:34.260 --> 00:06:47.250

Rob May: In the vicinity of North Pearl and pleasant street from are not rezone but it's to create a new zoning overlay district. The property is currently zone see five

58

00:06:48.600 --> 00:06:51.510

Rob May: And is the site of the old brain more nursing home.

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00:06:52.830 --> 00:07:03.120

Rob May: I should state because I just saw somebody pop up here that Q AMP. A if you can. If folks want to

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00:07:04.320 --> 00:07:11.940

Rob May: Participate when we get to the end of the presentation. The Chair will open up the meeting to public discussion and testimony.

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00:07:13.080 --> 00:07:18.600

Rob May: At that point you can raise your hand, there's a control for that.

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00:07:20.070 --> 00:07:38.580

Rob May: On your menu bar at the bottom and we will then unmute you. You'll give your name, address and then state your question

and then when your question or comment and then when that is over the chair can either direct a member of the

63

00:07:39.960 --> 00:07:44.820

Rob May: Development team or city staff to address the question or answer the question.

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00:07:45.990 --> 00:07:55.050

Rob May: Or it becomes part of the public records. So I hope that is answering Paul's question, which is how can residents participate

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00:07:56.190 --> 00:07:57.420

Rob May: And get to speak at the meeting.

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00:07:59.370 --> 00:08:05.640

Pam Gurley - Planning Staff: With a businessman on comments because I believe we have a lot of participants.

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00:08:06.690 --> 00:08:11.550

Rob May: Are at the chairs discretion, I would hope that we could limit comments.

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00:08:13.500 --> 00:08:16.890

Rob May: per round to two minutes, so that we can

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00:08:18.030 --> 00:08:25.860

Rob May: Hear everybody. And then if we get more time, we can go back and take more questions that the chairs.

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00:08:27.000 --> 00:08:27.600

Rob May: Discretion

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00:08:28.380 --> 00:08:36.960

Bob Pelaggi - Planning Board Chair: We also missed a day where you also after you get done with your presentation to the boy into the into the public, where you're going to at that point.

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00:08:37.710 --> 00:08:51.510

Bob Pelaggi - Planning Board Chair: Invite the the proponents various members of the Development Party to to participate at that point, or were they going to participate. Later in the

meeting.

73

00:08:53.520 --> 00:09:01.830

Rob May: Because this is a public hearing about the zoning, as opposed to a public hearing about the specific project.

74

00:09:02.220 --> 00:09:06.630

Rob May: Okay, we're trying to we bought the

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00:09:07.530 --> 00:09:17.070

Rob May: Proposed development team here to answer questions about the zoning. It's very difficult to separate the zoning, some of the projects, there will be

76

00:09:17.700 --> 00:09:38.340

Rob May: If this zoning passes, there will be other public meetings public hearings where we can talk in much more detail about the project. But again, it's very difficult to separate the two. So they are here as as backup. But mostly, we're here to hear from the the public

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00:09:38.760 --> 00:09:40.230

Bob Pelaggi - Planning Board Chair: Very good. Right. Yeah.

78

00:09:46.620 --> 00:09:47.040

Rob May: Tina.

79

00:09:48.180 --> 00:09:54.300

Rob May: IS JOINING US. So, let the record show that he is now logged in. Thank you, Greg.

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00:09:55.860 --> 00:09:56.490

Craig Pina - Planning Board: I mean now.

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00:10:03.090 --> 00:10:24.540

Rob May: So the purpose of the North Pearl Street district is outline to provide opportunity for high quality residential development also to promote the development in the north Pearl Street corridor is to ensure a high quality of product. It's to diversify the housing stock.

82

00:10:25.800 --> 00:10:28.920



Rob May: And it's to generate positive tax revenue.

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00:10:30.300 --> 00:10:39.630

Rob May: The property is outlined here. It's the old brain more nursing home and I'm going to pull my annotation bar up

84

00:10:50.340 --> 00:10:55.680

Rob May: Sorry, it's not doing this one annotation tools. Hopefully you can see my

85

00:10:57.390 --> 00:10:57.930

Rob May: Cursor

86

00:10:58.350 --> 00:10:58.830

Yes.

87

00:11:00.300 --> 00:11:03.510

Rob May: So you have the brain more nursing home property.

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00:11:03.900 --> 00:11:06.780

Rob May: And you have another piece of property that's owned by a

89

00:11:06.810 --> 00:11:15.210

Rob May: local attorney who also happens to be representing that the client to the north of the property is the cemetery.

90

00:11:16.110 --> 00:11:34.230

Rob May: This is pleasant street on the south. You can see route 24 here on the right, to the east and you have a single family home neighborhood to the east and west of the project of the site, she isn't.

91

00:11:36.510 --> 00:11:52.320

Rob May: This is a copy of the zoning map you can see that that corridor has I see five designation for the west side of the street that includes the brain more the current attorney's office, the

92

00:11:54.090 --> 00:12:09.300

Rob May: Senior daycare and the commercial building that is just south of the street and I believe that there's another commercial property to commercial us just south of that across the street.

There is another see one, there is a see one district.

93

00:12:10.500 --> 00:12:20.130

Rob May: There's a single business there and around the property. The rest of this yellow area is owned our one see presidential

94

00:12:23.250 --> 00:12:31.890

Rob May: To show a comparison of the two districts, both the see five which is the opposite zone and the North Pole street district.

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00:12:33.210 --> 00:12:35.430

Rob May: You can see that there is

96

00:12:37.830 --> 00:12:39.660

Rob May: A few changes so

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00:12:40.860 --> 00:12:44.520

Rob May: The sci fi currently allows the building height of 55 feet.

98

00:12:46.530 --> 00:12:54.360

Rob May: And the pro street overlay district allows for 60 feet. So there's a five foot difference with a lot area.

99

00:12:55.800 --> 00:13:01.710

Rob May: For for a sci fi is 10,000 square feet versus an acre for

100

00:13:02.760 --> 00:13:04.110

Rob May: The overlay district.

101

00:13:05.520 --> 00:13:16.620

Rob May: As you can see as we go down here, there's there's more frontage that's required. There's a larger set back required then you currently have in the C five district.

102

00:13:18.000 --> 00:13:30.420

Rob May: for some odd reason see five is the only district in Brockton, that actually has a floor area ratio and poor area ratio is a way to calculate

103

00:13:31.440 --> 00:13:54.720

Rob May: Allowed density. And so in this case if the lock were 43,560 feet, then the total area of building would be the set at one at point one excusing at 1.0 would be 43,005 60 so in this case.

104

00:13:56.130 --> 00:14:02.430

Rob May: As you see, if you have a 10,000 square foot lot the largest building that you'd be able to build would be a 5000 square

105

00:14:02.430 --> 00:14:03.030

Craig Pina - Planning Board: Foot building

106

00:14:04.770 --> 00:14:06.150

Rob May: Residential density

107

00:14:07.200 --> 00:14:17.640

Rob May: Is as residential is not an allowed us does not show up in the five district in the overlay districts residential density is one unit per thousand square feet.

108

00:14:19.530 --> 00:14:31.950

Rob May: And there is an aspect of their to note that in downtown in the downtown core the residential density that is allowed. There is one unit for every 345 square feet.

109

00:14:32.580 --> 00:14:45.120

Rob May: So downtown is a much denser neighborhood for residential development as we as we move forward boss my Christian lot area coverage 90% and

110

00:14:46.470 --> 00:14:53.700

Rob May: In this case we have design guidelines are required in the Pearl Street overlay district.

111

00:14:56.010 --> 00:15:13.770

Rob May: We're going to talk about permitted uses or by right uses the sci fi district was created to support offices so professional offices of any kind, are permitted in there as our hospitals laboratories nursing homes and adult daycare centers.

112

00:15:15.600 --> 00:15:26.010

Rob May: All of those can be constructed by right, notice that see five does not allow any residential does not allow any retail

113

00:15:27.120 --> 00:15:40.980

Rob May: It is strictly offices by right the North Pole street district overlay would allow for multi family dwelling units as the only by right years

114

00:15:43.230 --> 00:15:56.550

Rob May: There are some items that are allowed by special permit in the sci fi district. Those include hotel and Conference Center, oddly enough, pay phone and tattoo parlors

115

00:15:57.960 --> 00:15:59.580

Rob May: In the

116

00:16:00.750 --> 00:16:07.530

Rob May: Pearl Street overlay district. There are no special permitted uses the special permitted use is a use that

117

00:16:08.850 --> 00:16:29.610

Rob May: Is allowed with the permission of the Zoning Board of appeals and we should note that while some users have enumerated standards or design guidelines. The uses here the hotel conference center. Pay Phones and tattoo parlor, do not have any

118

00:16:31.980 --> 00:16:34.380

Rob May: standards development standards or guideline.

119

00:16:36.570 --> 00:16:39.750

Rob May: Should point out that under Massachusetts law.

120

00:16:42.330 --> 00:17:02.460

Rob May: There are uses that are considered Dover amendment uses which are unable to be restricted by a community, whether it's a town or city. So any religious purpose. Somebody wanted to build a church there to build a church school. Those are all

121

00:17:03.960 --> 00:17:10.890

Rob May: Uses that are allowable educational purposes are also allowed and that could be anything from a

122

00:17:13.230 --> 00:17:23.040

Rob May: School to a alcohol or drug treatment center, which are considered educational uses public service corporations like

123

00:17:24.870 --> 00:17:41.820

Rob May: Columbia gas or in Star could operate the facilities there as a child daycare center disabled persons congregate living and solar energy fields are all allowed without any input from the municipality.

124

00:17:43.020 --> 00:17:55.140

Rob May: I did want to take a second to give people an idea of, of what the seaside district and the pro street overlay district look like against each other. So if

125

00:17:56.160 --> 00:18:01.680

Rob May: The property were developed under see five by right an office building.

126

00:18:02.730 --> 00:18:18.420

Rob May: The largest office building that could be constructed, there is 108 18,000 square feet and under our current zoning ordinance, it would require 393 parking spaces. That's a lot of people coming and going.

127

00:18:19.650 --> 00:18:21.600

Rob May: The North Pearl Street overlay district.

128

00:18:23.220 --> 00:18:37.830

Rob May: Would allow for a 211,000 was a 212,000 square foot building about 96 residential units and 299 parking spaces.

129

00:18:42.150 --> 00:19:00.210

Rob May: So the office building on on the left hand screen is an example of an office building in this area, but it is something that could be built by right and that is the required amount of parking. I also want to point out, though, that because of the cold and 19 crisis.

130

00:19:01.470 --> 00:19:07.800

Rob May: Cool. First of all, the route 24 corridor has had very little office demand.

131

00:19:09.120 --> 00:19:17.790

Rob May: And the coven crisis has made that even more scarce as we're learning that more and more people can work from home.

132

00:19:19.380 --> 00:19:27.840

Rob May: The last slide. I'd like to show you is a special permitted use. And this is a

133

00:19:29.460 --> 00:19:32.160

Rob May: Hotel conference center so

134

00:19:33.870 --> 00:19:39.210

Rob May: Just say we have 150 room hotel, which is about the size of what the

135

00:19:40.650 --> 00:19:50.250

Rob May: You know, at one time, proposed CASINO HOTEL would have been, and they have a restaurant or event space that seats up to 200 and they have a liquor license.

136

00:19:50.760 --> 00:20:05.670

Rob May: So at 150 rooms 200 seats would require 150 parking spaces compared that to the hundred and 96 residential units and the 299 parking spaces so

137

00:20:07.020 --> 00:20:12.030

Rob May: The, the maximum development of a lot, either as five right or

138

00:20:13.500 --> 00:20:20.790

Rob May: Four with a special permit is about the same size as the development that's being proposed, so

139

00:20:22.290 --> 00:20:26.850

Rob May: I'm going to go back to the comparison of the zones.

140

00:20:28.680 --> 00:20:32.370

Rob May: And leave that up, but I will allow

141

00:20:33.630 --> 00:20:35.790

Rob May: I'll turn that back to the board.

142

00:20:37.440 --> 00:20:39.630

Rob May: For the boards discussion.

143

00:20:41.730 --> 00:20:44.430

Bob Pelaggi - Planning Board Chair: All right. Thank you, Mr. Me, I got a question.

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00:20:45.540 --> 00:20:54.150

Bob Pelaggi - Planning Board Chair: I guess right out of the gate. The name, the name of the other of the reference nostrils street overlay district is a very specific

145

00:20:55.380 --> 00:21:10.050

Bob Pelaggi - Planning Board Chair: Name. It's a very specific records. What is the genesis of this overlay district is this is this borrowed from another, another city, for lack of a better term is just borrowed from another previous overlay district that the city has created

146

00:21:11.280 --> 00:21:15.060

Bob Pelaggi - Planning Board Chair: What is the genesis of this is so unique district to this at

147

00:21:15.900 --> 00:21:21.450

Rob May: This would be a unique district of the city. However, it is based on our

148

00:21:23.310 --> 00:21:31.620

Rob May: 40 our district. It has some of the same mechanisms. It doesn't have the same affordable housing requirement as a 40 our districts

149

00:21:32.010 --> 00:21:45.330

Rob May: But it does set guideline to create the planning board as the permit granting authority. It requires that the application be vetted by an independent third party review team.

150

00:21:45.780 --> 00:21:56.130

Rob May: And right now, beta group is our independent review and their correspondence are online on the same as web page, it also

151

00:22:00.240 --> 00:22:06.030

Rob May: I already say that it allows for the planning board to be special permit granting authority.

152

00:22:07.440 --> 00:22:08.670

Rob May: So the permit granting

153

00:22:08.910 --> 00:22:25.920

Bob Pelaggi - Planning Board Chair: Excuse me. Okay, so it's it's similar in fashion, in general terms, it's similar to say like a photo. Yeah. But this doesn't have the same chemicals that a 40 does as far as the combo from acid, the regulations that come along with 45 this is strictly on a city level.

154

00:22:26.850 --> 00:22:47.460

Rob May: Correct. So it does not require state approval and it does not require a percentage of housing the dedicated to affordable like a 40 are would, however, the mechanisms of approval through the planning board adherence to the design standards and the

155

00:22:49.020 --> 00:22:50.640

Rob May: Third party independent review.

156

00:22:51.690 --> 00:22:54.870

Rob May: What you find in 40 our art here in this over like district.

157

00:23:00.030 --> 00:23:00.390

Bob Pelaggi - Planning Board Chair: Okay.

158

00:23:03.360 --> 00:23:09.120

Bob Pelaggi - Planning Board Chair: Anyone else on the Board have any, any questions or any any reaction from the presentation.

159

00:23:11.220 --> 00:23:12.660

Bob Pelaggi - Planning Board Chair: You've seen so far.

160

00:23:13.110 --> 00:23:16.920

Craig Pina - Planning Board: I understand what what can go in there by right and

161



00:23:18.480 --> 00:23:19.680  
Craig Pina - Planning Board: What was proposed.

162  
00:23:21.840 --> 00:23:24.180  
Craig Pina - Planning Board: I know it's market rate. But what is

163  
00:23:25.710 --> 00:23:33.030  
Craig Pina - Planning Board: The mechanism to say it's a. How about Section eight housing can go in there as opposed to the market rate housing.

164  
00:23:34.380 --> 00:23:46.650  
Rob May: Well, um, I will ask the developer to address that Jim Lambert in just a second. But I do have to say, first off, that any rental unit.

165  
00:23:48.630 --> 00:24:01.410  
Rob May: Is available for a a Section eight Voucher you can't turn them away because of the Fair Housing Act, however, and I think this elaborate will address the the

166  
00:24:02.850 --> 00:24:06.000  
Rob May: The rents that this building are going to

167  
00:24:07.110 --> 00:24:18.180  
Rob May: Charge will probably greatly exceed what a voucher could could pay for this is a building that the city of Brockton.

168  
00:24:18.630 --> 00:24:33.360  
Rob May: And and quite frankly the the route 24 corridor has not seen. We don't have a comparable product to this. This is the difference between going to Dairy Queen and going to stone cold Creamery.

169  
00:24:34.860 --> 00:24:37.290  
Rob May: It's, it's such a level up that

170  
00:24:37.740 --> 00:24:41.610  
Craig Pina - Planning Board: This would be more likely to access access development in Bridgewater

171  
00:24:43.650 --> 00:24:44.910

Craig Pina - Planning Board: Would it be on that level, or

172

00:24:48.900 --> 00:24:51.510

Rob May: Mr Lambert, can you chime in, please.

173

00:24:52.470 --> 00:25:01.350

Jim Lambert - Wood Partners: Yes, thanks, Mr may like to just introduce myself. My name is Jim Lambert Managing Director for what partners. Good question. So

174

00:25:02.130 --> 00:25:14.550

Jim Lambert - Wood Partners: To take that backwards, you know, the access property would be a calm for us. Although, as well as the other larger class eight properties that you'll find up and down and route 24 and that cord or

175

00:25:15.330 --> 00:25:23.550

Jim Lambert - Wood Partners: However, I would say, you know, we are intending this to be a higher level product actually then that property.

176

00:25:24.450 --> 00:25:30.840

Jim Lambert - Wood Partners: What partners is a developer of class a high end luxury housing that's been our model.

177

00:25:31.320 --> 00:25:39.720

Jim Lambert - Wood Partners: Since we've been developing in Massachusetts and around the country and our intention here is to build something that hasn't been built in Brockton.

178

00:25:40.320 --> 00:25:48.240

Jim Lambert - Wood Partners: Likely ever. We're certainly going to set a new price point for the rent. Rent level in the market and in certainly in the city.

179

00:25:48.840 --> 00:26:03.750

Jim Lambert - Wood Partners: As Rob mentioned. So, you know, I think he did a good job of explaining that any rental property at any price point theoretically could, you know, and has to accept Section eight vouchers, but our price point that we're proposing here is certainly going to be

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00:26:05.040 --> 00:26:09.720

Jim Lambert - Wood Partners: You know, a very high level for that to cover the rent.

181

00:26:10.050 --> 00:26:14.400

Craig Pina - Planning Board: So what what exactly what the price point being, for a two bedroom or three bedroom.

182

00:26:15.150 --> 00:26:26.520

Jim Lambert - Wood Partners: So obviously we're very early on in the market is going to dictate that when the time comes that we've built this and it's opened, but you can be assured that will be well about \$2,000 a month.

183

00:26:27.180 --> 00:26:27.570

Okay.

184

00:26:28.650 --> 00:26:29.220

Craig Pina - Planning Board: So,

185

00:26:30.150 --> 00:26:37.380

Craig Pina - Planning Board: So, I mean, I'm just, I like the project that I've reviewed every everything that was sent to me and

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00:26:38.880 --> 00:26:45.630

Craig Pina - Planning Board: I like the project. But the problem is that, then the neighbors. Are you saying that, you know, this could be a typical Brockton project.

187

00:26:46.290 --> 00:26:58.050

Craig Pina - Planning Board: And everyone can be cutting through the neighborhood speeding around. I think what I think was. It was a higher end project, you don't get that. What kind of insurance and assurances can you give the residence.

188

00:26:59.670 --> 00:27:07.200

Jim Lambert - Wood Partners: Sure. So again, you know, our track record our business model is to build, you know, high end housing top of the market housing.

189

00:27:07.770 --> 00:27:22.680

Jim Lambert - Wood Partners: We have, we have repeatedly done that in the State of Massachusetts, we have in the last 10 years

or so, developed over 3500 units in the State of Massachusetts alone we build over a billion dollars worth of just rental

190

00:27:24.330 --> 00:27:31.320

Jim Lambert - Wood Partners: Properties across the country annually and you know we have a certain model and we are, we're not only the developer

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00:27:31.560 --> 00:27:42.210

Jim Lambert - Wood Partners: With a general contractor and we're the property manager. So I think that third piece is really important understand this is going to be an institutional quality level property management firm.

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00:27:43.080 --> 00:27:49.050

Jim Lambert - Wood Partners: And you know, we want to run our property to maximize obviously the income of the property.

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00:27:49.440 --> 00:27:57.480

Jim Lambert - Wood Partners: And we do that by being selective about who our residents are obviously doing background checks and all the things that you know management companies do

194

00:27:58.050 --> 00:28:10.230

Jim Lambert - Wood Partners: Are red level certainly lead lends itself to a higher end demographic and most of the time in. So, you know, I think, between the red level and on site 24 hour management.

195

00:28:11.490 --> 00:28:16.650

Jim Lambert - Wood Partners: You know we we avoid a lot of problems that you might see it at a property that's not managed professionally, like we would

196

00:28:20.520 --> 00:28:25.380

Bob Pelaggi - Planning Board Chair: Any other responses from the other board members, Larry, a Tony or Reggie.

197

00:28:27.780 --> 00:28:32.520

Reggie Thomas - Planning Board: Know, Jim address the the onsite manager and portion from my cell.

198

00:28:32.610 --> 00:28:44.790

Bob Pelaggi - Planning Board Chair: I think, I think it's important to state also that this first phase is we're, we're, we're looking at the possible favorable recommendation to the city council to to

199

00:28:45.570 --> 00:28:53.850

Bob Pelaggi - Planning Board Chair: Approve or not approve the the the overlay district, not the not the elements of the site plan itself. I mean, you know, it's possible that

200

00:28:54.360 --> 00:29:08.220

Bob Pelaggi - Planning Board Chair: We could go to approve this but still have going forward, still have issues. There's going to be issues with our projects, as we know, but that's a separate that will be held at a separate discussion I myself had some questions and concerns.

201

00:29:09.360 --> 00:29:21.960

Bob Pelaggi - Planning Board Chair: That a lot of the neighbors. I've seen some of the input in writing comes to that some of the neighbors. Some of the of the concerns of density traffic and so forth so that that will be held probably another time, but

202

00:29:22.470 --> 00:29:23.520

Rob May: Mr. Chairman.

203

00:29:23.790 --> 00:29:24.120

Bob Pelaggi - Planning Board Chair: Yes, or

204

00:29:24.660 --> 00:29:39.180

Rob May: If I could, there is a open questions from the floor from Jeff no lam I ll I and I'm sorry if I screwed that up would like to see one of the slides again. So I'm going to go back and share that

205

00:29:40.950 --> 00:29:41.970

Rob May: On the presentation.

206

00:29:42.210 --> 00:29:51.720

Bob Pelaggi - Planning Board Chair: Yes, please do that. And at some point, because we have ahead of anybody else's calling in, as I'm sure you're aware, we have a number of items that have been mailed to us or email to us.

207

00:29:52.410 --> 00:29:55.620

Bob Pelaggi - Planning Board Chair: Yeah, then I think that we need to read those into the record.

208

00:29:59.430 --> 00:30:02.550

Rob May: So here at that slide that was requested that shows the purpose

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00:30:10.230 --> 00:30:10.890

Rob May: Got a scoop.

210

00:30:12.960 --> 00:30:13.440

Rob May: There we go.

211

00:30:15.540 --> 00:30:25.140

Rob May: So provide opportunity for residential development with a distinct of an attractive local environment to promote the development of the North Pearl Street area.

212

00:30:26.550 --> 00:30:30.000

Rob May: To ensure high quality site planning architecture and design.

213

00:30:31.020 --> 00:30:44.640

Rob May: To provide for diversified housing stock at a variety of price points to meet the needs of the city's population and then to generate positive tax revenue. So as you know,

214

00:30:45.990 --> 00:30:47.580

Rob May: If I can address some of these points.

215

00:30:50.760 --> 00:30:51.870

Rob May: We have

216

00:30:53.280 --> 00:31:05.400

Rob May: A fairly Ward one is especially at the north end along Oak Street is fairly dense with low income housing.

217

00:31:06.750 --> 00:31:26.910

Rob May: And affordable housing, I should say. So we were excited to be able to work with a developer who was was coming in to

bring something at a, at a much higher price point and bring something that was truly a unique product to not only Brockton, but to the

218

00:31:28.470 --> 00:31:52.110

Rob May: Whole route 24 corridor. If you go to the city's web page you'll see a link within the text regarding this development for I believe it's called the Audubon East which is in Walpole that was a project that they developed. It's the kind of project that we're talking about here in Brockton.

219

00:31:54.090 --> 00:32:00.930

Rob May: You also building a project. It's a although it's a mid rise but that's at assembly square

220

00:32:01.950 --> 00:32:02.580

Rob May: So,

221

00:32:03.810 --> 00:32:07.770

Rob May: They're in a terrific market in a terrific niche.

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00:32:08.940 --> 00:32:21.300

Rob May: To promote development in North Pearl Street. Obviously this property has been vacant for several years, there have been people poking around. Fortunately, the

223

00:32:23.520 --> 00:32:39.510

Rob May: purchase and sale agreement for the drug rehab center expired, but we don't know if they're waiting in the distance, and I don't want that to sound like a threat, please. But that was one of the proposed uses for the place.

224

00:32:40.710 --> 00:32:58.320

Rob May: We also wanted to share high quality site plan and architecture and design, you'll see that in the design guidelines that are established in the ordinance and you'll also see that in examples of their work throughout the country.

225

00:32:59.700 --> 00:33:01.500

Rob May: Provided diversity of housing stock.

226

00:33:02.610 --> 00:33:11.580

Rob May: As we said, right now we are in a there is a large area

of single family housing in the area. And then there are

227

00:33:13.260 --> 00:33:20.910

Rob May: Affordable apartment, but there are not any market rate apartments and high quality market rate apartments.

228

00:33:21.510 --> 00:33:32.310

Rob May: In this area. So when you're looking, you know, whether you're an empty nester and wants to live all in one level or whether you're working at the hospital or even in downtown Boston

229

00:33:33.240 --> 00:33:48.000

Rob May: This is a great opportunity for you to live in a well qualified well maintained quality community. And then, of course, to generate positive tax revenue right now. The property is generating no tax revenue.

230

00:33:49.260 --> 00:33:52.860

Rob May: And if it was a religious use

231

00:33:54.150 --> 00:33:59.130

Rob May: Or an educational use they wouldn't pay property tax at all.

232

00:34:00.390 --> 00:34:07.740

Rob May: So that's another reason why we're excited about this proposal, so I am going to go back to

233

00:34:09.060 --> 00:34:09.870

Rob May: The video

234

00:34:11.490 --> 00:34:13.860

Craig Pina - Planning Board: So I have a question for Jim Lambert

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00:34:15.900 --> 00:34:23.280

Craig Pina - Planning Board: Basically I've been excited about projects in the past I've heard. I've seen some great presentations this song. This looks like a great projects.

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00:34:23.970 --> 00:34:37.050

Craig Pina - Planning Board: And I think with with onsite management's you can help alleviate part of the problem. The part



of the traffic problems and people cutting fruit streets and speeding down streets, hopefully.

237

00:34:38.130 --> 00:34:48.360

Craig Pina - Planning Board: But I've seen projects knock it off the ground because as soon as we approve them. They put up for sale. Do you plan on seeing this project through to fruition.

238

00:34:50.670 --> 00:34:56.340

Jim Lambert - Wood Partners: Good question, thank you. Yes, absolutely. So we you know we are not what you call land flippers.

239

00:34:57.600 --> 00:35:12.900

Jim Lambert - Wood Partners: You know we are developers. This is what we do for a living, we fully intend to take this project will, we will be called vertical out of the ground to build the project the sub projects and operate the project. Yes, absolutely.

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00:35:13.500 --> 00:35:13.770

Okay.

241

00:35:14.880 --> 00:35:19.980

Toni Goncalves - Planning Board: I have a question for Mr. Lambert. This is Tony Gonzalez, so you know I'm

242

00:35:20.460 --> 00:35:28.440

Toni Goncalves - Planning Board: In favor of this. I like the whole concept we definitely need new market value apartments. There was a beautiful one in rain him right off the highway that does very well.

243

00:35:29.010 --> 00:35:38.430

Toni Goncalves - Planning Board: Um, but that street is very busy and I don't have the plans. Is there going to be like an exit entrance and exit that is not just on Pearl Street.

244

00:35:39.870 --> 00:35:47.310

Jim Lambert - Wood Partners: I know there's no there's not there. So there'll be there'll be two entrances to the property, but both will be on on North Pearl Street.

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00:35:48.780 --> 00:35:55.350  
Toni Goncalves - Planning Board: So that's a concern that I have and I'm sure the neighbors do. Is there any way you can build in something to the rear

246  
00:35:56.820 --> 00:35:57.270  
Toni Goncalves - Planning Board: The law.

247  
00:35:57.300 --> 00:36:08.880  
Jim Lambert - Wood Partners: That. So certainly we've looked at it, but the you know the properties that surround us certainly to the rear our single family residential properties that folks own and live in

248  
00:36:10.140 --> 00:36:16.380  
Jim Lambert - Wood Partners: And, you know, there's not say a baking piece of land that would make sense that I'm also not sure

249  
00:36:16.860 --> 00:36:27.600  
Jim Lambert - Wood Partners: Will understand the concern about North Pearl Street, I think, you know, that will also introduce a further concern about spilling out into a residential street so you know

250  
00:36:28.260 --> 00:36:38.910  
Jim Lambert - Wood Partners: I get the concern, but it's, I think, number one, it's not it's not feasible given what you know that there's no open land behind us. But also, there would be concerned about, you know, traffic going off.

251  
00:36:41.070 --> 00:36:50.640  
Toni Goncalves - Planning Board: Because they're going to try to take a right out of this development and at that light take a right to get to what is that 139 Oh what is someone helped me out that road that leads to still in

252  
00:36:50.670 --> 00:36:51.570  
Larry Hassan : Planning Board: East energy

253  
00:36:52.170 --> 00:37:05.610  
Toni Goncalves - Planning Board: 138. Okay, so there was a rear entrance exit going out to 138 they're not going to spill out everyone's not going to spill it on to pro street taken a right and a right at that light that intersection is very busy now. So

that is something that

254

00:37:07.140 --> 00:37:09.060

Toni Goncalves - Planning Board: really needs to be taken into consideration.

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00:37:11.790 --> 00:37:12.090

Bob Pelaggi - Planning Board Chair: You know,

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00:37:12.390 --> 00:37:13.500

Jim Lambert - Wood Partners: I agree. I mean it as

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00:37:13.590 --> 00:37:24.990

Bob Pelaggi - Planning Board Chair: We all might expect traffic is one of the major concerns of the butters, but I did get to read through the multi page report your traffic engineers reportedly they was Vanessa. Did your

258

00:37:26.160 --> 00:37:29.160

Bob Pelaggi - Planning Board Chair: Did your traffic report in beta was the

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00:37:30.240 --> 00:37:38.400

Bob Pelaggi - Planning Board Chair: Is the peer review group that did review that and they weren't terribly critical. I mean, there was some things that they picked up on. But they weren't terribly critical of your initial

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00:37:39.450 --> 00:37:42.960

Bob Pelaggi - Planning Board Chair: Traffic Report. I mean, it's going to take a little bit more discussion and

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00:37:44.100 --> 00:37:57.630

Bob Pelaggi - Planning Board Chair: The residents up, they're going to have to be made comfortable. We hope that that have been made comfortable with the final design, design, if it gets approved, but I mean it's somewhat encouraging that you've got two major traffic engineer traffic engineering groups that have had

262

00:37:58.650 --> 00:38:01.830

Bob Pelaggi - Planning Board Chair: A look, see if this thing and the champion on it so

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00:38:03.390 --> 00:38:04.080

Jim Lambert - Wood Partners: Mr. Chairman.

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00:38:04.170 --> 00:38:04.500

That's

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00:38:06.150 --> 00:38:21.150

Toni Goncalves - Planning Board: Interesting because right now it's it's terribly congested it in the morning in the early morning commute time of folks that going to work or taking kids to school, especially with the school on Pearl Street. So that's interesting that to traffic engineering companies done

266

00:38:21.240 --> 00:38:30.240

Bob Pelaggi - Planning Board Chair: Well, it has to do, it's good to do it. And I'm that's not my background, but it's got to do with its traffic movement is complex, it's got to do with peak times and

267

00:38:30.540 --> 00:38:32.250

Bob Pelaggi - Planning Board Chair: am and pm and it's got to do it.

268

00:38:32.580 --> 00:38:45.990

Bob Pelaggi - Planning Board Chair: And that's where their expertise comes in. It's been nobody's benefit for them to do intentionally mislead to falsify when they put these reports together the two. The two well recognized

269

00:38:47.190 --> 00:38:49.050

Bob Pelaggi - Planning Board Chair: Traffic traffic engineering

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00:38:50.100 --> 00:38:54.660

Bob Pelaggi - Planning Board Chair: Firm, so that, again, it's subject to further review, but

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00:38:56.250 --> 00:39:12.840

Bob Pelaggi - Planning Board Chair: Because again, as I said, the majority of the rest of you have had a chance to read through those those written comments, but most people's concerns was density in traffic as the development might expect. That's, that's pretty common guide. Yes, sir. This

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00:39:13.950 --> 00:39:15.300

Rob May: One just

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00:39:15.330 --> 00:39:20.880

Rob May: One one second before Mr laboratories. I do want to remind members of the audience that

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00:39:21.720 --> 00:39:34.200

Rob May: You are submitting questions you are raising your hands. I've seen that the board will speak and ask their questions and then we will get to you in a couple of minutes. So I'm sorry for cutting you off. This will amber

275

00:39:35.310 --> 00:39:41.670

Jim Lambert - Wood Partners: Nope, no problem. Thank you. So I just wanted to make sure that everybody knew that our traffic engineers actually on the call tonight.

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00:39:42.060 --> 00:39:52.380

Jim Lambert - Wood Partners: It is available to answer any specific questions Mr Derek and Mr Kelly has to folks lead. Mr. Dirk is actually going to be signing off shortly. But Mr. Sean Kelly is also on

277

00:39:53.880 --> 00:39:54.240

Jim Lambert - Wood Partners: The call

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00:39:54.300 --> 00:39:54.660

Bob Pelaggi - Planning Board Chair: I'm sorry.

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00:39:54.720 --> 00:39:56.760

Bob Pelaggi - Planning Board Chair: Mr Lambert there on this call right now.

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00:39:56.940 --> 00:40:01.050

Jim Lambert - Wood Partners: They are right now. So if there's any specific questions they're happy to answer.

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00:40:01.350 --> 00:40:16.230

Bob Pelaggi - Planning Board Chair: Well, Tony. That's a great question that you've raised about the your perception of those

that we get your perception of the traffic as you see it now, maybe, maybe the gentleman could could put them on the spot, and maybe you could respond to that right now.

282

00:40:17.820 --> 00:40:26.310

Jeffrey Dirk: Sure. Good evening, Mr. Chairman, members of the board for the record. My name is Jeffrey Dirk, I'm a partner with Vanessa and Associates, so be happy to answer that question. And you are right.

283

00:40:26.730 --> 00:40:31.560

Jeffrey Dirk: You know, we did have the opportunity to have not only peer review from beta group, but also

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00:40:32.250 --> 00:40:40.770

Jeffrey Dirk: Review from staff who passed along a lot of comments from the neighbors as well. So we've tried to, you know, be responsive to those comments as they come up.

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00:40:41.580 --> 00:40:49.230

Jeffrey Dirk: The traffic study both the study that we performed as well as betas peer review acknowledge everything that the board members have been talking about. So we understand

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00:40:49.650 --> 00:40:57.300

Jeffrey Dirk: You know, really, that pleasant street traffic signal is controlling the ability of traffic that basically circulate in this area.

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00:40:57.600 --> 00:41:04.740

Jeffrey Dirk: And I think both consultants have acknowledged the fact that the queuing from that traffic signal during the peak hours does extend back

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00:41:05.460 --> 00:41:15.960

Jeffrey Dirk: Close to where the project site is located. So, you know, the project itself. And I think as the chair was trying to allude to in terms of traffic being complex in terms of the way it's analyzed.

289

00:41:17.550 --> 00:41:25.620

Jeffrey Dirk: Not all the traffic is going to go south and headed towards the intersection. Now that doesn't negate the fact that we do have queuing that's happening along along pleasant Street,

however.

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00:41:26.100 --> 00:41:39.330

Jeffrey Dirk: significant portion of the traffic wants to travel north from the project site along north Pearl Street, and is it a lesser amount, not, not too much. It's about 55 45% distribution.

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00:41:39.990 --> 00:41:42.870

Jeffrey Dirk: So the lesser amount actually wants to go south so

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00:41:43.440 --> 00:41:49.350

Jeffrey Dirk: You know when you start from the project site and you're generating somewhere between I think we've said between 60 and 80 peak our trips

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00:41:49.680 --> 00:41:56.130

Jeffrey Dirk: You know, let's just say half goes north half goes south. So the numbers start to break themselves down into smaller numbers.

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00:41:56.580 --> 00:42:06.450

Jeffrey Dirk: The traffic signal pleasntry is congested. It does process traffic but slowly and so that's why you have the queuing that happens. So the analysis that both we've done and

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00:42:07.500 --> 00:42:17.340

Jeffrey Dirk: Said, You know those conditions exist. The signal is able to process the additional traffic demands. So that's why what it's showing is conditions before and after the project.

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00:42:17.910 --> 00:42:23.700

Jeffrey Dirk: Aren't changed significantly, but it doesn't negate the fact that that intersections operating at capacity.

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00:42:24.240 --> 00:42:34.950

Jeffrey Dirk: One of the things that Mr. Mayor, has asked us to do is look at, you know, what can be done to that intersection. And I think that is you you know get beyond this zoning discussion that you're having

298

00:42:35.310 --> 00:42:46.920

Jeffrey Dirk: Is then you'll start to drill down into how do you fix that intersection to make it better for everybody vehicles

pedestrians and bicycles and then, secondarily, to address the neighbors concerns about

299

00:42:47.700 --> 00:42:52.170

Jeffrey Dirk: If you fix that intersection, or if you don't fix the intersection and there's still some queuing

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00:42:52.590 --> 00:42:59.220

Jeffrey Dirk: Making sure that traffic from this project or any any project that may occur on the site doesn't spill over into the neighborhood.

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00:42:59.760 --> 00:43:05.340

Jeffrey Dirk: So that'll be another significant part of that conversation. And I think one of the board members have alluded to the fact that

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00:43:05.640 --> 00:43:12.720

Jeffrey Dirk: You know, management of traffic within the site, the location of the driveways, you know, potentially, looking at traffic coming in the neighborhoods.

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00:43:13.020 --> 00:43:23.520

Jeffrey Dirk: All coupled with fixing the intersection can all work to benefit not only this site being redeveloped but also the issues. The neighbors are dealing with now so

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00:43:24.030 --> 00:43:34.440

Jeffrey Dirk: You know, I think that is the chair and mentioned you've got this traffic that is done. It's been peer reviewed so at least we're looking at facts and figures and numbers and analyses that have been agreed upon.

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00:43:34.890 --> 00:43:39.150

Jeffrey Dirk: And then it's really the next step is the board to ask the hard questions about

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00:43:39.600 --> 00:43:48.510

Jeffrey Dirk: You have an existing problem. How do we fix it, and that'll be kind of the next step. We've offered some potential options of things, but I think that's all going to get vetted

307

00:43:49.140 --> 00:43:59.520



Jeffrey Dirk: This developers committed to working to have those things actually happen. So now we've got a good playing field to start from where everyone's understanding the issues of analyze the issues model, the issues.

308

00:43:59.760 --> 00:44:07.020

Jeffrey Dirk: And now the next step. Once we get beyond this is coming up with those fixes and Mr. May, is already kind of poked us to try to look at

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00:44:07.320 --> 00:44:14.370

Jeffrey Dirk: You know, change the facing of the traffic signal that you know the left turn movements, all of those things have already been asked and have been evaluated.

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00:44:14.700 --> 00:44:22.440

Jeffrey Dirk: And once we get beyond this process that will be more of, let's get it all figured out. And then commitments to actually implement those improvements.

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00:44:24.300 --> 00:44:33.090

Bob Pelaggi - Planning Board Chair: Thank you, Mr. Mr. Derek while you're while you're here with us. So in the world, in the world of traffic design and traffic analysis.

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00:44:33.900 --> 00:44:47.220

Bob Pelaggi - Planning Board Chair: I mean, it can can most traffic situations be remedied. In other words, in a general term you you see what's before you see what the concerns are of the neighbors. You can see what the concerns are of the planning department of the planning board.

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00:44:48.030 --> 00:45:05.130

Bob Pelaggi - Planning Board Chair: Is this once you once you as you say drill down and get into the to the actual details of this project I these things remediable they they addressable is everything addressable when it comes to traffic or is it situations that you just can that you can minimize but can't remedy.

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00:45:05.760 --> 00:45:12.840

Jeffrey Dirk: No, I think you can always remedy at the question is really, it's the expense at it. So I don't think there's there's never

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00:45:13.050 --> 00:45:19.290

Jeffrey Dirk: I would say there's typically not a project or that can't be mitigated so you can address those things. It really comes down to

316

00:45:19.620 --> 00:45:27.420

Jeffrey Dirk: Is the cost proportionate to the impact and from the developer's perspective, does it make sense from their performer perspective. So that's what it comes down to.

317

00:45:27.690 --> 00:45:40.530

Jeffrey Dirk: This project residential projects the traffic is very dispersed. And so I think from the standpoint of the residential project. And with these people living their day to day. I mean, this, this becomes their neighborhood as well. Eventually,

318

00:45:41.550 --> 00:45:49.170

Jeffrey Dirk: It's so it's your are able to influence behaviors relating to the residents and they're going to learn the neighborhood, how to use

319

00:45:50.070 --> 00:45:56.370

Jeffrey Dirk: We can certainly get to a point where we're mitigating the impacts of the project. So I'm, you know, confident we can do that.

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00:45:57.240 --> 00:46:05.850

Jeffrey Dirk: I think the other piece of it as you're looking at the rezoning and I think as, as Mr made went through his presentation is what are the other users that are allowed as of right on the site.

321

00:46:06.120 --> 00:46:14.280

Jeffrey Dirk: And what are the traffic impacts and characteristics of those as of right uses and, you know, as you look at you know 118,000 square foot office building.

322

00:46:14.910 --> 00:46:18.240

Jeffrey Dirk: Per se, is, you know, a potential development there.

323

00:46:18.780 --> 00:46:30.870

Jeffrey Dirk: That is a that's a use that, you know, when it, when it becomes viable again in the future. It's a significant traffic generator that generates much more concentrated peak hour traffic volumes.

324

00:46:31.200 --> 00:46:37.260

Jeffrey Dirk: Than a residential use, which is more dispersed in terms of the arrivals and departures of the residents and pricing.

325

00:46:37.950 --> 00:46:45.810

Jeffrey Dirk: So I think that, you know, there's also that that dynamic as well a residential project fitting into a residence will neighborhood on a residential street.

326

00:46:46.680 --> 00:46:58.890

Jeffrey Dirk: Is much less intensive from a traffic perspective, then compared to, you know, a multi story office building on the site. So I think, I think that's also a consideration as you're looking at the rezoning perspective.

327

00:46:59.640 --> 00:47:05.250

Bob Pelaggi - Planning Board Chair: Well, thank you for that response in general, I will say that you know that most of the resistance. Most of the

328

00:47:06.150 --> 00:47:14.580

Bob Pelaggi - Planning Board Chair: Most of the resistance or disapproval from the project comes from the comes from the east from that, from those side streets on the east of you and

329

00:47:15.360 --> 00:47:26.490

Bob Pelaggi - Planning Board Chair: I'm encouraged to hear you say that these situations can be remedied. One of the things that the planning board is going to be have a difficulty delivering to that neighborhood is saying you have a problem can be fixed, but

330

00:47:27.030 --> 00:47:36.660

Bob Pelaggi - Planning Board Chair: It's going to cost too much so we can. So that's not that's not a necessarily a solution that the planning would can I understand your explanation, but that's not

331

00:47:37.290 --> 00:47:50.370

Bob Pelaggi - Planning Board Chair: A viable explanation that week is a planning. What can deliver it to the neighbors to say yes, there was a there is a traffic solution that can be thinking they can be accomplished, but the developer sentence too expensive. So

332

00:47:50.490 --> 00:47:51.630

Jeffrey Dirk: Yeah, no, we

333

00:47:51.660 --> 00:47:52.950

Bob Pelaggi - Planning Board Chair: Got you understand what I'm saying.

334

00:47:52.980 --> 00:48:08.460

Jeffrey Dirk: Yes I oh I absolutely do we can deliver a project to you that includes mitigation that can be implemented as a part of the project and is feasible for the project we've we've done this on on other projects as well. And I think one of the key things again as you get to the point of

335

00:48:09.510 --> 00:48:14.370

Jeffrey Dirk: Reviewing a specific proposal for the site. Also, you know what I always say is you want

336

00:48:14.760 --> 00:48:27.960

Jeffrey Dirk: You know, we'll come up with a mitigation program that will work in, in consultation with the neighborhood. We've had instances where you know what we do as a neighborhood study essentially looking at traffic volumes beads trip patterns.

337

00:48:28.890 --> 00:48:37.110

Jeffrey Dirk: And develop a specific neighborhood based traffic calming program or or something of the like that gets vetted by the neighbors as well.

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00:48:37.410 --> 00:48:43.890

Jeffrey Dirk: You know, presented the planning board with neighbor when import and then we actually go forward as a conditional approval implement that.

339

00:48:44.160 --> 00:48:50.790

Jeffrey Dirk: And I think the other part of it. That's important, as well as is a follow on study so we can all agree upon.

340

00:48:51.150 --> 00:48:57.960

Jeffrey Dirk: You know what the solutions are but really the proof of it is at the end is monitoring of those conditions. After the project is built.

341

00:48:58.230 --> 00:49:05.460

Jeffrey Dirk: Proving that it's actually working. If it's not, then we have, we would also include a list of corrective actions that can be undertaken.

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00:49:05.790 --> 00:49:13.140

Jeffrey Dirk: They're typically not expensive things but I from the applicants perspective they understand what those measures may be and what the costs are because everything

343

00:49:13.410 --> 00:49:18.840

Jeffrey Dirk: What they want to be able to do is dollar eyes or put a put \$1 value to those costs so that they understand what it is.

344

00:49:19.530 --> 00:49:26.070

Jeffrey Dirk: I would envision that that's the program that we would put together so that if you were to approve a use on this site.

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00:49:26.280 --> 00:49:33.780

Jeffrey Dirk: It would include a traffic monitoring program. So after they actually get up and running in the traffic is realized then we're going to prove to you that are works.

346

00:49:34.080 --> 00:49:44.310

Jeffrey Dirk: And demonstrate that everything we've said for corrective actions improvements at intersections. That's actually taking place. And if it's not, there'll be a list of corrective actions that will be undertaken.

347

00:49:45.330 --> 00:49:50.130

Jeffrey Dirk: You know, to get things back in line to where we want them to be. I will be very important.

348

00:49:51.150 --> 00:49:57.180

Bob Pelaggi - Planning Board Chair: Well, thank you for the explanation is very informative. Does any of the other planning

board members have questions for Mr Derek on the subject.

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00:49:58.830 --> 00:50:01.800

Rob May: Mr. Chairman, if I could just have a second Rough night.

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00:50:03.210 --> 00:50:07.140

Rob May: I wanted to remind panelists that while you are not speaking

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00:50:08.190 --> 00:50:19.080

Rob May: You may want to mute your microphone. The way that the zoom program works is that it's listening for sound and that will cause your picture to pop up.

352

00:50:20.070 --> 00:50:30.360

Rob May: So whether you are sneezing or yelling or having a fistful of potato chips like I just did it may catch you at an appropriate or in a

353

00:50:32.520 --> 00:50:35.700

Rob May: Capital time. So just remember that. Thank you. Sorry.

354

00:50:36.360 --> 00:50:38.970

Bob Pelaggi - Planning Board Chair: That's all right. Okay. Um, well.

355

00:50:39.990 --> 00:50:45.210

Bob Pelaggi - Planning Board Chair: It's just a plenty need a planet with members me every other comments, concerns questions.

356

00:50:45.540 --> 00:50:47.310

Larry Hassan : Planning Board: To cheer. I just have a question about

357

00:50:47.370 --> 00:50:49.020

Bob Pelaggi - Planning Board Chair: The good learning

358

00:50:49.170 --> 00:50:55.230

Larry Hassan : Planning Board: Not the traffic now because I think the traffic has been discussed a lot and I think it's going to come up a lot more down the road. Anyways, but

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00:50:55.650 --> 00:51:12.030

Larry Hassan : Planning Board: When the if and when an overlay is approved, does that change the zoning up there from C five to something else, or how does that work. I'm just curious. I don't know, does it change it to like a residential zoning was overly mitigate that somehow

360

00:51:12.690 --> 00:51:17.610

Rob May: Mr Chairman of the overlay is just that.

361

00:51:18.810 --> 00:51:27.780

Rob May: Sounds it is laid over the existing base district. So underneath is still the office see five office district.

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00:51:28.830 --> 00:51:32.040

Rob May: And would allow those uses. So someone

363

00:51:33.300 --> 00:51:36.780

Rob May: Could come in and buy the property out from underneath.

364

00:51:37.860 --> 00:51:38.250

Rob May: Would

365

00:51:40.260 --> 00:51:41.970

Rob May: Stuff like that never happened.

366

00:51:43.800 --> 00:51:48.270

Rob May: But that zoning is still there. If somebody wanted to build an office building, but

367

00:51:48.300 --> 00:51:59.460

Bob Pelaggi - Planning Board Chair: It's important to note that we're not changing the zoning zoning does that see five zoning district lives. Okay, and what we're contemplating here is the adoption of what is called an overlay district.

368

00:52:00.090 --> 00:52:08.910

Bob Pelaggi - Planning Board Chair: And I would imagine that that that would correct me if I make a mistake. Mr. May, but in the future if someone wanted to revert back to the sci fi sci fi us, they could

369  
00:52:10.080 --> 00:52:10.500  
Rob May: Yes, sir.

370  
00:52:10.740 --> 00:52:11.850  
Bob Pelaggi - Planning Board Chair: Is not accurate to say

371  
00:52:12.570 --> 00:52:13.380  
Rob May: That is accurate. So

372  
00:52:13.710 --> 00:52:14.790  
Bob Pelaggi - Planning Board Chair: Okay, okay.

373  
00:52:14.910 --> 00:52:16.200  
Larry Hassan : Planning Board: Thank you. Just curious.

374  
00:52:16.830 --> 00:52:25.020  
Bob Pelaggi - Planning Board Chair: Well we okay so if if everybody has had the opportunity to comment we have we have a number of

375  
00:52:26.610 --> 00:52:27.120  
Bob Pelaggi - Planning Board Chair: Written

376  
00:52:28.410 --> 00:52:33.900  
Bob Pelaggi - Planning Board Chair: Concerns from the abundance. I don't know because we've discussed enough of this. And because I'm sorry.

377  
00:52:34.350 --> 00:52:35.340  
Rob May: Because, Mr. Chairman.

378  
00:52:36.780 --> 00:52:41.820  
Rob May: Those are written and that's great. And we will get to that in just a second. But I have some live questions.

379  
00:52:43.680 --> 00:52:44.190  
Rob May: Comments.

380  
00:52:44.280 --> 00:52:45.750  
Rob May: So can we take some of those



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00:52:46.020 --> 00:52:46.890

Bob Pelaggi - Planning Board Chair: Certainly, please.

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00:52:47.880 --> 00:52:48.450

Okay.

383

00:52:49.770 --> 00:52:52.800

Rob May: Jim Almeida has written

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00:52:53.940 --> 00:52:55.170

Rob May: What is the price point.

385

00:52:56.490 --> 00:53:00.690

Rob May: Or what is your price point isn't satisfied to Mr Lambert

386

00:53:01.860 --> 00:53:10.080

Rob May: The market rate will lower and attract a much different demographics target. Does that happen and it is a follow up question.

387

00:53:11.310 --> 00:53:20.340

Rob May: A similar question to that by Mr. Joseph assignee and it says that the apartment houses on Oak Street were originally

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00:53:20.910 --> 00:53:32.880

Rob May: Designed for a higher price point, they're currently not that way. What will keep the new development from becoming a very similar to Oak Street. So that's, that's kind of in the same vein.

389

00:53:35.850 --> 00:53:37.710

Bob Pelaggi - Planning Board Chair: That was Mr. Lambert, I guess.

390

00:53:38.130 --> 00:53:38.580

Yes, sir.

391

00:53:39.930 --> 00:53:43.470

Jim Lambert - Wood Partners: Sure. Yeah. Thank you. Um, so, you

know,

392

00:53:45.480 --> 00:53:52.530

Jim Lambert - Wood Partners: It again it's it's not our business model. And I understand the question. Because nobody can guarantee anything in the future. However,

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00:53:52.920 --> 00:53:59.640

Jim Lambert - Wood Partners: With the investment that we make into our properties in the level of fit and finish and quality that we build these properties to

394

00:54:00.150 --> 00:54:12.120

Jim Lambert - Wood Partners: Um, we have really never seen even in, you know, the downturns, if you will, more than a small percentage drop in market rent. So in other words, we haven't seen in our properties.

395

00:54:12.990 --> 00:54:25.410

Jim Lambert - Wood Partners: Difficulty leasing so we have to drop the rent and half and now becomes a much different demographic that just you know doesn't happen in reality, can we could. I guarantee you that to you today. No, certainly, but

396

00:54:26.580 --> 00:54:38.130

Jim Lambert - Wood Partners: You know, right now for is a good example rates during the coven 19 crisis over the past several months it's been difficult for for leasing for everybody in the state in the country, frankly,

397

00:54:38.940 --> 00:54:48.210

Jim Lambert - Wood Partners: Folks aren't leaving their house and in people are losing jobs and it's a terrible time so on so forth. You know what we see is an increase in in

398

00:54:49.260 --> 00:55:07.650

Jim Lambert - Wood Partners: You know, one month free rent or an extra free month's rent or a \$50 drop and read or hundred dollar dropping right we don't see vast reductions in the price point, and I'll tell you why. The reason for that is greater Boston's housing crisis right now, such that there is a demand.

399

00:55:08.760 --> 00:55:16.290

Jim Lambert - Wood Partners: There's a, there's a huge demand

that is unmet and will continue to be unmet frankly is is is going to get worse because of

400

00:55:16.800 --> 00:55:23.910

Jim Lambert - Wood Partners: delays and new projects from the economic fallout of the coronavirus in the delays and construction and things like that so

401

00:55:24.840 --> 00:55:38.940

Jim Lambert - Wood Partners: We, you know, we obviously make our investments, um, with a well educated premise that the downside risk is low, that even if we miss our marks on our underwriting. It's not by much. We do.

402

00:55:39.870 --> 00:55:56.640

Jim Lambert - Wood Partners: Tests on the, you know, on downside risk and things like that. And we just, we just don't have not experienced a scenario where we we change the core demographic of who we're going after because we had a problem leasing up. It's just, it would be highly unusual.

403

00:55:58.800 --> 00:56:07.290

Bob Pelaggi - Planning Board Chair: Mr. Mr. Lambert, I saw, I had a chance to look over that pictorial that represents. I think it was it your Canon your Walpole site.

404

00:56:08.190 --> 00:56:09.180

Jim Lambert - Wood Partners: waffle. Yes, sir.

405

00:56:09.270 --> 00:56:22.140

Bob Pelaggi - Planning Board Chair: Well pull rob that you said, I think it was Walpole so do you plan to mimic the wall, what you're doing in Walpole. Is that, is that what your intention is to pretty closely mimic that here in Brockton on Pearl Street.

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00:56:24.060 --> 00:56:40.170

Jim Lambert - Wood Partners: Yes, sir. I mean, I would never say mimic because all of our all of our developments are unique. We don't copy and paste any of our developments from one site to another every sites unique every markets unique every city in town is unique, but however in quality level. Yes, absolutely. We've

407

00:56:40.200 --> 00:56:49.830

Jim Lambert - Wood Partners: Got some we've toward some folks from the city through that property. I would never put words in their mouth but young freshman was they they were

408

00:56:50.940 --> 00:57:08.580

Jim Lambert - Wood Partners: You know, very satisfied and happy with what they saw, in terms of quality and, you know, absolutely. That is what we've used as a model. You know, we've put that forward to folks in the city as a model of what we're planning to build in, like, kind, but so yes that long story short, is yes.

409

00:57:08.670 --> 00:57:21.900

Bob Pelaggi - Planning Board Chair: It was impressive. I went through. I went through that pictorial. It was very impressive if I didn't get a chance to visit that site myself and other members were interested in seeing going over there are not room, is there a possibility that we could do that.

410

00:57:23.460 --> 00:57:32.850

Jim Lambert - Wood Partners: Sure, yeah, it's you know you. We no longer manage. There's another management property but anybody can go and visit the property. We'd be happy to help facilitate that. But

411

00:57:33.120 --> 00:57:43.770

Jim Lambert - Wood Partners: Also, anybody can visit a property to anytime they would just, it is that there's an onsite management staff there full time. You could walk in and say you want to take a look at the property. Nobody would prevent you from doing that.

412

00:57:43.860 --> 00:57:46.380

Bob Pelaggi - Planning Board Chair: But once you can say is that site fully developed.

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00:57:47.100 --> 00:57:54.570

Jim Lambert - Wood Partners: Absolutely yet fully developed fully stabilized, um, you know, last I checked, they were in the mid 90% in occupancy

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00:57:55.980 --> 00:58:02.190

Jim Lambert - Wood Partners: And so absolutely it's been it's been finished for a couple of years now, but it's a great example of what we build

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00:58:03.480 --> 00:58:09.630

Jim Lambert - Wood Partners: It's a light kind property and that's for stories similar materials again similar quality.

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00:58:10.230 --> 00:58:18.150

Jim Lambert - Wood Partners: Parking has got the same setup with surface parking with some garages ringing the site. So if you were to visit one of our properties we would certainly

417

00:58:18.510 --> 00:58:29.880

Jim Lambert - Wood Partners: Welcome you to visit any of them are proud of everything we build but that in terms of just context for what we have in mind here, that would be a great one to totally take a look at whether you look at it online, or go visit in person.

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00:58:30.450 --> 00:58:31.800

Bob Pelaggi - Planning Board Chair: All right. Thank you very much.

419

00:58:33.240 --> 00:58:36.750

Bob Pelaggi - Planning Board Chair: Did you want to entertain other questions at this live questions Mr name.

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00:58:37.920 --> 00:58:53.610

Rob May: Yes, sir. I have a question from Frank and I don't know who Frank is but he asked me, he asked that Mr Lambert mentioned attracting a certain demographic for the facility. What is the demographic that is targeted.

421

00:58:56.190 --> 00:59:05.070

Jim Lambert - Wood Partners: Sure. Yeah, so you know when I'm when I'm talking about demographic more. So talking about income levels, you know, obviously, being able to afford the rent level that we're putting forward.

422

00:59:05.490 --> 00:59:14.070

Jim Lambert - Wood Partners: You know, we get asked all the time. What's your target, target demographic and you know my answer to that has changed over the years. Now I say it's everybody it's

423

00:59:14.580 --> 00:59:23.760

Jim Lambert - Wood Partners: You know rental properties have become a by choice. And it's, it's all walks of life you know we we attract

424

00:59:24.600 --> 00:59:40.290

Jim Lambert - Wood Partners: Young urban professionals who are looking for a better price point than they can get in inner closer to Boston. We certainly attract and welcome folks who are selling their homes locally and moving into our developments, we want to stay in their community. We see a lot of that.

425

00:59:41.730 --> 00:59:46.770

Jim Lambert - Wood Partners: You know we we see younger families, you know, married couples who are getting started.

426

00:59:47.880 --> 00:59:57.540

Jim Lambert - Wood Partners: Want to rent. Maybe they're moving from the city, or maybe to move somewhere else and they want to run until they buy a house. So you see it going all directions folks who are renting first and then want to buy a house.

427

00:59:57.750 --> 01:00:00.960

Jim Lambert - Wood Partners: Folks who owned a home for a long time on a seller house and move in.

428

01:00:01.380 --> 01:00:12.000

Jim Lambert - Wood Partners: And then we have a fair amount of folks who just, you know, run for a lifetime. Because that's a lifestyle choice. These days, and you know you can imagine why it's it's convenient.

429

01:00:12.870 --> 01:00:25.650

Jim Lambert - Wood Partners: It's everything's new everything's professionally managed and you know that's that's really what our demographic this folks you who want to rent. I'm rather than. Oh, and at least for some period of time in their life.

430

01:00:27.270 --> 01:00:32.760

Rob May: Okay. I have a question here. Also for Mr. Lambert from the Jim

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01:00:33.900 --> 01:00:34.500

Rob May: Crow, Joe.

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01:00:36.510 --> 01:00:45.870

Rob May: Pardon me if I'm messing this up. Can you be more specific about the expected price points for the unit. And I know you had discussed some of that earlier.

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01:00:47.010 --> 01:00:50.340

Rob May: But if you could put a little flavor on that.

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01:00:53.040 --> 01:01:02.280

Jim Lambert - Wood Partners: Yeah, sure. Yeah, I mean, I honestly i mean i don't like getting too specific on rent levels. This early in the process. There's so much time between now and

435

01:01:02.730 --> 01:01:18.030

Jim Lambert - Wood Partners: You know, first of all, we're not even approved, you know, to build the project and then time it takes for us to design and construct these projects. It takes years so you wouldn't see a finished product on the site for for a number of years, and whoever else say on average.

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01:01:19.080 --> 01:01:24.690

Jim Lambert - Wood Partners: You know, we're going to have a mix of unit types, right, one bedrooms one bedroom dens two bedrooms.

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01:01:25.290 --> 01:01:33.120

Jim Lambert - Wood Partners: Some three buttons but not a lot. So if you average that all out are going to be over \$2,000 a month right now is what we're projecting

438

01:01:33.690 --> 01:01:44.760

Jim Lambert - Wood Partners: On an average and so smaller units are going to be below that number. Some of the larger units are going to be above that number that's that's roughly the average price point, but

439

01:01:45.870 --> 01:02:00.000

Jim Lambert - Wood Partners: It's really difficult to project that far out we do our best. It's an educated process we study are comparable properties in the area we study our own properties. Historically, and we have a pretty good idea of it. And we have a good track record.

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01:02:01.050 --> 01:02:07.620

Jim Lambert - Wood Partners: But, you know, we'll see what the market bears when the time comes. Hopefully it's yeah that's what we're projecting it at least

441

01:02:08.970 --> 01:02:09.330

Okay.

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01:02:10.590 --> 01:02:12.900

Rob May: From Susan propre

443

01:02:14.460 --> 01:02:18.660

Rob May: Residence and question Cashman road to not get noticed

444

01:02:19.710 --> 01:02:33.450

Rob May: The rezoning project and that, and that's a statement and I'll answer that in just a second. But the question is, did your traffic steady take into account how extremely hard

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01:02:34.050 --> 01:02:43.350

Rob May: It will be to take a left onto North pearl with visitors residents and visitors coming and going right down the street.

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01:02:46.770 --> 01:02:54.090

Rob May: Is a trap. That's mostly a question for the traffic engineer, but I do want to address the first part of that about giving notice

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01:02:55.620 --> 01:03:08.370

Rob May: The, the arbiters to a project would be notified and those are people who live within 300 feet of the property with a butters and a butters to a butters

448

01:03:09.810 --> 01:03:12.330

Rob May: Very specific tournament mass law, but

449

01:03:13.410 --> 01:03:16.020

Rob May: In this case, we asked

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01:03:17.070 --> 01:03:29.370

Rob May: Would partners to introduce themselves to the neighborhood, and they sent out letters to people who within 500 feet. Now this zoning process and this zoning hearing



451

01:03:30.480 --> 01:03:41.190

Rob May: That we're having now is under Mass General Law. The city is required to post publicly on its website and in

452

01:03:42.210 --> 01:03:49.920

Rob May: A newspaper of general circulation which are cases, the enterprise. And so those are the requirements for the city. So that's why if you live.

453

01:03:51.240 --> 01:03:55.260

Rob May: Over 500 feet. You didn't get a a introduction letter.

454

01:03:56.460 --> 01:04:03.360

Rob May: But know what he would have a letter about this meeting it was all done through

455

01:04:05.070 --> 01:04:07.410

Rob May: You know, either on the city's website or on

456

01:04:09.210 --> 01:04:13.410

Rob May: On the enterprise. So I believe your traffic engineer.

457

01:04:14.610 --> 01:04:17.430

Rob May: Got the rest of this question. If you'd like to let them answer.

458

01:04:17.790 --> 01:04:20.580

Rob May: Sure, and that second account the traffic flow.

459

01:04:20.880 --> 01:04:26.310

Shaun Kelly: We did it. Just for the record. Sean Kelly with Vanessa associates pinch hitting for Jeff dark, who had to leave the meeting.

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01:04:26.850 --> 01:04:34.140

Shaun Kelly: We did take into account and we certainly knows the fact that, you know, it's a busy quarter left turns consistent with any other driveway your side street.

461

01:04:34.590 --> 01:04:43.560

Shaun Kelly: You know, we'll have some delays during peak hours. I think the key thing to keep in mind is the volume of traffic making that left is relatively small. You know, it's in the 15 to 20 current our range.

462

01:04:44.250 --> 01:04:55.560

Shaun Kelly: So even though there may be some delays, it doesn't lead to excessive queuing, you may have a vehicle or two that are the driver, but it's not as though of course you know stacked up into the site so that we have taken into account in the Martin model insect that way.

463

01:05:01.440 --> 01:05:05.970

Rob May: Okay, I have a comment from Anthony

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01:05:07.050 --> 01:05:07.440

Rob May: He

465

01:05:09.090 --> 01:05:14.160

Rob May: Saying that I agree with Tony and that's see Tony

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01:05:16.410 --> 01:05:22.830

Rob May: On the board and that may have been about the same time when we were talking about alternative access to the site.

467

01:05:28.890 --> 01:05:29.460

Rob May: checking off.

468

01:05:36.360 --> 01:05:38.040

Rob May: Josie Butler for butter.

469

01:05:39.810 --> 01:05:40.260

Rob May: Excuse me.

470

01:05:41.340 --> 01:05:53.760

Rob May: Is asking why not survey the residents homeowners regarding traffic and vehicles, taking the side streets like he leads Ferris as a cut through drivers are speeding down our residential streets at all time of the day.

471

01:05:57.300 --> 01:05:58.380

Rob May: Traffic speed.

472

01:06:00.210 --> 01:06:01.950

Rob May: Is is an issue here in Brockton.

473

01:06:03.150 --> 01:06:03.630

Rob May: As

474

01:06:05.910 --> 01:06:18.090

Rob May: Many of the all of us live on property that was developed as part of the subdivision process and the subdivisions in Brockton require a roadway with 35 key pavement.

475

01:06:19.320 --> 01:06:27.330

Rob May: Now that not only is is established to accommodate parking on both sides of the street, but it also

476

01:06:28.620 --> 01:06:32.070

Rob May: Allows for two lanes of moving traffic.

477

01:06:33.390 --> 01:06:36.120

Rob May: And in a subdivision that is

478

01:06:37.350 --> 01:06:45.870

Rob May: Ungodly large you can land a plane on it. Sometimes, so without having those cars parked on the street.

479

01:06:46.200 --> 01:06:48.120

Rob May: And without having other things that

480

01:06:48.150 --> 01:07:00.720

Rob May: causes you to slow down, which are called friction points drivers love to speed. And one of the things that we're hoping to address for the neighbors is some traffic calming issues.

481

01:07:01.620 --> 01:07:17.190

Rob May: That will force drivers to slow down or, more importantly, of course them not to go through your neighborhood, but I will let Shawn answer the question about surveying the neighbors and the cutter traffic.

482

01:07:18.390 --> 01:07:23.160

Shaun Kelly: Right, and I think we did respond to that. And one of the, I think, was made a comment that came from the city.

483

01:07:23.970 --> 01:07:28.890

Shaun Kelly: You know, we still feel is there really isn't a lot of benefit to cutting the neighborhood to the east.

484

01:07:29.700 --> 01:07:36.240

Shaun Kelly: You know ultimately you're going to come out the pleasant Street and if your two options are. I can, I can do it at a civilized intersection where I'm going to get a green light make that turn.

485

01:07:36.660 --> 01:07:44.190

Shaun Kelly: Or do it at the stop sign for one of these residential streets and now we have to find a gap in traffic we feel is good actually more convenient to use the signal.

486

01:07:44.760 --> 01:07:52.770

Shaun Kelly: But again, you know, as part of this project advances and we get to the site plan review certainly look at options in terms of traffic comment in the neighborhood.

487

01:07:53.130 --> 01:08:00.390

Shaun Kelly: Whether there is you know restrictions on on movements or the measures that will create disincentives that, you know, even to the extent that it's not

488

01:08:00.810 --> 01:08:11.700

Shaun Kelly: quicker to go to the neighborhood today would be even even less incentive in the future. So we know we're going to use the signal a pleasant Street, but we will look at that, you know, is this project advances.

489

01:08:19.890 --> 01:08:21.570

Rob May: My fault. I turned off my own

490

01:08:23.610 --> 01:08:24.540

Rob May: Susan prefer

491

01:08:25.980 --> 01:08:32.550

Rob May: As our says that your studies don't seem to take an

account that the people living there will house or also have visitors.

492

01:08:33.720 --> 01:08:39.960

Rob May: This could double the amount of traffic and other potential issues such as congregating in the cemetery.

493

01:08:43.980 --> 01:08:51.840

Shaun Kelly: Like so. So just to give you guys some background when when they when we develop the we have developers. The it the Institute of Transportation Engineers.

494

01:08:52.200 --> 01:08:57.240

Shaun Kelly: When they develop these trip generation rates, the way they do is they go in and count actual facility so

495

01:08:57.630 --> 01:09:04.110

Shaun Kelly: You know, when they kind of residential development over the course of entire day. It creates a database and then based on number of units that allows for rates.

496

01:09:04.380 --> 01:09:08.550

Shaun Kelly: That we use to project with a new project of this type will will will ultimately generate for traffic.

497

01:09:09.120 --> 01:09:16.140

Shaun Kelly: And then when they count those facilities, they're counting everything they count, you know, the people that live there. They count the guests that count deliveries, the trash pickup.

498

01:09:16.440 --> 01:09:28.620

Shaun Kelly: So it's not as though we only count people to live there when we do these studies. It's all based on the entire volume of traffic that comes and goes to a site. So the projections that we're outlining includes all of those things that you would see any typical residential development.

499

01:09:30.570 --> 01:09:31.230

Shaun Kelly: So it has been

500

01:09:33.420 --> 01:09:33.960

Rob May: Thank you, sir.

501

01:09:35.190 --> 01:09:38.550

Rob May: Anthony. She is asking MPC about our Avenue.

502

01:09:39.570 --> 01:09:49.050

Rob May: Is my understanding that Section eight vouchers are given and the recipient can pay the difference on a unit like this, am I correct. Thank you.

503

01:09:56.130 --> 01:10:00.570

Rob May: There is probably going to be a large difference between the voucher and

504

01:10:02.430 --> 01:10:09.720

Rob May: What the rent is that is a question that will have to follow up on. I've heard two different answers to that question.

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01:10:11.100 --> 01:10:19.020

Rob May: Most people are I have said that you cannot pay extra. Some people said that you can

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01:10:20.250 --> 01:10:26.280

Rob May: So that is something that will try to get back to HUD on and find out. Thank you.

507

01:10:27.240 --> 01:10:30.390

Craig Pina - Planning Board: Guys question regarding that. Yes, sir.

508

01:10:31.980 --> 01:10:43.860

Craig Pina - Planning Board: Looking at the book properties. Work website and I see you, you've invested in a nationwide footprint in the alternate is this is this is this program going to have your name on it because

509

01:10:45.030 --> 01:10:55.320

Craig Pina - Planning Board: I wouldn't, but I see is you invest in a high end product active with the ultimate aim and the ultimate aim is associated with a high end products will you maintain the author name on the project on the Brockton project.

510

01:10:56.220 --> 01:11:04.770

Jim Lambert - Wood Partners: Yes, absolutely. We yes we use that name and all of our newly developed projects across the country, and we would not do anything differently here.

511

01:11:06.810 --> 01:11:07.140

Okay.

512

01:11:09.600 --> 01:11:15.030

Rob May: Um, we have a question from someone named user and

513

01:11:16.320 --> 01:11:24.150

Rob May: Because this is a public hearing. I need to know who that is. So if you could re enter your

514

01:11:25.380 --> 01:11:26.790

Rob May: Question with your

515

01:11:28.680 --> 01:11:36.990

Rob May: With your actual name, we would appreciate that Paul and I apologize. I don't have the last name for Paul, but I think I know that it

516

01:11:38.280 --> 01:11:43.140

Rob May: Came to traffic engineer explained the response to beta groups comment.

517

01:11:51.990 --> 01:11:54.780

Rob May: That is an obscure reference

518

01:11:56.940 --> 01:11:58.950

Rob May: Is able to

519

01:12:01.980 --> 01:12:07.800

Shaun Kelly: See, do you say t 13 or tea 113 these T 3830 okay

520

01:12:08.340 --> 01:12:10.770

Bob Pelaggi - Planning Board Chair: That's happening. But I think that's what it looks like to be

521

01:12:11.520 --> 01:12:21.000

Shaun Kelly: Right. The I think that the comments relative to

know how to how to vehicles, pull out of the site when when they when the queuing does extend beyond the driveway or at least to the driveway area.

522

01:12:21.510 --> 01:12:24.480

Shaun Kelly: And it's pointed out, you know when when when that happens during peak conditions.

523

01:12:24.990 --> 01:12:29.730

Shaun Kelly: To this lot of a lot of locations where you have driveways your side streets that are approximate to a traffic light.

524

01:12:30.090 --> 01:12:37.740

Shaun Kelly: What typically happens is that, you know, the motorist that's closest to the driveway will understand that they're not going to move anywhere. The lights turned red.

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01:12:38.430 --> 01:12:43.320

Shaun Kelly: They leave a gap and then motorists that leave the residential in this, in this case, residential driveway will

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01:12:43.650 --> 01:12:50.730

Shaun Kelly: will pull out into the first lane, so they can show and get a better view of northbound traffic make their maneuver and it's kind of a three step maneuver.

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01:12:51.030 --> 01:12:55.770

Shaun Kelly: They pull into the gap. They look for traffic northbound then they make the left turn, it's it's common

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01:12:56.220 --> 01:13:00.960

Shaun Kelly: You see it everywhere, whether you have Q's extend from a signal beyond driveways intersections and

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01:13:01.350 --> 01:13:07.800

Shaun Kelly: During those busy times during those you know minutes during the busiest our when that when the driveway. Does he was do extender. It is blocked.

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01:13:08.160 --> 01:13:19.980

Shaun Kelly: You know, we don't think this driver will function, a different way than any other any other street around the corner



that has potential conflicts and during peak hours include vehicles. So I think that's was the comment from beta. And that was our response.

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01:13:23.220 --> 01:13:25.320

Rob May: Thank you from Ray creedon

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01:13:26.430 --> 01:13:40.050

Rob May: Can you discuss can this discussion be delayed until all the parties can meet in the open forums such as Hancock school now that we can social distance and I'll answer part of that.

533

01:13:41.400 --> 01:13:46.710

Rob May: It is going to be a long time before we can have meetings have more than 10 people

534

01:13:48.330 --> 01:13:55.980

Rob May: So having public meetings is is going to be difficult to the governor's executive order allows for meetings like this.

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01:13:57.630 --> 01:14:02.790

Rob May: Everybody obviously can't participate because I'm getting these kinds of questions.

536

01:14:03.930 --> 01:14:08.640

Rob May: But I would like to ask the developer

537

01:14:10.320 --> 01:14:22.350

Rob May: What your time scale is because some people that had thought that, you know, well we could just put this off, you know, for another couple of months. And my understanding is that you're up against the deadline. I'd like to discuss that just a little bit.

538

01:14:23.970 --> 01:14:28.410

Jim Lambert - Wood Partners: Sure. Yeah. Thank you. Um, you know, without going into too much detail but you know we have

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01:14:28.890 --> 01:14:36.810

Jim Lambert - Wood Partners: Obviously the properties that were were discussing today under contract and you know unfortunately those those contracts.

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01:14:37.230 --> 01:14:48.840

Jim Lambert - Wood Partners: Have time limits on them from when we can get an approval on our projects or else we have to make a decision. You know, at certain point, whether we would move forward without for the purchase without

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01:14:49.410 --> 01:14:58.620

Jim Lambert - Wood Partners: Development approvals in place, or would we have to walk away from the deal because we didn't, you know, achieve those development approvals in a certain timeframe.

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01:14:59.670 --> 01:15:13.470

Jim Lambert - Wood Partners: You know, we are not a development firm who purchases land unentitled if you will land bank firm. So we option land such to get to this process of like this where we go and get our

543

01:15:14.160 --> 01:15:20.280

Jim Lambert - Wood Partners: Our projects approved and then we would move forward with the purchase that we do have a time frame that is

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01:15:21.150 --> 01:15:36.330

Jim Lambert - Wood Partners: You know, end of the summer. And so you know we we did see some significant delays in this process from, you know, even being able to have meetings like this, or at least not being in a position to have meetings like this for some time.

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01:15:37.440 --> 01:15:49.050

Jim Lambert - Wood Partners: And so, you know, we are we are getting up against that timeframe. By the time the resulting. I'm sorry. The overlaid you know zoning process plays out. And then we move into a site plan approval process.

546

01:15:50.010 --> 01:15:59.550

Jim Lambert - Wood Partners: We effectively have until the end of the summer. Without going into too much detail and we have that everything buttoned up by then, or there's a decision point at that at that time.

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01:16:01.500 --> 01:16:01.890

Rob May: Thank you.

548

01:16:03.210 --> 01:16:04.770

Rob May: I have a question from

549

01:16:06.000 --> 01:16:16.110

Rob May: Paul where I believe it's Paul that in the volume of traffic counts. Did anyone count traffic on Healy chair and Carly road at all.

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01:16:17.790 --> 01:16:19.080

Rob May: I've known, I believe that you

551

01:16:19.440 --> 01:16:29.010

Shaun Kelly: KNOW WE DIDN'T KNOW WE DID counts, you know, long Pearl Street, Jason, but we didn't, didn't do Council into the residential neighborhoods across we did. I will say we did do counts.

552

01:16:31.080 --> 01:16:37.590

Shaun Kelly: I don't want to misspeak at Bauer and Allendale we do do counts there during the peak hours. So we know the volumes that are

553

01:16:37.920 --> 01:16:44.430

Shaun Kelly: Coming out of the the side streets of the poems are driveways, but it. But as far as going further internal the neighbors, the ECB, we haven't counted those at this time.

554

01:16:45.240 --> 01:16:47.640

Bob Pelaggi - Planning Board Chair: Would be, would they be Mr. Kelly.

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01:16:48.930 --> 01:16:58.860

Bob Pelaggi - Planning Board Chair: Said, You didn't do include those into the counts. But would it be, is there a potential that if you didn't include those that it would change your projection

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01:17:01.230 --> 01:17:09.060

Shaun Kelly: I don't believe it would know. I mean, we feel that cars that are heading, you know, towards pleasant street eastbound you're ultimately going to make a right hand turn

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01:17:09.660 --> 01:17:18.600

Shaun Kelly: Out of the out of the one of the two driveways continue South out of the traffic light. Make that left hand turn, where they can do it in a controlled and safe manner with it with a green light from a traffic signal.

558

01:17:19.500 --> 01:17:24.480

Shaun Kelly: Is that the potential that someone may think that they're going to see some benefit driving into the residential neighborhood.

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01:17:24.930 --> 01:17:30.510

Shaun Kelly: Coming into a stop sign and then having to make that left hand turn from a stop through busy traffic in both directions.

560

01:17:30.930 --> 01:17:37.620

Shaun Kelly: I mean, it may happen. But I think the bulk of traffic will ultimately realized that, you know, it's an easier movement to do at a traffic light.

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01:17:38.100 --> 01:17:42.570

Shaun Kelly: And again, if this does advance. We will certainly be looking at the traffic light and other ways to

562

01:17:42.900 --> 01:17:49.290

Shaun Kelly: Optimize the timing will work with the phasing to tweak it to make that work. You know better than it does today to improve the condition, not just for

563

01:17:49.680 --> 01:17:56.640

Shaun Kelly: For this project, but for the residents that travel that late today. But no, we just don't see a large lot of traffic, you know,

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01:17:57.060 --> 01:18:03.000

Shaun Kelly: Meandering through the neighborhood to get to a stop sign when they can make it more easy right hand turn, and then that that

565

01:18:03.990 --> 01:18:10.950

Shaun Kelly: safer and more efficient left at the light itself. But certainly, you know, it's something we could look at, it's not it's not a big effort to do the counts and

566

01:18:11.340 --> 01:18:17.250

Shaun Kelly: The counts mate would likely substantiate the fact that you're not seeing a lot of cut through traffic through the neighborhood. But, but this time we haven't done that.

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01:18:17.850 --> 01:18:18.570

Bob Pelaggi - Planning Board Chair: For. Thank you.

568

01:18:20.340 --> 01:18:38.880

Rob May: Susan prefer right and I believe this is a rhetorical question. Is it realistic to think someone will pay \$2,000 a month when they could own a home select homeowners get mortgages and real estate deductions, whereas renters do not. I can't imagine anyone paying that much to rent.

569

01:18:42.750 --> 01:18:46.560

Rob May: A. Next question is from Frank

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01:18:47.730 --> 01:18:51.930

Rob May: Mr. May. If woods does not go through with the project.

571

01:18:53.640 --> 01:18:57.840

Rob May: Due to any delay. What is going to happen to the property.

572

01:19:00.150 --> 01:19:01.560

Rob May: That is an interesting question.

573

01:19:03.180 --> 01:19:10.380

Rob May: As you know, the property is sat vacant for at least two years and has got some significant damage to it.

574

01:19:12.270 --> 01:19:18.930

Rob May: As the mayor was in the building at the beginning of the coven crisis, trying to see if we could

575

01:19:19.950 --> 01:19:24.900

Rob May: House patients there and he was in such a bad shape that that we couldn't do that.

576

01:19:27.480 --> 01:19:34.740

Rob May: The project that was proposed for this site before would got here was a rehab center.

577

01:19:36.150 --> 01:19:40.410

Rob May: If would does not go through with this project. I don't know what might go here.

578

01:19:42.450 --> 01:19:42.690

Rob May: If

579

01:19:44.160 --> 01:19:50.700

Rob May: There's a lot of uncertainty in the real estate market right now because of the coven crisis, we see very little demand poor

580

01:19:51.870 --> 01:19:57.570

Rob May: commercial development both housing arm, excuse me, both office and

581

01:19:59.580 --> 01:20:04.320

Rob May: And retail, so it's it's kind of up in the air of what could go there.

582

01:20:05.760 --> 01:20:08.340

Rob May: And we don't know if that other previous

583

01:20:09.510 --> 01:20:15.510

Rob May: Proponent might come forward again so it could very well.

584

01:20:16.860 --> 01:20:18.960

Rob May: Head back in that direction. Thank you, Frank.

585

01:20:22.290 --> 01:20:25.890

Rob May: Next question next statement is

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01:20:27.030 --> 01:20:29.280

Rob May: From Joseph assignee

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01:20:30.360 --> 01:20:31.860

Rob May: Whoops. Just move

588

01:20:32.970 --> 01:20:51.300

Rob May: People, leaving the apartment complex will cross North Pearl and use the neighborhoods streets to avoid the traffic light at North Pearl and pleasant. So they're assuming he is assuming that people who are potentially traveling to downtown Brockton.

589

01:20:52.950 --> 01:21:01.830

Rob May: Because that's in that direction will cut through the neighborhoods. So I think Mr. Kelly has answered that.

590

01:21:03.330 --> 01:21:15.540

Rob May: But is there more that you would like to say about people leaving your complex and potentially using the side streets to bypass the traffic lights. That means cutting

591

01:21:16.680 --> 01:21:30.630

Rob May: You know, if I'm hearing it the roads so busy that you can't move on it yet, somebody's going to cross two lanes of traffic to cut through a residential straight to them cut through two lanes of traffic to get onto pleasant so

592

01:21:31.650 --> 01:21:33.720

Rob May: If that's the way that that works. Mr. Kelly.

593

01:21:33.750 --> 01:21:45.540

Shaun Kelly: Right now, and I think you make a good point there is that you know the right term movement from the site heading towards the signals is going to be a far easier move and trying to find a gap in both northbound and southbound traffic on know what pearl so

594

01:21:45.960 --> 01:21:50.640

Shaun Kelly: Just leaving the site alone. It's we met at the first decision point. I want a cup of neighborhood.

595

01:21:50.970 --> 01:21:59.730

Shaun Kelly: But I want to make a right hand turn, you're going to find it's easier to make the right hand turn, and then going through, because that you don't only have to find a gap in one direction and right turns around user movement.

596

01:22:00.540 --> 01:22:07.620  
Shaun Kelly: But ultimately, again, you know, we can look at this in more detail. And we can come up with some traffic calming measures but but our, our goal, and really the

597

01:22:08.100 --> 01:22:13.980  
Shaun Kelly: You know the thrust when we we dig into this site plan review level is going to be to make sure that signal works as well as it can.

598

01:22:14.310 --> 01:22:21.150  
Shaun Kelly: That are processes that southbound left turn to get you into pleasant Street. He's found that there's really no incentive to make that movement through the neighborhood.

599

01:22:28.410 --> 01:22:29.040  
Rob May: Oh, sorry.

600

01:22:31.980 --> 01:22:32.370  
Rob May: Tom

601

01:22:33.390 --> 01:22:34.260  
Rob May: Still a carrot.

602

01:22:35.370 --> 01:22:38.430  
Rob May: I'm pronouncing that correctly says we cannot understand you.

603

01:22:39.960 --> 01:22:41.790  
Rob May: He goes on with a second comment.

604

01:22:42.960 --> 01:22:51.630  
Rob May: To say your audio is very poor. You cannot speak for the neighborhood. This is a very poor presentation and fair to all

605

01:22:52.770 --> 01:22:53.670  
Rob May: The residents here.

606

01:22:55.590 --> 01:22:58.500  
Rob May: So there's a to comment. Thank you, Mr. So cares

607



01:23:00.390 --> 01:23:01.320  
Rob May: And

608  
01:23:02.520 --> 01:23:02.970  
Answers.

609  
01:23:04.650 --> 01:23:08.130  
Rob May: And then another question from Paul

610  
01:23:09.690 --> 01:23:28.470  
Rob May: The real question is, with regards to traffic coming south on pearl to get on to pleasant and coming west ON AND COMING less than pleasant to get to Pearl, not people coming out of the project, but the through traffic that bypasses the intersection, this issue has not been addressed.

611  
01:23:31.170 --> 01:23:34.620  
Rob May: So this is the existing traffic that is going through

612  
01:23:35.760 --> 01:23:36.870  
Rob May: Not necessarily.

613  
01:23:42.570 --> 01:23:43.320  
Shaun Kelly: Sure. No.

614  
01:23:43.920 --> 01:23:45.000  
Rob May: Coming from the project.

615  
01:23:45.510 --> 01:23:47.130  
Rob May: Well, I was reading a question that had

616  
01:23:47.640 --> 01:23:56.790  
Shaun Kelly: Oh, no problem. Well, if, if, if there's a concern that today, there's, you know, a high level of cut through traffic coming. If I hear you right westbound unpleasant that would then move up the neighborhood and use either

617  
01:23:57.120 --> 01:24:04.080  
Shaun Kelly: Know Allendale Bauer of the other streets to make their way through and get back to North Pearl Street know we did do counts at these intersections

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01:24:04.770 --> 01:24:07.740

Shaun Kelly: during peak hours. So we get a handle on how much traffic there.

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01:24:08.580 --> 01:24:16.980

Shaun Kelly: Bauer Avenue, you know, this is including all the traffic from the residents that actually live on that street you know processes for exiting cars in the morning peak hour

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01:24:17.400 --> 01:24:19.710

Shaun Kelly: Three eggs in cars in the evening peak hour

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01:24:20.490 --> 01:24:30.420

Shaun Kelly: Allendale has five in the morning it Allendale has four in the evening. So we know the two streets that are most proximate to us to the potential to the idea that there's a customer problem that exists today.

622

01:24:30.990 --> 01:24:35.850

Shaun Kelly: You know, not even take into account the residential traffic you're looking at three to four or five cars, an hour.

623

01:24:36.270 --> 01:24:43.080

Shaun Kelly: So the volumes, don't, don't tell us a story that there's, you know, all these 20 right turns making movement northbound it's

624

01:24:43.440 --> 01:24:48.810

Shaun Kelly: It's low volumes that are that are typically what you would see with a residential development or neighborhood of this size so

625

01:24:49.260 --> 01:24:58.260

Shaun Kelly: The volumes that we're looking at. Don't, don't give any indication that there's a problem today in terms of customer would again, we'll take a closer look at it. But we're perfect we use the signal a pleasant.

626

01:24:59.670 --> 01:25:01.620

Pam Gurley - Planning Staff: Day. Can I say something about that.

627

01:25:02.520 --> 01:25:03.690

Rob May: Yes, you may miss curling

628

01:25:04.170 --> 01:25:06.780

Pam Gurley - Planning Staff: I'm as a resident on Pearl Street.

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01:25:07.950 --> 01:25:22.470

Pam Gurley - Planning Staff: I know exactly what this issue is that live at the corner is not does not have a dedicated turn arrow in either direction. So what happens is

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01:25:23.460 --> 01:25:34.830

Pam Gurley - Planning Staff: People trying to turn left are backed up. And I think something as simple as adding something like that to that intersection might help alleviate the traffic.

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01:25:36.600 --> 01:25:43.500

Shaun Kelly: No, that's, that's a, that's a good point in as part of our one of our. That was our second response to the city comments we did take a look

632

01:25:44.160 --> 01:25:50.310

Shaun Kelly: You know some of the dip potential timing changes and putting giving exclusive left turn phases. So those left would be able to be done.

633

01:25:50.820 --> 01:25:53.820

Shaun Kelly: In a protected manner and you know I always say the

634

01:25:54.810 --> 01:26:03.030

Shaun Kelly: Kind of like a pie chart. You know, you only get so much of the pie, you can shift to it to one point or another. So we can lessen it and it'll give a little bit more delays to the through

635

01:26:03.960 --> 01:26:10.170

Shaun Kelly: Us to really find that that I'll call the sweet spot where we're proving things to the left, but also not coming up with their movements and

636

01:26:11.130 --> 01:26:18.870

Shaun Kelly: Definitely take a closer look at, but we have run some of those analyses and movement, certainly, you know, is an option that could improve some of the moves at that location.

637

01:26:19.590 --> 01:26:21.210

Pam Gurley - Planning Staff: Well, that's a left hand turn lane.

638

01:26:22.020 --> 01:26:23.220

Shaun Kelly: Oh right but but but not

639

01:26:23.940 --> 01:26:25.470

Pam Gurley - Planning Staff: But not lie right

640

01:26:25.770 --> 01:26:26.580

Shaun Kelly: No, I understood

641

01:26:27.840 --> 01:26:37.620

Toni Goncalves - Planning Board: It, Mr. Chair. Can we move this along because it's been over an hour and there's the questions or comments are repetitive and I feel like traffic's been addressed price points been addressed.

642

01:26:38.970 --> 01:26:44.130

Rob May: I do have to live, hands up that I would like to

643

01:26:45.180 --> 01:26:49.920

Rob May: Acknowledge, one of them is klinsmann Chris Michelle.

644

01:26:51.990 --> 01:26:53.340

Rob May: I'm going to unmute her

645

01:26:54.630 --> 01:26:55.860

Rob May: To ask her question.

646

01:26:57.360 --> 01:26:59.010

Rob May: Hang on, folks. Here we go.

647

01:27:04.500 --> 01:27:05.460

Rob May: Chris, do you still there.

648

01:27:05.790 --> 01:27:07.920

Kris: Yes, Rob, can you hear me now. Yep.

649

01:27:07.950 --> 01:27:08.610

Rob May: We can hear you now.

650

01:27:09.180 --> 01:27:13.740

Kris: Um, I first would like to say that I want to thank Rob for all of his

651

01:27:14.730 --> 01:27:24.000

Kris: Time answering questions phone calls, email, he has been the only one in this process, who has returned my calls or emails and he has been extremely helpful.

652

01:27:24.480 --> 01:27:33.810

Kris: And that goes from the mayor's office to our city councilor to anybody else I've contacted Rob has been great. And, and so far the only one. Um,

653

01:27:34.380 --> 01:27:43.980

Kris: Let me start by saying I live at 31 island road and I've lived here for more than 20 years I had my appraisal business in the city for more than 20 years

654

01:27:45.000 --> 01:28:00.870

Kris: And if my business partner hadn't gotten multiple sclerosis. I was still have my business here in the city. I moved here from Stoughton to further support the city. I met my husband in the city. We got married in our backyard and I really had no intention of ever leaving here.

655

01:28:02.070 --> 01:28:10.200

Kris: The bottom line is we don't want high density apartments in this location we moved to Brooklyn Heights, because there was no high density there was only

656

01:28:10.860 --> 01:28:18.240

Kris: Our one be zoned residential properties and small commercial buildings where everyone leaves at the end of the evening. It's quiet here.

657

01:28:19.500 --> 01:28:27.120

Kris: That's one of the things that all of the neighbors that I've spoken to about this agree, is that we like our quiet neighborhood, even with the people who come through.

658

01:28:28.860 --> 01:28:34.650

Kris: This we can talk about the traffic until the cows come home, I don't agree with the traffic study

659

01:28:36.240 --> 01:28:45.150

Kris: That time slot that they studied or not when we have a lot of traffic and everybody in our small neighborhood on my street anybody Allendale leave much earlier in the morning.

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01:28:45.390 --> 01:28:54.870

Kris: So there's certainly want to five cars that lead much earlier. And we see people speeding down and it's literally from NOAA Pearl, they come down Allendale and onto an island Rhode

661

01:28:55.200 --> 01:28:59.370

Kris: Just because they don't want to take a left turn at that light and wait for the two cars that might be at the light

662

01:29:00.570 --> 01:29:12.120

Kris: And I know it works worse behind us on Carlin and healing. So I feel for them. And I just feel that adding 200 apartments, which could be four to 500 people easily

663

01:29:13.410 --> 01:29:30.300

Kris: Has people here, day and night. There are great amenities. I know about their project in Walpole I'm from Opal. I've been there. This project is not on 14 acres like waffle. It's on five. It feels like it's going to be changing the entire dynamics of the neighborhood.

664

01:29:31.410 --> 01:29:38.190

Kris: Just not the density, but the demographics, it's not going to be quiet here anymore and

665

01:29:39.630 --> 01:29:56.220

Kris: It's all about the high density, whether it's this project or another project, four, and five storey buildings of apartments is different than a four or five story office building where everyone leaves at night and goes home and we don't have people

666

01:29:57.420 --> 01:30:06.630

Kris: Drinking in the cemetery or wandering through our

neighborhoods. It's not apartments. That's, that's the bottom line here.

667

01:30:07.920 --> 01:30:15.510

Kris: Nothing has been brought up about the Hancock school and adding all of these new people, how that's going to affect the Hancock school which

668

01:30:15.840 --> 01:30:24.780

Kris: I don't have children, but I have plenty of neighbors who do who talk about how full that school is already. And I'd like to know if something has planned for that.

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01:30:25.320 --> 01:30:35.400

Kris: And also, what kind of studies were done. This is going to be a 40 V zone and as a former appraiser and now assessor in another town.

670

01:30:35.910 --> 01:30:45.570

Kris: I just know enough about 40 the zoning to be dangerous, but I do know that it is supposed to be done when there's a need for apartments and

671

01:30:46.020 --> 01:30:55.110

Kris: I view that as the. I'm not sure that there's a need. There are on rented apartments at Hamilton oaks, there are on rented. They're available right now.

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01:30:55.470 --> 01:31:06.330

Kris: at Westside colonial at Fairmont West and as of September 1 there will be what I understand are 44 units available at the new 47 West Elm project.

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01:31:06.990 --> 01:31:20.280

Kris: And that's just the larger complex is on the west side of Brockton there or you can go on MLS as of today, and there are several dozen apartments available. So I'm not really sure where we're seeing that there is a need for a 40 be zone.

674

01:31:21.780 --> 01:31:29.310

Kris: So I know there's lots of things down the road. If this is only has changed. And this project is thrust upon us.

675

01:31:29.700 --> 01:31:43.920

Kris: Where we can discuss what will happen to traffic and how it can be mitigated. But first and foremost, it's the zoning overlay that that I don't feel we need in this neighborhood, and I'm not sure why we feel we need 200 more apartments in the city of Brockton.

676

01:31:44.550 --> 01:31:44.940

Bob Pelaggi - Planning Board Chair: Thank you.

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01:31:45.870 --> 01:31:46.260

Rob May: Thank you.

678

01:31:46.770 --> 01:31:48.900

Bob Pelaggi - Planning Board Chair: For the record, this is not a 48 graduate

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01:31:50.340 --> 01:31:58.320

Bob Pelaggi - Planning Board Chair: That was mentioned a couple of times. This is not according the project integrates could be wrong because you just very quickly because I'm

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01:31:58.710 --> 01:31:59.820

Rob May: Tony said, Kevin.

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01:32:00.540 --> 01:32:00.960

Bob Pelaggi - Planning Board Chair: I'm sorry.

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01:32:01.650 --> 01:32:06.870

Rob May: Mr. Kevin, I, I do believe that Chris was saying 40 v.

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01:32:07.590 --> 01:32:08.370

Bob Pelaggi - Planning Board Chair: OC you think

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01:32:08.580 --> 01:32:19.890

Rob May: I'm sorry, as in Victor. And so our next presentation and discussion public hearing is going to be on a 40 v, which is the housing development incentive program.

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01:32:21.300 --> 01:32:26.220

Rob May: So there is a rather large need for more housing in Brockton.



686

01:32:27.240 --> 01:32:31.110

Rob May: And I know I would assume that

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01:32:32.820 --> 01:32:42.840

Rob May: Woods has done their analysis and they wouldn't be investing millions of dollars in a community and in a project that didn't need housing, but

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01:32:43.950 --> 01:32:59.100

Rob May: I will make sure that the Brockton housing study is is from the city is up on the agenda. I also have a verbal question from Paul, who I believe is Paul. We're

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01:33:00.180 --> 01:33:01.740

Rob May: And as as Tony did mention

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01:33:02.940 --> 01:33:12.510

Rob May: We're been at this for about an hour and a half. And I do want to to state that the board will not be

691

01:33:13.650 --> 01:33:25.950

Rob May: Making a vote tonight. We are going to post this meeting its transcript and video up on the web will be taking public comments in writing up to

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01:33:28.170 --> 01:33:49.020

Rob May: Monday the 22nd at 4pm and that will be made available to the board. The board will then vote again or meet again on the 23rd, where they will deliberate and make a final vote, but we're not taking any more public testimony. After that time.

693

01:33:51.600 --> 01:33:52.080

Rob May: Of the month.

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01:33:53.520 --> 01:33:57.090

Rob May: So I would like to give Paul

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01:33:58.530 --> 01:34:05.910

Rob May: Two minutes to speak and I do know that he's concerned about Healy and Carly

696

01:34:08.460 --> 01:34:14.040

Rob May: Carlin lane, but I will also let him speak. So Paul, you are on

697

01:34:25.140 --> 01:34:25.380

Bob Pelaggi - Planning Board Chair: Me.

698

01:34:27.660 --> 01:34:27.900

Craig Pina - Planning Board: Yeah, I

699

01:34:28.050 --> 01:34:28.560

Rob May: Can hear you.

700

01:34:28.740 --> 01:34:31.200

Paul: Okay, okay. I had to unmute sorry and

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01:34:31.740 --> 01:34:34.170

Paul: What wasn't quite familiar with the process there.

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01:34:35.430 --> 01:34:46.860

Paul: My name is Paul where I live with my, my partner Susan West favorite 161 Heli terrorists. And I think, again, I, along with Chris. I'd like to thank Rob for all the

703

01:34:47.880 --> 01:34:49.860

Paul: Responses that he's been

704

01:34:51.330 --> 01:35:01.470

Paul: So generous to get back to us in a timely fashion with and also to distribute some of the things that I've written about this project to the either the city, both the city councilors and the planning board.

705

01:35:03.150 --> 01:35:11.610

Paul: CHRIS MITCHELL got me involved. About a month ago. I absolutely knew nothing about this project. Until then, and since then.

706

01:35:12.840 --> 01:35:27.960

Paul: I've talked to about, well, I'd say probably like 60% of the residents on Carlin road and Healy terrorists plus another

half a dozen or 10 residents in on Bauer and Cashman

707

01:35:29.130 --> 01:35:29.730

Paul: Allendale

708

01:35:30.990 --> 01:35:36.360

Paul: And everybody seems to be in agreement about their opposition to this project, including the overlay zone.

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01:35:37.170 --> 01:35:43.830

Paul: And I realized this first this first session here is about the overlay the zoning overlay as opposed to the project itself.

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01:35:44.520 --> 01:35:51.780

Paul: And Chris has said a number of things that I i and the people that I've spoken to agree with in terms of the need

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01:35:52.260 --> 01:36:01.440

Paul: The question about the need for the project in the first place. The question about the need for the zoning overlay in the first place and the effect that that will might have

712

01:36:02.520 --> 01:36:07.770

Paul: Or will most assuredly I think have on the demographics of the of this whole neighborhood.

713

01:36:09.930 --> 01:36:27.120

Paul: But so I would like to talk a little bit about the traffic situation and not take too much time but basically say that my belief is that the traffic traffic impact assessment and I'm. Trust me. I'm not an expert on traffic assessment traffic impact assessments, but I read it.

714

01:36:28.440 --> 01:36:30.420

Paul: I read the beta groups respond

715

01:36:31.590 --> 01:36:34.440

Paul: Feedback on it and I read Vanessa's group.

716

01:36:35.520 --> 01:36:45.060

Paul: Response to those two that feedback. And I think the entire traffic impact assessment is basically flawed and inadequate and

incomplete.

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01:36:45.690 --> 01:36:57.750

Paul: Because none of the traffic that occurs now on Carlin road and Healy terrorists was ever taken into account and that traffic occurs with southbound traffic on Pearl Street.

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01:36:58.950 --> 01:37:09.450

Paul: Coming into the terrorists driving down Haley terrorists driving down Carlin road and connecting with pleasant street on the east side of the pearl pleasant intersection

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01:37:11.580 --> 01:37:15.450

Paul: That traffic speeds through Heli terrorists and Carlin road.

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01:37:16.710 --> 01:37:30.930

Paul: Many times, much of the time the only reason they slow down coming from Carlin down Healy is because they have to make a term which is a little bit tight so they have to slow down at the very end, but once that they don't slow down until they get to that term.

721

01:37:33.240 --> 01:37:47.970

Paul: Conversely, the traffic coming west on pleasant Street to avoid that intersection, the pearl pleasant intersection fix it right on Carlin speeds down Carlin and Healy, and then gets onto North Pearl Street at the end of Healy terrorists.

722

01:37:49.020 --> 01:37:51.690

Paul: None of that traffic was taken into consideration.

723

01:37:53.160 --> 01:38:10.590

Paul: With respect to the volume of traffic at the pleasant pearl intersection, because that traffic avoids that intersection. So I don't think the amount of traffic that was detected or evaluated on pleasant Street and Pearl Street was accurate.

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01:38:13.500 --> 01:38:18.600

Bob Pelaggi - Planning Board Chair: I think we're getting a little bit repetitive with the with the comments on the traffic referred

725

01:38:19.830 --> 01:38:32.100

Bob Pelaggi - Planning Board Chair: A good perspective on the traffic, if I could, Mr. Kelly, could you just briefly comment on that, and about the need, maybe, maybe worry we are at the point where you want to incorporate into your study.

726

01:38:32.700 --> 01:38:39.930

Bob Pelaggi - Planning Board Chair: That those sites weeks in those neighborhoods have now a great concern. But if you could give us just a reaction to what you're hearing, please.

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01:38:39.990 --> 01:38:47.310

Shaun Kelly: No, no. I think it's certainly something that's worth taking a look at, again, we, I mean, we weren't. We're not trying to hide anything here. We made it very clear that are

728

01:38:48.000 --> 01:38:57.960

Shaun Kelly: Focused on North Pearl Street, where we have access. I don't question the fact they may be people coming from the north on North pearl. Again, this is north of the cemetery.

729

01:38:58.380 --> 01:39:03.030

Shaun Kelly: That might make that left turn in the morning, say going south down and go through the neighborhood. But again, it's this is a

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01:39:03.510 --> 01:39:11.610

Shaun Kelly: This is an existing condition of people, avoiding the entire area of our site. This isn't something that we would generate two people that are at our site aren't going to drive that neighborhood, they're going to come down.

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01:39:11.940 --> 01:39:16.590

Shaun Kelly: No problem, make a right turn into get home. But, but certainly we can we can take a look at

732

01:39:17.610 --> 01:39:33.210

Shaun Kelly: This stage or at the at the site plan review status advances. But, but, again, you know, I understand the concern we can take a look at it more but but we're confident that our traffic for the most part is going to be on on North Pearl and pleasant via this traffic signal. Okay.

733

01:39:33.990 --> 01:39:39.360

Bob Pelaggi - Planning Board Chair: All right, again, you've heard now from more than one one of butter that that the that the

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01:39:39.420 --> 01:39:43.830

Bob Pelaggi - Planning Board Chair: Drought concerns of those sites sweets have not been taken into consideration. So

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01:39:44.250 --> 01:39:45.600

Shaun Kelly: The message loud and clear. We

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01:39:46.320 --> 01:39:48.510

Bob Pelaggi - Planning Board Chair: Take a look at. Okay. Mr. Nate.

737

01:39:51.390 --> 01:39:58.170

Bob Pelaggi - Planning Board Chair: Do you have. Do you have additional comments that you want to read in are we are we are beginning to get to a point of repetition are

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01:40:01.500 --> 01:40:02.100

Bob Pelaggi - Planning Board Chair: Mr. May.

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01:40:05.520 --> 01:40:06.480

Bob Pelaggi - Planning Board Chair: Lose Mr man.

740

01:40:07.080 --> 01:40:09.510

Rob May: Sorry, I was having a snack. Forgive me.

741

01:40:13.380 --> 01:40:25.620

Rob May: One more verbal comment from Stephen Morris. I'm going to unmute him, and it was the chairs prerogative. We're hope we have heard quite a bit about

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01:40:27.090 --> 01:40:35.700

Rob May: The traffic concerns. And so hopefully you will have some Mr. Marshall have some fresh perspective on this process.

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01:40:36.120 --> 01:40:38.760

Bob Pelaggi - Planning Board Chair: I'm hoping. So he's, he's also the one I believe

744

01:40:40.260 --> 01:40:42.900  
Bob Pelaggi - Planning Board Chair: This to me that he has also  
uploaded a

745  
01:40:44.760 --> 01:40:51.990  
Bob Pelaggi - Planning Board Chair: Think I saw his name is one  
of the one of the ones that had already submitted of the letter,  
yo. Stephen Morris. Yeah.

746  
01:40:52.710 --> 01:40:53.520  
Rob May: Stephen, are you there.

747  
01:40:57.330 --> 01:40:57.540  
Stephen Morris: Hi.

748  
01:40:59.610 --> 01:41:00.960  
Stephen Morris: I believe on, can you

749  
01:41:01.500 --> 01:41:02.550  
Rob May: Hear me, we can hear you.

750  
01:41:02.760 --> 01:41:07.080  
Bob Pelaggi - Planning Board Chair: Okay, I'm going to ask you,  
have you been on if you've been on the call from the beginning.

751  
01:41:07.410 --> 01:41:08.070  
Stephen Morris: Yes, I have.

752  
01:41:08.250 --> 01:41:13.440  
Bob Pelaggi - Planning Board Chair: Okay, which is a favorite to  
everybody that's been on the call and all the planning board  
members.

753  
01:41:14.010 --> 01:41:25.440  
Bob Pelaggi - Planning Board Chair: You've heard what's been  
going on back and forth, would you please. In the interest of  
time Conservancy, and not be repetitive. If you've got some new  
and fresh information that you'd like to share with us, please  
do.

754  
01:41:27.330 --> 01:41:42.450  
Stephen Morris: Yes, actually what I was wondering is, Mr me. I

want to thank you, for you are answering me. I sent the letter. Yes. That will that letter itself or the comments that I may be wedded to the meeting minutes

755

01:41:44.850 --> 01:41:50.070

Rob May: Given the time of evening we will incorporate them into the minute

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01:41:51.480 --> 01:41:57.900

Rob May: It if you'd like them read aloud. We can read them at the next meeting.

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01:41:58.470 --> 01:41:58.800

All right.

758

01:42:02.670 --> 01:42:07.620

Stephen Morris: Okay. You don't want me to do that now. You don't need me to do that because it will be part of the meeting minutes

759

01:42:08.250 --> 01:42:10.770

Rob May: You don't need to. Yeah, that's

760

01:42:10.800 --> 01:42:26.520

Stephen Morris: That's great. That's great. I wanted to actually thank would partners for investing in my city, you know, but my problem with that is, is that I would like to move at about 400 feet down on the other side of Melrose cemetery are closer to downtown Brooklyn.

761

01:42:27.870 --> 01:42:32.100

Stephen Morris: And and I understand that that isn't the purpose of this meeting, but

762

01:42:33.240 --> 01:42:42.840

Stephen Morris: Am I think that what I'm think concerned about is ruining the quiet neighborhood that we have now everybody here is a single residential community.

763

01:42:43.860 --> 01:42:57.060

Stephen Morris: Homeowner, and you're going to double the population ton of this island as I call it, you know, that's from Perlin Healy terrorists to pleasant and Carolyn road. It's kind of like a, an island and



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01:42:57.990 --> 01:43:08.040

Stephen Morris: Probably about 400 500 people live there. You're talking about 400 500 people being added to that this scary to me they're going to be walking their dogs in the neighborhood.

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01:43:08.790 --> 01:43:22.050

Stephen Morris: They're going to be doing other things in the neighborhood, not in their renters. They're not homeowners. So I it's just a mentality. You know, I don't want to be too rude about this. But, and if you reading my minutes and that's about all I have to say thank you.

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01:43:22.260 --> 01:43:24.420

Rob May: Thank you. Thank you. Thank you, sir.

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01:43:32.610 --> 01:43:38.640

Rob May: I would like to read a couple of things into the record because we're getting kind of late.

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01:43:40.290 --> 01:43:55.530

Rob May: And I'll go kind of quickly. But one of the questions was some and more wanting to know what can the developer do to benefit the surrounding community. So that is something that I hoping Mr Lambert

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01:43:56.640 --> 01:44:00.000

Rob May: Will be able to to answer. I know we've talked about

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01:44:01.230 --> 01:44:09.810

Rob May: Some improvements to the park and areas around there. So I'm just wondering if you could

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01:44:11.880 --> 01:44:12.690

Rob May: Give you the floor.

772

01:44:14.040 --> 01:44:21.480

Jim Lambert - Wood Partners: Sure. Yeah. Thank you. So certainly one of the things that we've talked about quite a bit tonight is traffic and traffic mitigation so

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01:44:21.900 --> 01:44:32.310

Jim Lambert - Wood Partners: I think, as you've heard our traffic engineer state you know the the hope here in the anticipation is to not only just try to mitigate know what's being added, but try to mitigate

774

01:44:32.640 --> 01:44:43.290

Jim Lambert - Wood Partners: Some of the traffic issues that exist today, even before the project happens. So certainly, that's one. I have a short list here of other things of community benefits that we anticipate

775

01:44:44.820 --> 01:44:55.080

Jim Lambert - Wood Partners: You know, for the city of Brockton, starting with construction drop, excuse me, construction jobs, um, you know, a project like this typically would create over 200 new jobs.

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01:44:56.250 --> 01:45:06.720

Jim Lambert - Wood Partners: In the construction industry and then ongoing jobs in the management industry as well. The project will generate new tax revenue from the city is Rob may has mentioned along the way.

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01:45:07.800 --> 01:45:22.110

Jim Lambert - Wood Partners: Significant amount of tax revenue over and above what is currently produced from the site, which is none. In fact, there's a significant amount of back taxes owed on the property. So we anticipate a

778

01:45:23.190 --> 01:45:33.150

Jim Lambert - Wood Partners: Very large amount of new tax revenue to the city going forward diversity of housing. So to answer some of the questions or comments that were made.

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01:45:34.020 --> 01:45:47.160

Jim Lambert - Wood Partners: You know, we feel like there is a need for housing in Brockton in around Brockton, and all the Greater Boston, um, these are, this is a property type that Brockton does not currently have. It's an alternative that

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01:45:47.850 --> 01:45:54.450

Jim Lambert - Wood Partners: You know, we have heard, and in other cities and towns, it's not needed. And we found that there's been a huge demand for this type of housing.

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01:45:55.980 --> 01:46:11.520

Jim Lambert - Wood Partners: And we believe in that thoroughly we truly believe that what we build is is not being built just because we want to build it, because it's needed, and folks want to live there and we proved that us and the industry has proved that time and time again.

782

01:46:13.170 --> 01:46:20.190

Jim Lambert - Wood Partners: And then you know another thing I'd say is you the folks that will live here will have disposable income that is generally not seen

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01:46:20.910 --> 01:46:26.010

Jim Lambert - Wood Partners: Certainly from an apartment development in the city of Brockton, and that income will get spent on local businesses.

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01:46:26.280 --> 01:46:37.140

Jim Lambert - Wood Partners: So one thing that I think can't be understated is the impact of local businesses in Brockton. And you know the the restaurants and the retail where these folks will spend money.

785

01:46:37.710 --> 01:46:47.220

Jim Lambert - Wood Partners: Which is currently not happening today from obviously from the site and then obviously the, I think the most obvious one is you've got a vacant rundown building

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01:46:48.180 --> 01:46:56.820

Jim Lambert - Wood Partners: That you know is an eyesore. And certainly needs to be replaced with something highest and best use and we've been tend to, you know, replace that with

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01:46:57.750 --> 01:47:09.960

Jim Lambert - Wood Partners: A very nice, very upscale part of apartment development, like I've stated several times that the you know the city hasn't seen before. And we're really excited to invest at that level of the city of Brockton.

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01:47:11.640 --> 01:47:12.090

Rob May: Thank you.

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01:47:13.320 --> 01:47:14.520

Rob May: Um,

790

01:47:21.120 --> 01:47:23.430

Rob May: They're, they're more traffic questions but

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01:47:24.570 --> 01:47:26.700

Rob May: Don't print out on the transcript.

792

01:47:27.960 --> 01:47:30.540

Rob May: Frank wants to address the school overload.

793

01:47:30.870 --> 01:47:31.470

Question.

794

01:47:32.940 --> 01:47:42.480

Rob May: The Brockton school system has been experiencing a reduction in population, the system is actually down by over 1000 students in the past year and

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01:47:43.800 --> 01:47:49.350

Rob May: That was the end of his statement, but I do know that there has been a drop and that is

796

01:47:51.330 --> 01:47:54.240

Rob May: Been a been a problem for school funding.

797

01:47:56.730 --> 01:48:02.850

Rob May: Mr creedon is asking again about the delay decisions by a few weeks, not just month, not, not a month.

798

01:48:04.260 --> 01:48:13.170

Rob May: The restrictions continue to be lifted by the governor and give homeowners not using zoom and a chance to speak again Mr creating

799

01:48:14.100 --> 01:48:32.940

Rob May: Those folks who aren't live here will have an opportunity to view the meeting on the city's web page. They'll also be a printed transcript of everything that is being said here that is also going to be able to download of the city's web page so

800

01:48:34.140 --> 01:48:35.430

Rob May: I think that we've

801

01:48:37.020 --> 01:48:44.040

Rob May: Given people a opportunity to hear the creative process which Smith.

802

01:48:45.540 --> 01:49:02.280

Rob May: So folks who wish to submit comments can submit them via email to planning at si o b m a.us again it's planning at the OB ma.us

803

01:49:05.580 --> 01:49:07.110

Rob May: And the next meeting.

804

01:49:08.250 --> 01:49:11.670

Rob May: Again, the planning board will be meeting on Tuesday.

805

01:49:13.380 --> 01:49:16.020

Rob May: June 23 at 6pm

806

01:49:18.660 --> 01:49:22.770

Rob May: I think we've dealt out. This is an important one that

807

01:49:24.300 --> 01:49:24.930

Rob May: Kathy.

808

01:49:26.340 --> 01:49:41.160

Rob May: birchard and apologize for that view RK Rd concerned about property values as a director butter with the building so tall for the neighborhood and dwarfing homes next to it also reduces the property will be

809

01:49:42.180 --> 01:49:48.570

Rob May: Graded and the elevation with a retaining wall at the end of the property will make it seem even higher.

810

01:49:50.220 --> 01:49:51.750

Rob May: So we have a question about

811

01:49:53.010 --> 01:50:07.800

Rob May: The size and scale, but just as important. We have a question about property values. I'm not sure who has an answer for that, or who would like to take that

812

01:50:08.940 --> 01:50:12.060

Rob May: Back question art. I saw you yawn. Cover your mouth.

813

01:50:15.000 --> 01:50:15.690

Rob May: Yeah, you

814

01:50:15.930 --> 01:50:24.960

Jim Lambert - Wood Partners: Mr. May. You know that that's a very difficult question to answer. I mean certainly it's our feeling that we we build

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01:50:26.160 --> 01:50:37.890

Jim Lambert - Wood Partners: A level of project that enhances a neighborhood and not does not do the opposite. I'm certainly can't sit here in today and tell you where your properties values and to go in the future.

816

01:50:38.640 --> 01:50:48.840

Jim Lambert - Wood Partners: There's a lot of market factors that influence that way above and beyond. You know what we intend to build. But, you know, in my personal opinion, you've got a vacant.

817

01:50:50.190 --> 01:50:59.340

Jim Lambert - Wood Partners: You know, dilapidated nursing home there now with what we anticipate building, we, we believe, you know, it should be enhancement to the neighborhood, we

818

01:50:59.700 --> 01:51:13.770

Jim Lambert - Wood Partners: Absolutely believe that and implant to do that. And so we have no way to view this is something that will be a drag on residential property values in the neighborhood, and nor have we seen that at other like kind developments in the past.

819

01:51:15.390 --> 01:51:20.610

Craig Pina - Planning Board: Well, I think looking at the website at what partners com you can see the properties that they manage

nationwide.

820

01:51:21.060 --> 01:51:31.380

Craig Pina - Planning Board: And they're all high end properties and I don't see a high end property like any of these dragging down the property values of any of anybody any any any other vicinity of these

821

01:51:36.000 --> 01:51:41.790

Bob Pelaggi - Planning Board Chair: As far as the, as far as the question Mr me about the the grading of this of the retaining walls that those are

822

01:51:42.180 --> 01:51:52.890

Bob Pelaggi - Planning Board Chair: Those are site plan issues. And I think that's, I don't think that's appropriate for tonight's discussion. I mean, it's a viable questions, but that need answers, but I don't think that that should be part of tonight's discussion.

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01:51:54.420 --> 01:51:54.840

Rob May: Um,

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01:51:55.980 --> 01:51:59.400

Rob May: The panelists that are invited here, it's

825

01:52:00.930 --> 01:52:04.590

Rob May: Paul could Cordelia. Could the real

826

01:52:05.070 --> 01:52:07.020

Rob May: Dr Cordero

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01:52:08.220 --> 01:52:13.230

Rob May: You have your hand raised. If there's something you would like to unmute yourself.

828

01:52:13.830 --> 01:52:19.200

P Cordeiro: I would miss them a thank you for hearing me real quick. I know it seems like we're wrapping up and I

829

01:52:19.590 --> 01:52:26.970

P Cordeiro: I just wanted to chime in. Obviously I'm Phil Cordero

I worked for Allen and major associates and I'm working with the developer

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01:52:27.390 --> 01:52:36.690

P Cordeiro: On the site planning aspect of this project. And as the chairman just alluded to, we would anxiously await to provide all pertinent details when we get to the site.

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01:52:37.350 --> 01:52:44.670

P Cordeiro: Site level detail application site plan review part. But Mr. May. Before we closed out the hearing. I know you're going to continue it.

832

01:52:45.330 --> 01:52:58.290

P Cordeiro: When you are giving your presentation to the to the members of the board and the public. Early on, you did put up a slide of a comparison chart of the requested language of the zoning overlay and we just identified two

833

01:52:58.860 --> 01:53:05.130

P Cordeiro: Numerical errors. And I just wanted to draw everybody's attention to them not to out you in public, of course.

834

01:53:05.700 --> 01:53:11.820

P Cordeiro: But just to make sure that when the board ultimately makes a decision. They're making it on the correct overlay language.

835

01:53:12.330 --> 01:53:25.860

P Cordeiro: And it's with regard to the north Pearl Street overlay district rear yard setback, which is listening to 60 feet on your graphic. Where is in the the published overlay language that that's only 30 feet.

836

01:53:27.540 --> 01:53:27.960

Craig Pina - Planning Board: Ah,

837

01:53:28.110 --> 01:53:28.830

Rob May: Thank you.

838

01:53:29.370 --> 01:53:29.910

P Cordeiro: Yes.



839

01:53:30.270 --> 01:53:33.120

Rob May: And then 30 feet with a five foot accessory. Okay.

840

01:53:33.480 --> 01:53:45.810

P Cordeiro: And the accessories five feet we just, I just didn't want it to go beyond tonight and let the public and the board. See that differently, especially when we're talking about relationship to a butters, etc.

841

01:53:46.800 --> 01:53:49.020

Bob Pelaggi - Planning Board Chair: Thank you for that. Thank you for that correction, sir.

842

01:53:49.410 --> 01:53:50.160

P Cordeiro: Yep, and

843

01:53:50.490 --> 01:53:50.760

Rob May: I don't

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01:53:50.970 --> 01:53:52.500

Rob May: I don't see it, it says 30 feet.

845

01:53:54.660 --> 01:54:07.290

P Cordeiro: Well well while you're in there. We also in the public zoning overlay language, the accessory actually had zero. It was not a five foot. It was zero on the accessory. Also, sir.

846

01:54:08.850 --> 01:54:09.390

Okay.

847

01:54:10.890 --> 01:54:16.620

P Cordeiro: So you might like it might be a delay on my screen that looks fine. From here, now I must have misread it.

848

01:54:17.550 --> 01:54:18.000

Rob May: Okay.

849

01:54:18.420 --> 01:54:22.320

P Cordeiro: Yeah, and that's that's on that's on all sides, sir, for the accessory.

850

01:54:23.820 --> 01:54:38.100

Rob May: Okay, for, for people who are listening. We are editing this slide show, you know, on the fly, as it were. So thank you. I will stop sharing and turn it back to the chairman.

851

01:54:38.520 --> 01:54:46.440

Rob May: And I believe he will have emotion that you would like to consider for the continuation of this meeting.

852

01:54:46.860 --> 01:54:51.510

Bob Pelaggi - Planning Board Chair: Well, one of the things I do before we get to that motion is very quickly recognize

853

01:54:52.440 --> 01:55:05.370

Bob Pelaggi - Planning Board Chair: And I'm not going to bother at this point to read these letters, but I want to recognize the fact that abundance of sent in written comments. We've already heard from one and that's for the record, new already. I think that's Mr Morris.

854

01:55:06.990 --> 01:55:16.470

Bob Pelaggi - Planning Board Chair: OK, and then I'm sure you've got these, but I want to recognize them publicly. So you've got the one from Stephen Morris that you just acknowledge rod.

855

01:55:17.280 --> 01:55:17.700

Rob May: Correct.

856

01:55:17.940 --> 01:55:23.580

Bob Pelaggi - Planning Board Chair: Then you've got another one here from Chris Marshall. I think we've already heard from Chris she could, she called in as well. Right.

857

01:55:24.090 --> 01:55:24.630

Rob May: Yes, sir.

858

01:55:24.930 --> 01:55:39.720

Bob Pelaggi - Planning Board Chair: But there is written comments there is written comments that will be the jewel that you will be incorporated as part of tonight's hearing, then you've got to Mel meter. They don't believe Tim Alameda sent in a written comment email by email. I don't believe we heard from Tim tonight.

859

01:55:41.220 --> 01:55:46.980

Bob Pelaggi - Planning Board Chair: And I'm really grateful for, for Alex L meters. I like that one. It's a one sentence.

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01:55:48.660 --> 01:55:54.330

Bob Pelaggi - Planning Board Chair: Comment which I appreciate. But anyway, those, those I wanted to acknowledge is being

861

01:55:55.590 --> 01:55:56.700

Bob Pelaggi - Planning Board Chair: written to the record.

862

01:55:56.700 --> 01:55:59.340

Bob Pelaggi - Planning Board Chair: FOR TONIGHT'S butter input in this

863

01:55:59.430 --> 01:56:00.690

Bob Pelaggi - Planning Board Chair: Chair. Yes.

864

01:56:00.810 --> 01:56:01.470

Bob Pelaggi - Planning Board Chair: Yes, Nancy.

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01:56:01.830 --> 01:56:17.910

Pam Gurley - Planning Staff: Care. There's a list of 12 arbiters that actually submitted comments and you have all of them in that file. They were all taken and put in and put into that file, but I have all their names.

866

01:56:19.170 --> 01:56:26.400

Bob Pelaggi - Planning Board Chair: Okay, so in the interest of not taking more time. So if you've identified anybody in everybody who submitted a written content.

867

01:56:27.210 --> 01:56:30.420

Pam Gurley - Planning Staff: As when I left work today. This is

868

01:56:31.380 --> 01:56:40.230

Bob Pelaggi - Planning Board Chair: All right, obviously my obviously my list is was not up to date, but I want to make sure that that their names were. They were in favor of repose are on the record for tonight's hated

869  
01:56:40.590 --> 01:56:42.120  
Pam Gurley - Planning Staff: I can read your name.

870  
01:56:43.200 --> 01:56:43.590  
Pam Gurley - Planning Staff: There was

871  
01:56:43.770 --> 01:56:44.940  
Pam Gurley - Planning Staff: Alex, tell me to

872  
01:56:46.260 --> 01:56:47.550  
Pam Gurley - Planning Staff: Caroline math.

873  
01:56:49.260 --> 01:57:00.720  
Pam Gurley - Planning Staff: Carry with with john Chris Michelle Paul were re creedon Rhonda marzio Stephen Mars Tim Elmina and Tom and Theodore

874  
01:57:03.660 --> 01:57:04.620  
Pam Gurley - Planning Staff: So linkous

875  
01:57:05.670 --> 01:57:08.700  
Pam Gurley - Planning Staff: And they all come from me. The Collin healing. Nyland

876  
01:57:10.050 --> 01:57:10.890  
Pam Gurley - Planning Staff: Are Cashman

877  
01:57:11.430 --> 01:57:12.900  
Bob Pelaggi - Planning Board Chair: All right. Thank you. Thank you.

878  
01:57:14.160 --> 01:57:14.970  
Bob Pelaggi - Planning Board Chair: Alright so that

879  
01:57:16.260 --> 01:57:28.860  
Bob Pelaggi - Planning Board Chair: To kind of close out this this agenda item. Everybody needs to understand that we're going to except except a butter input. I think it's what till 4pm. Is that right, Mr. May.

880

01:57:30.030 --> 01:57:32.970  
Bob Pelaggi - Planning Board Chair: Of the of the of the 23rd  
next Tuesday.

881  
01:57:34.050 --> 01:57:35.670  
Rob May: at 4pm to

882  
01:57:36.810 --> 01:57:38.400  
Rob May: The 22nd Monday.

883  
01:57:39.450 --> 01:57:42.210  
Bob Pelaggi - Planning Board Chair: Was it a one. So the next  
meeting is a Monday.

884  
01:57:42.570 --> 01:57:47.910  
Rob May: The 22nd. Oh no, that's when the public comment written  
public comment is doing on the 22nd.

885  
01:57:48.090 --> 01:57:48.390  
Bob Pelaggi - Planning Board Chair: Okay.

886  
01:57:48.450 --> 01:57:50.640  
Rob May: at 4pm. That way we can

887  
01:57:50.700 --> 01:57:53.670  
Rob May: Copy it and get it to you in time to read

888  
01:57:54.180 --> 01:58:04.890  
Bob Pelaggi - Planning Board Chair: It, it's because of that  
additional public comment that we have to continue the meeting.  
You can close this tonight so i just i think that that rounds us  
out on this particular agenda item so

889  
01:58:05.970 --> 01:58:09.750  
Bob Pelaggi - Planning Board Chair: unless I'm missing something.  
If someone wants to make a motion to

890  
01:58:09.780 --> 01:58:10.590  
Craig Pina - Planning Board: Alternate continue

891  
01:58:11.160 --> 01:58:13.800

Bob Pelaggi - Planning Board Chair: Motion to continue. Yes. All in favor.

892

01:58:15.360 --> 01:58:18.990

Bob Pelaggi - Planning Board Chair: please signify by raising your hand. Any opposed.

893

01:58:19.470 --> 01:58:23.400

Rob May: Actually, Mr. Chair. If you do a roll call vote on

894

01:58:23.970 --> 01:58:25.740

Bob Pelaggi - Planning Board Chair: Oh that's right to it has to be a voice vote.

895

01:58:27.180 --> 01:58:27.570

Craig Pina - Planning Board: Second,

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01:58:28.560 --> 01:58:29.070

Bob Pelaggi - Planning Board Chair: I'm trying to

897

01:58:30.240 --> 01:58:31.410

Toni Goncalves - Planning Board: second that motion.

898

01:58:33.630 --> 01:58:36.360

Bob Pelaggi - Planning Board Chair: Okay, we're gonna we're gonna do we're gonna do a voice vote, though.

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01:58:37.260 --> 01:58:40.860

Toni Goncalves - Planning Board: Yes, tell me one second motion and then we'll do the voice for

900

01:58:43.950 --> 01:58:45.750

Bob Pelaggi - Planning Board Chair: All right, that it's that it's approved as

901

01:58:49.170 --> 01:58:51.690

Bob Pelaggi - Planning Board Chair: The voice vote will be

902

01:58:59.640 --> 01:59:04.710

Bob Pelaggi - Planning Board Chair: No, I can't do it. Okay. So Bob pileggi chair motion. Motion to

903

01:59:06.210 --> 01:59:10.200

Bob Pelaggi - Planning Board Chair: Motion. I mean vote to approve the motion Craig Pina

904

01:59:10.590 --> 01:59:11.010

Yay.

905

01:59:12.300 --> 01:59:13.170

Bob Pelaggi - Planning Board Chair: Reggie, Thomas

906

01:59:13.590 --> 01:59:13.920

Yeah.

907

01:59:15.000 --> 01:59:15.990

Bob Pelaggi - Planning Board Chair: Tony Gonzalez

908

01:59:16.410 --> 01:59:16.860

Toni Goncalves - Planning Board: Me.

909

01:59:17.850 --> 01:59:18.720

Bob Pelaggi - Planning Board Chair: And Larry her son.

910

01:59:18.990 --> 01:59:20.280

Larry Hassan : Planning Board: Yay, okay.

911

01:59:20.670 --> 01:59:22.770

Bob Pelaggi - Planning Board Chair: And you're saying that needs it twice voice for

912

01:59:24.420 --> 01:59:26.370

Rob May: No, you're fine with that matter.

913

01:59:26.520 --> 01:59:27.750

Bob Pelaggi - Planning Board Chair: Okay, good. Alright.

914

01:59:27.960 --> 01:59:33.120

Rob May: So we've continued and we will go on to the second item at your discretion, sir.

915

01:59:33.510 --> 01:59:33.990

All right.

916

01:59:35.370 --> 01:59:41.940

Bob Pelaggi - Planning Board Chair: So well the the actual the third agenda item because we're going to move, we're going to remove the reorganization of the planning for it down to the bottom so

917

01:59:42.600 --> 02:00:00.720

Bob Pelaggi - Planning Board Chair: The next agenda items, a public hearing in discussion of the proposed housing development incentive program HDI P district in Brockton heights North Pearl Street. So again, this is it's a public hearing and, I guess, Mr. May, you will you will start off with an introduction.

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02:00:04.950 --> 02:00:24.510

Rob May: Yes, sir. Under Massachusetts General Law. We have the opportunity to as a gateway gateway city to create what is called a housing development incentive district or under the housing development incentive program Massachusetts law 40 D Victor

919

02:00:29.310 --> 02:00:35.790

Rob May: In this is was created as an actor promote economic growth in the Commonwealth. There is

920

02:00:36.990 --> 02:00:43.710

Rob May: Money that the state puts aside for incentives for market rate housing.

921

02:00:44.850 --> 02:00:58.800

Rob May: And as a matter of fact, if you are a 40 the project. You are not allowed to use any other form of of subsidization like the low income housing tax credits. Once the

922

02:01:00.120 --> 02:01:06.360

Rob May: Zone is established the developers in the cities can then enter into agreements.

923

02:01:08.040 --> 02:01:16.740

Rob May: That include a small amount of property tax relief, but that's needed to be able to apply for the state tax credit.



924

02:01:17.880 --> 02:01:19.170

Rob May: Who is using each step.

925

02:01:21.030 --> 02:01:30.630

Rob May: Majority of gateway cities right now have adopted it including Brockton. We have an HTC assistance in downtown Brockton. It's been very successful.

926

02:01:31.860 --> 02:01:35.040

Rob May: In attracting new economic growth to the city.

927

02:01:36.330 --> 02:01:44.130

Rob May: Eligible activity include new construction of residential units substantial rehabilitation of existing properties.

928

02:01:46.080 --> 02:01:46.590

Rob May: And

929

02:01:49.110 --> 02:01:54.120

Rob May: At a minimum of 80% of the units must be market weights.

930

02:01:55.530 --> 02:01:59.760

Rob May: But then the other caveat to that is because you're using H step.

931

02:02:00.780 --> 02:02:07.230

Rob May: You're not able to apply for low income housing tax credit. So, it pretty much

932

02:02:08.580 --> 02:02:12.270

Rob May: guarantees that it's 100% market rate.

933

02:02:13.740 --> 02:02:20.460

Rob May: Product unless the developer decides to charge less rent for specific tenants, which

934

02:02:22.260 --> 02:02:24.990

Rob May: I don't see happening a lot in Massachusetts.

935

02:02:26.250 --> 02:02:29.250  
Rob May: There are two tax incentives in the program. There's a local

936  
02:02:30.330 --> 02:02:32.700  
Rob May: Option real estate tax exemption.

937  
02:02:34.080 --> 02:02:36.000  
Rob May: It can be as low as five years.

938  
02:02:37.050 --> 02:02:38.910  
Rob May: And as low as 10%

939  
02:02:40.470 --> 02:02:52.740  
Rob May: But you, you need to be able to show that the city has some skin in the game in order to apply for the State Historic the state tax credit.

940  
02:02:53.850 --> 02:02:58.440  
Rob May: Which are that awarded on a rolling basis. And I should mention that

941  
02:02:59.700 --> 02:03:01.140  
Rob May: The property tax exemption.

942  
02:03:02.790 --> 02:03:11.520  
Rob May: Is on the incremental or the new value of the property. The increased value. So the face value will always stay the same.

943  
02:03:13.080 --> 02:03:21.300  
Rob May: So we're basically giving up a portion of some future taxes to help incentivize the development and

944  
02:03:22.620 --> 02:03:27.120  
Rob May: Secure market rate residential development and then

945  
02:03:28.140 --> 02:03:29.640  
Rob May: As we look at

946  
02:03:31.620 --> 02:03:35.610  
Rob May: H dip districts Braxton's goals are to

947

02:03:37.110 --> 02:03:46.650

Rob May: Create market rates residential growth to diversify our housing stock to generate economic activity and promote neighborhood stabilization.

948

02:03:47.520 --> 02:04:00.120

Rob May: So the proposed district is coterminous with the over zoning overlay district. It does not include any other properties outside of this project. So it would be exclusive

949

02:04:00.930 --> 02:04:16.170

Rob May: To this proposed development and that is the end of the presentation. And so I will stop share and turn it back over to the board for any questions.

950

02:04:16.920 --> 02:04:19.470

Bob Pelaggi - Planning Board Chair: Well, I've got a question is this.

951

02:04:20.550 --> 02:04:30.090

Bob Pelaggi - Planning Board Chair: Is this is the success of the of the project based on the adoption of the 40 of the 4040 the victor.

952

02:04:31.980 --> 02:04:41.370

Bob Pelaggi - Planning Board Chair: Incentive or are they are they joined at the hip. These two these two policies or can, can the project go forward without the benefit of chapter 48

953

02:04:42.210 --> 02:04:44.700

Rob May: While we are running on a parallel track.

954

02:04:46.530 --> 02:04:50.130

Rob May: It is a suggestion or consideration that

955

02:04:51.330 --> 02:05:05.550

Rob May: The City Council may want to look at for TV in order to make that happen. We have to have a public hearing to get input and that's that's before we submit it to city council City Council may choose not to.

956

02:05:08.400 --> 02:05:20.790

Rob May: introduce it to counsel for a vote right but we want to kind of belt and suspenders put it out there just in case it gets picked up. I do know that

957

02:05:22.020 --> 02:05:25.950

Rob May: Both the mayor and the ward counselor has said that they are

958

02:05:27.120 --> 02:05:39.030

Rob May: Not inclined to provide any tax exemption or for TV, but that happened this afternoon that conversation happened this afternoon and so

959

02:05:39.870 --> 02:05:59.760

Rob May: It was kind of too late to pull it off the agenda, but this is a way to get some additional public feedback on the on the project or on the creation of the zone that would support the development of market rate housing in the redevelopment of

960

02:06:02.310 --> 02:06:13.470

Rob May: The brain more nursing home. So I don't think that they're exclusive of each other that that without a 40 v that the project mode won't go forward, but

961

02:06:15.990 --> 02:06:19.410

Rob May: Again belt and suspenders is there in case we need backup.

962

02:06:19.800 --> 02:06:32.340

Bob Pelaggi - Planning Board Chair: Okay, so just just for clarity absolute clarity. The, the project could possibly go forward as the overlay district and but but it could fail at the city council. The 4040 the proposal could fail and said, You

963

02:06:33.240 --> 02:06:34.080

Bob Pelaggi - Planning Board Chair: Know, Mr.

964

02:06:34.440 --> 02:06:46.890

Bob Pelaggi - Planning Board Chair: Lambert, if I could see your reaction to that, please, is you're from what your, your perspective is the project reasonably dependent on heavily dependent on the adoption of the 40 v.

965

02:06:48.900 --> 02:06:49.440

Bob Pelaggi - Planning Board Chair: Policy.

966

02:06:50.430 --> 02:06:58.590

Jim Lambert - Wood Partners: So, so we'd like to preserve that option. Mr. Chairman, it's, it's, you know, there's, there is moving pieces to the the project in terms of cost.

967

02:06:59.250 --> 02:07:06.330

Jim Lambert - Wood Partners: That we you know we are evaluating and which won't be settling for some time. It's something we certainly are considering and

968

02:07:07.320 --> 02:07:17.310

Jim Lambert - Wood Partners: You know, and may need. So we want to preserve that option by having at least the zone in place and then we'll have a discussion with the board of selectmen about the specifics going forward. Okay.

969

02:07:17.430 --> 02:07:18.480

Rob May: Thank you pretty powerful.

970

02:07:19.050 --> 02:07:19.710

Craig Pina - Planning Board: Oh, am I

971

02:07:19.980 --> 02:07:24.210

Craig Pina - Planning Board: Am I correct in my reading of this I read the whole 40 the

972

02:07:25.350 --> 02:07:34.440

Craig Pina - Planning Board: Chapter, is it. This is a safeguard against this becoming an entirely 40 subsidized housing project because you cannot

973

02:07:35.640 --> 02:07:38.340

Craig Pina - Planning Board: Charge less money or you cannot ask for more money.

974

02:07:39.570 --> 02:07:41.610

Craig Pina - Planning Board: Is that, is that, am I reading this correctly.

975

02:07:42.180 --> 02:07:54.540

Rob May: Correctly, you know, the, the, the part of the application is letting the state. Now what your rental rates are they have to be above a certain percentage of the area median income.

976

02:07:55.980 --> 02:07:56.490

Rob May: And

977

02:07:58.740 --> 02:08:20.490

Rob May: That is established in in the plan that is on the website which anybody could read and it, it would preclude a developer from using low income housing tax credit. So if you're not allowed to double dip in your financing. So you either would do a a market rate development.

978

02:08:21.930 --> 02:08:25.590

Rob May: With or without 40 be for a

979

02:08:26.910 --> 02:08:27.930

Rob May: Light tech project.

980

02:08:29.610 --> 02:08:33.960

Rob May: Okay. So, by, by having the 40 v. There we kind of walk it in

981

02:08:35.160 --> 02:08:37.650

Rob May: If it were accepted. We've been locked in.

982

02:08:38.970 --> 02:08:39.900

Rob May: To this development.

983

02:08:44.700 --> 02:08:45.150

Rob May: Policy.

984

02:08:45.690 --> 02:08:58.050

Reggie Thomas - Planning Board: Ask, Rob. Rob, are there any restrictions on the amount of 40 the zones in the city and we from a geographical standpoint we limited to particular areas of the city where 40 be as applicable.

985

02:09:00.540 --> 02:09:07.860  
Rob May: Um, I would have to go back and take a look at that. I, I almost said yes, because I know that applies to

986  
02:09:10.080 --> 02:09:11.580  
Rob May: District improvement financing.

987  
02:09:12.870 --> 02:09:20.250  
Rob May: But I don't believe so. Under 40 v. But I will, I will have an answer for you at the next meeting. Thank you.

988  
02:09:23.790 --> 02:09:30.660  
Rob May: I shouldn't say that we did have discussions preliminary discussions with the state and they were very interested in us expanding 40 be

989  
02:09:31.890 --> 02:09:39.120  
Rob May: The administration is very pro market rate housing the gateway community. They want to see.

990  
02:09:40.410 --> 02:09:42.540  
Rob May: The income levels increase

991  
02:09:55.980 --> 02:10:05.460  
Bob Pelaggi - Planning Board Chair: Speaking of speaking for myself, not, not necessarily for the other board members, I need to get up to speed. I will confess to you that I need to get better versed in 40 v.

992  
02:10:06.840 --> 02:10:14.460  
Bob Pelaggi - Planning Board Chair: Fairly well versed in 40 hour and somewhat person 40 be but not 40 v. So I've got it was editing the website as well. Mr. Me.

993  
02:10:15.750 --> 02:10:20.400  
Rob May: Yes, the plan is the draft plan with them in the website.

994  
02:10:21.630 --> 02:10:26.580  
Bob Pelaggi - Planning Board Chair: I mean it's under the under bass. The 40 V as it stated in Mass General Lawrence and then

995

02:10:26.670 --> 02:10:27.720  
Rob May: Oh yeah. Yes, it is.

996  
02:10:27.960 --> 02:10:30.360  
Bob Pelaggi - Planning Board Chair: Okay, I've got to get up to speed with that, but I have

997  
02:10:30.570 --> 02:10:33.120  
Rob May: A watch chapter 43 yeah

998  
02:10:34.920 --> 02:10:49.920  
Bob Pelaggi - Planning Board Chair: Okay, I need to get up to speed with that, if you could not to put you on the spot, Mr me, but could you just quickly say not to make a repeat yourself but just in bullet form. What are the, what are the benefits to both sides of this equation to the city into the developer

999  
02:10:51.750 --> 02:10:52.530  
Rob May: For the city.

1000  
02:10:52.560 --> 02:10:53.670  
Bob Pelaggi - Planning Board Chair: What he was adopted.

1001  
02:10:54.120 --> 02:10:55.440  
Rob May: It 40 years adopted.

1002  
02:10:56.640 --> 02:11:00.780  
Rob May: In this district, it would allow us to attract a

1003  
02:11:01.800 --> 02:11:09.510  
Rob May: developer who was interested in doing a market rate project in in a community where at the moment.

1004  
02:11:11.490 --> 02:11:16.470  
Rob May: It's very difficult to pencil that out, given the cost of

1005  
02:11:17.760 --> 02:11:29.640  
Rob May: Financing, or excuse me, the cost of development and capital post covert 19 the real estate markets have become very jittery, fortunately,



1006

02:11:30.360 --> 02:11:41.310

Rob May: eastern Massachusetts has a very strong demand for housing. But, and that's kept people in the market developers in the market, but their, their equity partners.

1007

02:11:42.510 --> 02:11:43.530

Rob May: Are looking for

1008

02:11:44.790 --> 02:11:48.360

Rob May: A little more incentive and that's where the comes in.

1009

02:11:49.770 --> 02:11:55.590

Rob May: As a benefit to the city, what we're getting. While we do lose a little bit of

1010

02:11:57.300 --> 02:12:03.750

Rob May: Incremental tax revenue, which, of course, if the project doesn't happen. We get 100% of nothing.

1011

02:12:05.520 --> 02:12:07.650

Rob May: So good luck sharing that

1012

02:12:09.180 --> 02:12:29.790

Rob May: But as an incentive to the developer it, it provides them with some additional liquidity and their ability to finance a project in these difficult times, and in markets that are unproven for multifamily housing market right multifamily housing.

1013

02:12:31.590 --> 02:12:34.740

Bob Pelaggi - Planning Board Chair: Thank you. Any other comments on the part of the board members.

1014

02:12:38.130 --> 02:12:41.970

Rob May: Well, you can open this up to the public. Now for comment. Okay.

1015

02:12:42.000 --> 02:12:49.290

Bob Pelaggi - Planning Board Chair: You're inviting public comment here. I see. Go ahead and do that. So you have you have got somebody to have people wishing to share, comment on this. Mr. Knight.

1016

02:12:50.670 --> 02:13:06.330

Rob May: Yes, crush who we've heard some earlier. So, to the best of my knowledge only 80% of the units must be rented to people at or above market rate, which does not preclude them from renting the other 20% at any rate.

1017

02:13:08.460 --> 02:13:12.930

Rob May: Other 20% at any rate, that they want, including affordable rent.

1018

02:13:13.950 --> 02:13:16.680

Rob May: They just can't use tax credits. That is true.

1019

02:13:18.180 --> 02:13:21.600

Rob May: If, if the developer wants to lower the rent.

1020

02:13:23.130 --> 02:13:24.030

Rob May: For a

1021

02:13:27.180 --> 02:13:28.410

Rob May: Particular group of tenants.

1022

02:13:29.880 --> 02:13:34.740

Rob May: They can do that under 40 or excuse me 40 the fusing

1023

02:13:36.180 --> 02:13:36.690

Rob May: But

1024

02:13:39.420 --> 02:13:46.470

Rob May: You know, the question is, is why would they, and I guess I would, you know, put that over to Mr. Lambert

1025

02:13:47.520 --> 02:13:50.010

Rob May: Do you have any intentions of

1026

02:13:52.710 --> 02:13:56.190

Rob May: Losing or reducing your revenue on a project that

1027

02:13:57.330 --> 02:13:58.740

Rob May: Data Systems and financing.

1028

02:14:01.020 --> 02:14:05.580

Jim Lambert - Wood Partners: I know we don't we you know we we very much

1029

02:14:06.780 --> 02:14:10.950

Jim Lambert - Wood Partners: Intend with certainty for this to be 100% market rate.

1030

02:14:12.000 --> 02:14:28.770

Jim Lambert - Wood Partners: You know we we don't often get an opportunity in the State of Massachusetts to develop 100% market rate communities. And when we do get that opportunity. We're, we're certainly not inclined to not taking advantage of that. So we're looking forward to it. And that is our full intention.

1031

02:14:35.130 --> 02:14:38.370

Rob May: To speak to the chair. But are there any other questions from the public.

1032

02:14:39.810 --> 02:14:42.120

Rob May: would raise hands and or

1033

02:14:44.460 --> 02:14:50.970

Rob May: Use the Q AMP a function to talk about 40 V housing development incentive program or each step.

1034

02:14:57.630 --> 02:15:08.760

Rob May: And again, this hearing will be continued to the 23rd with public comments being available.

1035

02:15:10.170 --> 02:15:20.160

Rob May: Through Monday the 22nd at 4pm email to planning at CEO be ma.us and

1036

02:15:21.180 --> 02:15:26.010

Rob May: Again that's planning at CEO be ma.us

1037

02:15:28.710 --> 02:15:31.260

Rob May: Chris has another questions as we understand

1038

02:15:32.550 --> 02:15:40.230

Rob May: You would like market rate, but the market rate may be changed dramatically. Due to the current pandemic. Can you speak to that.

1039

02:15:44.730 --> 02:15:50.430

Jim Lambert - Wood Partners: Yes, I can. So, you know, we're obviously in a in a great position to speak to that, as we have other properties.

1040

02:15:51.870 --> 02:16:00.450

Jim Lambert - Wood Partners: Around the state and, you know, we're seeing, actually, you know, there was a time period isn't I believe I mentioned earlier where

1041

02:16:00.930 --> 02:16:09.840

Jim Lambert - Wood Partners: You know, leasing was down at some of our properties, given the fact that folks couldn't leave their home and go look at new properties and obviously they're they're frightened to do so.

1042

02:16:10.320 --> 02:16:20.520

Jim Lambert - Wood Partners: But we have over the past several weeks at all of our properties, you know, major uptick and leasing across the board as folks, you know, as the State is slowly reopening

1043

02:16:21.600 --> 02:16:34.980

Jim Lambert - Wood Partners: And we have seen very minimal impact so far in terms of collections of red across the board as well as rental rates we do anticipate there may be, you know, a period of time.

1044

02:16:35.700 --> 02:16:47.430

Jim Lambert - Wood Partners: In the near term here where rents maybe are flat as opposed to continually going up right now. But we very much view that as a short term issue again with the development like this.

1045

02:16:48.330 --> 02:17:01.740

Jim Lambert - Wood Partners: As we move through the approval process and then into the design period and then to the construction period, there were several years out from delivering the units to the market and it's certainly our view as well as

many of the industry.

1046

02:17:03.510 --> 02:17:08.070

Jim Lambert - Wood Partners: And industry folks that you know by the time that were to occur.

1047

02:17:09.120 --> 02:17:14.190

Jim Lambert - Wood Partners: There should not be any lingering effects from coven 19 in the rental market.

1048

02:17:16.350 --> 02:17:16.680

Jim Lambert - Wood Partners: We hope.

1049

02:17:17.490 --> 02:17:30.210

Rob May: We hope Paul is asking is the June 23 board meeting open an open meeting for the public. Yes, it is. It will also be a zoom meeting.

1050

02:17:31.800 --> 02:17:32.640

Rob May: You can

1051

02:17:34.140 --> 02:17:40.200

Rob May: Find the link on the agenda that is posted on the city's web page and

1052

02:17:42.030 --> 02:17:45.750

Rob May: Hopefully we'll do a better job of coordinating questions and answers.

1053

02:17:47.580 --> 02:17:48.390

Rob May: But yes, it is a

1054

02:17:48.450 --> 02:17:50.070

Pam Gurley - Planning Staff: meeting tomorrow.

1055

02:17:50.880 --> 02:17:52.320

Rob May: Oh, sorry. Thank you.

1056

02:17:53.700 --> 02:17:55.200

Rob May: The link will be up tomorrow.

1057  
02:17:56.610 --> 02:17:57.450  
Rob May: Also

1058  
02:17:58.860 --> 02:18:06.870  
Rob May: But it will be an open open meeting, but we're not going to be taking any more verbal or written testimony.

1059  
02:18:08.700 --> 02:18:13.710  
Rob May: after June 20 22nd at 4pm

1060  
02:18:15.030 --> 02:18:22.110  
Rob May: So if you have something to say please get it to us by Monday, June 22 at 4pm

1061  
02:18:24.420 --> 02:18:24.840  
Rob May: Thank you.

1062  
02:18:26.160 --> 02:18:27.150  
Rob May: Any other questions.

1063  
02:18:29.100 --> 02:18:33.690  
Bob Pelaggi - Planning Board Chair: Any other questions or comments on the part of the board or anybody else in attendance of the meeting.

1064  
02:18:35.160 --> 02:18:41.730  
Bob Pelaggi - Planning Board Chair: Is not as I would entertain a motion to continue the 40 the discussion to the meeting of the 23rd, please.

1065  
02:18:42.630 --> 02:18:44.310  
Craig Pina - Planning Board: Watch I continue the 23rd.

1066  
02:18:44.910 --> 02:18:46.950  
Reggie Thomas - Planning Board: I'll second that motion. Okay.

1067  
02:18:47.400 --> 02:18:55.260  
Bob Pelaggi - Planning Board Chair: Motion bacon. Second that. I'm going to take a roll call vote in favor of the motion buffalo G. Yes. Great. Pina

1068

02:18:55.500 --> 02:18:57.540

Bob Pelaggi - Planning Board Chair: Day, Reggie dramas.

1069

02:18:58.140 --> 02:19:00.420

Bob Pelaggi - Planning Board Chair: Da Tony Gonzalez

1070

02:19:00.990 --> 02:19:02.790

Bob Pelaggi - Planning Board Chair: Hey Larry house.

1071

02:19:03.150 --> 02:19:04.530

Larry Hassan : Planning Board: Yeah, okay.

1072

02:19:04.560 --> 02:19:18.450

Bob Pelaggi - Planning Board Chair: So move right well, like to thank everybody in attendance. I know it's been a long meeting. So I'd like to thank everybody for the patients and their cooperation and their participation in the meeting and up these two agenda items will be continued and voted on it. The next meeting.

1073

02:19:19.500 --> 02:19:25.800

Bob Pelaggi - Planning Board Chair: So we just have one more agenda item for the board to take care of. And that's our annual reorganization.

1074

02:19:26.970 --> 02:19:41.430

Rob May: I should thank the panelists and attendees. Obviously, this is an open meeting and you can stick around and watch them vote for who is going to be chair and Secretary and whatnot, it's thrilling TV, but

1075

02:19:41.700 --> 02:19:42.660

Rob May: Not have to

1076

02:19:43.560 --> 02:19:44.280

Rob May: Stick around.

1077

02:19:45.630 --> 02:19:56.340

Jim Lambert - Wood Partners: Most of us are going to sign off, so I just like to thank Mr. Chairman, members of the board name is Kelly Thank you very much. Appreciate your time and we look forward to meeting with you again soon.

1078

02:19:56.820 --> 02:20:11.760

Rob May: Thank you, sir. And thank you to the members of the public who participated in this first ever Brockton planning board zoom hearing. Yeah. So continue with a reorganization of the board.

1079

02:20:13.470 --> 02:20:14.220

Bob Pelaggi - Planning Board Chair: All right. Thank you.

1080

02:20:16.440 --> 02:20:16.890

Bob Pelaggi - Planning Board Chair: Okay.

1081

02:20:16.920 --> 02:20:17.340

So,

1082

02:20:18.450 --> 02:20:36.390

Bob Pelaggi - Planning Board Chair: Last agenda item is the organization's the planning board. This is our annual reorganization of the planning board. We need officers. We don't actually Pam, technically, do we have a vice chair and I've heard that, that the terminology us, but there's the plenty board have a vice chair.

1083

02:20:36.810 --> 02:20:44.730

Pam Gurley - Planning Staff: You actually do not. So what you do is you have a clerk and that position tends to function as vice chair.

1084

02:20:45.840 --> 02:20:49.830

Pam Gurley - Planning Staff: Whoever the lucky recipient of clerk at the planning board is

1085

02:20:51.360 --> 02:20:53.100

Pam Gurley - Planning Staff: You'll be Vice Chair.

1086

02:20:53.400 --> 02:21:06.060

Bob Pelaggi - Planning Board Chair: Okay, so just for the record. We need a chairman, we need a chair, we need a clerk and we need one. We need one assignee to zoning in the in the other two one to

1087



02:21:06.450 --> 02:21:07.080  
Traffic

1088  
02:21:08.520 --> 02:21:08.760  
Pam Gurley - Planning Staff: Yeah.

1089  
02:21:09.690 --> 02:21:15.180  
Bob Pelaggi - Planning Board Chair: Yesterday, without further  
ado, is there a nomination for chairman of the

1090  
02:21:16.350 --> 02:21:17.640  
Bob Pelaggi - Planning Board Chair: Planning Board now.

1091  
02:21:20.430 --> 02:21:21.630  
Pam Gurley - Planning Staff: Wow. Wait a minute.

1092  
02:21:22.800 --> 02:21:25.320  
Toni Goncalves - Planning Board: I only say is that

1093  
02:21:25.860 --> 02:21:28.170  
Pam Gurley - Planning Staff: Craig and Tony second

1094  
02:21:28.860 --> 02:21:29.910  
Bob Pelaggi - Planning Board Chair: We have was fast.

1095  
02:21:33.480 --> 02:21:34.680  
Craig Pina - Planning Board: Very quiet.

1096  
02:21:37.200 --> 02:21:38.010  
Bob Pelaggi - Planning Board Chair: All right, my rules.

1097  
02:21:39.780 --> 02:21:42.330  
Bob Pelaggi - Planning Board Chair: So if I roll call vote. I'll  
take a roll call vote.

1098  
02:21:42.660 --> 02:21:44.280  
Pam Gurley - Planning Staff: Oh, are there any other nominations

1099  
02:21:44.910 --> 02:21:45.390  
Oh,

1100  
02:21:47.550 --> 02:21:47.910  
Toni Goncalves - Planning Board: No.

1101  
02:21:48.930 --> 02:21:50.970  
Bob Pelaggi - Planning Board Chair: Sorry, are there any other nominations for Jim

1102  
02:21:52.590 --> 02:21:52.980  
Toni Goncalves - Planning Board: No.

1103  
02:21:53.220 --> 02:21:53.550  
Craig Pina - Planning Board: No.

1104  
02:21:54.120 --> 02:21:58.350  
Bob Pelaggi - Planning Board Chair: Okay. Hearing none, I will take a roll call vote. So, all those in favor of

1105  
02:21:59.700 --> 02:22:07.890  
Bob Pelaggi - Planning Board Chair: Appointing volcanology chamara the Brockton plenty boy. Let's see, we have to do a roll call. So pop logic in favor great peanut.

1106  
02:22:08.190 --> 02:22:09.000  
Craig Pina - Planning Board: Hey, yay.

1107  
02:22:09.540 --> 02:22:10.440  
Bob Pelaggi - Planning Board Chair: Reggie, Thomas

1108  
02:22:10.800 --> 02:22:12.750  
Bob Pelaggi - Planning Board Chair: Yeah, Tony Gonzalez

1109  
02:22:13.170 --> 02:22:15.120  
Bob Pelaggi - Planning Board Chair: Yes, Larry house.

1110  
02:22:15.420 --> 02:22:22.860  
Bob Pelaggi - Planning Board Chair: Yay, okay. That takes courage cheer now clerk is something like to make a motion to appoint the Clark.

1111

02:22:25.140 --> 02:22:26.760  
Craig Pina - Planning Board: What are the responsibilities of Clark.

1112  
02:22:28.800 --> 02:22:30.810  
Bob Pelaggi - Planning Board Chair: I guess to cheer the meeting with shamanism

1113  
02:22:31.500 --> 02:22:32.580  
Pam Gurley - Planning Staff: Eating when the boy.

1114  
02:22:33.360 --> 02:22:33.930  
Craig Pina - Planning Board: And girl.

1115  
02:22:34.830 --> 02:22:35.730  
Craig Pina - Planning Board: By default,

1116  
02:22:36.360 --> 02:22:36.690  
Know,

1117  
02:22:43.110 --> 02:22:46.500  
Bob Pelaggi - Planning Board Chair: If you have an interest in in holding the position, please speak up.

1118  
02:22:48.000 --> 02:22:51.120  
Bob Pelaggi - Planning Board Chair: That's how you. That's how you become involved. So if you haven't

1119  
02:22:51.450 --> 02:22:52.620  
Pam Gurley - Planning Staff: already shaking his head.

1120  
02:22:55.980 --> 02:22:57.240  
Larry Hassan : Planning Board: He does a good job at it.

1121  
02:22:57.240 --> 02:23:04.140  
Reggie Thomas - Planning Board: Though correct so bad. I would have, I would have on prior to the pandemic. Things are changing so schedule wise.

1122  
02:23:04.500 --> 02:23:04.950  
Tony

1123

02:23:07.290 --> 02:23:11.730

Toni Goncalves - Planning Board: Sure, yeah. So yes, that that means that just means I back you up if you're not there.

1124

02:23:12.270 --> 02:23:13.260

Rob May: Yeah, correct.

1125

02:23:14.880 --> 02:23:15.210

Bob Pelaggi - Planning Board Chair: All right.

1126

02:23:16.440 --> 02:23:17.760

Reggie Thomas - Planning Board: Just like so nomination.

1127

02:23:18.240 --> 02:23:21.480

Bob Pelaggi - Planning Board Chair: When someone also nominee was Greg a nomination or

1128

02:23:23.130 --> 02:23:29.070

Craig Pina - Planning Board: I don't want to cause any any though. I'll second. Tony up W second Tony nomination.

1129

02:23:30.480 --> 02:23:35.250

Bob Pelaggi - Planning Board Chair: Equation, there's been a there's been an emotion, let's see, did someone make a move and say, wait.

1130

02:23:35.310 --> 02:23:37.950

Reggie Thomas - Planning Board: I'll make a motion to nominate Tony for the Clark.

1131

02:23:39.090 --> 02:23:41.130

Bob Pelaggi - Planning Board Chair: Okay, so there's motion that made and seconded.

1132

02:23:41.910 --> 02:23:49.110

Bob Pelaggi - Planning Board Chair: Roll call vote. All in favor, let's say, no, I keep doing that. That's a mistake. Okay. Okay. Roll call.

1133

02:23:49.770 --> 02:23:55.350

Bob Pelaggi - Planning Board Chair: In favor of a Tony nomination to Clark pop ology. Yes. Great. Pina

1134

02:23:55.890 --> 02:23:57.960

Bob Pelaggi - Planning Board Chair: Yay, Reggie, Thomas

1135

02:23:58.500 --> 02:24:00.330

Bob Pelaggi - Planning Board Chair: Yeah, Tony Gonzalez

1136

02:24:00.990 --> 02:24:03.030

Bob Pelaggi - Planning Board Chair: Yes, Larry Assad.

1137

02:24:03.420 --> 02:24:10.650

Bob Pelaggi - Planning Board Chair: Yes, thank you. Okay, so that's so cool. And then we need an appointee to the Zoning Board of appeals

1138

02:24:12.690 --> 02:24:16.020

Bob Pelaggi - Planning Board Chair: Let's see. Let's see. Craig has been in that slot so

1139

02:24:17.430 --> 02:24:19.890

Bob Pelaggi - Planning Board Chair: I assume, Craig, you'd like to you'd like to stay in that position.

1140

02:24:20.400 --> 02:24:21.690

Craig Pina - Planning Board: Perfectly happy to do it. Yeah.

1141

02:24:22.050 --> 02:24:29.580

Bob Pelaggi - Planning Board Chair: Okay. Is there, is there anybody else that would like to take that, take on that for a year to be here. Everybody. Anybody else want to do that for a year.

1142

02:24:30.900 --> 02:24:40.830

Bob Pelaggi - Planning Board Chair: You'd be the designee for the to the planning board that will require a monthly meeting at the Zoning Board of appeals. I assume zoom meeting. Similarly, but it's a monthly meeting.

1143

02:24:42.240 --> 02:24:42.750

Bob Pelaggi - Planning Board Chair: What else

1144  
02:24:43.740 --> 02:24:47.130  
Bob Pelaggi - Planning Board Chair: Is there a nomination. Is there a nomination to your nomination for

1145  
02:24:47.190 --> 02:24:49.920  
Toni Goncalves - Planning Board: Breaking I nominate Craig peanut for the Zoning Board.

1146  
02:24:50.460 --> 02:24:51.150  
Bob Pelaggi - Planning Board Chair: Okay, second

1147  
02:24:51.840 --> 02:24:52.920  
Reggie Thomas - Planning Board: The second that nomination.

1148  
02:24:54.900 --> 02:24:55.800  
Bob Pelaggi - Planning Board Chair: You got that Pam.

1149  
02:24:56.280 --> 02:24:59.100  
Bob Pelaggi - Planning Board Chair: Yes. Okay. Roll call vote.

1150  
02:25:00.930 --> 02:25:08.610  
Bob Pelaggi - Planning Board Chair: Let's see, Greg. Peter is our designated Brockton. Zoning Board of appeals Bob pileggi yes Christina.

1151  
02:25:08.820 --> 02:25:10.590  
Bob Pelaggi - Planning Board Chair: Yes, Reggie traumas.

1152  
02:25:10.860 --> 02:25:12.690  
Bob Pelaggi - Planning Board Chair: Yes. Brody consults

1153  
02:25:13.110 --> 02:25:14.250  
Toni Goncalves - Planning Board: Yes, very

1154  
02:25:14.280 --> 02:25:16.680  
Larry Hassan : Planning Board: Son, yes. Wonderful.

1155  
02:25:16.860 --> 02:25:29.850  
Bob Pelaggi - Planning Board Chair: Okay, finally we have

traffic. This one is a tough one to fill it for some reason. It's, but is there anybody interested in being the designee to the assignee to the traffic condition. I mean, it's, it's going to be filled. So

1156

02:25:30.300 --> 02:25:31.650

Reggie Thomas - Planning Board: As a daytime meetings.

1157

02:25:32.250 --> 02:25:35.820

Bob Pelaggi - Planning Board Chair: No, they're not here. I think there's 6pm I think

1158

02:25:36.660 --> 02:25:36.960

Yeah.

1159

02:25:38.010 --> 02:25:38.190

Craig Pina - Planning Board: We have

1160

02:25:39.150 --> 02:25:41.070

Pam Gurley - Planning Staff: A monthly definitely be zoom meetings from

1161

02:25:41.490 --> 02:25:42.870

Craig Pina - Planning Board: monthly meetings. Yes.

1162

02:25:44.100 --> 02:25:46.080

Bob Pelaggi - Planning Board Chair: I mean, we'd be grateful for you to take it, but

1163

02:25:48.300 --> 02:25:49.890

Bob Pelaggi - Planning Board Chair: It'd be a zoom meeting you mean

1164

02:25:51.630 --> 02:25:57.390

Bob Pelaggi - Planning Board Chair: The problem is that you got to attend it because it's like the other commitments, you've got to do it so

1165

02:25:57.510 --> 02:26:01.080

Reggie Thomas - Planning Board: You know, at night at night of the month they run traffic.

1166  
02:26:01.980 --> 02:26:07.770  
Craig Pina - Planning Board: I'm not sure but I think they're  
Navy's a second Thursday I believe

1167  
02:26:08.640 --> 02:26:10.080  
Rob May: I was gonna say Thursday I think

1168  
02:26:15.480 --> 02:26:16.230  
Craig Pina - Planning Board: Reggie's have an

1169  
02:26:18.780 --> 02:26:19.290  
Reggie Thomas - Planning Board: Amendment

1170  
02:26:21.660 --> 02:26:23.250  
Bob Pelaggi - Planning Board Chair: Let's talk Regina. Do it.  
He's calling

1171  
02:26:26.130 --> 02:26:27.090  
Bob Pelaggi - Planning Board Chair: Kind of on the ropes.

1172  
02:26:27.720 --> 02:26:30.210  
Pam Gurley - Planning Staff: Oh, can you have to, so they could  
split it.

1173  
02:26:31.050 --> 02:26:31.650  
Bob Pelaggi - Planning Board Chair: Um,

1174  
02:26:32.250 --> 02:26:34.440  
Bob Pelaggi - Planning Board Chair: You know, I don't know, I  
think.

1175  
02:26:34.860 --> 02:26:36.570  
Pam Gurley - Planning Staff: Well, I'm shows up.

1176  
02:26:36.660 --> 02:26:42.720  
Bob Pelaggi - Planning Board Chair: The only place that wouldn't  
work as if you had an agenda right in the carried over into  
another meeting, but I don't know.

1177  
02:26:43.710 --> 02:26:44.970



Craig Pina - Planning Board: How often does that happen so

1178

02:26:45.000 --> 02:26:47.310

Craig Pina - Planning Board: Just about every agenda item carries over

1179

02:26:48.510 --> 02:26:49.410

Pam Gurley - Planning Staff: To make a decision.

1180

02:26:49.620 --> 02:26:54.660

Craig Pina - Planning Board: New items go to subcommittee, and that subcommittee makes a recommendation and then it comes back to the committee.

1181

02:26:55.080 --> 02:26:57.960

Bob Pelaggi - Planning Board Chair: He really couldn't cover with two people that wouldn't work.

1182

02:27:03.480 --> 02:27:05.070

Bob Pelaggi - Planning Board Chair: I bought if we increase the pay Reggie.

1183

02:27:06.810 --> 02:27:08.550

Craig Pina - Planning Board: by nightfall. That's

1184

02:27:08.700 --> 02:27:11.010

Bob Pelaggi - Planning Board Chair: That's the tough part, Larry. Only thing.

1185

02:27:11.250 --> 02:27:15.900

Larry Hassan : Planning Board: I really can i just i can't honestly commit to that right now. I'm just being very honest with you.

1186

02:27:15.990 --> 02:27:16.380

Bob Pelaggi - Planning Board Chair: All right.

1187

02:27:16.770 --> 02:27:17.910

Reggie Thomas - Planning Board: They are the same. What

1188

02:27:18.570 --> 02:27:22.380

Rob May: I'm sorry, I think he needs to do it for the free advertising from evergreen management.

1189

02:27:30.150 --> 02:27:39.210

Reggie Thomas - Planning Board: I mean it's, I don't really have the time to commit if we have to fill it. I don't mind being the liaison for now. But it's, you know, I'm gonna state. It's gonna it's gonna be tough. It's a tough ass for me right now.

1190

02:27:39.450 --> 02:27:44.040

Larry Hassan : Planning Board: And I asked, What's entailed in that too. I mean, what is, you know, what is, what is the criteria around

1191

02:27:44.250 --> 02:27:49.410

Craig Pina - Planning Board: Like anything else you can go once a month and sit in on the meetings and make decisions.

1192

02:27:51.300 --> 02:28:05.220

Craig Pina - Planning Board: And you can you can actually go to submit the subcommittee, which actually goes out and visit these places and makes a decision, it's, it's basically where to put aside because there's not a lot you can actually do because the city doesn't afford traffic laws.

1193

02:28:06.300 --> 02:28:08.100

Craig Pina - Planning Board: Which which is very frustrating.

1194

02:28:09.000 --> 02:28:10.230

Rob May: Oh, we'll have to edit that out.

1195

02:28:14.850 --> 02:28:15.660

Rob May: Basically, what is

1196

02:28:15.750 --> 02:28:20.700

Rob May: What is happening, though, is people will want driveways or

1197

02:28:22.740 --> 02:28:23.910

Rob May: No parking sign

1198

02:28:24.960 --> 02:28:26.730

Rob May: Turn their streets one way

1199

02:28:27.570 --> 02:28:28.770

Craig Pina - Planning Board: Things like that. And so that

1200

02:28:28.800 --> 02:28:40.590

Rob May: They'll take that into consideration, but they need somebody from the planning for who has an understanding of how we are trying to lay out the city for the future. And so that we don't you know

1201

02:28:42.210 --> 02:28:47.730

Rob May: Take parking off of the street, and then I'll and and now there's no friction points and

1202

02:28:48.810 --> 02:28:58.350

Rob May: Now all the cars can go fast and speed and so they need to understand from a funding perspective, that's not necessarily a good idea.

1203

02:29:01.020 --> 02:29:04.140

Bob Pelaggi - Planning Board Chair: It's not nearly as exciting as the zoning board, but it's necessary.

1204

02:29:07.320 --> 02:29:09.690

Pam Gurley - Planning Staff: If you showed up 50% of the time.

1205

02:29:11.400 --> 02:29:13.950

Bob Pelaggi - Planning Board Chair: I think we got REGGIE, REGGIE on the ropes. I can tell.

1206

02:29:15.900 --> 02:29:16.890

Reggie Thomas - Planning Board: Me. All right, I'll take

1207

02:29:16.920 --> 02:29:18.780

Bob Pelaggi - Planning Board Chair: The traffic, man.

1208

02:29:21.300 --> 02:29:23.850

Toni Goncalves - Planning Board: I nominate Reggie for the traffic.

1209

02:29:24.210 --> 02:29:24.690  
Second,

1210  
02:29:28.770 --> 02:29:29.340  
Larry Hassan : Planning Board: finalizing

1211  
02:29:29.370 --> 02:29:32.550  
Bob Pelaggi - Planning Board Chair: Roll call vote. I heard it. I heard a motion and a second.

1212  
02:29:32.880 --> 02:29:34.740  
Bob Pelaggi - Planning Board Chair: I didn't even know who did it, but I'm not gonna go back

1213  
02:29:35.130 --> 02:29:35.760  
Pam Gurley - Planning Staff: I got it.

1214  
02:29:36.630 --> 02:29:46.920  
Bob Pelaggi - Planning Board Chair: Right, okay. Roll call vote. All in favor of nominating Reggie to the traffic Commission roll call blue Paul phonology. Yes, great piano

1215  
02:29:47.070 --> 02:29:48.840  
Bob Pelaggi - Planning Board Chair: Yes, Reggie, Thomas

1216  
02:29:49.170 --> 02:29:49.500  
Yep.

1217  
02:29:51.240 --> 02:29:51.960  
Toni Goncalves - Planning Board: Yes.

1218  
02:29:52.200 --> 02:29:54.270  
Bob Pelaggi - Planning Board Chair: That was very sad.

1219  
02:29:54.420 --> 02:29:56.280  
Bob Pelaggi - Planning Board Chair: Yes. All right.

1220  
02:29:56.340 --> 02:29:56.730  
Ready.

1221

02:29:57.750 --> 02:29:58.110

Reggie Thomas - Planning Board: All right.

1222

02:30:00.180 --> 02:30:02.130

Rob May: Mr. Chairman, before you

1223

02:30:03.450 --> 02:30:13.230

Rob May: Have have a motion to adjourn. I just want to point out that both you and Larry are really rocking the coven facial hair.

1224

02:30:17.010 --> 02:30:18.060

Rob May: very distinguished

1225

02:30:18.180 --> 02:30:18.870

Bob Pelaggi - Planning Board Chair: My kids don't

1226

02:30:19.710 --> 02:30:21.960

Larry Hassan : Planning Board: Shop to open up so I can shave this didn't cut my

1227

02:30:25.320 --> 02:30:27.540

Bob Pelaggi - Planning Board Chair: I'm in the Witness Protection Program. So

1228

02:30:28.470 --> 02:30:30.120

Rob May: That's what my god is Whitey Bulger

1229

02:30:32.670 --> 02:30:35.010

Bob Pelaggi - Planning Board Chair: Protesting something that just don't know what it is.

1230

02:30:36.600 --> 02:30:41.130

Bob Pelaggi - Planning Board Chair: Anyway, if there, if there is no further business no new business. Guess what I think.

1231

02:30:41.160 --> 02:30:50.250

Bob Pelaggi - Planning Board Chair: Most things up. And I just want to say a very sincere thank you to everybody that's on the board. We don't get compensated in any way and

1232

02:30:50.760 --> 02:31:02.220

Bob Pelaggi - Planning Board Chair: It's it's important stuff. And it's got to be done and I know there's a lot of repetition, but there's no all you can do is mitigate it as much as you can. But I think everybody that's on these meetings or lot they can be long and

1233

02:31:02.970 --> 02:31:12.210

Larry Hassan : Planning Board: And I want to thank him and Rob too because I drive him nuts all week long. But the past email that email. I can't see it is, where is it. Where's the file and

1234

02:31:13.230 --> 02:31:19.830

Larry Hassan : Planning Board: It's not easy to do these zoom meetings and a lot of people in the community. The older people, they don't understand it. They don't have

1235

02:31:20.370 --> 02:31:21.330

Larry Hassan : Planning Board: A meeting, so it's

1236

02:31:21.990 --> 02:31:24.210

Larry Hassan : Planning Board: It's I'm used to it a little bit, but

1237

02:31:25.080 --> 02:31:26.070

Larry Hassan : Planning Board: I actually

1238

02:31:26.310 --> 02:31:28.650

Larry Hassan : Planning Board: Yeah, Ian and I think people are actually more

1239

02:31:28.650 --> 02:31:37.170

Larry Hassan : Planning Board: focused on getting the information album or on these meetings so but I appreciate. That's a ton of prep work. You guys have to do them. So I appreciate that, too. Yeah.

1240

02:31:37.200 --> 02:31:40.710

Bob Pelaggi - Planning Board Chair: Well stated with someone like to make a motion to adjourn.

1241

02:31:41.100 --> 02:31:43.230

Bob Pelaggi - Planning Board Chair: All soldier second

1242  
02:31:43.650 --> 02:31:49.320  
Bob Pelaggi - Planning Board Chair: A second motion has been made and seconded to adjourn. Pam, you have the names

1243  
02:31:50.460 --> 02:31:55.080  
Bob Pelaggi - Planning Board Chair: Roll call, boop, bop, alleging favorite returning apology. Yes, great piano

1244  
02:31:55.200 --> 02:31:57.060  
Bob Pelaggi - Planning Board Chair: Yes, Reggie, Thomas

1245  
02:31:57.240 --> 02:31:57.810  
Reggie Thomas - Planning Board: Yes.

1246  
02:31:57.990 --> 02:31:59.880  
Toni Goncalves - Planning Board: Tony Gonzalez, yes.

1247  
02:31:59.970 --> 02:32:00.870  
Bob Pelaggi - Planning Board Chair: very hands on.

1248  
02:32:01.110 --> 02:32:01.650  
Larry Hassan : Planning Board: Yes.

1249  
02:32:02.250 --> 02:32:04.950  
Bob Pelaggi - Planning Board Chair: Have a wonderful, wonderful evening rest of your evening and

1250  
02:32:07.170 --> 02:32:07.560  
Larry Hassan : Planning Board: Thank you.

1251  
02:32:08.490 --> 02:32:08.880  
Everyone

1252  
02:32:12.720 --> 02:32:13.050  
Bob Pelaggi - Planning Board Chair: Thank you.